



**Town of Ashland
 Planning Department**
 101 Main St.
 Ashland, MA 01721
 508.881.0101
 Ashlandmass.com/193/Planning

Application for Planning Board Approval/Permit

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

Property Information:

Street Address: **9-49 HOMER AVENUE**

Zoning District: **Commercial Highway**

Overlay District: **Ashland Downtown District**

Assessor's Map: **14 Block: 356 & 357**

Deed: **Book: 72258 Page: 336**

Current Property Owner: **WJK Homer LLC**

Permit/Approval Sought:

X Special Permit (\$9.3) Special Permit Amendment/Modification Design Plan Review (\$9.6)
 X Site Plan Review (\$9.4) Site Plan Modification Scenic Road Permit (Ch. 249 §20)
 Earth Removal Permit (Ch. 242 §3) Site Alteration Special Permit (\$5.8)
 Subdivision (Include Subdivision Application Form) Wireless Communication Facilities (\$6.4)
 Use Type: Residential: Commercial: Industrial: Mixed Use: X

Applicant Information:

Owner: X Tenant: Prospective Purchaser:

Name: **WJK Homer LLC**

Address: **400 Waverly Avenue, Newton, MA, 02458**

Phone: **781 910-5757**

Email: **wkhoory@gmail.com**

Agent's Name: **Terrence P. Morris Esq.**

Agent's Address: **57 Elm Road, Newton, MA 02460**

Agent's Phone: **617 202-9132**

Agent's Email: **tpmorris.landuse.law@comcast.net**

Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes No

Is the parcel on a scenic road?: No Yes Is the parcel in a flood plain?: No Yes

Is the parcel within 100 feet of a wetland or 200 feet of a river: No Yes

Is this an amendment to a previously issued Special Permit?: No Yes

Date structure(s) built?: Originally/Effectively 1968/1970; 1840/1973; 1900/1977



Description of the Relief Sought: (attach additional pages if needed)

Special Permit for a 3-story, residential building with 19 dwelling units on 2 floors above a ground floor lobby with accessory parking for 64 cars, both within the building (40) and open-air (24). Fifteen of the units are 2-BR, 2-Bath units and four are 1-BR units, with an average size of 932 square feet. The project is governed by the standards set forth in Section 8.5 of the zoning by-law for the ADD Special District as well as the design standards, parking, and landscaping requirements for off-street parking in section 5.0 and section 5.4. According to the aforesaid parking requirements 58 spaces are required for the residential use (2.0 sp./unit). However, according to Section 8.5.13 the number of parking spaces required shall be 75% of those stated in section 5.1, reducing the minimum number of spaces to 44. According to the ADD Dimensional Regulations in Paragraph 8.5.7, the Planning Board may vary the dimensional requirements including number of floors and height of the building, if in its opinion, such change will result in an improved design and whether the project conforms to the form-based code guidelines therein.

What specific zoning bylaws and/or Special Permit types are relevant to this application? ADD (Sub-Area C) Section 8.5: Paragraphs 5.2, 5.4 and 5.5 - (Purpose, Sub-Areas and Uses); Par.8.5.6 - Dimensional Standards ((# of Floors and Height); Par.8.5.11.4 - Building Design Standards (Roofs); Par. 8.5.13 - Parking Requirements); 9.3 – Special Permit (Roof); Section 9.4 (Site Plan Review); Section 9.6 (Design Plan Review) and 5.4 (General Landscaping Requirements).

Benefits of Project: The project meets each of the stated purposes of the ADD set forth in section 8.5. Specifically, it reflects the design characteristics depicted in the renderings for the district. The applicant has made suitable accommodations for increased parking demand and the project conforms to the form-based code guidelines in the code. It will also provide convenient and efficient pedestrian access within the district and to surrounding neighborhoods and facilities. Finally, it will provide pedestrian connectivity and appropriate transition to the Residence B (RB) district further along Alden Street.

Existing use and condition of the property and surrounding neighborhood: (Please list all nonconformities.) The property is located prominently in the ADD district across from the former train station and consists of 4 buildings situated on each of 3 lots. On one lot, there is a one--story commercial building at 9-11 Homer Ave and a one-story retail strip at 25 Homer both erected circa 1968. At 35 Homer Ave there is a 2½ story wood frame two-family dwelling built circa 1840, more recently altered/renovated in 1973; and at 47 Homer Ave, another 2½ story two-family dwelling built circa 1900, more recently altered/renovated in 1977.

The commercial strip is set back from the street with parking in front, amidst a “sea of asphalt”. While the 2F dwellings are allowed in the ADD, there is an incongruity with the design principles for the district. This incongruity is reflected in the flat roofs, building orientation of the commercial properties. The site is further compromised by the lack of a safe and comfortable pedestrian environment with no driveway and walkway connections.

Attach Building Permit Denial letter if applicable.

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

Signatures:

Applicant/Agent: Terrence P. Morris, Esq.

Applicant’s Name: WJK Homer LLC

Agent’s Relationship to Applicant: **Legal Counsel**

Firm: **Law Offices of Terrence P. Morris LLC**

Owner: *Wissam Khoory*

Owner’s Name: **Wissam Khoory, Manager**

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



Commercial Property Record Card

Parcel ID: 014/014.0-0352-0000.0 MAP: 014.0 BLOCK: 0352 LOT: 0 Parcel Address: 9 HOMER AVE FY: 2019

Parcel Address: 10353 08/10/1953

Book: 10353 T Inspect Date: 07/27/2017
 Page: 0342 P Meas Date: 07/27/2017
 Cert/Doc: M Entrance: C
 N PS Collect Id: CE
 SW Inspect Reas: C
 1007/100 Indust-B/L% 0/0 Open Sp-B/L% 0/0
 Comm-B/L% 0/0

COMMERCIAL SECTIONS/GROUPS									
Section:	ID:	Grnd-Ft-Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost Bldg		
2	101	2656	1.0	C	1968	1970	89100		
Groups:									
1		Cd	B-FL-A	Firs	1				
		325	2656	1					
Section:									
2	201	1820	1.0	C	1920	1950	67200		
Groups:									
1		Cd	B-FL-A	Firs	1				
		325	1820	1					

Sketch

No Sketch Available

Photo

No Picture Available

LAND INFORMATION									
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
1	P	325	S	13625	0.310	N	288,107		
DETACHED STRUCTURE INFORMATION									
Str	Unk	Mar-1	Mer-2	E-YR-Blt	Grade	Contd	%Good	P/F/E/R	Cost
AS	S	5000		1985	A	A	//55		5,000
VALUATION INFORMATION									
Current Total:		466,200	Bldg:	176,100	Land:	288,100	MkLnd:		288,100
Prior Total:		432,800	Bldg:	167,800	Land:	265,000	MkLnd:		265,000

Residential Property Record Card

Parcel ID: 014014.0-0353-000.0 MAP: 014.0 BLOCK: 0353 LOT: 0 Book: 10730 Parcel Address: 35 HOMER AVE FY: 2019

Use-Code: 104 Sale Price: 0
 Tax Class: T Sale Date: 01/07/1965
 Tot Fin Area: 1909 Sale Type: P
 Tot Land Area: 0.330 Sale Valid: N
 Sewer: GLADU FRANCIS ET ALS
 Exempt-B/L% 0/0 Resid-B/L% 0/0 Comm-B/L% 0/0

Owner: ED AND ALS INC
 Address: P O BOX 280
 ASHLAND MA 01721

Road Type: 10730
 Rd Condition: 0272
 Traffic: M
 Water: PS
 Sewer: SW
 Indust-B/L% 0/0

Inspect Date: 04/05/2010
 Meas Date: 04/05/2010
 Entrance: C
 Collect Id: REB
 Inspect Reas: M
 Open Sp-B/L% 0/0

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CO	Tot Rooms:	13	Main Fh Area:	874	Attic:	N
Story Height:	2.00	Bedrooms:	6	Up Fh Area:	1035	Bsmt Area:	890
Roof:	G	Full Baths:	2	Add Fh Area:		Fh Bsmt Area:	0
Ext Wall:	AV	Half Baths:	1	Unfin Area:		Bsmt Grade:	
Masonry Trim:	T	Ext Bath Fix:	0	Tot Fin Area:	1909	Foundation:	ST
Bath Qual:		RCNLD:	136603	Kitch Qual:	T	Eff Yr Built:	1973
Mkt Adj:	0.900	Heat Type:	FA	Ext Kitch:		Year Built:	1840
Sound Value:		Fuel Type:	O	Grade:	A	Cost Bldg:	122,000
Fireplaces:	0	Bsmt Gar Cap:	0	Condition:	A	Att Str Val1:	
Central AC:	N	Bsmt Gar SF:		Pct Complete:	100	Att Str Val2:	
Att Gar SF:		%Good P/F/E/R:	/100/58	Porch Area			
Porch Type	P						
	W						

1425 SF

No Picture Available

Photo

Residential Property Record Card

Parcel ID: 014/014.0-0354-0000.0 MAP: 014.0 BLOCK: 0354 LOT: 0100.0 Parcel Address: 47 HOMER AVE FY: 2019

Use-Code: 104 Sale Price: 0.0000.0 Book: 10977 Road Type: T Inspect Date: 04/05/2010
 Tax Class: T Sale Date: 11/09/1985 Page: 0216 Rd Condition: P Mees Date: 04/05/2010
 Tot Fin Area: 2202 Sale Type: P Cert/Doc: M Entrance: C
 Tot Land Area: 0.230 Sale Valid: N Grantor: JENSEN NICKLAUS ET A Collect Id: REB
 Sewer: 100/100 Resid-B/L% 0/0 Comm-B/L% 0/0 Sewer: SW Inspect Reas: M
 Exempt-B/L% 0/0

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CO	Tot Rooms:	9	Main Fn Area:	1108	Attic:	
Story Height:	2.50	Bedrooms:	6	Up Fn Area:	1084	Bsmr Area:	1084
Roof:	G	Full Baths:	2	Add Fn Area:		Fn Bsmr Area:	
Ext Wall:	AV	Half Baths:	0	Unfin Area:	360	Bsmr Grade:	
Masonry Trim:	S	Ext Bath Fix:	0	Tot Fin Area:	2202	Foundation:	ST
Bath Qual:	0.900	RCNLD:	187428	Kitch Qual:	8	Eff Yr Built:	1973
Mkt Adj:		Heat Type:	ST	Ext Kitch:		Year Built:	1900
Sound Value:	0	Fuel Type:	O	Grade:	A	Cost Bldg:	141,700
Fireplace:	0	Bsmr Car Cap:		Condition:	A	Alt Str Val1:	
Central AC:	N	Bsmr Car SF:		Pct Complete:	100	Alt Str Val2:	
Alt Gar SF:		%Good P/F/E/R:	/100/58				

DETACHED STRUCTURE INFORMATION				VALUATION INFORMATION					
Str	Unit	Mar-1	Mar-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Coat	Class
G1	S	282		1950	A	A	55/100/55	4,200	
Current Total:	330,500	Bldg:	145,900	Land:	184,700	MktLnd:	184,700		
Prior Total:	319,300	Bldg:	136,400	Land:	182,900	MktLnd:	182,900		

