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

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 7/25/23

Subject Address: 44 Marilyn Street, Holliston, MA 01746

Applicant's Name: Ashley Bouchard and Joshua Bouchard

Applicant's Phone Number: 401-523-7061

Applicant's Email: joshua.jaye.b@gmail.com

Owner's Name: 44 Marilyn Street, LLC

Owner's Address: 44 Marilyn Street, Holliston, MA 01746

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

Applicant's Signature: [signature]

Owner's Signature: [signature]

Registry of Deeds Recording Information: Book 80146 Page 5 L.C. Y/N?

Assessors Map 9 Block _____ Lot 7

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

Zoning District: Agricultural
Residential ■

ARB

Applicant is looking to expand a non Conforming structure more than 50% and requires a special permit under section 1-C 3.3.

[signature]

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

Section I-C 3.3

Nature and subject matter of Special Permit:

The Petitioner seeks a Special Permit to allow a pre-existing non-conforming structure to have an addition to be built to the structure upon a finding that such change shall not be substantially more detrimental than the existing non-conforming structure to the neighborhood.

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:

See attached

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

See attached

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

Yes _____ (Please attach additional information.) No X_____

a. The use is in harmony with the general purpose and intent of the By-Law because:

The continued use as a single-family residence is in harmony with the general purpose and intent of the Zoning By-Law. The present structure and lot are pre-existing non-conforming on Marilyn Street. The present single-family residence is non-conforming as to side yard on both sides of the structure. On the northerly side of the structure the present structure is non-conforming in that it is 29.5 feet from the side lot line where 30 feet is required and on the southerly side of the structure the structure is presently 16.2 feet from the side lot line where 30 feet is required. Also, the lot itself is a pre-existing non-conforming lot which has 17,440 sq. ft. of area where 40,000 sq. ft. is required and 100 feet of front where 180 feet is required. The Petitioner is seeking to add an addition, as shown on the subject plan, which will have 16.2 feet side yard where 30 feet is required on the northerly side of the structure and 11.3 feet of side yard where 30 feet is required on the southerly side of the structure. In essence, the side yard requirements are going from 16.2 feet presently to 11.3 feet on the southerly side and 29.5 to 16.2 feet on the northerly side. It is submitted that such an addition will not greatly impact the neighborhood as a whole or the abutters and that the building of the addition will not be substantially more detrimental to the neighborhood than the existing non-conforming structure.

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

Permissible changes allowed by the zoning bylaw under section 1-C 3.1 are among others, extensions or structural change. The Petitioners are also seeking a dimensional variance to the subject project as the change of a non-conforming structure in such a manner as to increase an existing non-conformity requires the issuance of a dimensional variance. The Petitioners have owned the home since 2013. They previously had rented the home from 2016-June 5, 2023, and have recently moved back to Holliston and wish to raise their young family in Holliston. One of the Petitioners is a schoolteacher in the Holliston school system as a math specialist coach and the other Petitioner is an FBI Special Agent. The Petitioners have two young children which they wish to raise in Holliston. The Petitioners children are 7 months old and 3 years old.