

December 29, 2023

Town of Holliston  
Zoning Board of Appeals  
703 Washington Street  
Holliston, MA 01746

**Re: Application for a Special Permit and Dimensional Variance  
623 Winter Street LLC, Anis Lahiani  
623 Winter Street, Holliston**

Dear Board Members,

On behalf of the applicant, Anis Lahiani, 623 Winter Street LLC, 623 Winter Street, Holliston, MA 01746, we are filing an Application for a Special Permit and a Dimensional Variance to seek approval to construct a new house on a pre-existing nonconforming lot.

The original house, which was demolished in 2022, did not meet the required property line setback dimensions outlined in the current Holliston Zoning Bylaws. The proposed house has been relocated 10 feet further from Winter Street and therefore now meets the required front yard setback. The proposed house is slightly wider than the original house and therefore increases the existing nonconformity by 0.6 feet from both side lot lines.

According to Section I, 1-C, 3.3.1 of the Holliston Zoning Bylaw, a Special Permit is required if the proposed change results in any new nonconformity. Section 3.5.1(3) specifies that a Special Permit is required if the proposed structure, following the demolition of a nonconforming structure, will not be constructed on the original footprint. In this case, due to the relocation and the increased width of the proposed house, adhering to the original footprint is not feasible. Additionally, Section I, I-C, 3.2 requires a dimensional variance if the nonconformity is increased.

The proposed new house meets the criteria for the grant of a Special Permit and a Dimensional Variance:

- a. The proposed house is setback from the property lines at a similar distance to the other house in the neighborhood and the footprint of the proposed house is only 45 square feet larger than the original house.
- b. The proposed house is situated in the same area as the original house.
- c. The property and environment will benefit from the installation of a new septic system.

- d. The single-family dwelling is consistent with the character of the surrounding neighborhood and will not result in adverse impacts.
- e. Lighting from the dwelling will be directed away from abutting properties.

We believe that the proposed project represents an improvement upon existing conditions and satisfies the necessary requirements for a special permit. Your consideration of this matter is greatly appreciated.

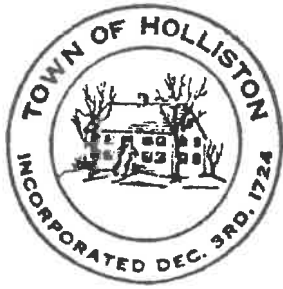
Thank you for your attention.

Sincerely,  
GLM Engineering Consultants, Inc.



Joyce E. Hastings, P.L.S.

cc: 623 Winter Street LLC, Anis Lahiani



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2024 FEB -6 PM 1:55

**APPLICATION FOR GRANT OF A DIMENSIONAL  
VARIANCE**

Date Filed: 12/19/2023

Subject Address: 623 Winter Street, Holliston, MA 01746

Applicant's Name: 623 Winter Street LLC, Anis Lahiani

Applicant's Address: 623 Winter Street, Holliston, MA 01746

Applicant's Phone Number: 617-959-9924

Owner's Name: same

Owner's Address: \_\_\_\_\_

The Owner hereby appoints GLM Engineering Consultants, Inc. to act as  
his/her/its agent for the purposes of submitting and processing this application for a  
variance.

Applicant's Signature: Anis Lahiani

Owner's Signature: \_\_\_\_\_

The land is shown in the Assessor's records as Map 11 Block 8 Lot 139

Registry of Deeds Recording Information: Book 82028 Page 266 L.C. YN?

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

**Zoning District:** Agricultural Residential Dist. B

**Building Commissioner's Comments:**

The Applicant is reconstructing a non-conforming structure in a new location making it now nonconforming. This requires a dimensional variance.

**Building Commissioner's Signature:**  1/30/24

**Nature and subject matter of Variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.):**

The applicant is seeking a dimensional variance under section I-C 3.2 of the Holliston Zoning Bylaws. The proposed new structure will increase the existing nonconforming distance to the side lot lines by 0.6 feet on both side yard setback dimensions.

However, the proposal relocates the house 10 feet further from Winter Street (from 35' to 45') and front yard setback (previously nonconforming) will now be compliant with zoning.

**The Applicant presents the following evidence that supports grant of the dimensional Variance:**

**a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):**

The existing lot was created under prior zoning bylaw requirement and the shape of the lot does not provide a location where the proposed house will meet the required zoning setback dimensions. The house has a modest footprint that blends with the surrounding neighborhood.

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

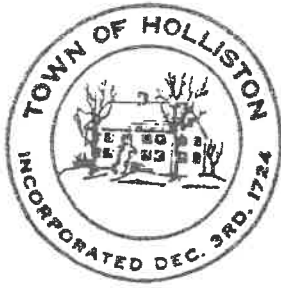
The house is modest in footprint and design, it provides an improvement over existing conditions and will be in keeping with the character of the surrounding neighborhood.

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

The setbacks dimensions are similar to those of the adjacent houses. The lot was created prior to current zoning regulations and the proposed house would meet the regulations in place at the time of the construction of the original house.

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

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



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2024 FEB -6 PM 1:55

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: 12/1/2023

Subject Address: 623 Winter Street, Holliston, MA 01746

Applicant's Name: 623 Winter Street LLC, Anis Lahiani

Applicant's Phone Number: 617-959-9924

Owner's Name: 623 Winter Street LLC

Owner's Address: 623 Winter Street, Holliston, MA 01746

The Owner hereby appoints GLM Engineering Consultants, Inc. to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

Applicant's Signature: Anis

Owner's Signature: Anis

Registry of Deeds Recording Information: Book 82028 Page 266 L.C. X/N?

Assessors Map 11 Block 8 Lot 139

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

Zoning District: Agricultural Residential Dist. B

Building Commissioner's Comments:

Applicant is seeking to reconstruct the structure other than its original footprint. This requires a special permit. *uh*

Building Commissioner's Signature: *uh* 1/30/24

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

Section I, 1-C, ~~3.2.1~~ 3.5

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

The proposed new structure will increase the existing nonconformity by 0.6 feet on both side yard setback dimensions. The proposal relocates the house 10 feet further from Winter Street (from 35' to 45'). The front yard setback is now compliant with zoning.

**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 existing houses within the neighborhood are at a similar setback distance from the side lot lines.

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

The house is not significantly larger (only 45 square feet) and is in keeping with the neighborhood.

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

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