



## Town of Ashland, *Inspectional Services*

February 5, 2024

Ashland House, LLC  
17 Chestnut St.  
Ashland, MA 01721

Re: 17 Central St.

Dear Mr. Lopes,

I have reviewed your proposed addition located at 17 Central St. Ashland, MA.

This property is located in a RB zone, per the Town Maps.

A lot located in an RB zone is required to have a minimum of 20,000 square feet and a minimum of 125 feet of frontage. The building setback requirements are 30 feet front yard, 10 feet side yard and 30 feet rear yard.

17 Central St. has 5747 square feet and 67.05 feet of frontage. Thus the lot is considered a preexisting non-conforming lot.

The building located on the lot, that you propose to add an addition to is also nonconforming as it does not meet the setback requirements on the front, left side and rear.

To expand a preexisting nonconforming lot, you are required to go before the Zoning Board of Appeals for a Special Permit.

Sincerely,

Douglas Scott  
Building Commissioner

Cc: Zoning Board of Appeals  
Peter Matchak, Planning Director

