

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: May 26, 2022

Applicant's Name: REZA & EMERALD JALINOUS

Applicant's Address: 147 NORTH MILL ST. HOLLISTON

Applicant's Phone Number: 646-489-5781

Owner's Name: REZA & EMERALD JALINOUS

Owner's Address: 147 NORTH MILL ST. HOLLISTON

The Owner hereby appoints EMERALD JALINOUS to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

The Owner's title to the land that is the subject matter of this application is derived

under deed from _____, dated 3/31/2022

And recorded in _____ Registry of Deeds, Book 79907 Page 406

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot 26+27 in Map 10, Block 2

And has an address of or is located at 147 NORTH MILL ST. HOLLISTON

in the AGRICULTURAL zoning district.
RESIDENTIAL

Under the provisions of Section VI-D (3) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Variance:

Seeking access to the lot not over the required lot frontage. Want to make a driveway to access a new house.

Section of Zoning Bylaw that permits this use by grant of Variance:

VI-D (3)

I-E DEFINITION OF LOT FRONTAGE.

Zoning Information (To be completed by Inspector of Buildings):

Frontage not accessible through wetlands
Required use Unplanned *DK* 5/26/22

The Applicant presents the following evidence that supports grant of the Variance:

a. If this Variance is allowed it will alleviate a substantial hardship because:

The lot frontage goes over wetlands
(please see attached plan)

b. If this variance is allowed it will create no substantial detriment to the public good because:

The proposed access is viable and over
267 feet away from wetlands and over
160 feet away from the 100 foot buffer from

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

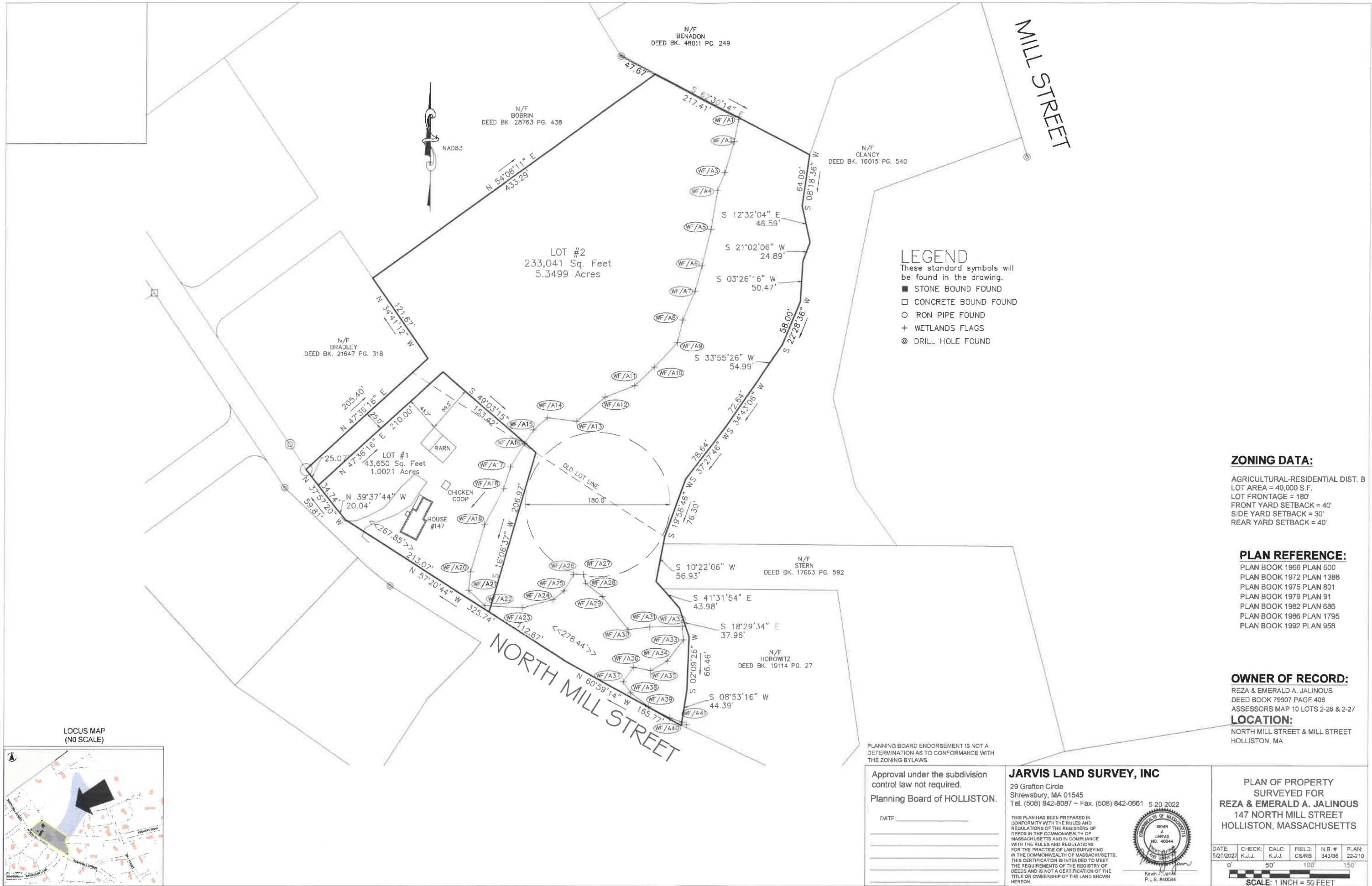
Legal frontage exists per the Approval
Not Required Subdivision.

d. Will the proposed use include the storage or process of any hazardous substance?

Yes _____ (Please attach additional information.) No ☒

Applicant's Signature: *G. Gibson*

Owner's Signature: *G. Gibson*



LOCUS MAP
(NO SCALE)



LEGEND
These standard symbols will be found in the drawing.

- STONE BOUND FOUND
- CONCRETE BOUND FOUND
- IRON PIPE FOUND
- + WETLANDS FLAGS
- ⊙ DRILL HOLE FOUND

ZONING DATA:

AGRICULTURAL-RESIDENTIAL DIST. B
LOT AREA = 40,000 S.F.
LOT FRONTAGE = 180'
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 40'

PLAN REFERENCE:

PLAN BOOK 1966 PLAN 500
PLAN BOOK 1972 PLAN 1388
PLAN BOOK 1975 PLAN 801
PLAN BOOK 1979 PLAN 91
PLAN BOOK 1982 PLAN 686
PLAN BOOK 1986 PLAN 1795
PLAN BOOK 1992 PLAN 958

OWNER OF RECORD:

REZA & EMERALD A. JALINOUS
DEED BOOK 79907 PAGE 406
ASSESSORS MAP 10 LOTS 2-26 & 2-27

LOCATION:

NORTH MILL STREET & MILL STREET
HOLLISTON, MA

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAWS.

Approval under the subdivision control law not required.
Planning Board of HOLLISTON.

DATE:

JARVIS LAND SURVEY, INC

29 Grafton Circle
Shrewsbury, MA 01545
Tel. (508) 842-8087 ~ Fax. (508) 842-0861 5-20-2022

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



PLAN OF PROPERTY
SURVEYED FOR
REZA & EMERALD A. JALINOUS
147 NORTH MILL STREET
HOLLISTON, MASSACHUSETTS

DATE:	CHECK:	CALC:	FIELD:	N.B. #	PLAN:
5/20/2022	K.J.J.	K.J.J.	CS/RB	343/36	22-210
0' 50' 100' 150'					
SCALE: 1 INCH = 50 FEET					