



Case No.: _____

**Town of Ashland
Planning Department**

101 Main St.
Ashland, MA 01721
508.881.0101

ashlandmass.com/316/Zoning-Board-of-Appeals

Application to Zoning Board of Appeals

Note: Application must be complete, with a certified plot plan and all application fees to be accepted.

1. Property Information:

Street Address: 167 Pleasant St. Ashland, MA 01721

Zoning District: _____ Overlay District: _____

Assessor's Map: 13 Lot: _____ Deed Book: 45817 Page: 0038

Current Property Owner*: James M MacDonald

2. Permit/Approval Sought:

Special Permit (Section 9.3) _____ Amendment to Special Permit (Section 9.3) _____ Variance (Section 9.2.2.2)

_____ Appeal of Building Inspector Decision (M.G.L. Ch. 40A) _____ Comprehensive Permit (M.G.L. Ch. 40B)

Use Type: Residential: Commercial: _____ Industrial: _____

3. Applicant Information: Owner: Tenant: _____ Prospective Purchaser/Tenant: _____

Name: James M MacDonald

Address: 45 Beacon St. Natick, MA 01760

Phone: 508-294-5250 Email: jimmymac26@verizon.net

Agent's Name: _____

Agent's Address: _____

Agent's Phone: _____ Agent's Email: _____

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: Yes

Is the parcel on a scenic road?: NO

Is this an amendment to a previously issued Special Permit? (attach approved permit): NO

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1910

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: Yes

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5. Description of the Relief Sought: (Attach Letter of Denial of Building Permit.)

Seeking approval to demolish a dilapidated building and construct a new duplex residential building.

What specific zoning bylaws is this application associated with?: Section 6 Findings

6. Justification for why the application should be approved:


The new duplex will be staying within the footprint of the existing structure. We are not increasing the non-conformity.

7. Existing use and condition of the property and surrounding neighborhood: (Please list all relevant non-conformities.)

Two family structure with an attached duplex in rear with a total of four units. Existing condition of front unit is poor. Surrounding neighborhood is mix of residential / commercial / industrial.


By signing below you assert this application is complete and accurate to the best of your knowledge:

Signatures:

Applicant/Agent:  Applicant's Name: James MacDonald

Email Address: jimmymac26@verizon.net Phone Number: 508-894-5250

Agent's Relationship to Applicant: _____ Firm: _____

Owner:  Owner's Name: James MacDonald

*Note: If the applicant is not the owner, the owner **MUST** sign above or submit a letter of permission with the application.