



Town of Ashland, *Inspectional Services*

October 17, 2023

Nancy Bergeron, Paul Ferraro, Vincent Ferraro
7 Cedar Hill Rd.
Ashland, Ma 01721

Re: 7 Cedar Hill Rd



Dear Folks,

This letter is to inform you that 7 Cedar Hill Rd. is located in an R-A Zone. Per the Town of Ashland Zoning Ordinances, the setback requirements are 40 ft front yard, 10 ft side yard and 30 ft rear yard setbacks.

The plot plan provided with the permit application shows a proposed detached garage to be built in the right hand corner of the lot, with a 5' setback from the rear property line and a 10 ft setback on the side property line.

Per section 4.1.3, Accessory Structures: Accessory structures may not be placed within required yards..... A permitted one-story accessory structure may be located within a required rear yard, provided that it occupies not more than 30% of either the required or actual yard, and further required that it is not located within ten (10) ft from any property line.

It appears you might exceed the 30% threshold and you will be required to apply for relief from the rear yard setback through the Ashland Zoning Board of Appeals.

Sincerely,


Douglas Scott
Building Commissioner