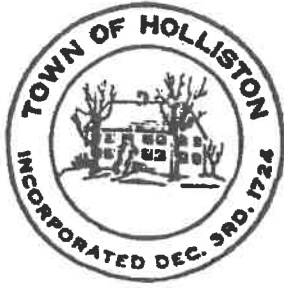


OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2023 AUG 21 PM 8:20

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 8/11/23

Subject Address: 576 Highland St

Applicant's Name: Phil Cotter

Applicant's Phone Number: 508-271-5546

Applicants Email: gplandscape8736@gmail.com

Owner's Name: Rachel Lombardo

Owner's Address: 8 Raymond Way, Ashland MA

The Owner hereby appoints Phil Cotter 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 79889, Page 308 L.C. Y/N?

Assessor's Map 11, Block 2 Lot 110

Zoning Information (To be completed by Building Commissioner):

Zoning district: AR-B

The Applicant is seeking a use variance to run a small landscape business out of his residence. General service is not an allowed use in the AR-B district and requires a use variance. → TURN

Nature and subject matter of Variance:

Landscape business, no signage on site, no public on site, 60'x35' area used for storage, one employee

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

V1-D (3) variances for uses identified in S.III

D(7) general service establishment

H(12) accessory outdoor storage

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:

This is a unique circumstance where in it is a home occupation of a business.

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

There is no increased traffic or noise, no one visits the property to do business, property is only used to house equipment and perform business management tasks at a laptop inside the residence.

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

There is no increased traffic or noise, no one visits the property to do business, property is only used to house equipment and perform business management tasks at a laptop inside the residence.

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

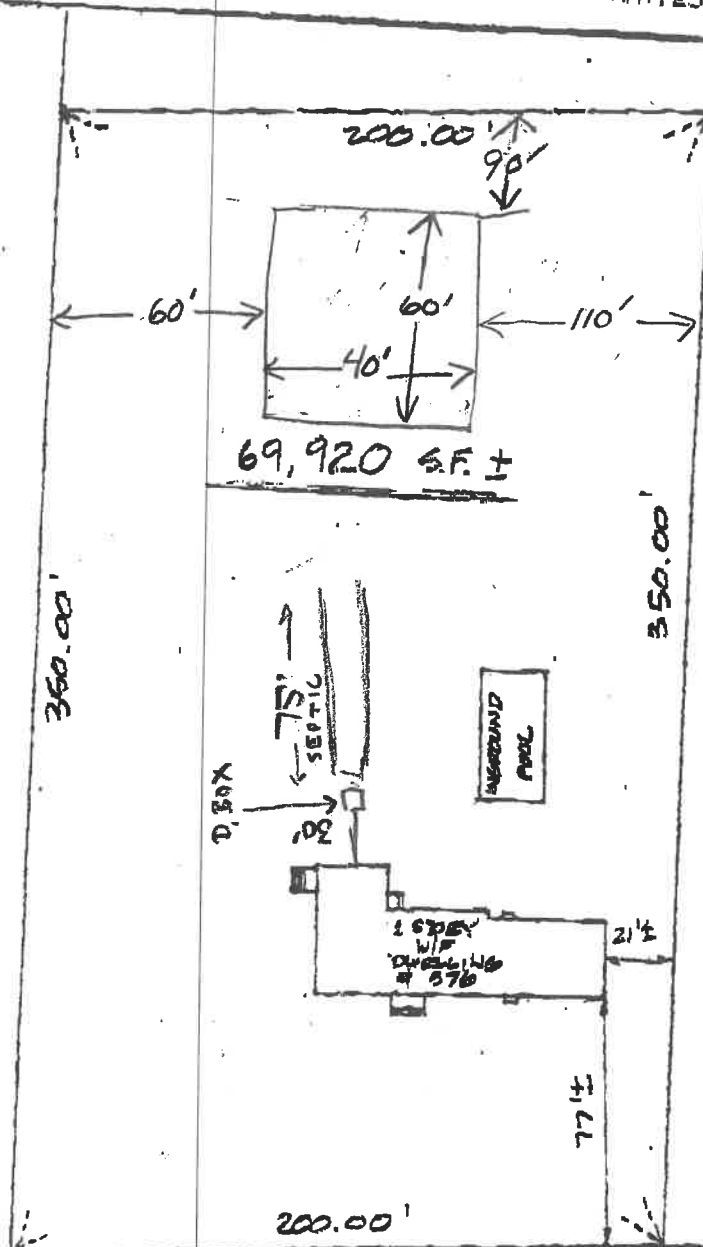
Yes _____ (Please attach additional information.) No X

DRKS
C

N
PLAN
NORTH

N/F
HENRICH

N/F MURCH



HIGHLAND STREET

3720'S TO
HOLLIS STREET

Mortgage Inspection Plan

* ZONE C

A review of the Flood Insurance Rate Map,
Community Panel Number

250195 0004 C

dated AUGUST 13, 1982 has been conducted
and to the best of our interpretation this property
is NOT * located within the flood zone.

Location 576 HIGHLAND STREET
HOLLISTON MA

Scale: 1 in. = 60 ft. Date MAY 23, 1996

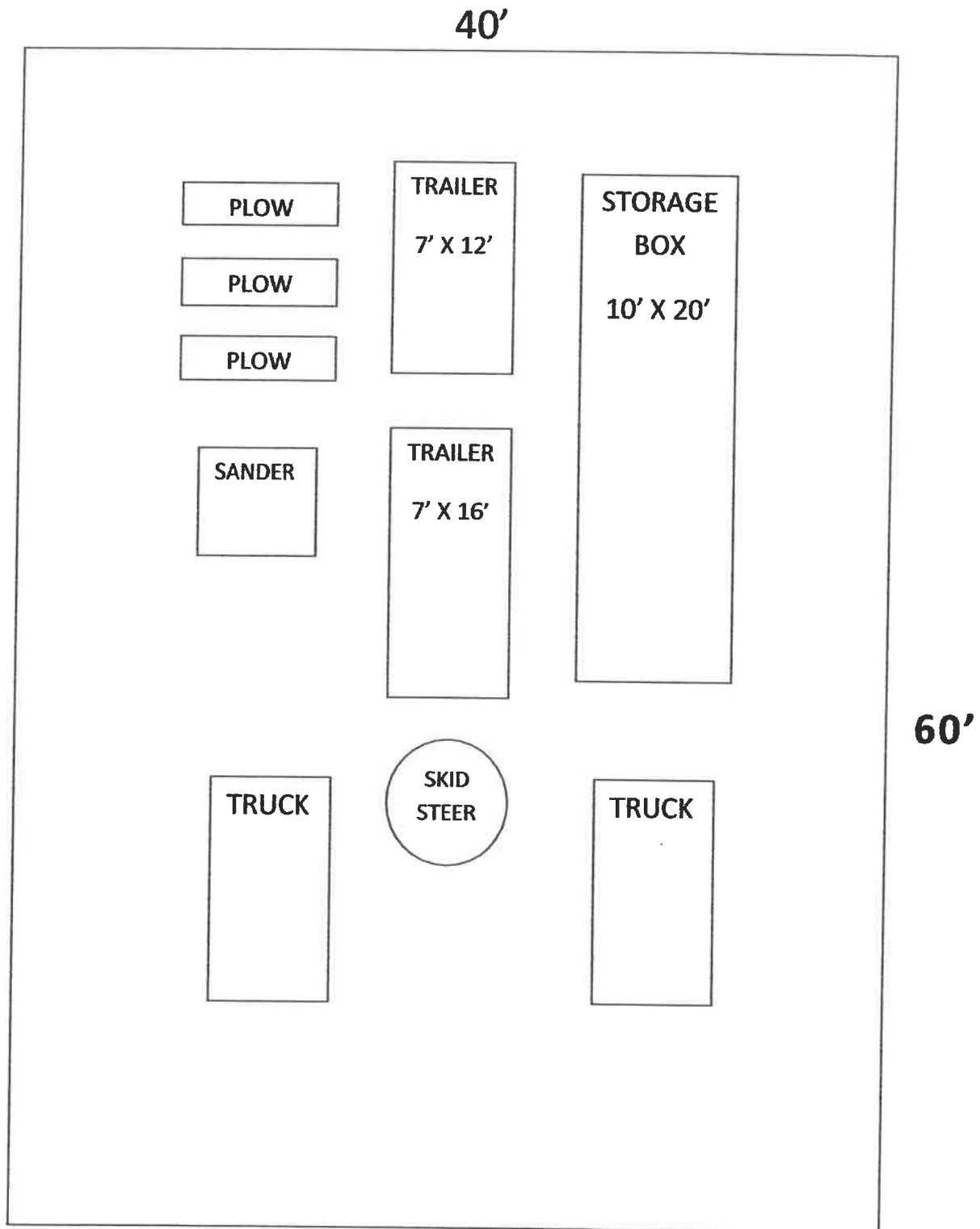
Plan Reference BOOK 9661, PAGE 328

MORTGAGE INSPECTIONS INC.
SUITE 311, 205 NEDFORD ST., SOMERVILLE, MASS.



This mortgage inspection plan is for mortgage
purposes only, it is not an instrument survey.
Hence it is not to be used to establish property
lines, fences, driveways, hedges, etc., or to be used
for any purpose other than its original intent.

I hereby certify TO THE GREAT WESTERN MORTGAGE CORP.
that the principal building on this plan is approximately
located on the ground as shown, and it conforms to the
dimensional setback requirements of the zoning and building
laws of the city/town of HOLLISTON
when constructed and to the restrictions on record.



APPROXIMATE LAYOUT OF SHOP AREA