

Case No.: _____



**Town of Ashland
Planning Department**
101 Main St.
Ashland, MA 01721
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

1. Property Information:

Street Address: 24 Pinecrest Lane, Ashland, MA
Zoning District: Residence A Overlay District: None
Assessor's Map: 12 Lot: 31 Deed Book: 75233 Page: 0413
Current Property Owner*: Sasha Katz

2. Permit/Approval Sought:

Special Permit (Section 9.3) Amendment to Special Permit (Section 9.3) Variance (Section 9.2.2.2)
 Appeal of Building Inspector Decision (M.G.L. Ch. 40A) Comprehensive Permit (M.G.L. Ch. 40B)
Use Type: Residential: Commercial: Industrial:

3. Applicant Information: Owner: Tenant: Prospective Purchaser/Tenant:

Name: Dan & Sasha Katz
Address: 24 Pinecrest Lane, Ashland, MA 01721
Phone: 508-641-6925 Email: DRMurphyElectric@gmail.com
Agent's Name: Ted Gowdy
Agent's Address: 14 Fiddle Neck Lane, Southborough, MA 01772
Agent's Phone: 508-922-1789 Agent's Email: ted@gowdygroup.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes
Is the parcel on a scenic road?: No
Is this an amendment to a previously issued Special Permit? (attach approved permit): No
Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1984
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

Expand a pre-existing non-conforming residence to add a partial second story, add a two-story rear addition, add a rear deck, add another garage bay with living space above, and add a front and side porch.

The existing front yard setback is 33.5' and the proposed front yard setback is 33.5' (measured to different locations). The proposed right rear yard setback is 3.8' from the deck to the property line abutting open space.

The project fits within the other two setback lines.

What specific zoning bylaws is this application associated with?: _____

Section 3.3.3, & 3.3.5; Section 4.1

6. Justification for why the application should be approved:

The proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The size and scale of the new home as viewed from the street is in keeping with the neighborhood. The front porch improves the overall aesthetics of the property.

7. Existing use and condition of the property and surrounding neighborhood: (Please list all relevant non-conformities.)


Existing use is Single Family Residential. Lot Area - Required = 30,000 SF, Existing = 14,852 SF.

Frontage - Required = 150', Existing 104.26'. Front setback - Required = 40', Existing = 33.5',

Proposed = 33.5'. Neighborhood is single family residential on a cul-de-sac.


By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent:  Agent's Name: Ted Gowdy

Email Address: ted@gowdygroup.com Phone Number: 508-922-1789

Agent's Relationship to Applicant: Builder Firm: Gowdy Group Design Build, LLC

Owner:  Owner's Name: Sasha Katz Murphy

*Note: If the applicant is not the owner, the owner **MUST** sign above or submit a letter of permission with the application.