

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2024 APR -4 AM 9:47

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: April 2, 2024

Subject Address: 405 Central St. Holliston, Ma

Applicant's Name: Judith C. Schnebly / Bruce Riccias dell

Applicant's Phone Number: 508-440-9733

Owner's Name: Judith C Schnebly

Owner's Address: 405 Central St. Holliston, Ma

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: Judith C Schnebly

Owner's Signature: Judith C Schnebly

Registry of Deeds Recording Information: Book 716913 Page 85 L.C. Y (N?)

Assessors Map 9 Block 5 Lot 57

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

Zoning District: R-1

**Building Commissioner's Comments:**

The Applicant is looking to increase the gross floor area of more than 50% of the original gross floor area of the existing structure. A special permit is required under Section 3.3. 4/13/24

Building Commissioner's Signature: [Signature]

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

**Nature and subject matter of Special Permit:**

Add 2 car garage with connecting room to existing home. Second floor of structure will have multi use room intended for crafts, TV room & bath.

**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:**

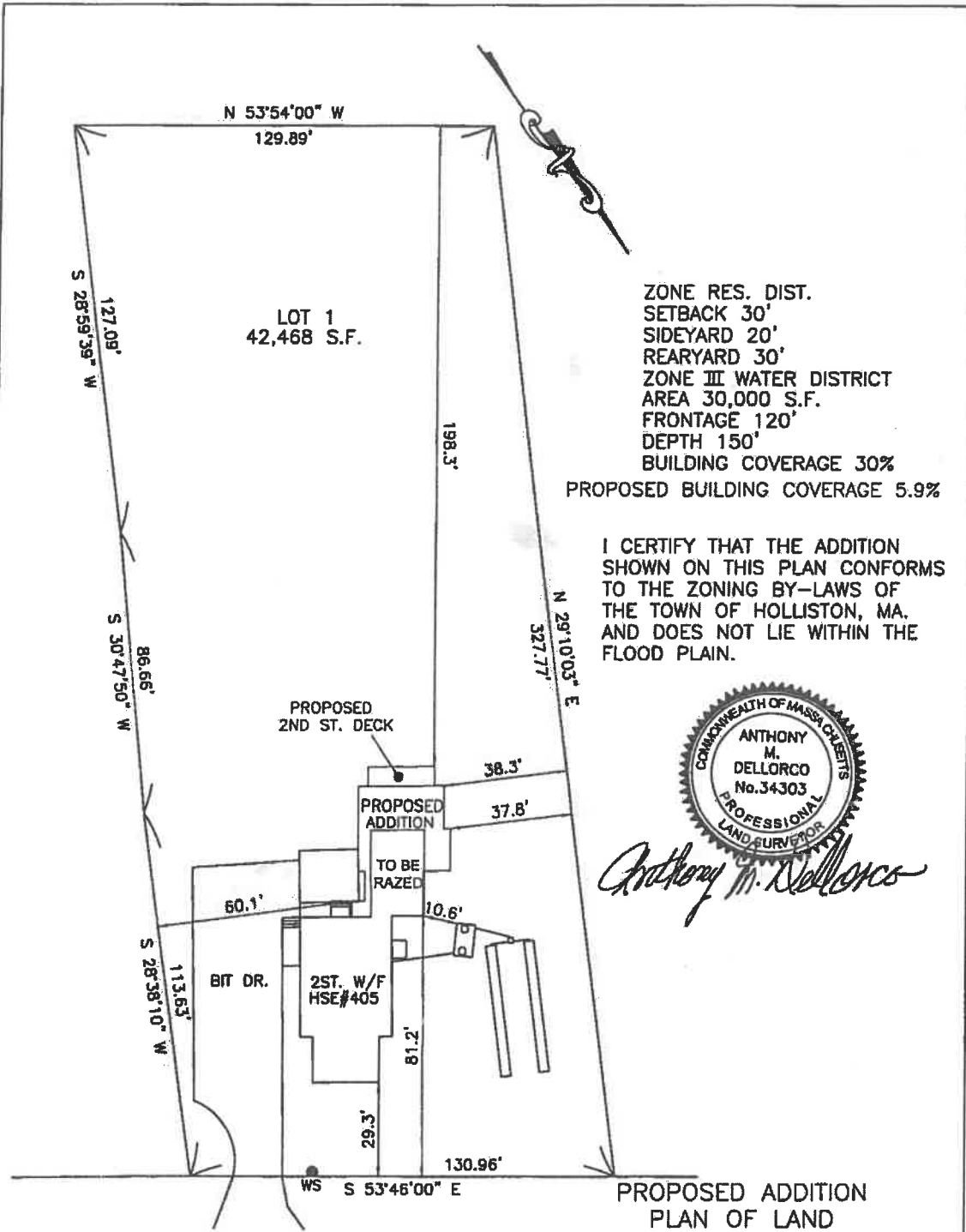
The structure replaces an old decrepit barn that had a wooden floor and could not be used as a garage. The structure is in keeping with the neighborhood, continues use as single family structure, meets all side setbacks and will enhance the property with attached 2 car garage.

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

The structure is not more detrimental to the neighborhood as it is replacing a structure that is in need of major repair. As all side setbacks are more than meeting code, the garage should be an improvement to the property.

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

Yes \_\_\_\_\_ (Please attach additional information.) No X



ZONE RES. DIST.  
 SETBACK 30'  
 SIDEYARD 20'  
 REARYARD 30'  
 ZONE III WATER DISTRICT  
 AREA 30,000 S.F.  
 FRONTAGE 120'  
 DEPTH 150'  
 BUILDING COVERAGE 30%  
 PROPOSED BUILDING COVERAGE 5.9%

I CERTIFY THAT THE ADDITION  
 SHOWN ON THIS PLAN CONFORMS  
 TO THE ZONING BY-LAWS OF  
 THE TOWN OF HOLLISTON, MA.  
 AND DOES NOT LIE WITHIN THE  
 FLOOD PLAIN.



*Anthony M. Dellorco*

PROPOSED ADDITION  
PLAN OF LAND

CENTRAL (50' WIDE PUBLIC) STREET

IN

HOLLISTON, MA.

GRANITE ST.

SCALE: 1"=40' 10/25/23  
 REVISED: NOVEMBER 6, 2023  
 REVISED: DECEMBER 7, 2023

OWNER: Judith C. Schnebly  
 405 Central Street  
 Holliston, Ma. 01746

COLONIAL ENGINEERING INC.  
 11 AWL STREET MEDWAY, MA.  
 508-533-1644