



Case No.: VA5-18

**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: 85 Myrtle
Zoning District: 9 Residential/VZA Overlay District: -
Assessor's Map: 9 Lot: 246 Deed Book: 57859 Page: 0140
Current Property Owner*: Joseph Keefe

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: Joseph Keefe
Address: 85 Myrtle St. Ashland, MA
Phone: 5086415070 Email: JoeElectric050981@yahoo.com
Agent's Name: Thomas McCarrick
Agent's Address: 50 Woodland Rd, Ashland, MA
Agent's Phone: 5088164714 Agent's Email: ULLCINC@yahoo.com

4. Additional Information:

Are all real estate taxes and other assessments to the Town current?: yes
Is the parcel on a scenic road?: yes
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.): House 1965
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: NO

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

Allow 6' Minimum into side setback with 24x24' detached garage

What specific zoning bylaws is this application associated with?: Chapter 282 Section 4.1 side setback less than 10'

6. Justification for why the application should be approved:

Existing House placement and existing driveway do not allow for construction of detached garage within 10' setback to be of any practical use.

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

Single family home approx 1,100 sqft. on undersized lot. 2 Adjacent lots used for commercial use.

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

Signatures:

Applicant/Agent: [Signature] Applicant's Name: Joseph Keefe

Email Address: ULLCINC@yahoo.com Phone Number: 5088164714

Agent's Relationship to Applicant: Contractor Firm: _____

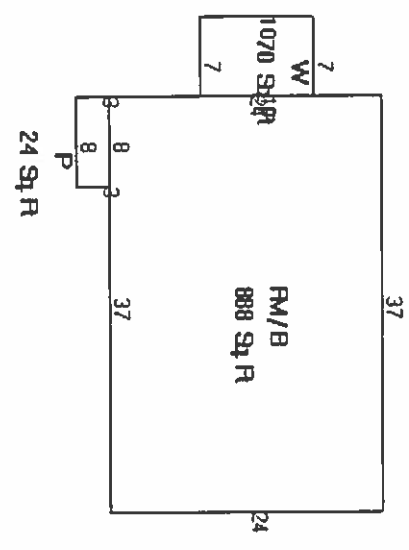
Owner: [Signature] Owner's Name: Joseph Keefe

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

Residential Property Record Card

Parcel ID: 014/009.0-0288-0000.0	MAP: 009.0	BLOCK: 0288	LOT: 0000.0	Parcel Address: 85 MYRTLE ST	FY: 2018
PARCEL INFORMATION	Use-Code: 101	Sale Price: 195,000	Book: 57859	Road Type: T	Inspect Date: 03/12/2009
Owner: KEEFE JOSEPH P	Tax Class: T	Sale Date: 11/14/2011	Page: 0140	Rd Condition: P	Meas Date: 03/12/2009
Address: 85 MYRTLE ST	Tot Fin Area: 888	Sale Type: P	Cert/Doc: N	Traffic: M	Entrance: X
ASHLAND MA 01721	Tot Land Area: 0.160	Sale Valid: N	Grantor: GOULD BENJAMIN & JO A	Water: PS	Collect Id: REB
	Sewer: Exempt-B/L % 0/0	Resid-B/L % 100/100	Comm-B/L % 0/0	Sewer: SW	Inspect Reas: S
				Indust-B/L % 0/0	Open Sp-B/L % 0/0

RESIDENCE INFORMATION				LAND INFORMATION			
Style: RN	Tot Rooms: 5	Main Fn Area: 998	Attic: N	NBHD CODE: 343	NBHD CLASS: 1	ZONE: 30	
Story Height: 1.00	Bedrooms: 2	Up Fn Area: 888	Bsmt Area: 888	Seg Type: P	Code: 101	Sq-ft: 7000	Acres: 0.160
Roof: G	Full Baths: 1	Add Fn Area: 0	Fn Bsmt Area: 0				
Ext Wall: AB	Half Baths: 0	Unfn Area: 0	Bsmt Grade: CN				
Masonry Trim: S	Ext Bath Fix: 0	Tot Fin Area: 888	Foundation: 1974	Current Total: 264,500	Bldg: 78,400	Land: 186,100	MkLnd: 186,100
Bath Qual: S	RCNLD: 78375	Kitch Qual: S	Eff Yr Built: 1965	Prior Total: 259,400	Bldg: 73,300	Land: 186,100	MkLnd: 186,100
Mkt Adj: Sound Value: 1	Heat Type: FA	Ext Kitch: A	Year Built: 1965				
Fireplace: 1	Fuel Type: 0	Grade: A	Cost Bldg: 78,400				
Central AC: N	Bsmt Gar Cap: 0	Condition: A	Alt Str Val1: 100				
Alt Gar SF: P	Bsmt Gar SF: %Good P/F/E/R: 100	Pct Complete: 100	Alt Str Val2: 100				
Porch Type: P	Porch Area: 24	Porch Grade Factor: 70					



No Picture Available

Photo

May 16, 2018

To The Planning Board
85 Myrtle Street
Joseph P. Keefe
Abutters To Map 9 Parcel 288

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
09-032-00-000	12 WEST MOUNTAIN LN	BEN-MAOR DAVID	LESLIE F ROSENBERG BEN-MAOR	12 WEST MOUNTAIN LN	ASHLAND	MA	01721
09-033-00-000	8 WEST MOUNTAIN LN	BEATON ARCHIE C	CAROLYN A M BEATON	8 WEST MOUNTAIN LN	ASHLAND	MA	01721
09-034-00-000	4 WEST MOUNTAIN LN	CARUSO MICHAEL P	AMY K CARUSO	4 WEST MOUNTAIN LN	ASHLAND	MA	01721
09-035-00-000	98 MYRTLE ST	LIKOWSKI ROMUALD	JOANNA LIKOWSKA	98 MYRTLE ST	ASHLAND	MA	01721
09-036-00-000	94 MYRTLE ST	LONG TERM CENTERS OF NEW ENGLAND INC		84 MYRTLE ST	ASHLAND	MA	01721
09-037-00-000	84 MYRTLE ST	LONG TERM CENTERS OF NEW ENGLAND INC		84 MYRTLE ST	ASHLAND	MA	01721
09-038-00-000	0 MYRTLE ST	LONG TERM CENTERS OF NEW ENGLAND INC		84 MYRTLE ST	ASHLAND	MA	01721
09-039-00-000	74 MYRTLE ST	DEMMA KENNETH A		74 MYRTLE ST	ASHLAND	MA	01721
09-044-00-000	11 BLUEBERRY HILL LN	DEPAOLO MICHAEL A	ASHLEY P DEPAOLO	11 BLUEBERRY HILL LN	ASHLAND	MA	01721
09-275-00-000	9 BARRY DR	LEWIS STEPHEN	MELANIE WOLF LEWIS	9 BARRY DR	ASHLAND	MA	01721
09-276-00-000	15 BARRY DR	ROCKWOOD ELISABETH W		15 BARRY DR	ASHLAND	MA	01721
09-278-00-000	22 BARRY DR	MANGIARATTI JOSEPH P	JENNIFER L MANGIARATTI	22 BARRY DR	ASHLAND	MA	01721
09-279-00-000	18 BARRY DR	DROZECK MARK D		18 BARRY DR	ASHLAND	MA	01721
09-280-00-000	14 BARRY DR	COTTON MICHAEL J	LISA M COTTON	14 BARRY DR	ASHLAND	MA	01721
09-281-00-000	10 BARRY DR	COHEN ROBERT M	PATRICIA COHEN	10 BARRY DR	ASHLAND	MA	01721
09-282-00-000	6 BARRY DR	ASSENCOA JOSEPH J JR	LAROCHELLE KAREN M	6 BARRY DR	ASHLAND	MA	01721
09-284-00-000	73 MYRTLE ST	NELSON JOHN P JR		73 MYRTLE ST	ASHLAND	MA	01721
09-285-00-000	75 MYRTLE ST	PLOTT'S JEFFREY A	SUSAN B PLOTT'S	75 MYRTLE ST	ASHLAND	MA	01721
09-286-00-000	79 MYRTLE ST	BRINKMAN BARTHOLOMEW A	COYNE COLLEEN A	79 MYRTLE ST	ASHLAND	MA	01721
09-287-00-000	83 MYRTLE ST	GOUVEIA REINALDO C	DUTRA ANA L	83 MYRTLE ST	ASHLAND	MA	01721
09-289-00-000	89 MYRTLE ST	NICASIO ROBERT		89 MYRTLE ST	ASHLAND	MA	01721
09-290-00-000	99 MYRTLE ST	FERGUSON JAMES A		99 MYRTLE ST	ASHLAND	MA	01721
14-158-00-000	5 BARRY DR	KENNEDY ERIN M		5 BARRY DR	ASHLAND	MA	01721

The above reflects the latest information available on our records.



Richard E. Ball, M.A.A.
Assistant Assessor

Date 5/16/18

Building Permits (V3.0) No file chosen**Upload: Plot Plan** No file chosen**Upload: Utility Disconnect Certificate** No file chosen**Upload: ZBA** No file chosen

APPROVALS

STAFF ONLY - Permit Status:

- Application
- Additional Information Required
- Application Fee Established
- Department Approvals Completed
- Permit Denied
- Permit Issued
- Closed

NEXT STEPS:

1. The Building Department will be notified by email when you save this application record (below).
2. If additional information is required, you will be notified by email (if provided above) and provided with a web-link that will bring you back into this record to provide that additional information.
3. If no additional information is required, the Building Department will set the Application Fee and you will be notified by email (if provided above). At this time, you can visit the Public Permits Web Portal (http://www.mapsonline.net/ashlandma/town_payments), enter your address, and pay for your application.

Send Email to Applicant Requesting Additional Information?

- Yes
- No

Additional Information Required: *

variance required for side setback does not meet the standard 10 foot setback according to the plot plan supplied.-APPLICATION FOR GARAGE -DENIED- 04-20-2018-MPC

Record: 7963 of 8003     