



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 09/21/2020

Applicant's Name: LEONARDO RODRIGUES

Applicant's Address: 16 TRAVIS ROAD, HOLLISTON, MA

Applicant's Phone Number: 508-963-7526

Owner's Name: LEONARDO RODRIGUES

Owner's Address: 16 TRAVIS ROAD, HOLLISTON, MA

The Owner hereby appoints N/A to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived under deed from CARLOS E. MARSHALL, dated 07/28/2020

And recorded in MIDDLESEX SOUTH Registry of Deeds, Book 75281, Page 280

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 9.D on Map 11, Block 8

And has an address of or is located at 16 TRAVIS ROAD, HOLLISTON, MA

in the AR-2 zoning district.

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit:

RECONSTRUCTION OF A NON-CONFORMING STRUCTURE

Section of Zoning Bylaw that permits this use by grant of Special Permit:

SECTION 3.1

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

Lot is located in AR-B zoning district and does not contain the minimum required area and frontage. Existing front and side setbacks are also non-conforming for the zoning district. Proposed reconstruction does not increase the non-conforming nature of the structure. CC 9/18/20

The Applicant presents the following evidence that supports the grant of the special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:

THE RECONSTRUCTION OF THE HOME WILL BE LESS DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXISTING NONCONFORMING STRUCTURE . THE NEW DWELLING WILL GIVE AN APPEAL AND TRANSFORM THE CHARACTER OF THE NEIGHBORHOOD FOR THE BETTER.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

THE NEW HOME WILL NOT BE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE CURRENT NONCONFORMING STRUCTURE

Will the proposed use include the storage or process of any hazardous substances?

Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Owner's Signature: _____

