

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

2023 MAR 21 AM 9:33

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 20 March 2023

Subject Address: 38 Grove Street, Holliston

Applicant's Name: Inge Daniels

Applicant's Phone Number: 617.899.5643

Applicant's Email: idaniels@rocketmail.com

Owner's Name: Inge Daniels & Joe Jankovsky

Owner's Address: 38 Grove Street, Holliston MA 01746

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 54739 Page 159 L.C. Y/N?

Assessors Map 8A Block 3 Lot 4&5

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

Zoning District: AR-B

This is a preexisting non-conforming accessory structure, and the applicant is looking to demo and reconstruct with an expanded footprint. This requires a special permit under section I-C 3.1 (1) and 3.2.
3/20/23
MK

[Handwritten signature]

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

See attached.

Nature and subject matter of Special Permit:

Demolishing existing 2-story non-conforming garage & rebuilding structurally-improved two-story garage in expanded footprint. The existing garage is within 3' of the side property line (30' side yard setback). The new garage will extend to the south by 3.8' and to the west by 2.1'. Minisplit unit(s) to be located at NW corner will be outside current encroachment.

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 modest enlargement of the garage footprint to the south and west will scarcely be visible from the street and is not any more detrimental than the existing non-conforming structure to the neighborhood.

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

The proposed garage does not increase the nonconformity to the side setback.

Will the proposed use include the storage or process of any hazardous substances?
Yes _____ (Please attach additional information.) No ☒ _____

CERTIFIED ABUTTERS LIST
SUBJECT: 36 GROVE ST / 6 GROVE ST
RADIUS: 300 FT

PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY/TOWN	STATE	ZIP CODE
136/008 A-0003-0003.0	VALE, SHANNON T & LAURA J		9 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0004.0	JANKOVSKY, JOSEPH C	DANIELS, INGEBORG M	38 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0005.0	WURZEL, ALEX R & ALITERI, MARISA		47 AVON ST	HOLLISTON	MA	01746
136/008 A-0004-0014.0	LARRYVEE, PAUL L &		83 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0005.0	JANKOVSKY, JOSEPH C	FORD, MEEGHAN M	38 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0010.0	NAUGHTON, COLIN & SUSAN K	DANIELS, INGEBORG M	53 AVON ST	HOLLISTON	MA	01746
136/008 A-0003-0009.0	DEWAR, JILL Z & JAMES W		36 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0050.0	RYAN, BARBARA & CRAIG		14 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0003.8	ROSS, GEORGE F	ROSS, BRENDAN C	42 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0016.0	SMITH, FRANCES M & JESSIE D		94 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0048.0	FLANNERY, JOHN SETH		26 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0051.0	SAVAGE, SAMUEL S	FLANNERY, KIMBERLY A	32 ELM ST	HOLLISTON	MA	01746
136/008 A-0004-0005.0	FARRELL, MARGARET P		43 ELM STREET	HOLLISTON	MA	01746
136/008 A-0003-0009.0	FRASSINELLI, MICHAEL R		29 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0013.0	KATTMAN, CHARLES R & BARBARA P	FRASSINELLI, KATHARINE	49 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0021.0	VAUGHN, NATHANIEL A & CATHERINE W	KATTMAN FAMILY TRUST	8 HAMPSHIRE ST	HOLLISTON	MA	01746
136/008 A-0004-0004.0	FARRELL, MARGARET P		43 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0001.0	CHAPIN, JOHN A & LEAVEY, SUSAN D TTES	JOHN A. CHAPIN TRUST	72 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0007.0	MAISELL, WILLIAM L & JOAN		44 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0011.0	O'NEILL, BRYAN M. & JENNIFER C		56 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0012.0	WOODS, GORGANNA & THORSEN, STEVEN		55 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0014.0	PASSIER, JOHN & LAUREN		47 GROVE ST	HOLLISTON	MA	01746
136/008 A-0003-0020.0	ROCKETT, KENNETH E & SUSAN M		21 HAMPSHIRE ST	HOLLISTON	MA	01746
136/008 A-0003-0049.0	MURPHY, WILLIAM E III & LEIGH F TTES	22 IRVING PLACE REALTY TRUST	22 IRVING PL	HOLLISTON	MA	01746
136/008 A-0004-0006.0	BASKOWSKI, JOSEPH J JR & KAREN A SHAW		47 ELM ST	HOLLISTON	MA	01746
136/008 A-0004-0007.0	BERNSTEIN, MICHAEL & MARILYN		71 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0002.0	VALE, MATTHEW Z & BEATA		66 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0006.0	KERCHNER, CHARLES		17 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0008.0	PARU, ASHLEY M & JOSEPH M		25 IRVING PL	HOLLISTON	MA	01746
136/008 A-0003-0015.0	HOLLISTON-ACORN LLC		80 ACCESS RD	NORWOOD	MA	02062
136/008 A-0004-0008.A	MINGLEWOOD DEVELOPMENT, LLC		76 CHURCH ST	HOLLISTON	MA	01746
136/008 A-0003-0003.A	BERTOLINO, SUSAN E		48 ELM ST	HOLLISTON	MA	01746
136/008 A-0003-0027.0	ROBERTS, ETHAN D &		58 AVON ST	HOLLISTON	MA	01746
136/008 A-0004-0008.0	KELLEHER, GREGORY SKIP		76 CHURCH ST	HOLLISTON	MA	01746
136/008 A-0004-0015.0	PERRY, BRENDAN J & MARY C	BRENDAN J & MARY C PERRY TRUSTS	PO BOX 6938	HOLLISTON	MA	01746
136/008 A-0003-0017.0	LAMONTAGNE, MAURICE J	LAMONTAGNE, KATHRYN M	138 RAILROAD ST	HOLLISTON	MA	01746
136/008 A-0004-0018.0	GOODMAN, KAREN E & BRIAN G		86 CHURCH ST	HOLLISTON	MA	01746

The foregoing list of abutters is correct
according to the Assessors' records

Kevin Rudden

Principal Assessor

Kevin Rudden

38 Grove Street, Special Permit Application

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

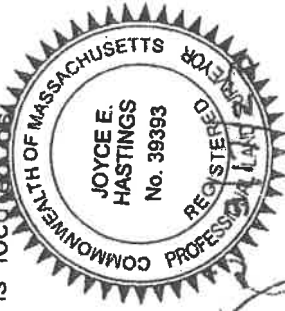
- 3.1.1: Permissible change of reconstruction, extension or structural change
- 3.2: "The extension of an exterior wall at or along the same nonconforming distance within a required yard" is permissible by Special Permit



PLAN VIEW

SCALE: 1"=20'

I certify that the building on this property is located as shown.



Signature of Joyce E. Hastings

19,500 ± S.F.

126'±

WINTHROP CANAL

97'±

EXISTING HOUSE

189'±

SHED

PROPOSED AC UNITS

ZONING CLASSIFICATION:

AG-RES B
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 180'

MIN. SETBACK REQUIREMENTS:

FRONT SET BACKS = 40'
SIDE SETBACKS = 30'
REAR SETBACKS = 40'

NOTE:
EXISTING GARAGE TO BE REMOVED.

3.0' (EXISTING & PROPOSED)

12 1/4" OVERHANG (TYP)

68.5'

38.0'

14.00'

SIDE YARD SETBACK

SIDE YARD SETBACK

24.0' 20.2' 24.0' 20.2'

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PROPOSED GARAGE

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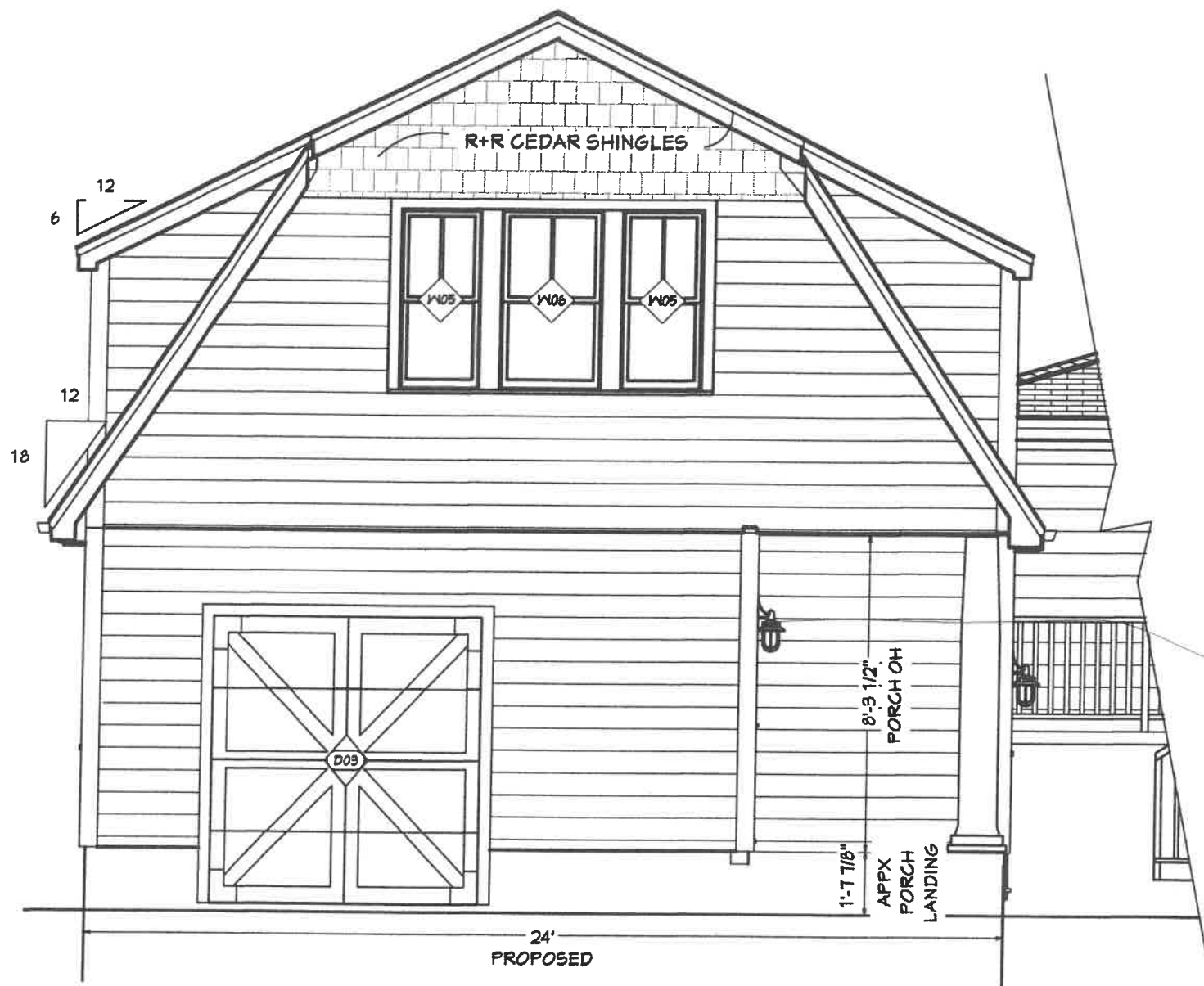
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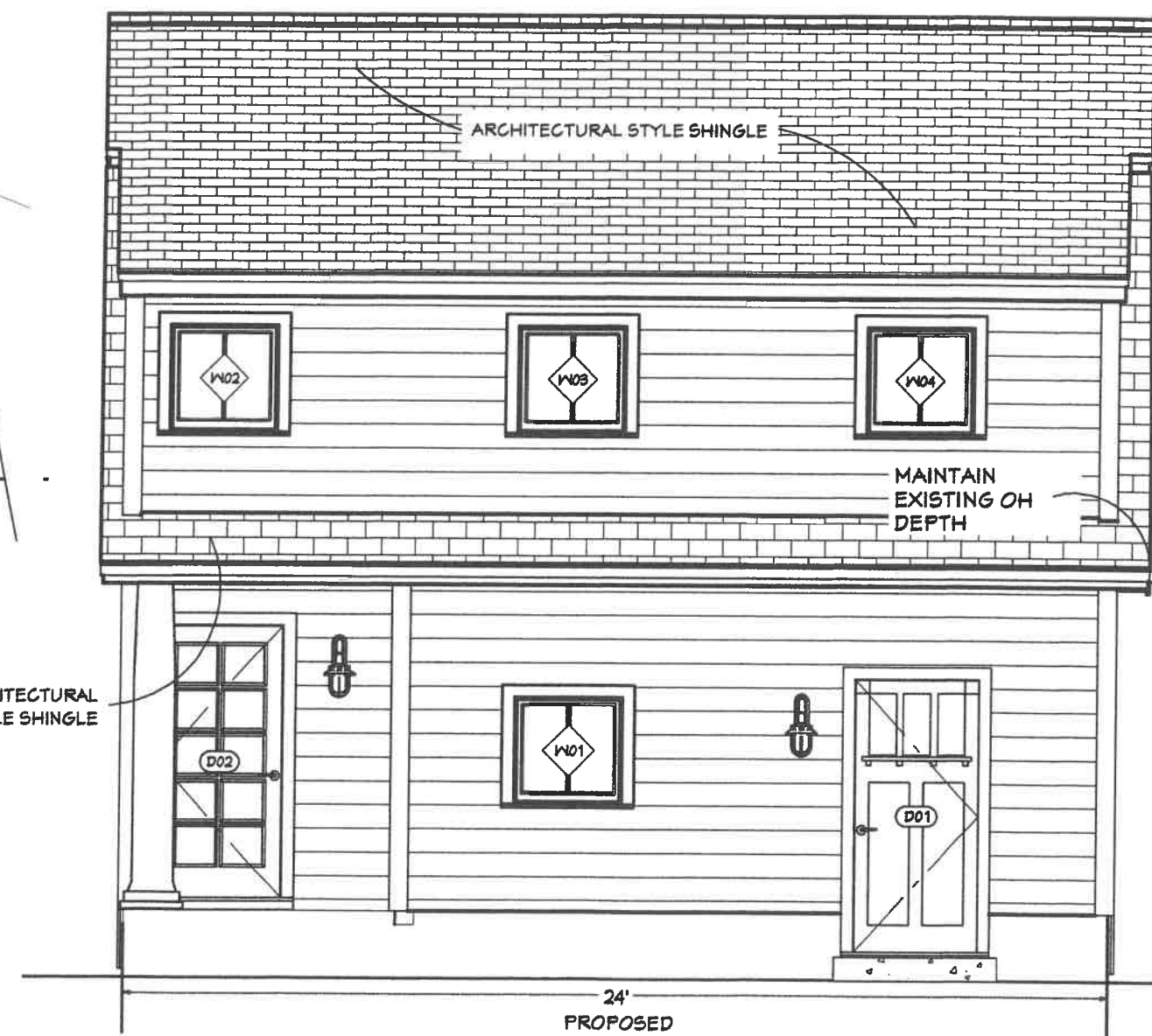
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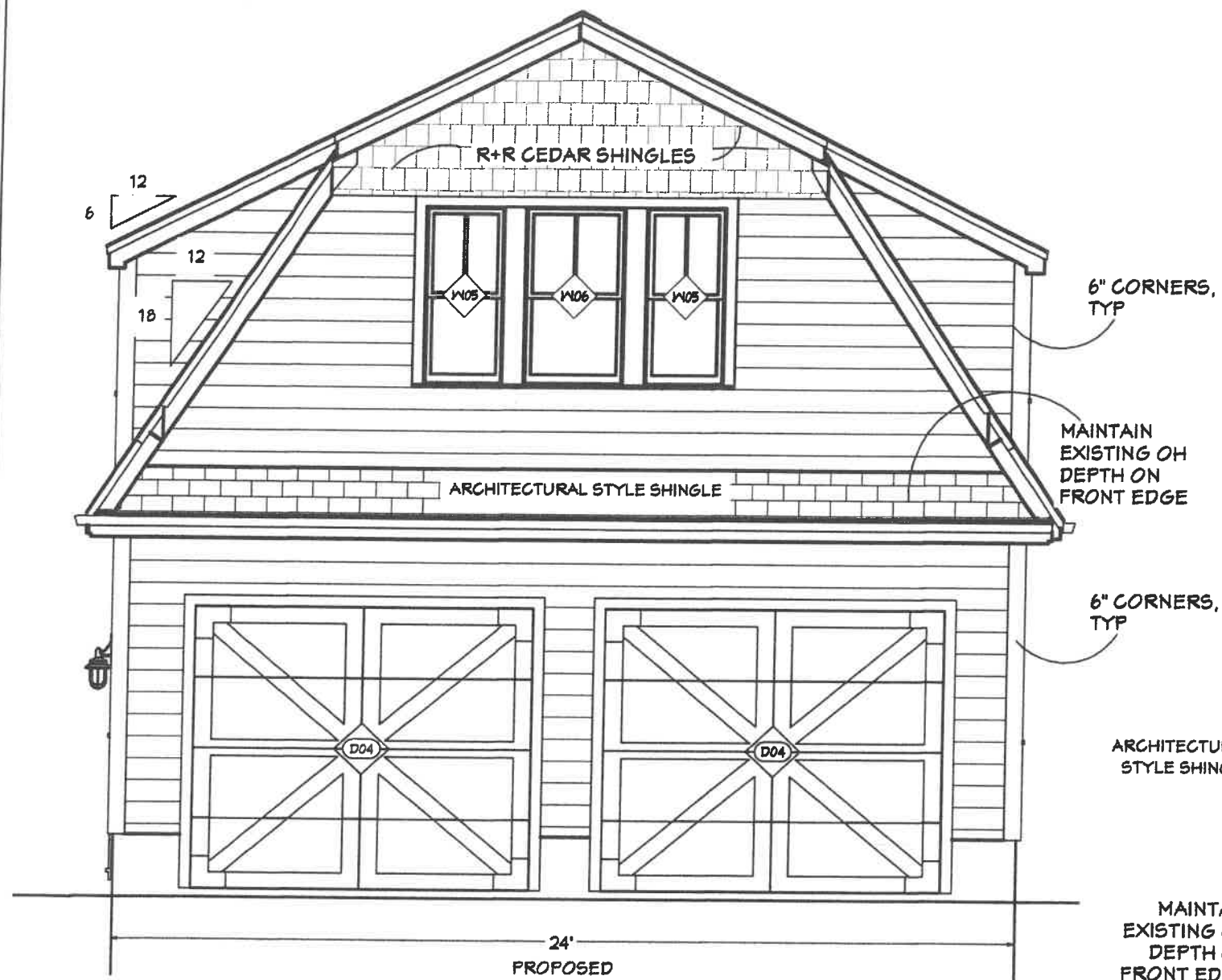
REAR ELEVATION

EXTERIOR SCOPE

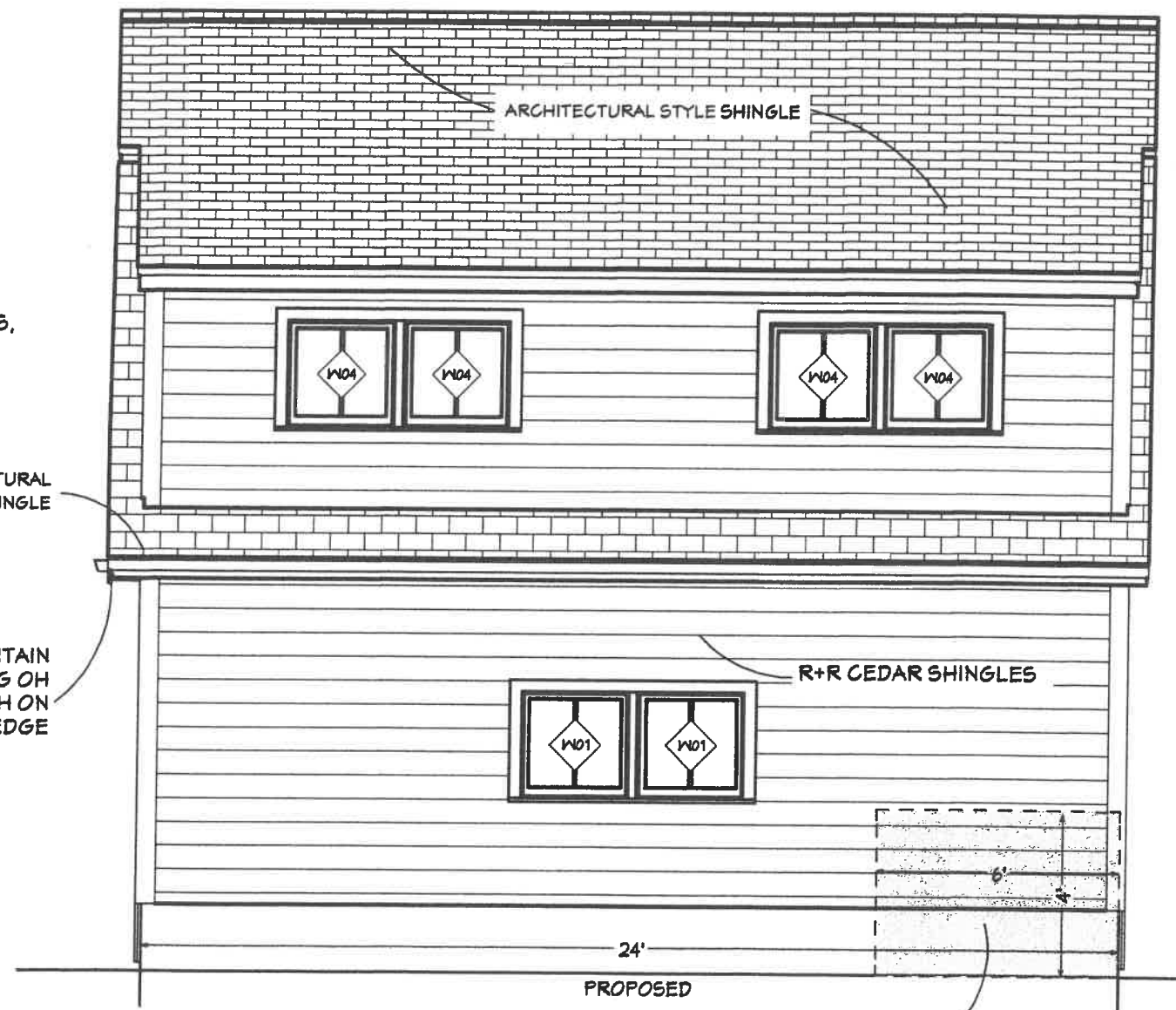
- Architectural Style Shingle to match existing roof.
- R+R Cedar shingles to match existing exposure and contractor to verify white or red color of existing.
- Install 6" corner boards to match existing
- Proposed rake and shadow boards, eaves and facias proposed are to match detail of original house
- All window and door casing to be 1x4 with historic sill profile at windows.
- Outdoor shower area to be framed with PT structure on corner piers. Ground area to be raised and pitched away from house with gravel and paver or composite flooring. Sheathe inside walls of new outer partitions with composite materials. Outdoor shower valve will mount to exterior wall of main house.



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

LOCATION OF MINISPLIT
CONDENSORS; AREA TO BE
FENCED FOR SOUND
ATTENUATION