



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: February, 2023

Subject Address: 31 Arch Street

Applicant's Name: Ferraz Realty LLC

Applicant's Phone Number: (508) 202-3144

Applicant's Email: adimar2010@hotmail.com

Owner's Name: Ferraz Realty LLC

Owner's Address: 375 Maple Street, Bellingham, MA 02019

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

Applicant's Signature: _____

Owner's Signature: _____

Registry of Deeds Recording Information: Book 1598 Page 180 L.C. YN?

Assessors Map 8F Block 4 Lot 3

PARID: 136008F000400030

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

Zoning District:

The structure at 31 Arch Street is located in the residential zoning district. The applicant was issued a building permit to remodel the existing structure which included demo of the roof and second floor knee walls. When we went out to the property for an inspection, we discovered the structure had been taken down to the existing foundation. We issued a stop work order citing section I-C 3.5.1 (3) Voluntary demolition which requires a special permit.

nk 2/9/23

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

Section I-C 3.5.1 (3)

Nature and subject matter of Special Permit:

The Applicant requests a Special Permit from the Board to reconstruct the pre-existing dwelling at 31 Arch Street. As shown on the attached plans, the dwelling will remain located on the original footprint. The Applicant seeks a Special Permit to authorize the reconstructed dwelling to exceed the gross floor area of the original dwelling by approximately 352 square feet.

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:

Single-family detached dwellings are permitted in the Residential (R-1) zoning district. The use of 31 Arch Street will not change. The use of the reconstructed dwelling--with approximately 352 more square feet than the existing dwelling (representing one new bedroom and bathroom)--will not be substantially more detrimental to the neighborhood than the use of the existing structure. The nature and purpose of the use will not change, nor will the quality, character or degree of the use, which will remain residential for one family.

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

The reconstructed dwelling will not be substantially more detrimental than the existing dwelling to the neighborhood. The footprint will not change, and the effect on the neighborhood will continue to be that of one single family dwelling. There will be no adverse impact on the terrain or landscape, and adequate facilities exist for the use and will remain. There will be no significant adverse environmental impact, or unreasonable glare from lighting.

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

Yes _____ (Please attach additional information.) No ☒ _____