



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

2022 NOV 22 AM 11:00

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 11/18/22

Subject Address: 356 Washington Street

Applicant's Name: Small Mountain Properties

Applicant's Phone Number: 508-893-9989

Applicants Email: info@smallmountain.com

Owner's Name: Small Mountain Properties

Owner's Address: 356 Washington Street

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

Applicant's Signature: _____

Owner's Signature: _____

Registry of Deeds Recording Information: Book 1483, Page 2 L.C. (Y)N?

Assessor's Map 11G, Block 3 Lot 13

Zoning Information (To be completed by Building Commissioner):

Zoning district: AR-B

This property was an existing use variance to operate the business on the second floor from 2010. Now the Applicant is seeking to use the 1st floor as an apartment and requires a use variance in the AR-B zoning district. AK 11/21/22

Nature and subject matter of Variance:

Would like to be able to rent out first floor to residential tenants, creating a mixed use location. This would be 50% of the total space. Approximately 1650 sq ft of the Approximate gross of 3300 sq ft.

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

VI-D (3) Variances and III (A)(5) Apartment

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:

It will allow us the flexibility for rental and will also help with meeting the housing need.

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

The level of intensity of use within the building and the outside of the building would be less.

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

The location is within the Agriculture-Residential B (AR-B)

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

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