



Town of Ashland, *Inspectional Services*

June 3, 2025

Sasha Katz
24 Pinecrest Lane.
Ashland, MA 01721

Re: 24 Pinecrest Lane

Dear Ms. Katz,

I have reviewed your plot plan dated May 12, 2025 and proposed additions.

This lot is located in an RA zone, lots in this zone, per the Town of Ashland Zoning Ordinances, have setback requirements of 40ft. in the front yard. 30 ft. in the rear yard and 10 ft. in the side yard.

The existing house currently is 33.5 ft from the front lot line making this structure a pre-existing non-conforming structure.

You plan to add an addition to the house that will also encroach into the front yard setback and a deck that will encroach upon the rear yard setback and be 3.8 ft from the rear yard setback.

You will need to apply for a Special Permit from the Zoning Board of Appeals per section 3.3.3, Non-conforming Structures in the Town of Ashland Zoning Ordinances

Sincerely,

Douglas Scott
Building Commissioner

Cc: Zoning Board of Appeals

