



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: "0" Myrtle St (Parcel ID 9-38-00-000)

Zoning District: Residential A (RA) Overlay District: N/A

Assessor's Map: 9 Lot: 38 Deed Book: 83301 Page: 509

Current Property Owner*: JIW Partners, LLC

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: Farooq Ansari

Address: 4 Edgewood Road, Westborough, MA01581

Phone: (508) 326-0812 Email: developerre@aol.com

Agent's Name: George T. Bahnan, Esq.

Agent's Address: 118 Turnpike Road, Suite 300, Southborough, MA 01772

Agent's Phone: (508) 635-7758 Agent's Email: gbahnan@ferrisdevelopment.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes

Is the parcel on a scenic road?: Yes

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.): No

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: No

Case No. _____

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

Applicant seeks to construct a single family home on the northwestern portion of the Property. Applicant's legal frontage comes from Myrtle Street. Applicant seeks to create driveway access from West Mountain Lane, because 1) driveway access from West Mountain Lane, rather than Myrtle Street, results in a shorter driveway to the proposed home and provides a safer ingress / egress to and from the Property, and 2) creating driveway access from Myrtle Street would create a substantial hardship to the Applicant given the steep slope and rock topography at the Myrtle Street frontage. Please see Comm. Scott Denial Letter, dated October 17, 2024, but provided to Applicant on August 14, 2025.

What specific zoning bylaws is this application associated with?: § 6.3(4) - Access. Driveways serving the premises shall provide access through the required frontage of the serviced lot with the following exceptions: (Please see § 6.3(4)(1)). § 4.1.1 - Minimum Lot Frontage of RA Zoning District.

6. Justification for why the application should be approved:

Please see Section 5.

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

The Property is currently undeveloped.

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

Signatures:

Applicant/Agent: George Bahnan
George T. Bahnan, Esq.

Applicant's Name: Farooq Ansari
Farooq Ansari

dotloop verified
08/25/25 3:41 PM EDT
N3XD-NXNT-8GOS-WXVJ

Email Address: gbahnan@ferrisdevelopment.com

Phone Number: (508) 635-7758

Agent's Relationship to Applicant: Attorney

Firm: Ferris & Charville, LLC

Owner: Irshad Sideeka
Irshad Sideeka, As Manager

Owner's Name: JIW Partners, LLC

dotloop verified
08/25/25 6:11 PM EDT
07DN-JQ14-B7BV-ADSO

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