

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 7/26/2022

Applicant's Name: Leudson A. Veloz

Applicant's Address: 883 Washington Street, Holliston, MA 01746

Applicant's Phone Number: 508-733-7816

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 special permit.

The Owner's title to the land that is the subject matter of this application is derived under deed from Blair, dated 10/25/2017

And recorded in Middlesex South Registry of Deeds, Book 70129, Page 571

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 42.1 on Map 8.E, Block 3

And has an address of or is located at 893 Washington Street

in the Residential 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:

Change of a non-conforming use.

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

I-C (2.1) - (1) or (2)

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

Per existing non conforming use dates back to 1992
Zoning change to a new non conforming use
Requires a special permit
The Applicant presents the following evidence that supports the grant of the special Permit: *ML*

a. The use is in harmony with the general purpose and intent of the bylaw because:

The building has been used by Moore Monuments since prior 1992 and prior to that as an office building. Moore Monuments sold and created granite monuments. In addition to the retail sales on monuments, there was outdoor storage of granite markers. The proposed use will be retail only. The building is setback from the street and the existing parking is setback from any residential abutters.

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 use will not be more detrimental than the original use.

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

Yes _____ (Please attach additional information.) No X

Applicant's Signature: Leudon A. Velaz

Owner's Signature: Leudon A. Velaz

ASSESSOR'S REFERENCE:
8E-3-421

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
BK. 70129, P. 571

OWNER OF RECORD:
LEUDSON ALVES VELOZ

ZONING CLASSIFICATION:
R - RESIDENTIAL

MIN. REQUIRED LOT AREA - 30,000 S.F.
MIN. REQUIRED FRONTAGE - 120'
MIN. LOT DEPTH - 150'

MIN. SETBACK REQUIREMENTS:
FRONT SETBACKS - 30'
SIDE SETBACKS - 20'
REAR SETBACKS - 30'

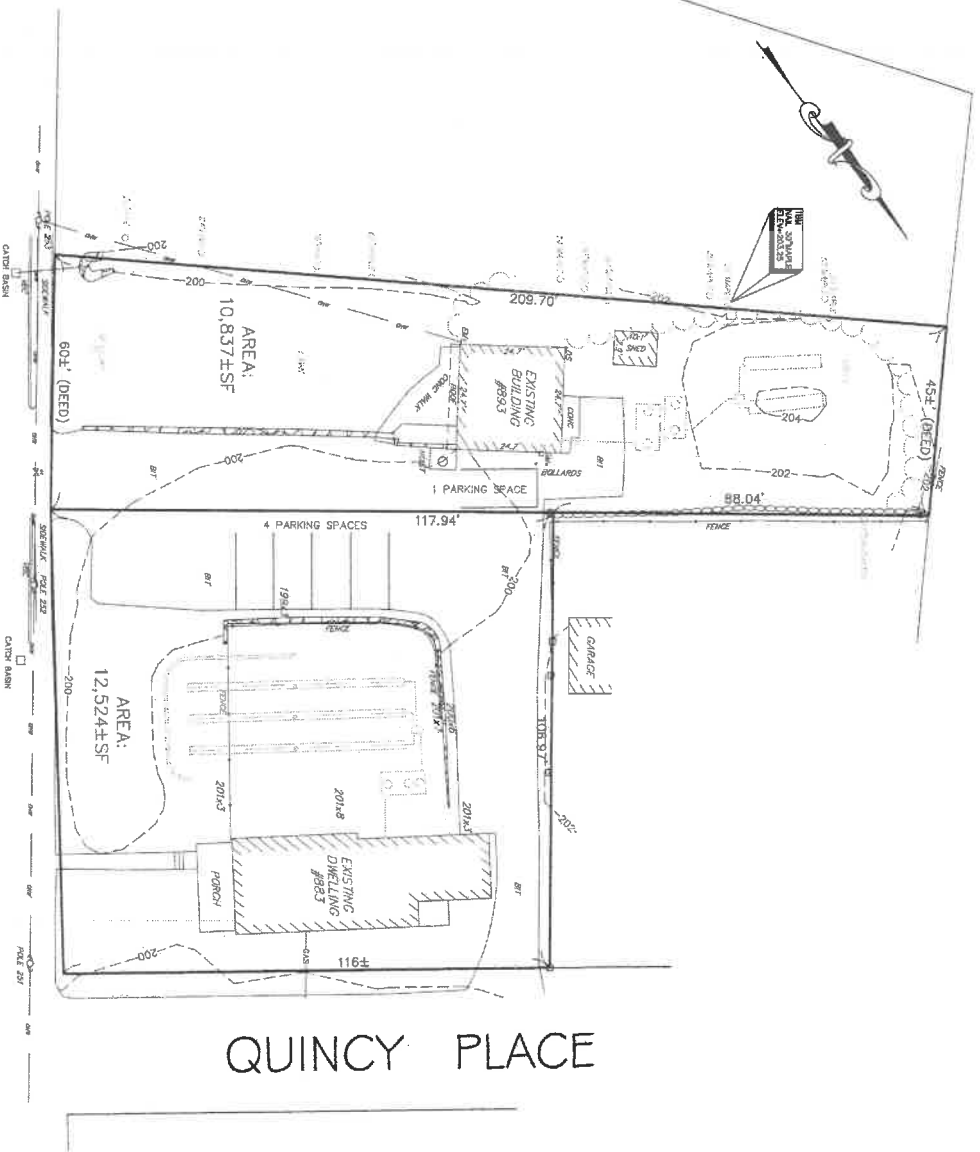
ZONING TABLE:
R

	MIN. REQUIRED	COMMERCIAL BLDG. EXISTING
MIN. LOT SIZE	30,000 S.F.	23,361 S.F.
MIN. FRONTAGE	120'	169.06'
FRONT SET BACKS	50'	92.7'
SIDE SETBACKS	25'	12.3'
REAR SETBACKS	30'	88.5'
PARKING SPACES	5	5

PARKING SPACE ANALYSIS:

RETAIL BUSINESS:
1 SPACE / 180 SF. X 610 SF. = 3.39 SPACES = 4 SPACES
TOTAL SPACES PROVIDED = 5 SPACES

TOTAL BUILDING AREA:
RETAIL - 610 SF



GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

F.L.D.:
R.C. ML

DRW.:
CNG

CHKD.:
JEH



SITE PLAN

883 & 893 WASHINGTON STREET
HOLLISTON, MASSACHUSETTS

PREPARED FOR
LEUDSON VELOZ
883 WASHINGTON STREET
HOLLISTON, MA 01746

JOB No. 17344

DATE: 7/25/22

SCALE: 1"=20'

PLAN No. 20,428