



March 21, 2024

Adebayo Ajala  
16 Windsor Dr.  
Ashland, MA 01606

Re: 16 Windsor Rd. addition

Dear Mr. Ajala,

Your Building Permit application to add an addition to the right side of your house has been denied. From the paperwork submitted it appears that your existing house is considered to be pre-existing non-conforming.

Your home is located in an RA Zoning District, which requires a 40-foot front yard setback, 10-foot side yard setbacks and 30-foot rear yard setbacks.

Your house appears to encroach on the front yard setback, making this pre-existing non-conforming.

It is my understanding that the addition you are planning will be aligned with the existing house, which is not allowed by right.

You also show that the addition will have a bulkhead that will encroach upon the right side yard setback.

To alter or change a pre-existing non-conforming structure and create more non-conformities, you will need to go before the Zoning Board of Appeals for the granting of a Special Permit per section 9.2 and 3.3 of the Town of Ashland Zoning Ordinances.

You will be required to have a survey done by a surveyor to verify all dimensions, at the time of the survey you should have the foundation marked out to make sure you do not go over the setbacks any more than that approved by the ZBA.

Sincerely,

Douglas Scott  
Building Commissioner

