



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 4.15.22

Applicant's Name: Benjamin and Kimberly DeFusco

Applicant's Address: 35 Union Street Holliston MA 01746

Applicant's Phone Number: 401-308-5102

Owner's Name: Maurice and Kathryn Lomontagne

Owner's Address: 414 Central Street Holliston MA 01746

The Owner hereby appoints Benjamin DeFusco 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 R&J Realty Trust, dated 06/21/02

And recorded in S. Middlesex Registry of Deeds, Book 35728, Page 224

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 35 on Map 8.F, Block 2

And has an address of or is located at 31 Union Street Holliston MA 01746

Village Center Commercial
in the _____ zoning district.

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:

The nature of this Variance is to change zoning from commercial to residential, without altering the existing property 31 Union is a two story property, with basement. Roughly 1600sq feet. Property is roughly 30' from resident at 35 Union, and 20' from 25 Union Street. Rear of property is roughly 90' from creek. Similar to most properties on Union, it is listed in a low risk flood zone area. Property currently has a 2000 gallon septic that falls under parameters to support up to a 3 bedroom residence. It is currently the only non-residential property on Union Street.

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

III(A) (1) Single - Family detached dwelling and VI-(D) (3) Variances

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

This would be suitable for the neighborhood.

The Applicant presents the following evidence that supports grant of the variance: 4/20/22

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

The current property is abutted in all directions by residential properties, and was formerly a residential property. If this Variance is allowed, it will help restore the street to being fully residential. It will solve any traffic issues/parking/congestion caused by a business on a residential street.

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

The current property is used solely as workshop. Allowing this variance would essentially keep the "status quo" of Union Street - A quiet residential street

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

It will be zoned as a single family dwelling, which would be in line with all neighboring properties.

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

Yes _____ (Please attach additional information.) No X

Applicant's Signature:



Owner's Signature:

