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ZBA APPLICATION

Appendix – 128 Olive St

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Resident of Ashland, MA

Description of the Relief Sought:

We are seeking two reliefs:

1. **Rebuilding our shed within the setback line:** the shed stays in its position inside the setback, but it would be realigned with the property line. We estimate the shed to be about 50 to 60 years old and is now mostly unsafe: rotten and infested with insects.
2. **Building a 2-car garage addition with living space above partially within the front setback line:** This would change the front distance of the property line from 31' to 22', and expand towards the northwest side of the property while respecting the 10' side setback.

Justification for why the application should be approved:



The house was built in 1955 with an addition assumed to have been built in the late 1960s or early 1970s from the wiring and material used. The lot is a parallelogram overlaid on a steep terrain (near Zachary Hill).

Over the years since the construction of the house, the traffic has noticeably increased on Olive St. A testimony to a bygone quieter era when Olive St. was less busy is an old basketball hoop attached to the pole between 124 and 128 Olive St. With today's traffic it is impossible for someone to even consider playing basketball in the street, and with the steep terrain of 128 Olive St. it is also impossible to allow children to play in the front yard in

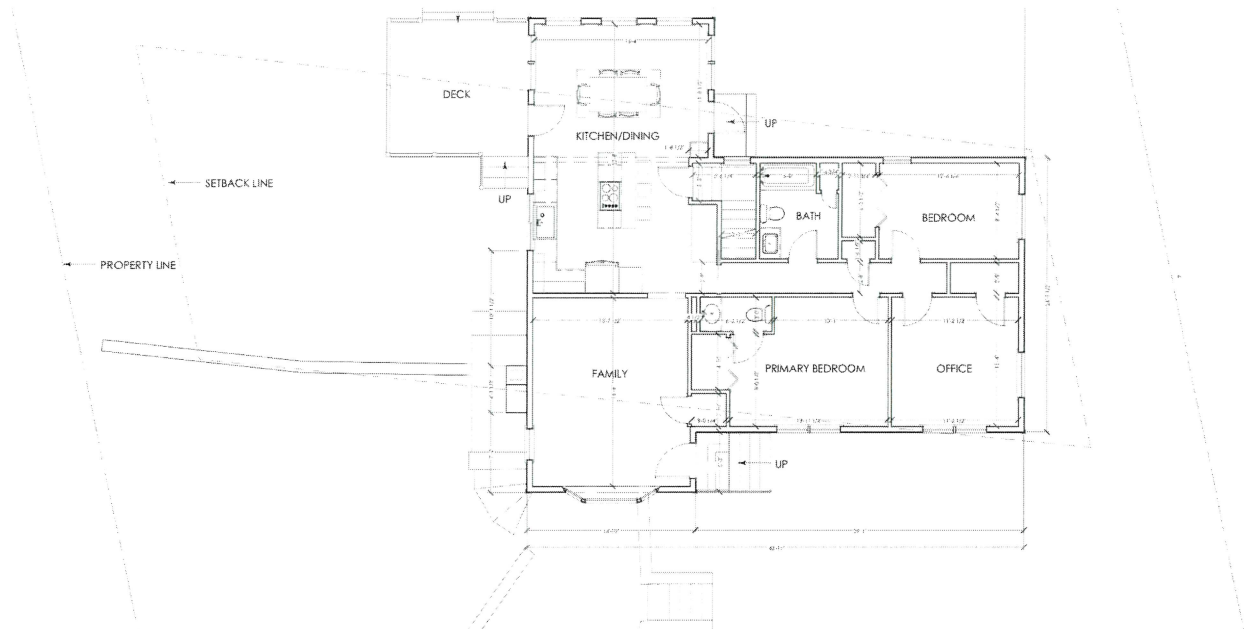
case the activity led them to inadvertently wander in the street.

We bought 128 Olive St. in 2018 as a couple without children while both of us were working outside of the house. Now, we both work from home, and in June will be a family of 4. Our 1350 sq. ft. 3-bedroom house with a small space for an office in the basement is now at capacity, and it cannot support the family expansion while we both work from home. The 1-car garage is antiquated per today's requirement and cannot accommodate today's vehicle. Here are the main reasons leading to the design we are presenting for approval of a variance:

- The garage characteristics with a very low ceiling, poor ventilation, and no drainage is not conducive to using it for the purpose of parking today's car. We plan to add the 2-car garage to resolve these issues.
- The driveway is steep and difficult to climb for people with reduced mobility and children. It is also dangerous in cold temperature due to black ice and snow build up. Kids cannot play on it because it aggressively rolls directly into the street. We want to level the driveway so it reduces the risks and improve its usability.
- The lot is small and has only a small portion that is flat, useable, and safe for children to play. This is why we want to build toward the street instead of further into the setback. The flat area at the back is very important to us.
- Adding space on the first floor to expand the main living room to have space for everyone together.
- The second floor add a separate area that would accommodate visiting family members. An ADU in spirit without the kitchen amenities.

Existing use and condition of the property and surrounding neighborhood

The property is a single-family house that's not compliant with the bylaw's setbacks in lot size; frontage of the street; as well as front and back because it predates the bylaws as shown in the image below.



The shed is on the north side of the lot, and along with the shed on the Creighton property, create a privacy barrier between the 2 lots.





Olive Street is a scenic road and a portion abut Ashland State Park. The property is in a neighborhood with a build heritage that mostly pre-dates the town bylaws and where houses have been build closer to the street on smaller lot than prescribed by the current bylaws. A non-professional survey of the house nearby 128 Olive St shows this trend. Including easement, many houses walking north towards 135 are closer to the street than 128 Olive St. The measurement was made in good faith to show general trends.

Neighboring House number	Distance from the road edge in feet to the closest corner, rounded down to the nearest integer
128 (current)	44
128 (proposed)	35
124	44
118*	20
111*	24
108	40
107*	31
97*	37

* Closer or approximately at the same distance from the street as the proposed addition

Looking at 124 and 128 Olive St from the side of the road



Picture of other houses nearby 128 Olive St for reference



