

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: _____

Applicant's Name: Michelle Mehigan

Applicant's Address: 76 Regal St. Holliston

Applicant's Phone Number: 508-353-5698

Owner's Name: Michelle Mehigan

Owner's Address: 76 Regal St. Holliston

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

The Owner's title to the land that is the subject matter of this application is derived

under deed from _____, dated 11/19/2014

And recorded in Middlesex South Registry of Deeds, Book 64529, Page 468

Or Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 48 on Map 12, Block 0001

And has an address of or is located at 76 Regal St.

in the Ag/Res B zoning district.

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit:

per Zoning bylaws (I-C, 3.3) a Special permit is requested for the addition as it exceeds 50% of the gross existing floor area. Existing total livable space is 888 SF, existing garage is 384 SF per the property card. New total livable space is 1980 SF and new garage is 480 SF.

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

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

Expanding a pre existing structure more than 50% requires a special permit. I-C, 3.3 MR 9/16/22

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 new total SF of the building is still under the required 25% lot coverage for the Ag/Res B (Lot 22,564, proposed footprint is 2460 FS), the proposed SF is comparable with others in neighborhood that have added space to original structures and it goes no closer to roadway than current home.

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

the proposed modifications are not detrimental to the neighbors and neighborhood

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

Yes _____ (Please attach additional information.) No X

Applicant's Signature:

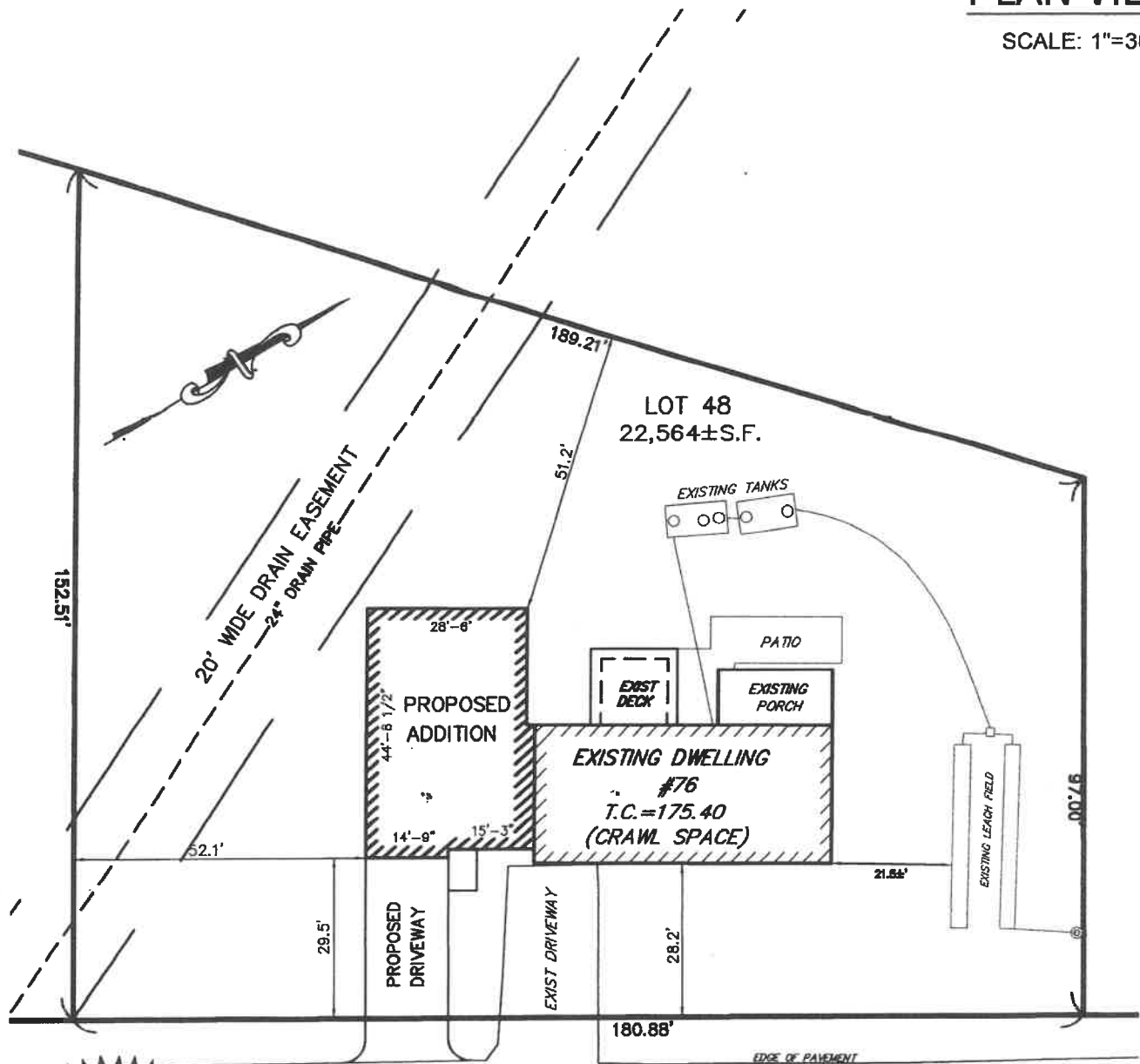
Michelle Mehigan

Owner's Signature:

Michelle Mehigan

PLAN VIEW

SCALE: 1"=30'



REGAL STREET



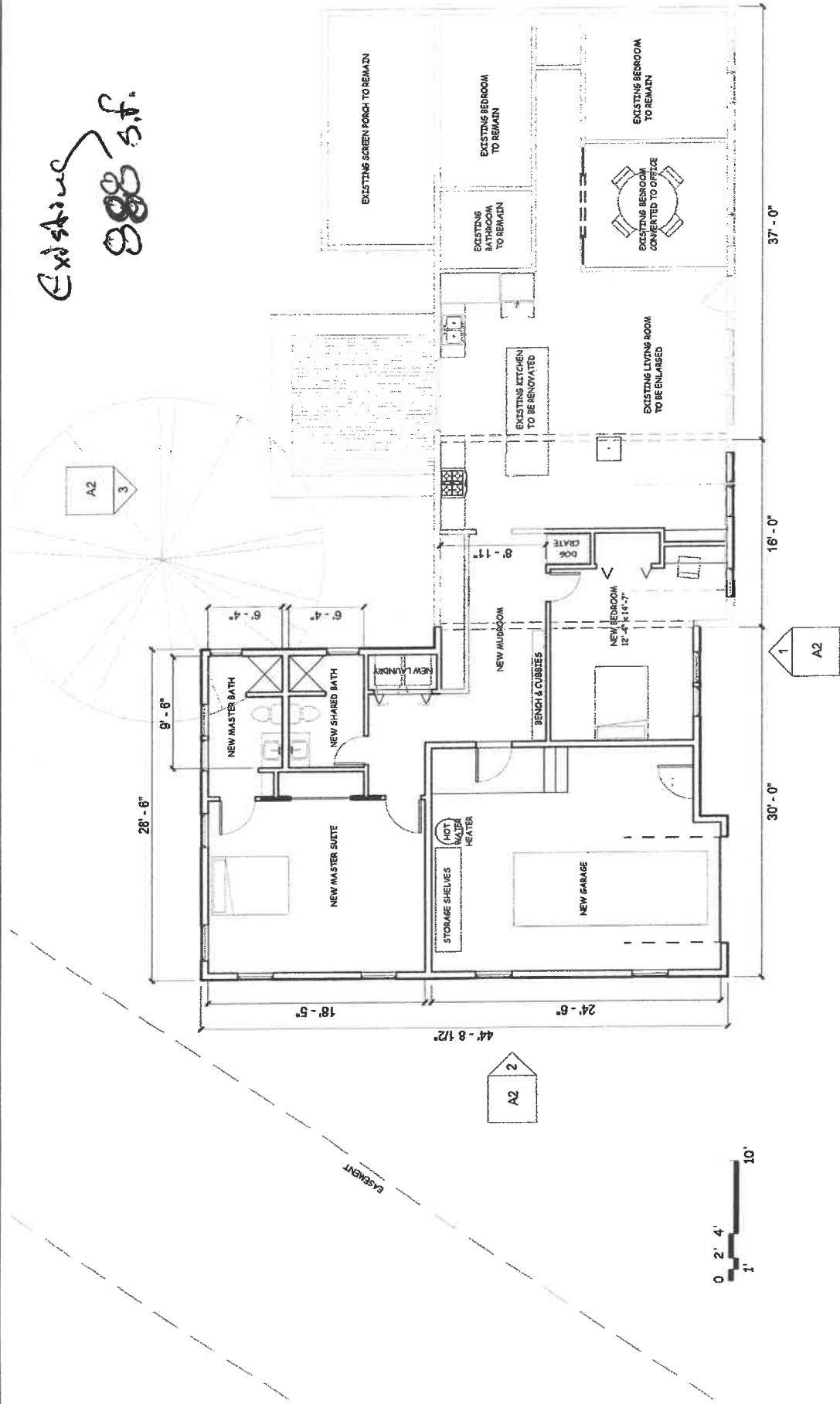
[Signature] 9/8/2022

ZONING SCHEDULE:
 AG-RES DIST. B
 AREA: 40,000 S.F.
 FRONTAGE: 180 FT.
 SETBACKS:
 FRONT: 40'
 SIDE: 30'
 REAR: 40'

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 www.GLMengineering.com

PROPOSED ADDITION PLAN
"76 REGAL STREET"
 HOLLISTON, MA 01746
 SEPTEMBER 8, 2022
 Prepared for:
 Michelle Mihegan
 76 Regal Street
 Holliston, MA 01746

Existing
988 s.f.

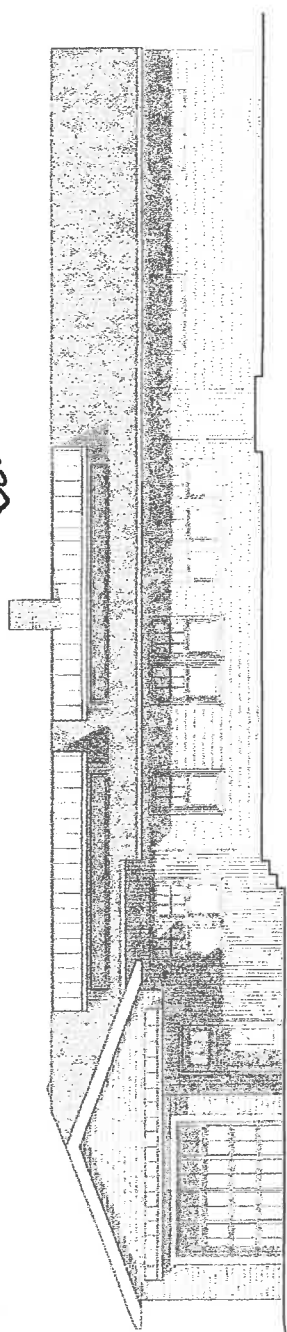
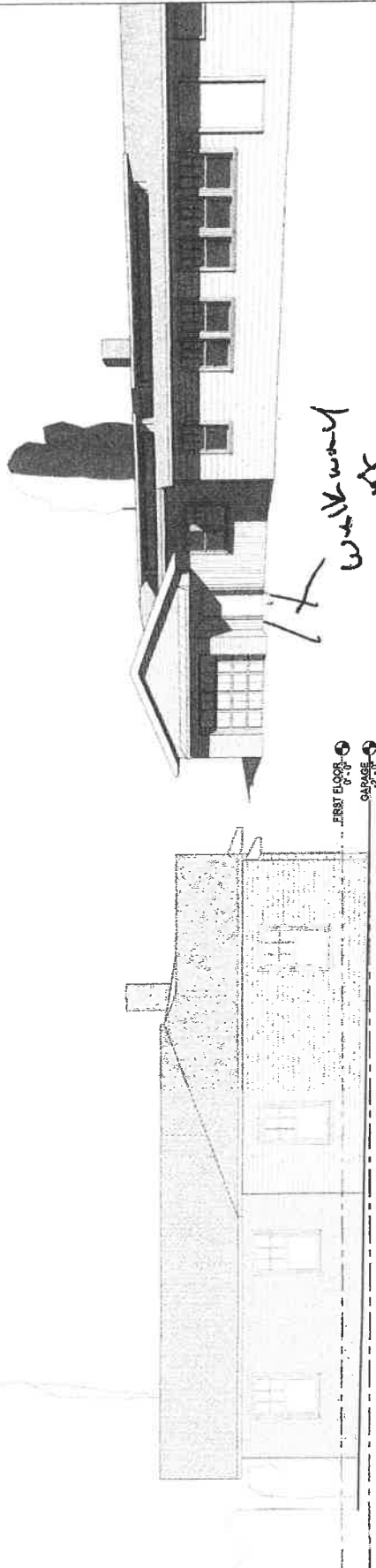
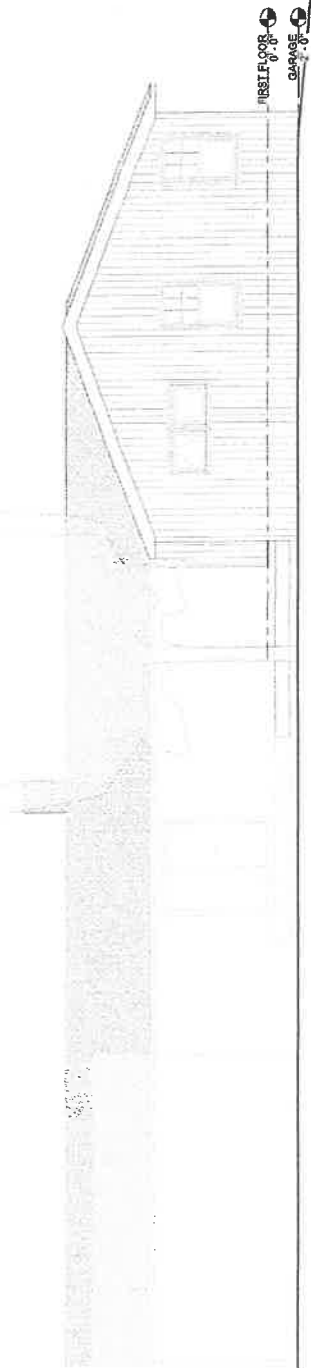


SHEET TITLE:		PROPOSED FLOOR PLAN	
Date	09/11/2022	Proj. #	GCE
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GCE
 ARCHITECTURE
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 gwen@gcearchitecture.com
 978-761-3627

Residential Addition
 76 Regal Street
 Holliston, MA
 Michelle Mehigan



W. K. W. W. W.
25X
Deck



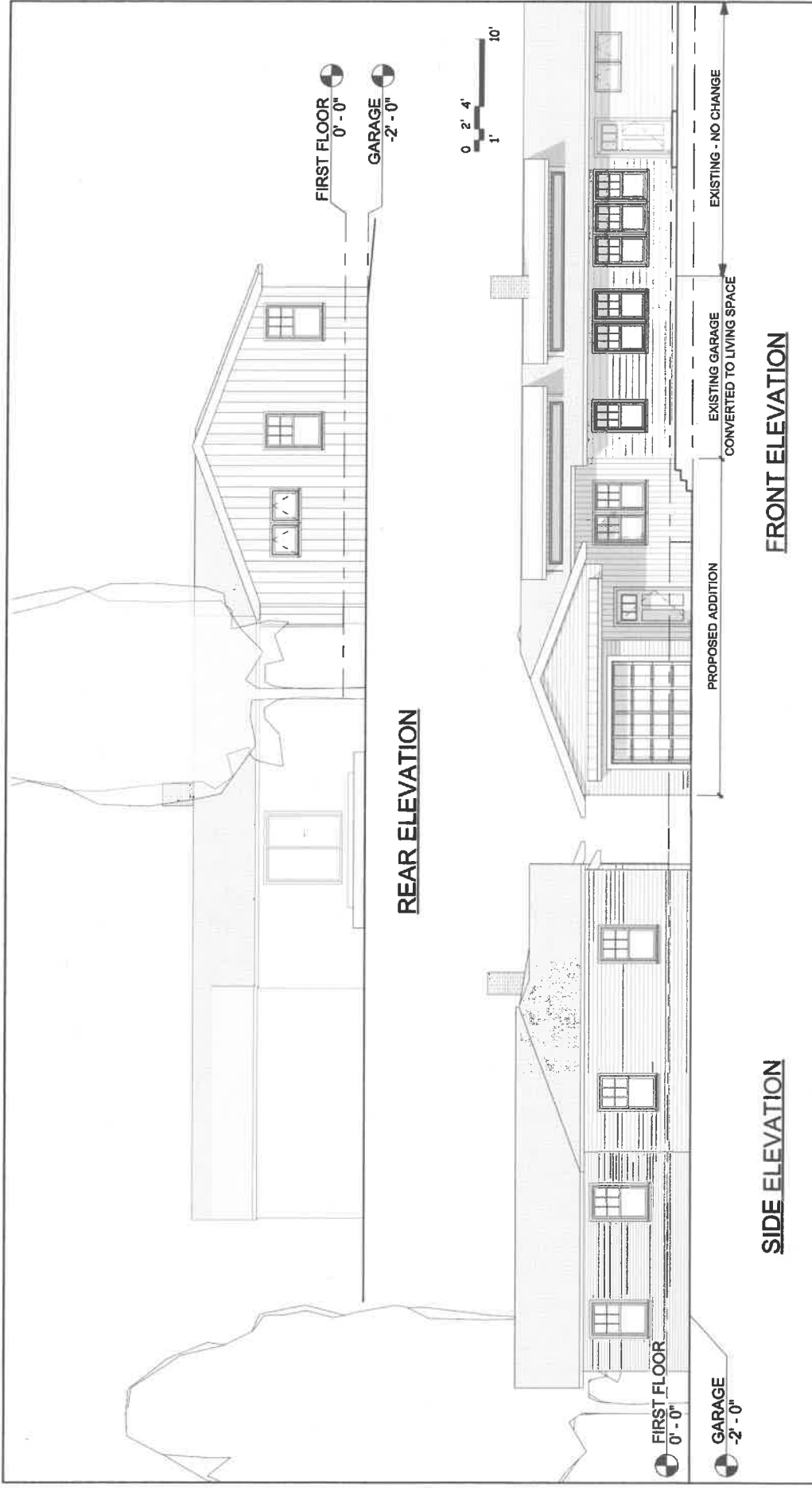
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**76 Regal Street
Holliston, MA
Michelle Mehigan**

SHEET TITLE:
PROPOSED FLOOR PLAN

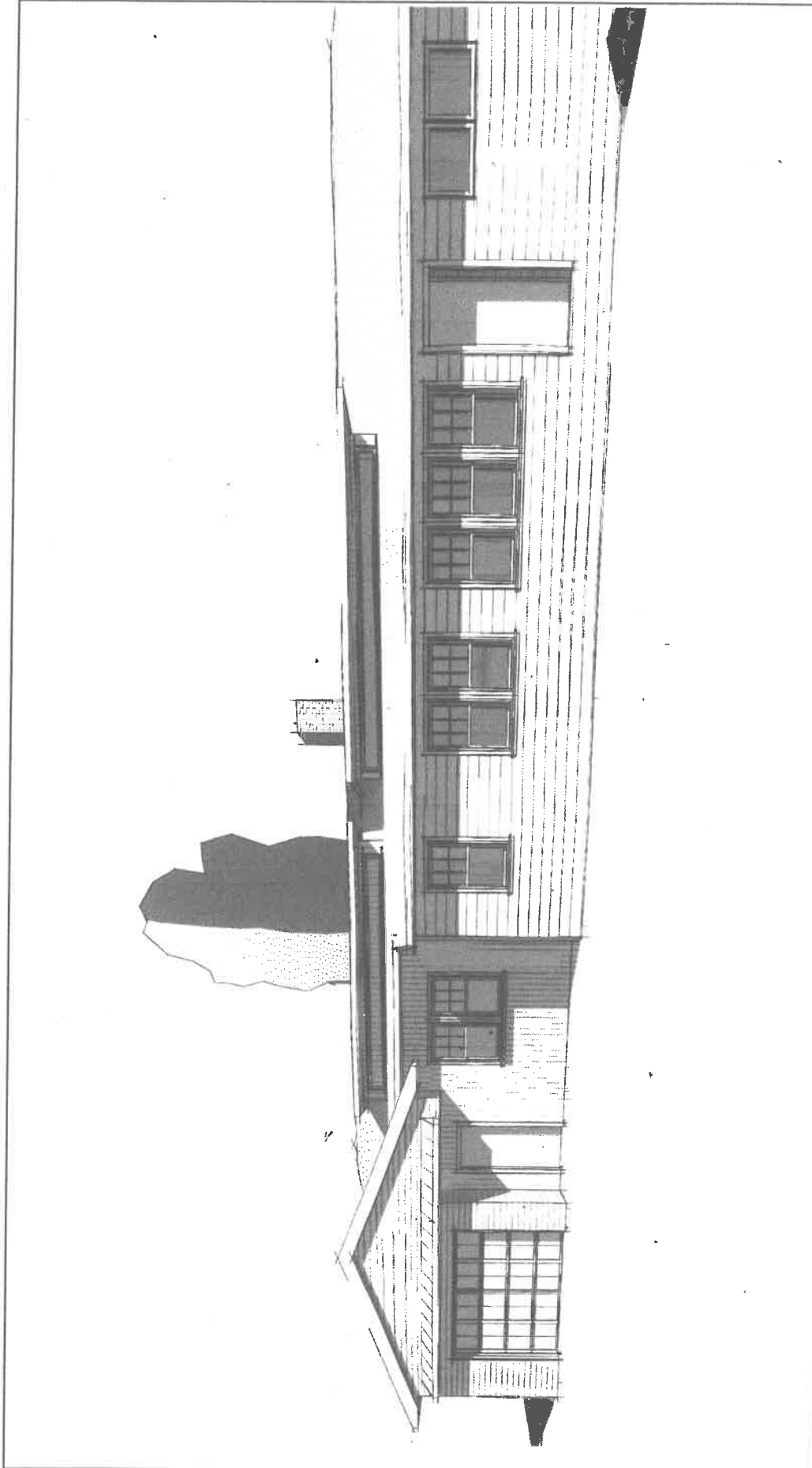
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GCE ARCHITECTURE 14 rocky woods trail, Holliston, ma 01746 gwen@gcearchitecture.com 978-761-5827	Residential Addition 76 Regal Street Holliston, MA Michelle Mehigan	
	SHEET TITLE: EXTERIOR ELEVATIONS Date: 09/11/2022 Proj. # GCE Drawn by GCE Copyright (c) by GCE Architecture. All rights reserved.	

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Residential Addition
76 Regal Street
Holliston, MA
Michelle Mehigan

SHEET TITLE:
STREET VIEW

Date	09/11/2022
Proj. #	
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