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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: 9 Taggart Court

Zoning District: CA Overlay District: \_\_\_\_\_

Assessor's Map: 7 Lot: 195 Deed Book: 37584 Page: 382

Current Property Owner\*: Christopher + Cheri Boulanger

**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: Christopher + Cheri Boulanger

Address: 9 Taggart Court, Ashland, MA, 01721

Phone: 617-869-9003 Email: christopher.boulanger@gmail.com

Agent's Name: Peter Conrad Kavenson

Agent's Address: P.O. Box 3150, Natick, MA, 01760

Agent's Phone: 508-453-2700 Agent's Email: peter@newenglandsunrooms.net

**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.): 1998

Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: no

**#6 Justification for why the application should be approved:**

Homeowner wishes to add a sunroom/screened porch for relief from airborne allergies, insects and SAD, (seasonal affective disorder) The sunroom will provide a protective "safe space" with glass, screens and light for maximum relief.

Although homeowner has a 30 sq. ft. lot, the newly proposed sunroom will not be visible to existing neighbors. Location of sunroom is the only viable location on the property due to where the house was constructed in corner of lot away from drainage easement. The lot is a single-family residential dwelling, located on the east side of the property and they are west of the lot drainage easement.

Case No. \_\_\_\_\_

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

We applied for permit and was denied. Rec'd check back on 8/27/18. Rear setback relief from 30' to 14'.

What specific zoning bylaws is this application associated with?: Sec 4.11 dimensional requirements, chapter 22A zoning by laws.

**6. Justification for why the application should be approved:**

Homeowner wishes to add sunroom/screened porch for relief from airborne allergies + insects. And sad, (seasonal affectiveness disorder) The sunroom will provide a protective, "safe space" with glass, screens and light for maximum relief. (see attached #6)

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

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

**Signatures:**

Applicant/Agent: [Signature]

Applicant's Name: Peter C. Larson

Email Address: peter@newengland

Phone Number: 508-653-2100

Agent's Relationship to Applicant: Contractor

Firm: New England Sunrooms

Owner: [Signature]

Owner's Name: Christopher + Cheri Ballanger

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