

2022 NOV - 1 PM 12:38  
TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A USE VARIANCE**

Date Filed: \_\_\_\_\_

Subject Address: 600 Central St

Applicant's Name: Frederick Cullen

Applicant's Phone Number: 508-361-0512

Applicants Email: Green team Junk us mail.com

Owner's Name: Christ the King Lutheran Church

Owner's Address: 600 Central St Holliston MA 01746

The Owner hereby appoints Fred Cullen 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 18699, Page 338 L.C. Y/10

Assessor's Map 9, Block 9 Lot 62

**Zoning Information (To be completed by Building Commissioner):**

Zoning district:

General Service Establishment is not an allowed use in the AR-B Zoning District and would require a Use Variance. Under Section III.D.2.

**Nature and subject matter of Variance:**

See attached

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

III-D.7. / VI-D (3)

**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:**

I moved in the church March of 2021 the Church needed help financial and I have a Start up Company. The cost of the office is affordable. If I moved that could put a strain on me financially.

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

I am just using the office and 5 parking spots. We do not bring any hazardous substances on property. I use the office for my operation and the trucks are on the road daily. No trash comes back to property.

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

I am just looking for a work space to park my trucks and use an office. If any changes were to be made I would contact the building inspector immediately for guidance.

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

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



**Green Team**  
Junk Removal

600 Washington Street  
Holliston, MA 01746  
508-361-0519

Dear Zoning Board,

Thank you for taking the time to consider my application for a special use variance for my workspace at 600 Central Street Holliston, MA. In 2021 I moved into the church to rent an office 5 parking spaces to have a space to build my company. Due to the pandemic the church has been under financial pressures, so I moved into to help them with rent, and it was good price for a small company. I take full responsibility for not going to building inspector to find out if I could run an office out of the church. When the church and I spoke, I was under the impression it was okay. I know for the future any changes that I make with my company I will notify the building inspector immediately to move forward correctly on any zoning issues. I understand there has been some concerns regarding my 53-foot trailer for storage. I will admit it is a big trailer which I have decided to have moved out in November so any complaints regarding that should be resolved. Regarding the proposed project at the church my company is not involved in it. We just use an office on the 1<sup>st</sup> floor level and the 5 parking spots in the church by the entrance to park my trucks and have my employee's park. They come to work park their cards come to the office grab their assignments for the day and then they take a truck for the day. We are also coming into the winter months where our work will slow down dramatically, and money will be tight. The price I pay at the church is a reasonable price and would cause me a hardship if I had to move and it would cause the church hardship as well since they will be losing funds. We have been here for 2 years, and we have caused no issues and we come and go minding our own business. Please consider the variance I have worked very hard building my business since I was attacked at my job as a correction officer I have been medically retired and I am getting back on my feet finically. Being on a medical retirement and building a starter company isn't the easiest to do. I appreciate your time and consideration with this application. If it is approved, I can guarantee I will follow all zoning laws and before I move forward with any plans, I will contact the right offices for guidance. If you have any questions, I can be reached at 508-3610519.

Thank You,

Frederick Cullen



Green Team  
Junk Removal

600 Washington Street  
Holliston, MA 01746  
508-361-0519

Dear Zoning Board,

Here is a copy of the plot plan as you can see, I am looking to use the first 5 pots at the entrance of the lot and the office where I have attached an X on the place. I just need the parking spots to park a couple trucks and so my employees can park their cars. The office is small and is what I use to work out of.

Thank you,

  
Frederick Cullen

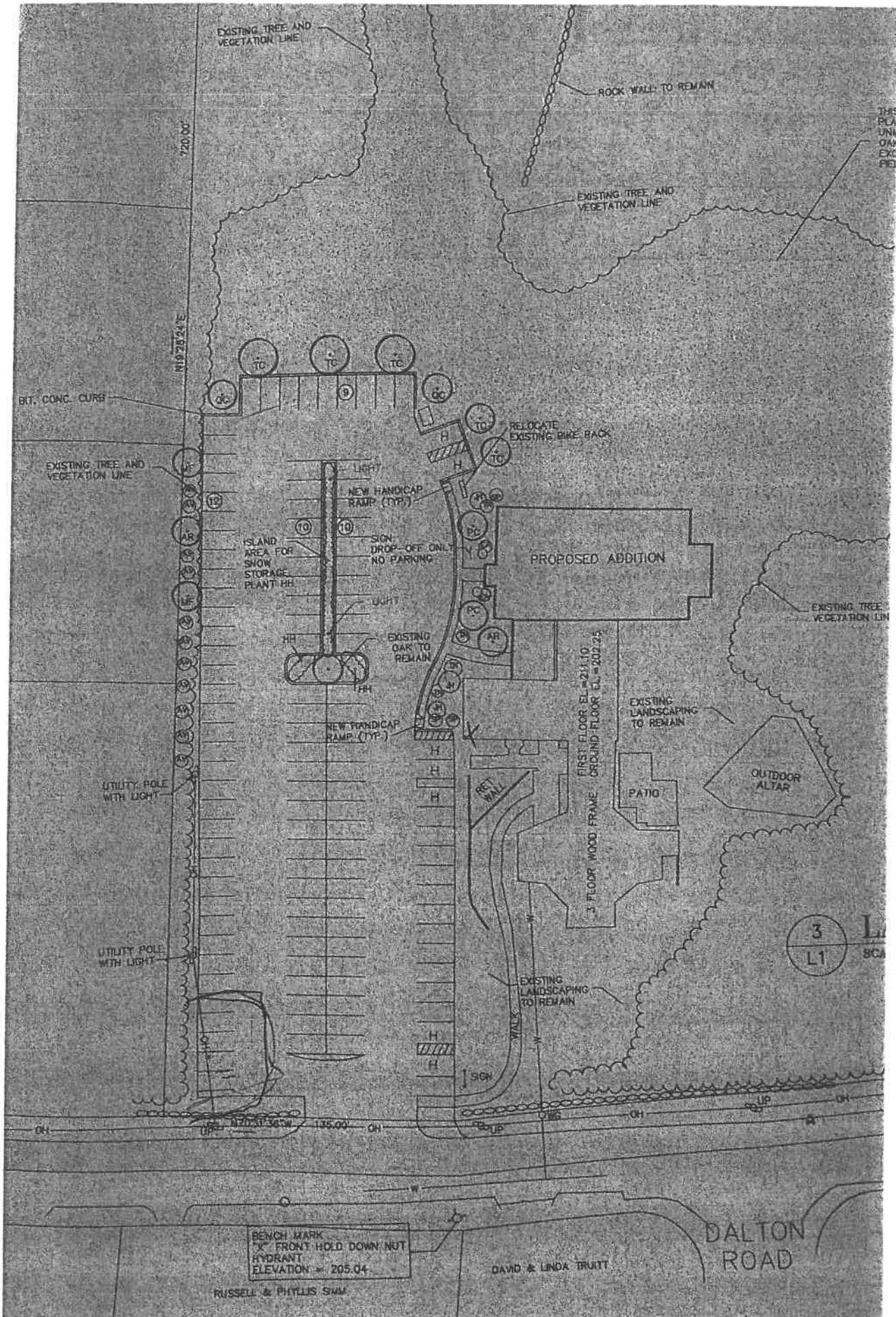
Hours of operation

M-F 8-5

Saturday 8-5

Closed Sunday

4 employees



- enter a parcel id -

