



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: 229 East Union St.

Zoning District: RA Overlay District: _____

Assessor's Map: 16 Lot: 4 Deed Book: 20897 Page: 572

Current Property Owner*: Robert Gonfrade & Yvonne Tuck

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: Paul F. Barbieri

Address: 5 Barbieri Rd Framingham, Ma 01702

Phone: 774-217-3338 Email: pfb153@yahoo.com

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): _____

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1900

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

Case No. _____

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

Seeking relief from the required 150' frontage required to build a new home.

We only have 149.06' of the required 150' We are 11" short.

What specific zoning bylaws is this application associated with?:

Chapter 282 Section 4.1.1 dimensional requirement in RA zoning district

6. Justification for why the application should be approved:

The frontage is only 11" short and the interior of the house has been seriously neglected due to age of the of the former owner, Lilliane Gonfrade, who died a short time ago. From # 187 East Union to the Framingham Town line there are 13 houses on the East side of the street and not one of them has 150' of frontage on East Union St. The most recent house built was by the Ronconi family at #207 East Union and that lot has only 112' of frontage.

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

Existing use is single family which needs attention. The lot is overgrown and there is a collapsed chicken coop at the rear of the property that needs to be removed. Surrounding homes are well kept and cared for. It would be an asset to the neighborhood if we were allowed to remove the overgrowth and build a new single family home.

Relevant non-conformities are listed above.

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

Signatures:

Applicant/Agent: Paul F. Barbieri Applicant's Name: Paul F. Barbieri

Email Address: pfb153@yahoo.com Phone Number: 774-217-3338

Agent's Relationship to Applicant: _____ Firm: _____

Owner: [Signature] Owner's Name: Robert J. Gonfrade

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

Permit No. ###
 Applic No. BPA-2018-958
 Record Status: Denied
 Balance Due: 160.00

Please Select a Proposed Use: *

- Residential (One- or Two-Family Dwelling)
- Commercial (Any Building other than a One- or Two-Family Dwelling)

Now Select a Permit Category: *

-- select one -- ▼

Property Address:

Street Name: *EAST UNION* ▼
 Street Number: *229* ▼ Unit: ▼

This Application will Require Contact Information for the Property Owner and Contractor (if applicable). Please indicate which Party will be the Primary Applicant: *

- Contractor
- Owner

Project Name (automated):

###

- PROPOSED WORK
- PROPERTY INFORMATION
- OWNER INFORMATION
- CONTRACTOR INFORMATION
- FOUNDATION PERMIT
- FEES & PAYMENTS

Contractor's Digital Signature: *

By checking this box, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

REQUIRED DOCUMENTS

The following documents are required for the category of building permit selected above. The Town WILL NOT review your application until ALL documents are uploaded.

STAFF ONLY - Required Documents (staff will determine all documents required for this application):

- Building Plan
- Plot Plan
- Utility Disconnect Certificate
- Fire Protection Plan
- Sprinkler Plan
- ZBA

The following documents have been determined necessary for the category of building permit selected above. All required documents must be uploaded and/or provided to the Town prior to application review.

Upload: Building Plan

Building Plan - January 2, 2019 ✖

Choose File No file chosen

Upload: Fire Protection Plan

Choose File No file chosen

Upload: Sprinkler Plan

Choose File No file chosen

Upload: Plot Plan

Plot Plan - January 2, 2019 ✖

Choose File No file chosen

Upload: Utility Disconnect Certificate

Choose File No file chosen

Upload: ZBA

Choose File No file chosen

STAFF ONLY - Permit Status:

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

If Permit is Denied, use this space for explanation:

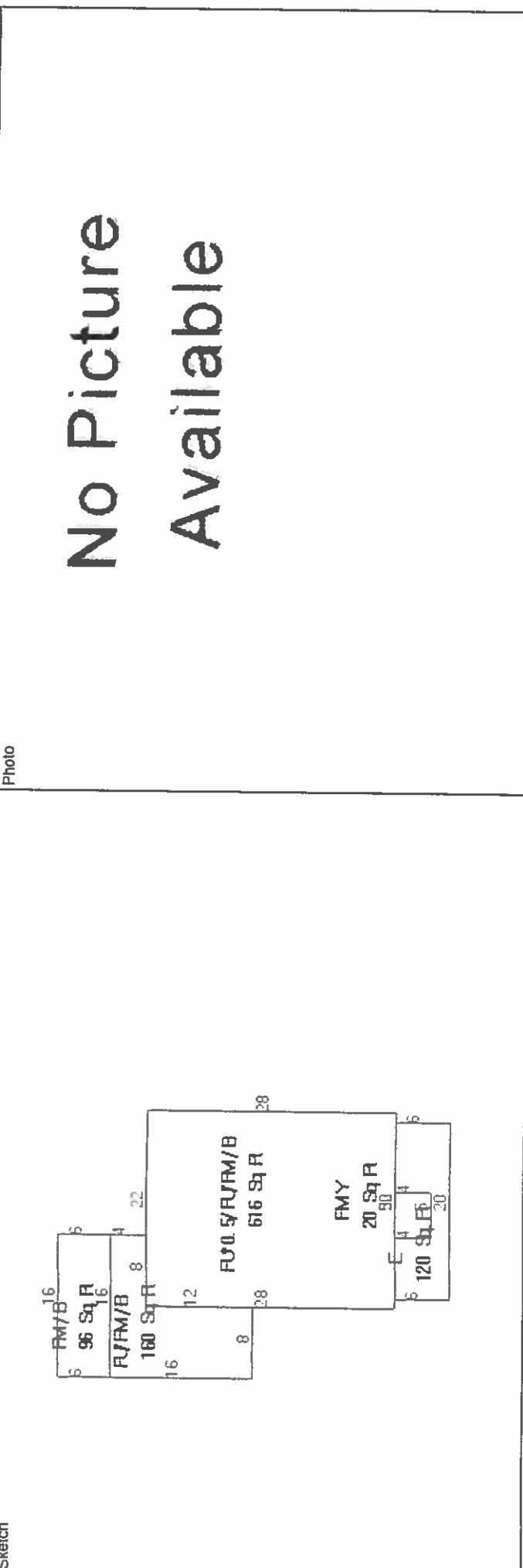
Plot plan received 1/2/2019
 Non conforming lot - DENIED - NOT ENOUGH FRONTAGE. 1/2/2019
 NEEDS ZONING BOARD APPROVAL FOR RELIEF OF FRONTAGE. Requires

Residential Property Record Card

Parcel ID: 014/016.0-0004-0000.0 MAP: 016.0 BLOCK: 0004 LOT: 100 0000.0 Parcel Address: 229 EAST UNION ST FY: 2019

Use-Code: 101 Sale Price: 100 Book: 20897 Road Type: T Inspect Date: 04/28/2010
 Tax Class: T Sale Date: 12/04/1990 Page: 0572 Rd Condition: P Meas Date: 04/28/2010
 Tot Fin Area: 1976 P Sale Type: A Cert/Doc: M Entrance: X
 Tot Land Area: 0.707 A Sale Valid: A Grantor: GONFRADE C & R J PS Collect Id: REB
 Sewer: Gonfrade C & R J Resid-B/L% 100/100 Comm-B/L% 0/0 Indust-B/L% 0/0 Inspect Reas: M
 Exempt-B/L% 0/0

RESIDENCE INFORMATION				LAND INFORMATION			
Style:	CO	Tot Rooms:	8	NBHD CODE:	303	NBHD CLASS:	1
Story Height:	2.00	Main Fn Area:	892	Seg	Type	Code	Zone
Roof:	G	Up Fn Area:	1084	1	P	101	R1
Ext Wall:	AS	Add Fn Area:		2	R	101	
Masonry Trim:	T	Unfin Area:		DETACHED STRUCTURE INFORMATION Str Unit Msr-1 Msr-2 E-Yr-Blt Grade Cond %Good P/F/E/R Cost Class SE S 1008 1900 A F 55/100/55 2,200			
Bath Qual:		Tot Fin Area:	1976	VALUATION INFORMATION Current Total: 370,900 Bldg: 163,800 Land: 207,100 MklLnd: 207,100 Prior Total: 358,200 Bldg: 153,300 Land: 204,900 MklLnd: 204,900			
Mkt Adj:		Kitch Qual:	T				
Sound Value:		Ext Kilch:	A				
Fireplace:		Grade:	G				
Central AC:	N	Condition:	G				
Att Gar SF:		Pct Complete:	100				
Porch Type:		%Good P/F/E/R:	/100/69				
		Porch Area:	120				



January 15, 2019

To The Zoning Board Of Appeals
229 East Union Street
Lilliane Gonfrade
Abutters To Map 16 Parcel 4

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
15-180-00-000	224 EAST UNION ST	HEBB JEFFREY J	MELINDA S HEBB	224 EAST UNION ST	ASHLAND	MA	01721
15-181-00-000	218 EAST UNION ST	SOUSA MARCOS VINICIOUS		218 EAST UNION ST	ASHLAND	MA	01721
16-001-00-000	228 EAST UNION ST	CURTIS MATTHEW	TERESA M CURTIS	228 EAST UNION ST	ASHLAND	MA	01721
16-002-00-000	232 EAST UNION ST	BAGCHEE ANJAN	FALGUNI B BAGCHEE	232 EAST UNION ST	ASHLAND	MA	01721
16-003-00-000	225 EAST UNION ST	OSTERHOUT GARY J	GRI ICHEN W OSTERHOUT	225 EAST UNION ST	ASHLAND	MA	01721
16-005-00-000	233 EAST UNION ST	CAREY ANN M	TIMOTHY F CAREY	233 EAST UNION ST	ASHLAND	MA	01721
16-006-00-000	0 EAST UNION ST	BARBIERI THOMAS	JUDITH BARBIERI	15 DAISLEY PLACE	FRAMINGHAM	MA	01701
16-007-00-000	0 EAST UNION ST REAR	BARBIERI PAUL F		5 BARBIERI RD	FRAMINGHAM	MA	01701
16-008-00-000	0 EAST UNION ST REAR	BARBIERI THOMAS M		11 DAISLEY PLACE	FRAMINGHAM	MA	01701
16-009-00-000	2 LEARNED RD	TUCK YVONNE A	G TUCK & DAY N TRS YVONNE A TUCK I	2 LEARNED RD	ASHLAND	MA	01721
16-010-00-000	7 SHORE RD	DEMERS NICOLE M		7 SHORE RD	ASHLAND	MA	01721
16-011-00-000	10 LEARNED RD	BRATICA ALBERT	SUSAN H BRATICA	143 CEDAR ST	MILFORD	MA	01757
16-012-00-000	0 EAST UNION ST REAR	BARBIERI THOMAS M		11 DAISLEY PLACE	FRAMINGHAM	MA	01701
16-013-00-000	1 SHORE RD	GONFRADE ROBERT J & JOAN M		1 SHORE RD	ASHLAND	MA	01721
16-014-00-000	2 SHORE RD	RICHARDS TERI A	TRSTS JOAN M GONFRADE LIVING TR	2 SHORE RD	ASHLAND	MA	01721
16-015-00-000	4 SHORE RD	GREALEY BRUCE G & WALSH VICKI LLE		4 SHORE RD	ASHLAND	MA	01721
16-030-00-000	217 EAST UNION ST	KESLER AARON B	TRUSTEES BRUCE G GREALEY FAMILY TR	217 EAST UNION ST	ASHLAND	MA	01721
16-031-00-000	219 EAST UNION ST	PANSIRE LINDA E	GARTE-WOLF STEVEN I	219 EAST UNION ST	ASHLAND	MA	01721
16-032-00-000	221 EAST UNION ST	FAUCHER ARIANNA		221 EAST UNION ST	ASHLAND	MA	01721
16-033-00-000	11 LEARNED RD	BAIN MATTHEW R	ELLISON HERBERT	11 LEARNED RD	ASHLAND	MA	01721
16-034-00-000	15 LEARNED RD	LELAND JENNIFER HENRY	KATHRYN M BAIN	15 LEARNED RD	ASHLAND	MA	01721
			RAYMOND NATHAN	15 LEARNED RD	ASHLAND	MA	01721

The above reflects the latest information available on our records.



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



Date

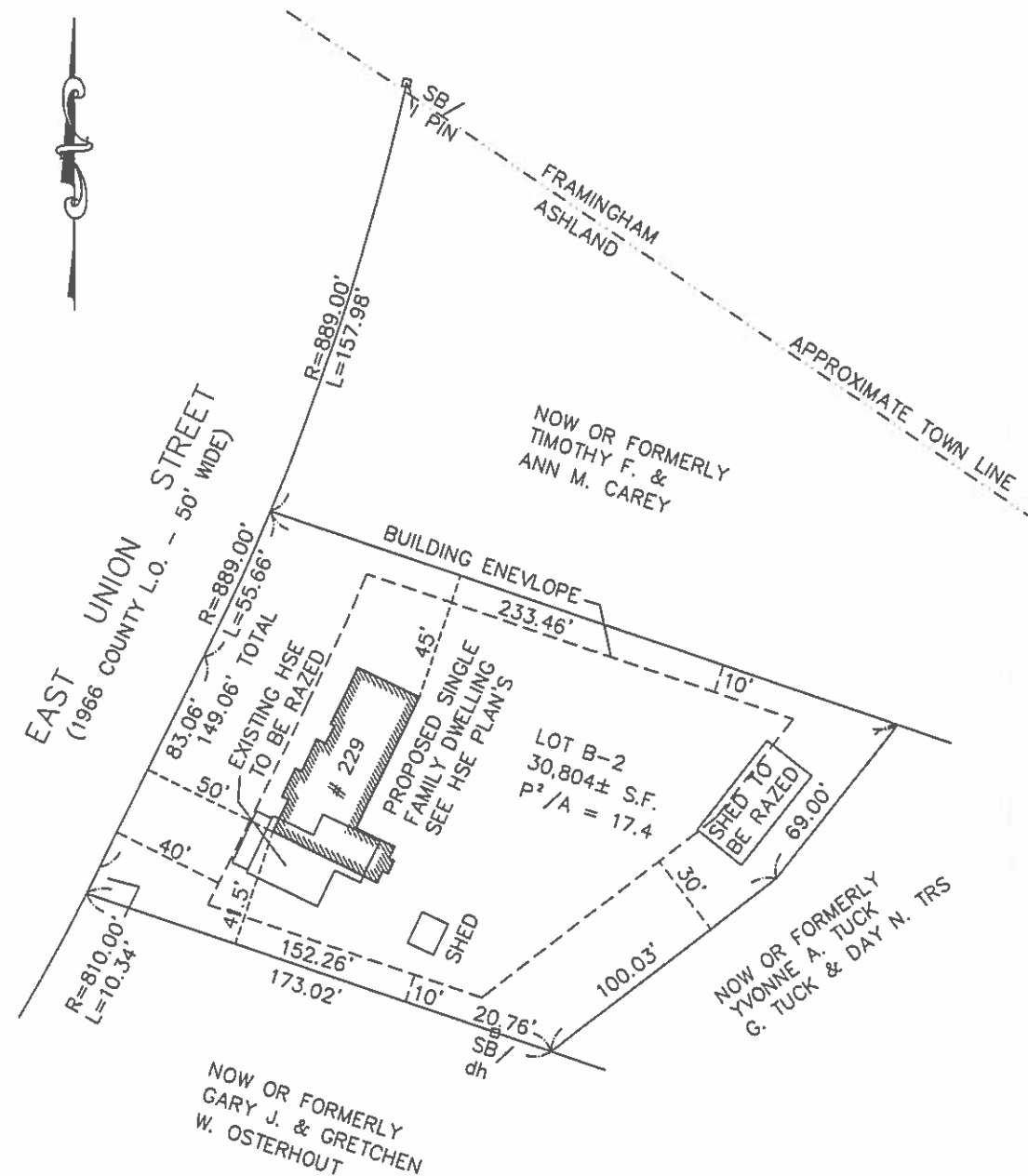
THIS PLAN IS FOR PERMITTING PURPOSE ONLY. FURTHERMORE IT IS NOT TO BE USED FOR THE PHYSICAL ESTABLISHMENT OF PROPERTY LINES AND/OR CERTIFICATION OF FENCES, PLANTINGS, PAVED AREAS, UTILITIES, SHEDS, ETC., OR THE CONSTRUCTION OF ADDITIONAL STRUCTURES ON THE LOT.

PLAN REFERENCE:
 PLAN NUMBER 472 OF 1990
 BOOK 20581 PAGE 511

DEED REFERENCE
 BOOK 7291 PAGE 370
 BOOK 15758 PAGE 004
 BOOK 20897 PAGE 572

ZONING: RESIDENTIAL "A"
 MIN LOT AREA = 30,000 SQ. FT.
 MIN LOT FRONTAGE = 150.00'
 FRONT SETBACK = 40'
 SIDE SETBACK = 10'
 REAR SETBACK = 30'

SEE VARIANCE NO. 89-11 SIGN BY THE ASHLAND TOWN CLERK ON AUGUST 10, 1989



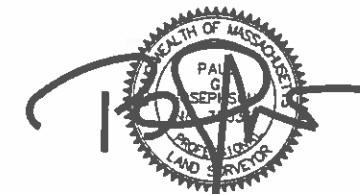
PLOT PLAN
 IN
 ASHLAND, MASSACHUSETTS
 PROPERTY: 229 EAST UNION STREET
 ASHLAND, MASSACHUSETTS
 (TOM BARBIERI)

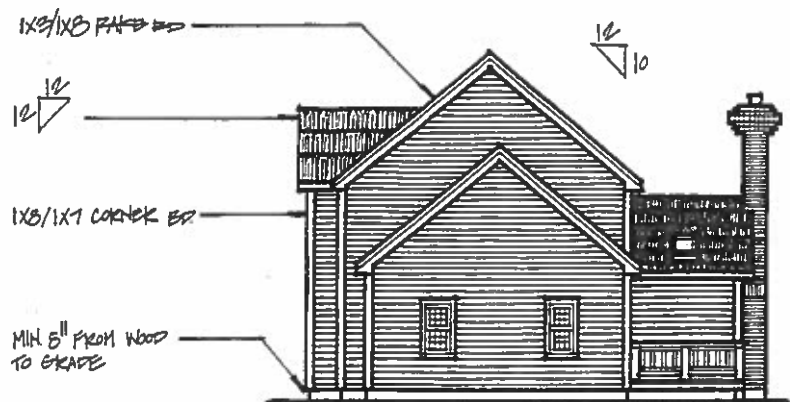
SCALE: 1"=40' JANUARY 23, 2019

P.N. ASSOCIATES, INC.
 310 OAK STREET
 SHREWBURY, MA. 01545
 (508-958-2914)

I CERTIFY THAT THE BUILDINGS SHOWN HEREON DO NOT LIE WITHIN A FEDERALLY DESIGNED FLOOD HAZARD AS DEFINED ON THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP FOR THE TOWN OF ASHLAND, MASSACHUSETTS.

TOWN OF ASHLAND FIRM MAP
 COMMUNITY PANEL NUMBER
 250-17C-0518F
 JULY 7, 2014
 ZONE X

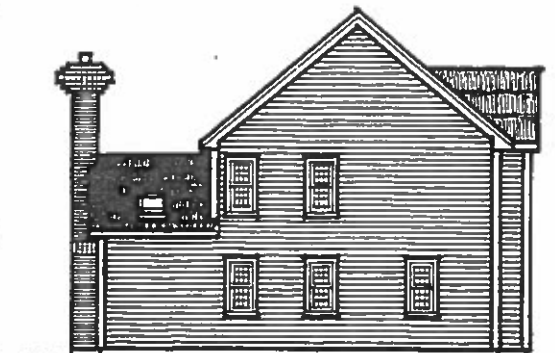




RIGHT SIDE ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT SIDE ELEVATION 1/8"=1'-0"

2236 SF

SHANE
STRUCTURES

P.O. Box 81 Hopkinton, MA 01748 Phone/Fax: 888-523-7129

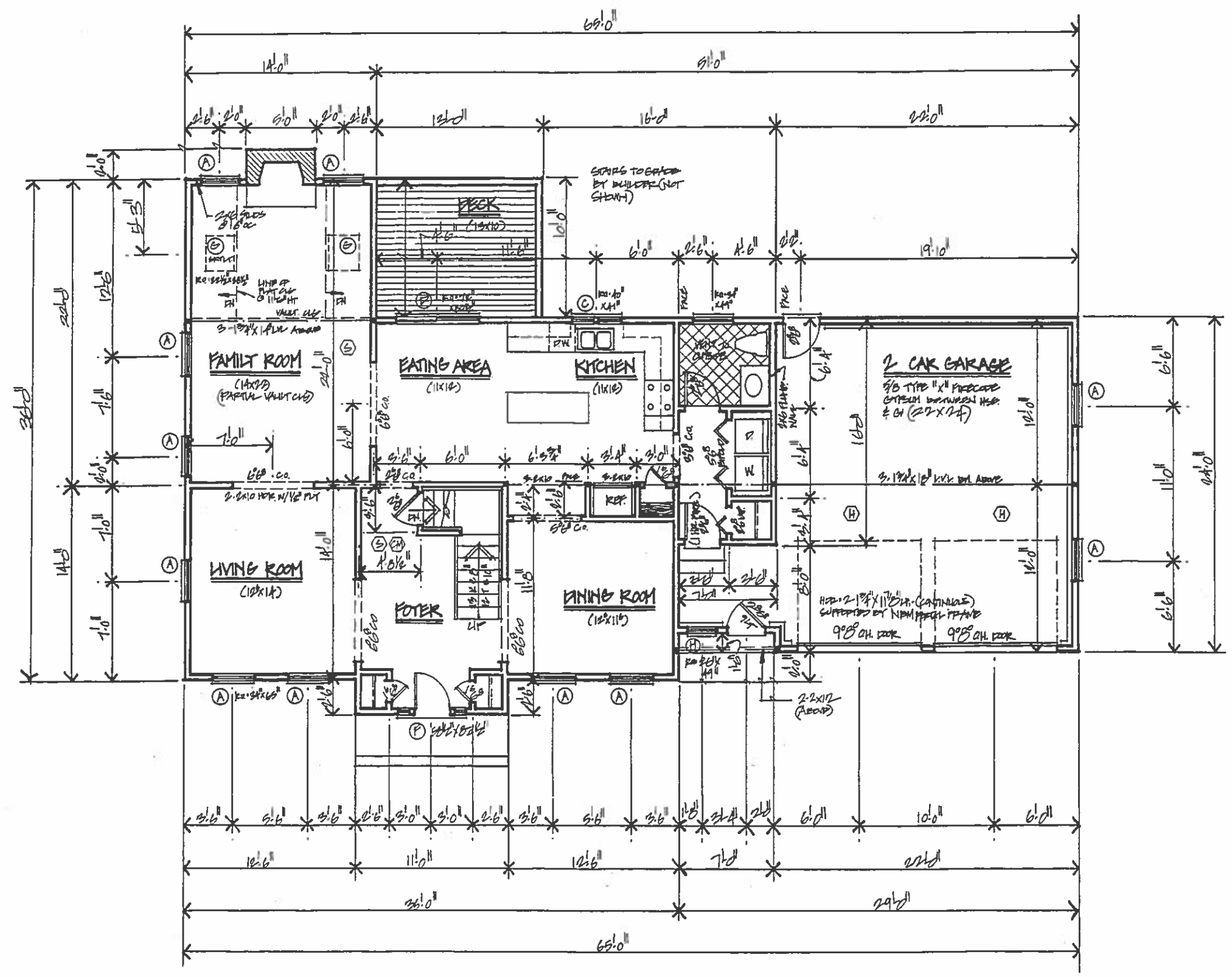
THE DOVERSWAY
1 of 8

ELEVATIONS

HEIGHT = 6'-10" 1st & 2nd FL
 VERIFY R.O. W/MANUFACTURER

WINDOW AND DOOR SCHEDULE

MARK	MFG	TYPE	NUMBER	ROUGH OPENING	HEADER	REMARKS	QTY
A		FR. HUNG	2820	54" X 66"	2-2X10		15
B		FR. HUNG	2820	54" X 49"	2-2X10		4
C		CASEMENT	1599-2	40" X 41"	2-2X10		1
D		SLIPER	6065	72" X 20 1/2"	2-2X10 W/1/2" PLY		1
E		FR. HUNG	2820-2 1/2"	68" X 49"	2-2X10 W/1/2" PLY		1
F		FRONT PR.	358 1/2"	50 1/2" X 82 1/2"	2-2X10 W/1/2" PLY		1
G		SKT. T.	FS-9	2-2 1/2" X 20 1/2"	2-2X10	OPTIONAL	2
H		DH.	7070	20" X 49"	2-2X10		1



NOTES:

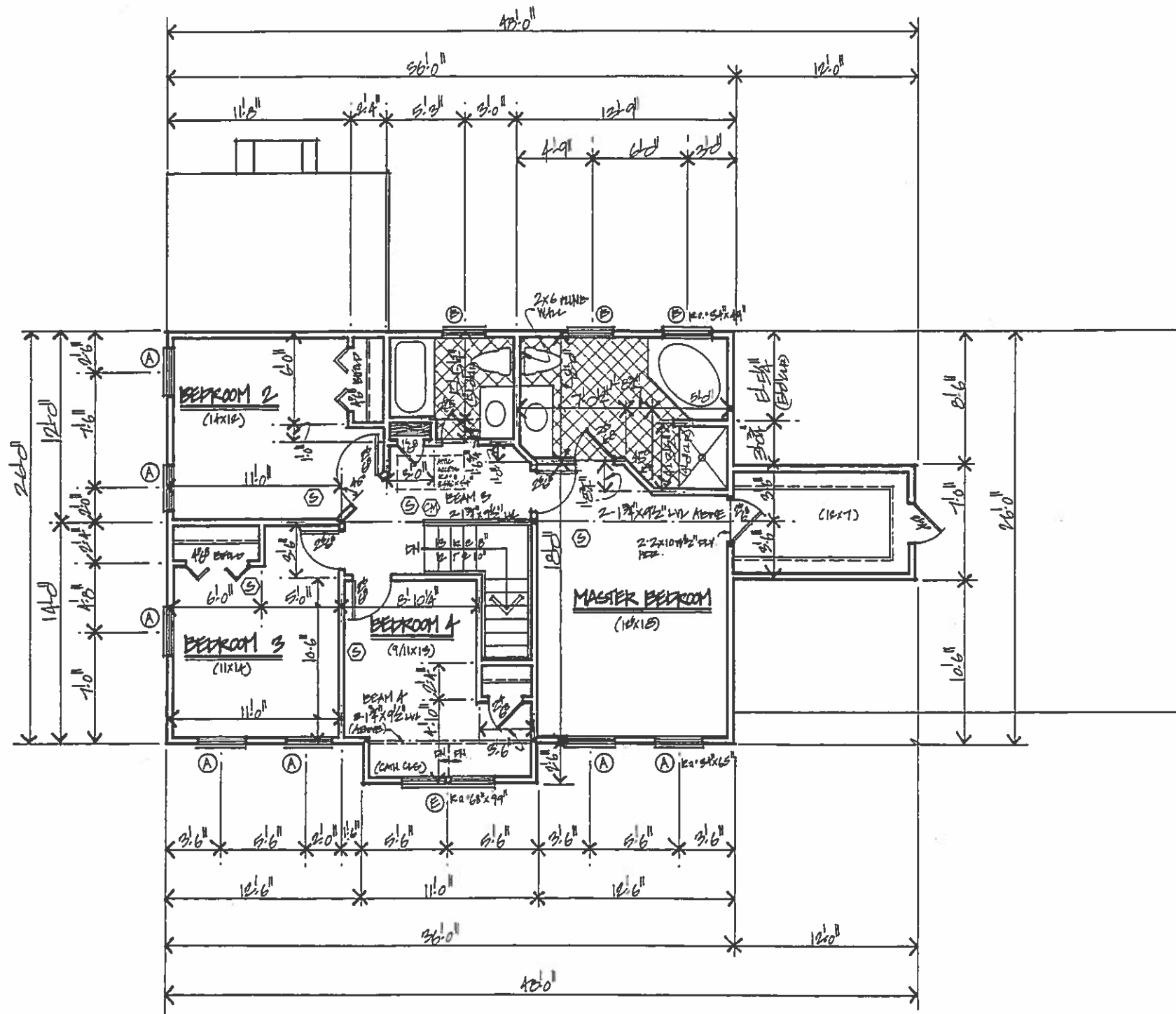
- NEM PORTAL FRAME AT WALLS LESS THAN 20"
- HURRICANE CHIEF R.O.'D
- VENT ALL BATHS TO EXTERIOR
- MIN. 1/2" PLY SHEATHING APPLIED TO 2X4 (OR) STUDS @ 16" O.C. (VERTICAL) W/A MIN. 1/4" WIDE FANDED CORNER. EA NAIL @ 6" O.C. PER EDGE AND 12" O.C. IN THE FIELD (TYPICAL NAILING PATTERN THROUGHOUT SHEATHED EXTERIOR) MAXIMUM HORIZONTAL DISTANCE BETWEEN PANELS = 25' O.C.
- 3" O.C. NAILING PATTERN AT BOTH STUDS AND JACKS FOR ALL WINDOW AND DOOR OPENINGS.
- WIND SPEED 100 MPH
- SNOW DESIGN LOAD 40 PSF
- EXPOSURE B W/WEAOS
 40 PSF 1" PL
 30 PSF 2" PL
 20 PSF ATLC
- THIS PLAN MEETS THE BID EDITION OF THE MASS STATE BUILDING CODE
- RECOMMENDED FASTENERS TRUSSOR ENGINEERED WOOD FASTENERS AND BOSSLICH HURRICANE NAILS

1188 SF

SHANE STRUCTURES
 P.O. Box 81 - Hopkinton, MA 01748 - Phone/Fax: 888-523-7129
THE DOVERSWAY
 2 OF 8
 FIRST FLOOR PLAN 1/4" = 1'-0"

FIRST FLOOR PLAN 1/4" = 1'-0"

- ⊗ SMOKE DETECTOR
- ⊕ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR



BEAM B	SPAN = 10'0" (MAX)	2-1 3/4" x 9 1/2" LVL
CHK JOISTS	T.K. = 990 K.K. = 860	T.K. = 906 > 890 ✓ K.K. = 857 > 860 ✓
BEAM A	SPAN = 11'0"	2-1 3/4" x 9 1/2" LVL
CHK JOISTS	T.K. = 810 K.K. = 140	T.K. = 1179 > 990 ✓ K.K. = 855 > 790 ✓
RAFTERS	T.K. = 780 K.K. = 650	T.K. = 990 T.K.K. = 790

NATURAL LIGHT AND VENTILATION CALCULATIONS

ROOM	ROOM AREA	REQUIRED LIGHT	LIGHT PROVIDED	REQUIRED VENT.	VENT. PROVIDED
FAMILY ROOM	264 SF	20.16	41.92	12.00	24.0
LIVING ROOM	176 SF	14.0	31.14	7.0	18.0
DINING ROOM	148.5 SF	11.80	20.76	5.75	12.0
KITCHEN	264 SF	21.12	36.24	10.56	19.09
1/2 BATH	42 SF	3.36	7.35	1.60	4.3
M. BEDROOM	237.5 SF	19.0	20.76	9.5	12.0
M. BATH	67.0 SF	4.56	7.35	2.28	4.3
BEDROOM 2	168 SF	13.44	20.76	6.72	12.0
BEDROOM 3	164 SF	13.12	31.14	6.16	12.0
BEDROOM 4	187 SF	15.0	20.76	6.08	12.0
MAN BATH	67.0 SF	4.56	7.35	2.28	4.3

SECOND FLOOR PLAN

1/4" = 1'-0"

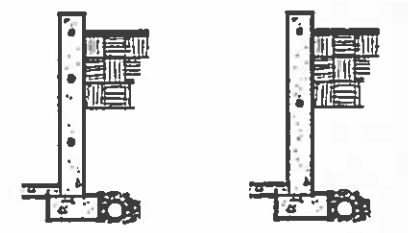
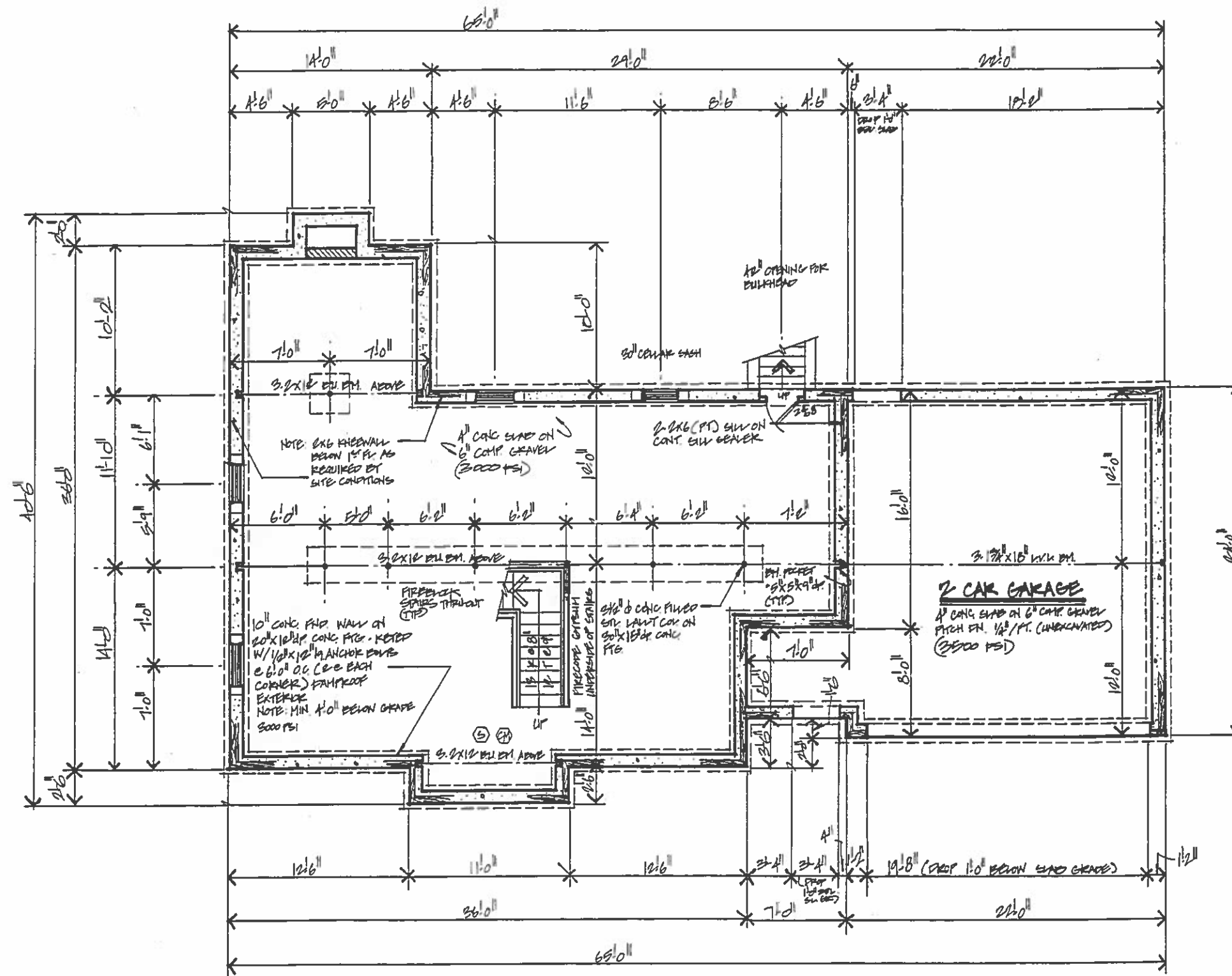
1048 SF

SHANE STRUCTURES
 P.O. Box 81 · Hopkinton, MA 01748 · Phone/Fax: 888.522.7129

THE DOVERSWAY
 3 OF 8

SECOND FLOOR PLAN 1/4" = 1'-0"

☉ SMOKE DETECTOR
 ☉ CARBON MONOXIDE DETECTOR

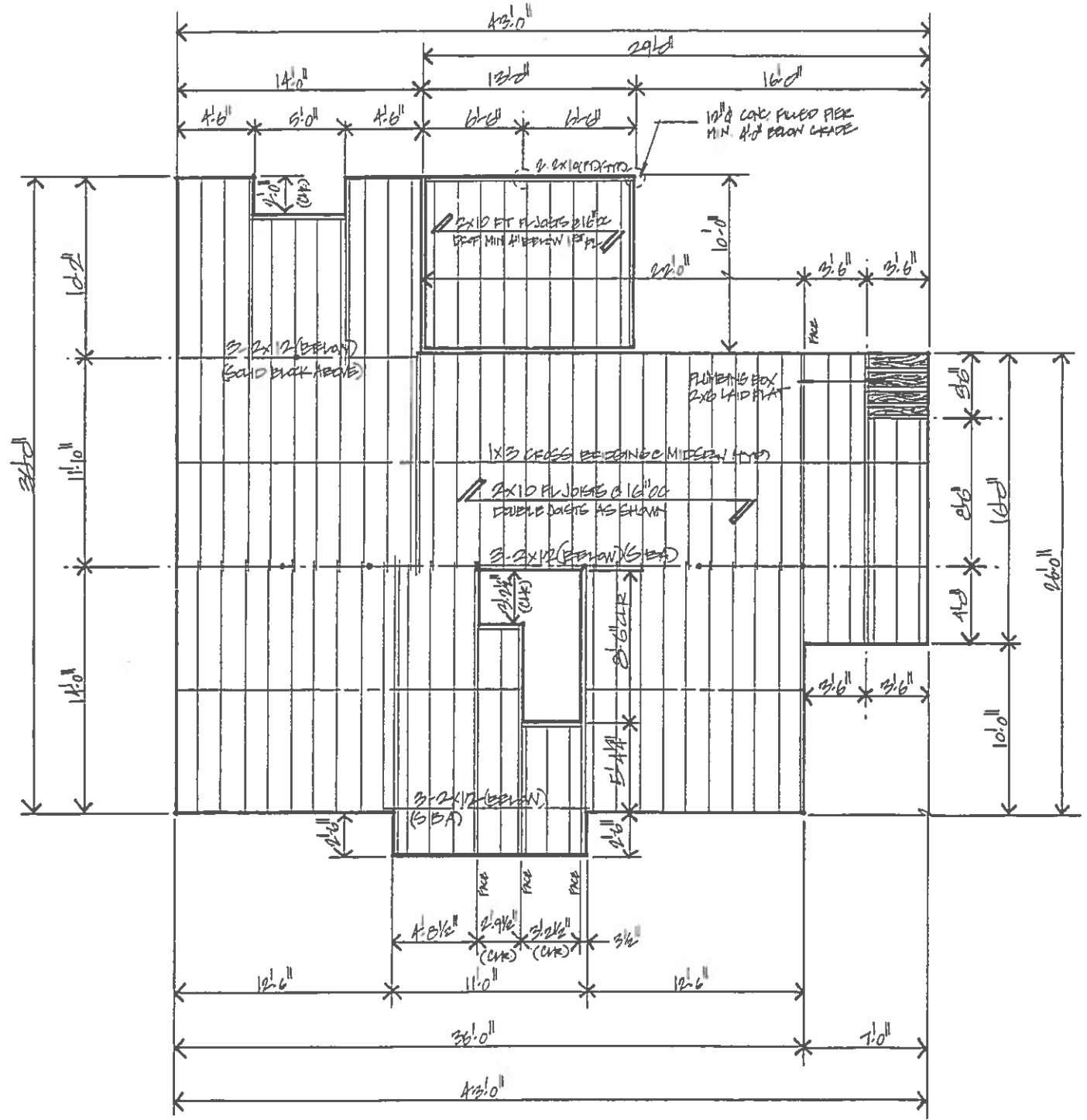


NOTE:
 FOR WALL HEIGHT ≤ 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL
 FOR WALL HEIGHT > 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL

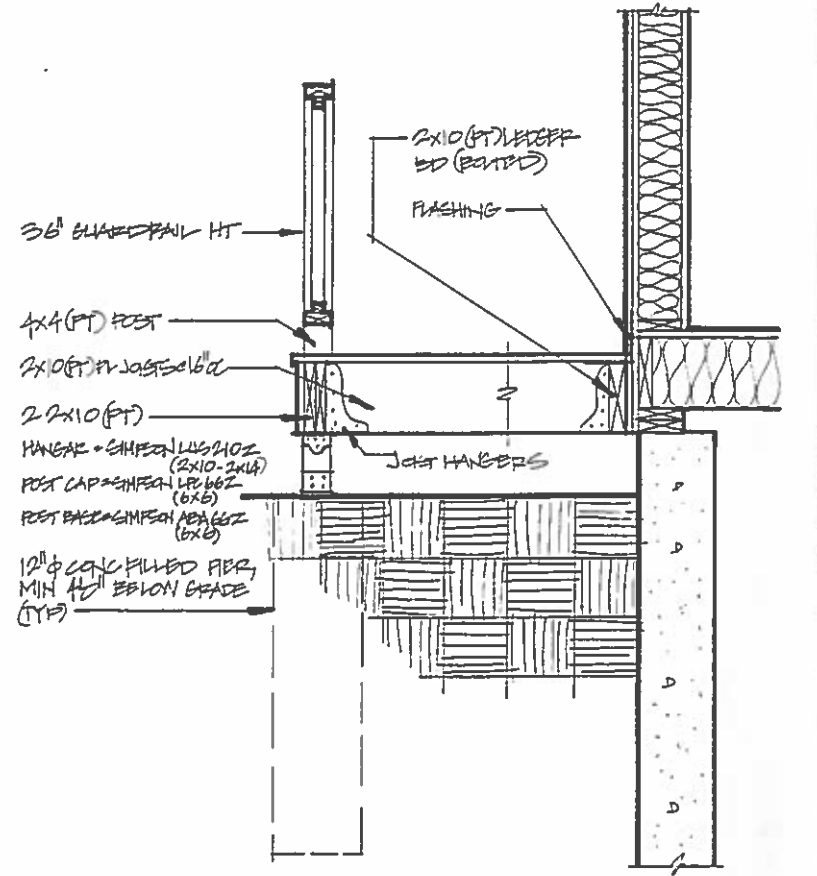
FOUNDATION PLAN 1/4" = 1'-0"

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 P.O. Box 81 · Hopkinton, MA 01748 · Phone/Fax: 888 522 7129
THE DOVERSWAY 408
 FOUNDATION PLAN 1/4" = 1'-0"

⑤ SHARP DETECTOR
 ⑥ GREEN MONOXIDE DETECTOR



FIRST FLOOR FRAMING PLAN 1/4"=1'-0"

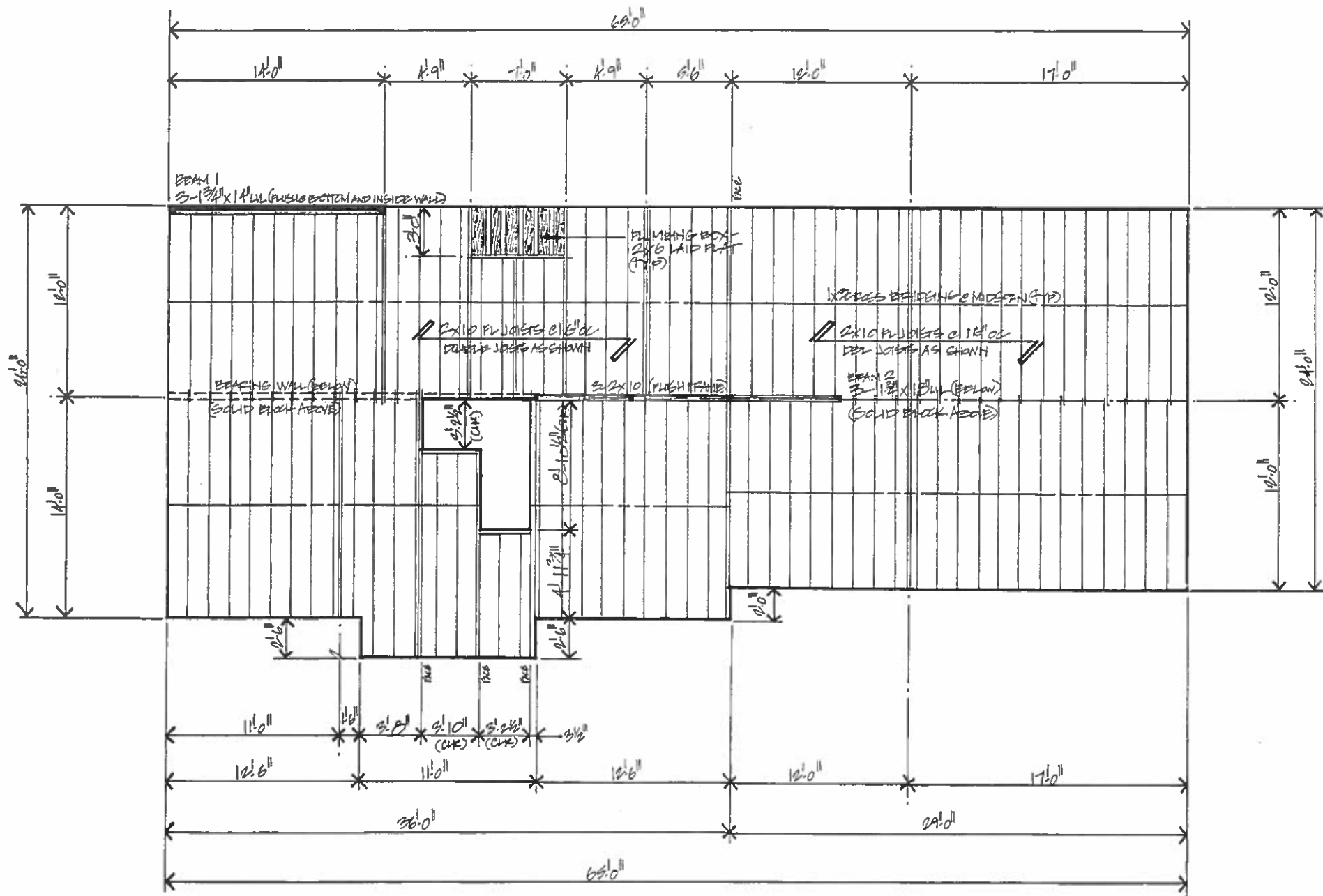


DECK DETAIL 1"=1'-0"

FRAMING SCHEDULE

LOCATION	MATERIAL	FB	EO
JOISTS, RAFTERS, HEADERS	SPRUCE-PP	1000	1.2
BEAMS	HEM FIR #1/2	1150	1.6
SLUGS	SPRUCE	1000	1.2
SLUG PLATES	SPRUCE	1000	1.2
PILES	SPRUCE KD	1000	1.2
SHEATHING	VLDOX 5/8"		
CELFLOOR	STRIP TRG		

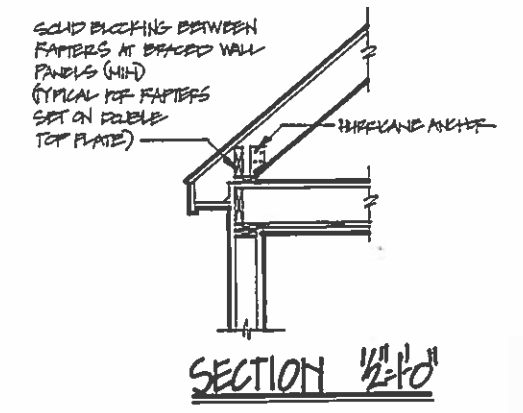
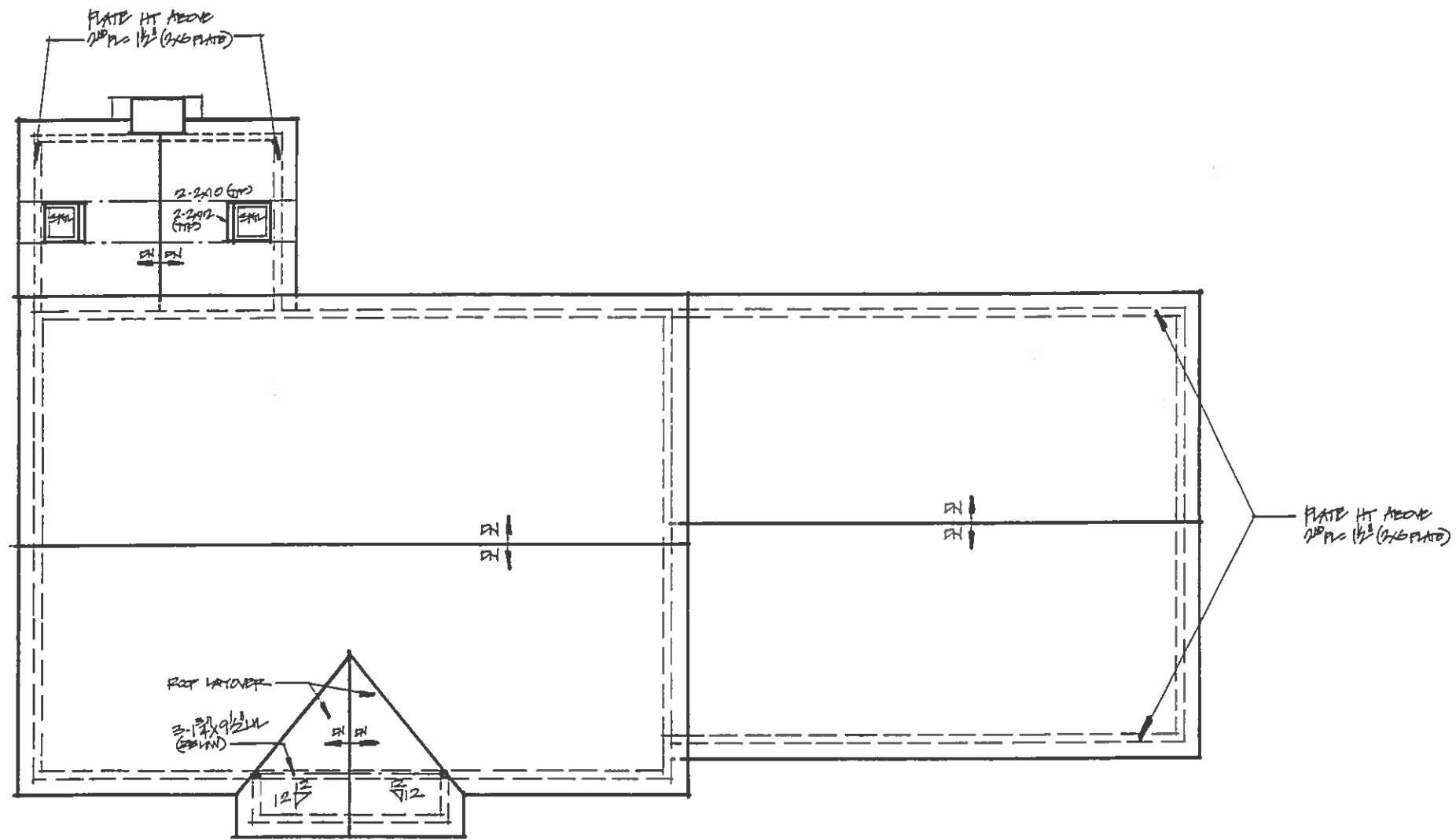
SHANE STRUCTURES
 P.O. Box 81 - Hopkinton, MA 01748 - Phone / Fax: 888 522-7129
THE DOVERSWAY
 5098
 FIRST FLOOR FRAMING PLAN 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

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 P.O. Box 81 - Hopkinton, MA 01748 - Phone/Fax: 888-522-7129
THE DOVERSWAY
 6078
 SECOND FLOOR FRAMING PLAN 1/4" = 1'-0"



- NOTES: (UNLESS OTHERWISE NOTED)
1. ALL RAFTERS = 2x10 @ 16" O.C.
 2. ALL RIDGE, HIP RIDGE, AND VALLEY RIDGE BEAMS = 2x12
 3. PLATE HT. ABOVE 2\"/>
 - 4. ROOF PITCH = 12/10

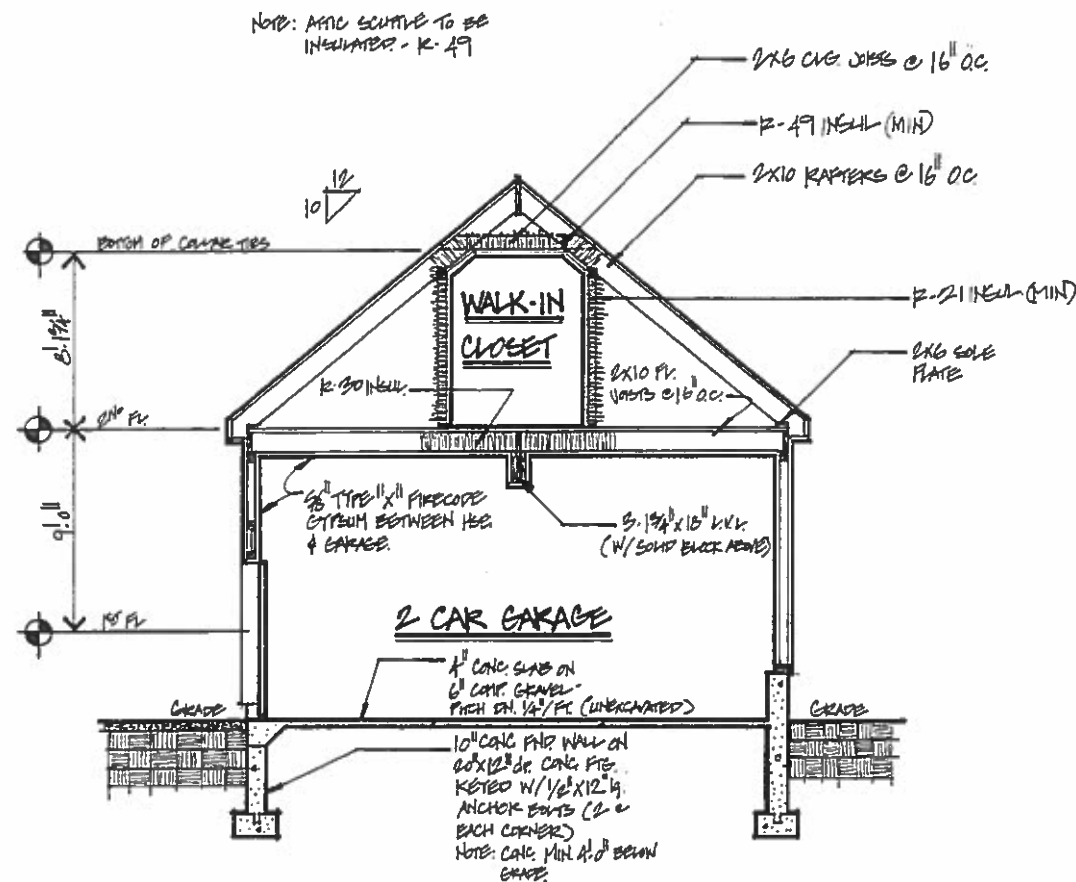
ROOF PLAN 1/2\"/>

SHANE
STRUCTURES

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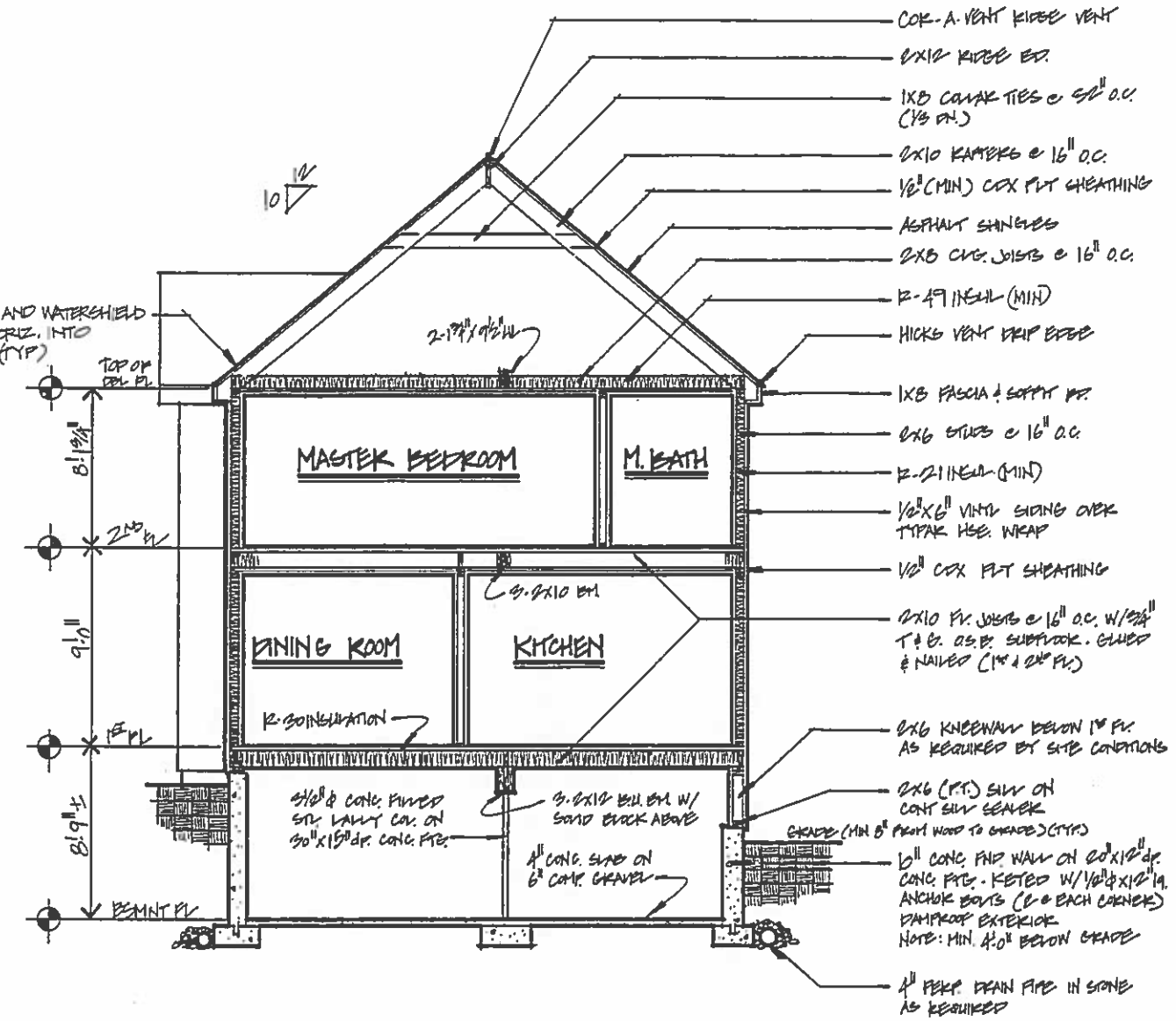
THE DOVERSWAY
7078

ROOF PLAN 1/2\"/>

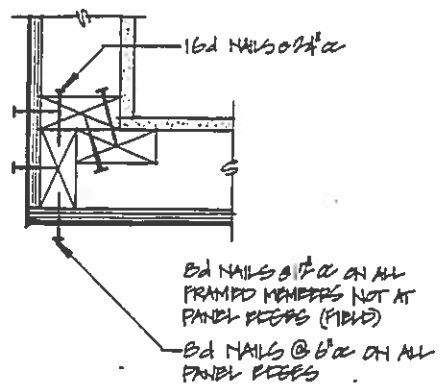


SECTION THRU GARAGE 1/4"=1'-0"

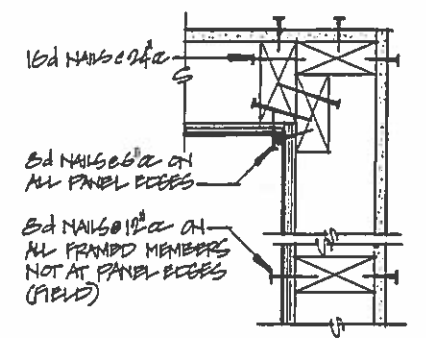
2-3 LAYERS OF ICE AND WATERSHIELD (EXTEND MIN 20" HORIZ. INTO HEATED SPACE) (TYP)



SECTION THRU MAIN HSE. 1/4"=1'-0"



TYPICAL OUTSIDE CORNER 3/4"=1'-0"
 NOTE: FIRST BRACED WALL PANEL MAXIMUM 12'-6" FROM CORNER



TYPICAL INSIDE CORNER 3/4"=1'-0"

- NOTES:
1. CONCR STRAINERS = 30" x 12"
 2. PAIRED CONCR. PFC FOR EXTERIOR DOOR/LANDING STAIR STRAINERS
 3. STAIRWAY MIN. WIDTH (FINISHED) = 3'-0"
 " " " " HEADROOM = 6'-8"
 " " " " RISE = 8"
 " " " " RUN = 9"
 HANDRAIL REQ'D ON ALL SIDES W/ 4 OR MORE RISERS
 GUARDRAILS REQ'D WHERE FLOOR SURFACES ARE LOCATED MORE THAN 2'-0" ABOVE THE FLOOR OR GRADE EXCEPT - HANDRAILS REQ'D ON ALL OPEN SIDES OF STAIRWAYS W/ TOTAL RISE OF 3'-0" OR MORE
 4. LANDINGS: WIDTH OF DOOR x 2'-0" DEEP
 5. SAFETY GLASSING (INGRESS AND EGRESS DOORS) REQ'D. WITHIN 24" OF DOORS
 6. VENT ALL BATHS TO EXTERIOR
 7. FIRESTOPPING: WALL CAVITY PENETRATIONS WITH CONCRETE MATERIALS BOTH VERT & HORIZ.
 8. GRADE SEPARATION: PAIRED DOOR SILL = 1" x 12" x 12" x 12" x 12" x 12"

- ATTIC VENTILATION
1. WITH CG. VAPEE BARRIER PROVIDE 1 SF. OF FREE VENT AREA PER EACH 300 SF. OF CG. AREA
 2. WITHOUT CG. VAPEE BARRIER PROVIDE 1 SF. OF FREE VENT AREA PER EACH 100 SF. OF CG. AREA

SHANE STRUCTURES
 P.O. Box 81 - Hopkinton, MA 01748 - Phone/Fax: 888-522-7129
THE DOVERSWAY
 808
 SPACING 14'-0"