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3-17-25



Zoning Board of Appeals
Ashland Ma.
101 Main St
Ashland, Ma.01721

Subject: Request for Special Building Permit – 169 Pleasant St

Dear Members of the Zoning Board,

I am writing to formally request a special building permit for my property located at 169 Pleasant St. The proposed project involves demolition of 2 family unit in the front of property followed by the new construction of a duplex unit on the same footprint with attached one car garages on either side Will also attach one car garages to rear existing newer duplex.. Due to a section 6 finding, I am seeking approval from the board to proceed.

The purpose of this project is to replace a dilapidated uninhabited structure and replace it with brand new structure that will enhance the surrounding property values. I have carefully reviewed local zoning regulations and believe that my request aligns with the broader goals of the community, including the benefits of increasing housing options

To support this request, I have included site plans and architectural drawings. I am happy to provide any additional information the board may require and am available to discuss this matter further at your next board meeting.

I appreciate your time and consideration of my application. I respectfully request the opportunity to present my case at the next board meeting available. Please let me know if there are any steps, I need to take to facilitate this process.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
James MacDonald

Owner of property and GC of construction company

JMAC Development Corp Natick