



Town of Ashland, *Inspectional Services*

December 9, 2024

Mr. George Connors
10 Southwest Cutoff
Northborough, MA 01532

Re: 35 Nickerson Rd. Variance request



Dear Mr. Connors,

I have read through your revised request for the desire to build a new commercial structure behind the existing single family home located at 35 Nickerson Rd. _____

- You need to file for a Special Permit from the Zoning Board of Appeals to change the residence to a commercial building. You cannot have two principle uses on the same lot.
- You would be required to apply for a variety of dimensional variances for the existing SFH.
- You would need to apply for a variety of dimensional variances for the proposed new structure. Please keep in mind that you are creating your own dimensional issues by designing the building to not fit on the lot to meet the zoning ordinance setback requirements.
- The new building would be required to meet all the zoning requirements in that zone which is zoned Industrial.
- Again, as a reminder, you would not be able to keep the existing building as residential, it would be required to be converted to a commercial use.

As for the dimensional variances for the existing house, the Board may act on them but must only grant the request for relief if they specifically find that circumstances relating to the soil conditions, shape of the lot or topography of such land or structures affect such structures or land but not generally affecting the zoning district in which it is located, creating a substantial hardship, financial or otherwise to the petitioner without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.



Sincerely,

Douglas Scott
Building Commissioner

Cc: Zoning Board of Appeals
