



## Town of Ashland, *Inspectional Services*

November 19, 2022

Michael Sullivan  
19 Cedar Hill Rd.  
Ashland, MA 01721

Re: subdividing the lot of 19 Cedar Hill Rd.

Dear Mr. Sullivan,

Following a review of your request to subdivide your lot located at 19 Cedar Hill Rd. (create 2 separate Lots, Lot A and Lot B) I offer the following:

19 Cedar Hill Rd. currently has 20,213 sq ft of land, a certified plot plan locating the house with setbacks was not provided.

Under the current zoning ordinances, this is located in an RA zone, which requires a minimum of 30,000 Sq ft of land.

It appears from the plan submitted, that there is approximately 101 ft of frontage.

Under the current zoning ordinances, in an RA zone, you are required to have a minimum of 150 ft of Frontage.

Your lot is considered a pre-existing non-conforming lot.

To create 2 lots, both of which would also be non-conforming, you would have to do the following:

Apply for a variance for relief from the lot size for the lot that would have the existing house on it from the Zoning Board of Appeals ( Lot A)

The other lot, (Lot B) would then be merged with the neighbor's lot who would be purchasing that lot.

Sincerely,

Douglas Scott  
Building Commissioner

