

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

18 AM 9:52

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 5-17-23

Subject Address: 56 Lowland St

Applicant's Name: Joe Sokol/HCT LLC

Applicant's Phone Number: 508-881-6400

Applicant's Email: jsokol@HCTsolutions.com

Owner's Name: Adam Benson

Owner's Address: 56 Lowland St. Holliston MA 01746

The Owner hereby appoints Joe Sokol 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 80032 Page 60 L.C. Y/N?

Assessors Map 12 Block 4 Lot 35.1

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

Zoning District: IND

Stand alone sign exceeding the 40 sq. ft. allowed.
Requires special permit

5/17/23

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

V-B (C3) Exterior Signs

Nature and subject matter of Special Permit:

Variance for sign over the allowed 40ft²
Sign is 48 ft² and is existing, simply relettering.

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:

Yes

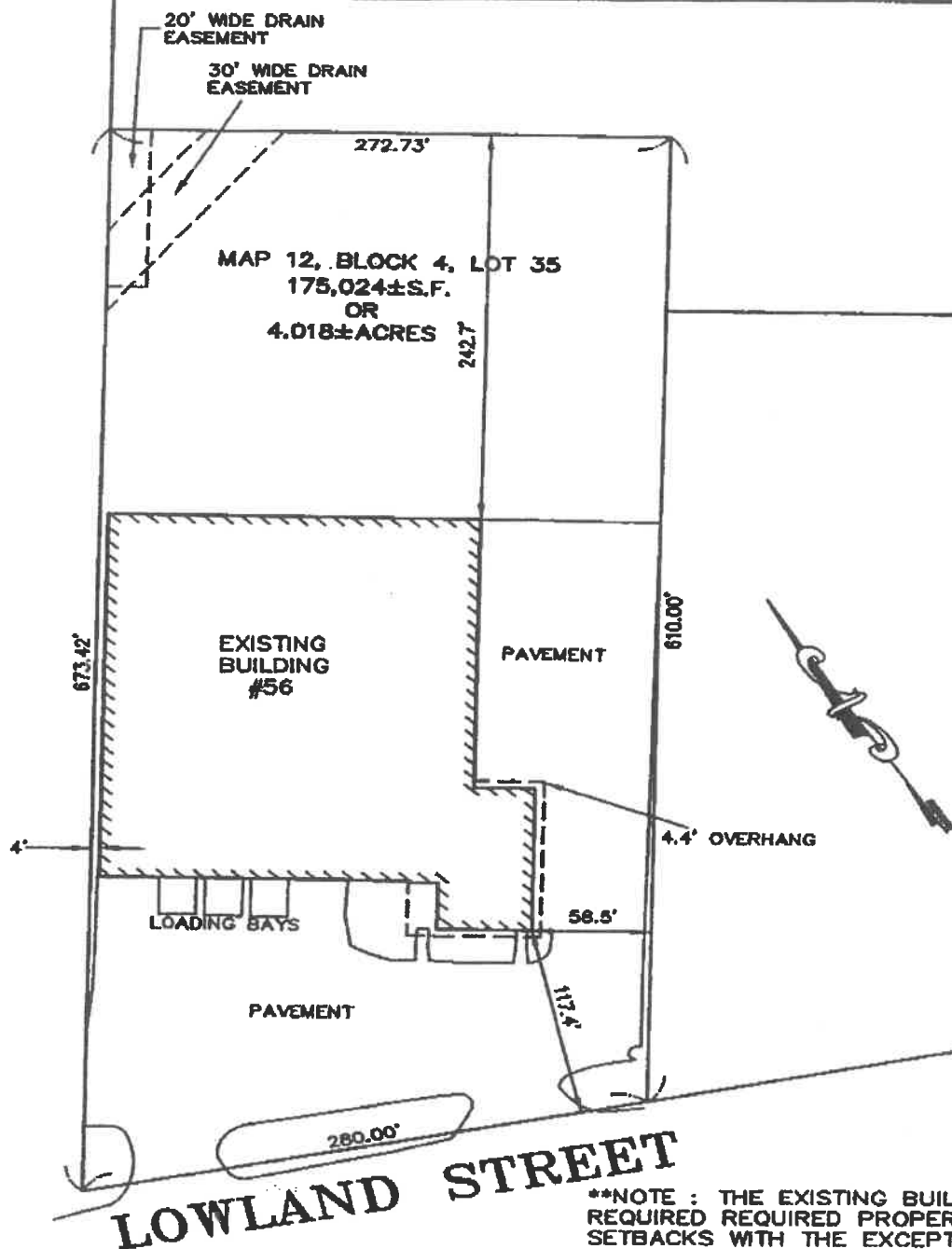
b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

Sign is existing and we are simply re-lettering.

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

Yes _____ (Please attach additional information.) No _____





**NOTE : THE EXISTING BUILDING MEETS THE REQUIRED REQUIRED PROPERTY LINE SETBACKS WITH THE EXCEPTION OF SIDE-YARD. NON-COMPLIANCE OF THE BUILDING SIDE-YARD SETBACK IS EXEMPT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 7.

I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED AS SHOWN ABOVE AND DID NOT** COMPLY WITH THE ZONING BY-LAW OF THE TOWN OF HOLLISTON WHEN CONSTRUCTED. THE BUILDING IS NOT LOCATED IN A FEDERAL DESIGNATED FLOOD HAZARD AREA.



PROFESSIONAL SURVEYOR

3-8-01

DATE

PLOT PLAN OF LAND
IN
HOLLISTON, MASS.

SCALE : 1" = 80' MARCH 8, 2001

GLM ENGINEERING CONSULTANTS INC.
1750 WASHINGTON STREET
HOLLISTON, MASS. 01901
429-1100
JOB #10616