



RECEIVED  
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ASHLAND, MA

2021 MAY -5 PM 6:08

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: 34 Laurelton Dr

Zoning District: Res A Overlay District: N/A

Assessor's Map: 23 Lot: 187 Deed Book: 50964 Page: 286

Current Property Owner\*: Deborah A Sprague

### 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: Deborah A Sprague

Address: 34 Laurelton Dr Ashland Ma 01721

Phone: 508-308-9905 Email: spra\_da@comcast.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.): 1955

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

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

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

The addition is to extend the existing structure on the north side of the house. The existing structure is non conforming at 33' from the front lot line and the addition is an extension of this. The existing structure and the addition is non conforming to the set back

What specific zoning bylaws is this application associated with?: Chapter 282 Section 3.3.3

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

This request is to extend the existing structure which is already non conforming to the set back. The physical feaatrus of the lot, a bolder garden to the rear of the addition, limits the ability to push the addition back.

The design of the addition is to extend the current structure adding an interior room adjacent to the kitchen which will flow to a screen room which will flow to an open patio

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

Existing stucture is set back from front lot line 33.1' which is non conforming to the set back. The addition will be no more detrimental than the existing non conforming structure

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

**Signatures:**

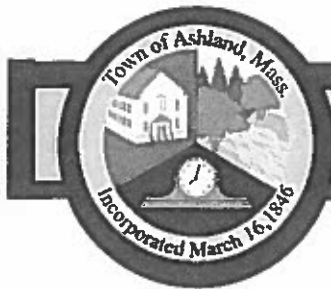
Applicant/Agent: Deborah Sprague Applicant's Name: Deborah A Sprague

Email Address: spra\_da@comcast.net Phone Number: 508-308-9905

Agent's Relationship to Applicant: \_\_\_\_\_ Firm: \_\_\_\_\_

Owner: yes Owner's Name: Deborah A Sprague

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



## Town of Ashland, *Inspectional Services*

April 14, 2021  
Deborah Sprague  
34 Laurelton Dr.  
Ashland, MA 01721

Dear Ms. Sprague,

The Inspectional Services Department is in receipt of a proposal to add an addition which shows an addition on the left side of your house. The proposed addition is also going to be an expansion of living space along with a screened in porch in the rear of the proposed addition.

Pursuant to the Town of Ashland Zoning Ordinances, your house is located in an RA Zone.

Pursuant to the Town of Ashland dimensional requirements, which requires the following setbacks:

40-foot front setback

10-foot side yard setbacks

30-foot rear yard setbacks

Your existing house currently does not meet the front yard setback of 30 feet.

This means that your home is currently "pre-existing Non-conforming".

The proposed addition, could be added as a matter of right if it were set back to meet the front setback requirements.

As shown on the proposed plan, your expansion of a pre-existing non-conforming structure will require Hearing before the Ashland Zoning Board of Appeals for a Special Permit. The Board must decide Whether or not that the proposed addition "would not be substantially more detrimental than the existing non-conforming structure to the neighborhood". If this is found to be true, then there would be no need apply for a variance.

Should you have any questions, please feel free to contact this office.

Sincerely,

Douglas Scott  
Building Commissioner



April 26, 2021  
 To The Zoning Board of Appeals  
 34 Laurelton Dr.  
 Deborah A. Sprague  
 Abutters To Map 23 Parcel 187

| PARCEL ID     | PARCEL LOCATION | OWNER NAME 1              | OWNER NAME 2                       | MAILING ADDRESS   | CITY/TOWN | STATE | ZIP   |
|---------------|-----------------|---------------------------|------------------------------------|-------------------|-----------|-------|-------|
| 23-181-00-000 | 0 OLIVE ST REAR | CAPPADONNA ROSE M         | TRUSTEE OF 101 OLIVE ST TRUST      | 101 OLIVE ST      | ASHLAND   | MA    | 01721 |
| 23-182-00-000 | 27 LAURELTON DR | TODARO PAUL S             | BARBARA L TODARO                   | 27 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 23-183-00-000 | 31 LAURELTON DR | JEWETT ROBERT W JR        | KARA E JEWETT                      | 31 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 23-184-00-000 | 37 LAURELTON DR | KANE WARREN G             | CAROLYN F KANE                     | 37 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 23-185-00-000 | 0 WEST UNION ST | MCCLEMENTS THOMAS R       | DONNA C MCCLEMENTS                 | 262 WEST UNION ST | ASHLAND   | MA    | 01721 |
| 23-186-00-000 | 38 LAURELTON DR | CAVALLO EDWARD P          | SUSAN E CAVALLO                    | 38 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 23-188-00-000 | 30 LAURELTON DR | QUITT ADAM N              | TARA L QUITT                       | 30 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 23-189-00-000 | 44 WOODLAND RD  | FOLEY BRYAN J             | TRUSTEE WOODLAND 2005 REALTY TRUST | 44 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 23-190-00-000 | 40 WOODLAND RD  | GABLE IRINA               |                                    | 40 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 23-191-00-000 | 36 WOODLAND RD  | AVADANIAN ROBERT          | ELLEN M AVADANIAN                  | 36 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 23-192-00-000 | 30 WOODLAND RD  | PRESTON DAVID W           | LINDA A PRESTON                    | 30 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 27-007-00-000 | 45 WOODLAND RD  | FOLEY JANE M              |                                    | 45 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 27-008-00-000 | 50 WOODLAND RD  | MCCARRICK LILLIAN D       |                                    | 50 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 27-009-00-000 | 56 WOODLAND RD  | JUNG TIMOTHY              |                                    | 56 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 27-010-00-000 | 62 WOODLAND RD  | BAGLEY JENNIFER R         |                                    | 62 WOODLAND RD    | ASHLAND   | MA    | 01721 |
| 27-011-00-000 | 18 LAURELTON DR | SEYFARTH KATHRYN V        | PETTENGILL MICHAEL D               | 18 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 27-012-00-000 | 22 LAURELTON DR | ANTONELLIS JOSEPH L       | LINDA J ANTONELLIS                 | 22 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 27-013-00-000 | 26 LAURELTON DR | GENTILUCCI ELISE M        | IVANO GENTILUCCI                   | 26 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 27-014-00-000 | 23 LAURELTON DR | HEATON ROBERT C & ALICE M | TRSTS ALICE M HEATON TRUST         | 23 LAURELTON DR   | ASHLAND   | MA    | 01721 |
| 27-015-00-000 | 19 LAURELTON DR | STIFFLER GAIL A           | C/O CUMMINGS GAIL A                | 19 LAURELTON DR   | ASHLAND   | MA    | 01721 |

The above reflects the latest information available on our records.

*Richard E. Ball*

Richard E. Ball, M.A.A.  
 Director of Assessing

4/26/21  
 Date



Map ID: 014/023.0-0187-0000.0 Map: 023.0 Block: 0187 Lot: 0000.0 Card: 1 of 1 Printed: April 21, 2021

**CURRENT OWNER**  
 SPRAGUE DEBORAH A  
 34 LAURELTON DR  
 ASHLAND MA 01721

**GENERAL INFORMATION**  
 Price 250,000  
 Sale Date 03/31/08  
 Type Land & Bldgs  
 Validity Yes-Valid-Sale  
 Grantor OLIVEIRA ANA & SOUZA ANTO  
 Book/Page 50964 / 0286

Tax Class 404.01  
 NBHD 101  
 Class .3531  
 Calc'd  
 Acres

Road Type TWO-WAY  
 Road Condition PAVED  
 Traffic LIGHT  
 Water PUBLIC SYS  
 Sewer SEPTIC

**Land Information**

| Type | Code | NBHD   | Zone | Method | Sq Ft | Acres | Int'l Fact | Int'l % | Value   | Sup? | Class |
|------|------|--------|------|--------|-------|-------|------------|---------|---------|------|-------|
| P    | 101  | 404.01 | R1   | S      | 15381 | .3531 |            |         | 213,288 | N    | R     |

**Assessment Information**

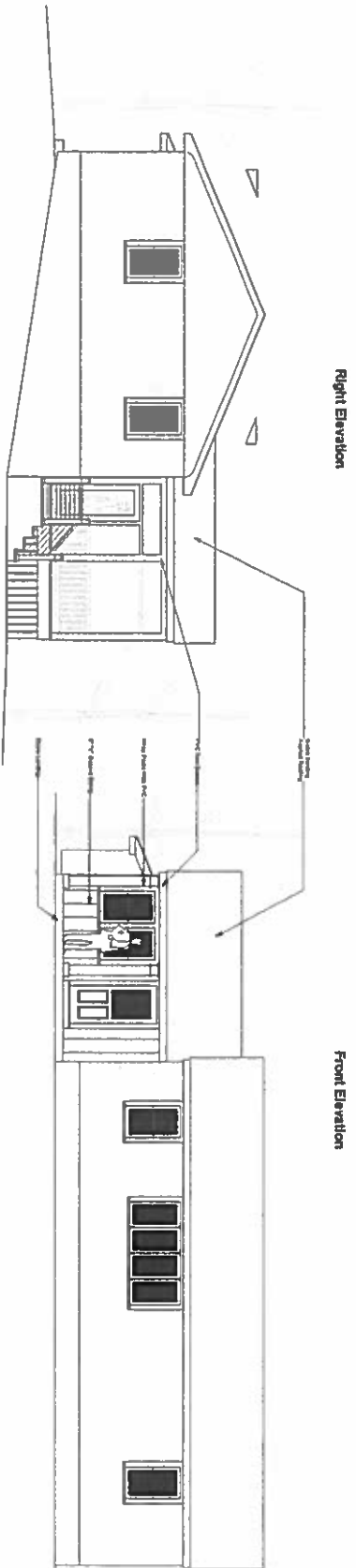
|                           | Assessed | Cost    | Income | Market  |
|---------------------------|----------|---------|--------|---------|
| Current Land              | 213,300  | 213,300 | 0      | 0       |
| Current Building          | 122,800  | 122,800 | 0      | 122,800 |
| Current Total             | 336,100  | 336,100 | 0      | 122,800 |
| Current Net Assessment    | 336,100  |         |        |         |
| Prior Year Land           | 213,300  | 213,300 | 0      | 0       |
| Prior Year Building       | 122,800  | 122,800 | 0      | 122,800 |
| Prior Year Total          | 336,100  | 336,100 | 0      | 122,800 |
| Prior Year Net Assessment | 336,100  |         |        |         |

**Entrance Information**

| Date      | ID  | Entry Code    | Source       |
|-----------|-----|---------------|--------------|
| 10-APR-09 | MLS | Exterior-Only |              |
| 10-APR-09 | REB | Exterior-Only |              |
| 04-OCT-96 | JOE | Complete-Ins  | Owner-Spouse |

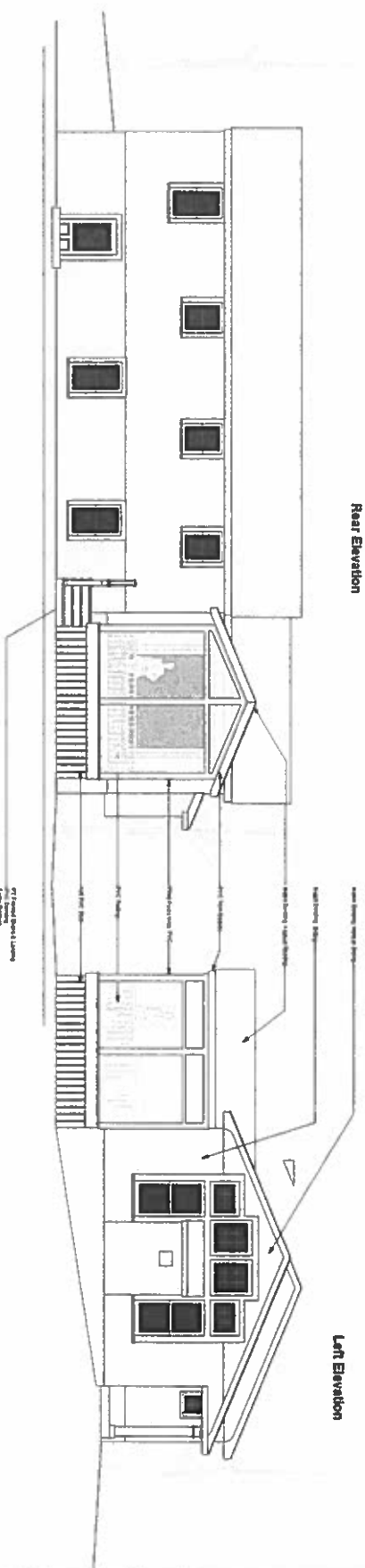
**Outbuilding Data**

| Type | Size 1 | Size 2 | Area | Qty | Yr | Bit | Grade | Condition | Value |
|------|--------|--------|------|-----|----|-----|-------|-----------|-------|
|------|--------|--------|------|-----|----|-----|-------|-----------|-------|



Right Elevation

Front Elevation



Rear Elevation

Left Elevation

For Estimating Only  
Not For Construction



**PROPOSED PLOT PLAN**  
**34 LAURELTON DRIVE**  
**ASHLAND, MASS.**

DATE: DECEMBER 22, 2020 SCALE: 1" = 20'

PREPARED FOR:

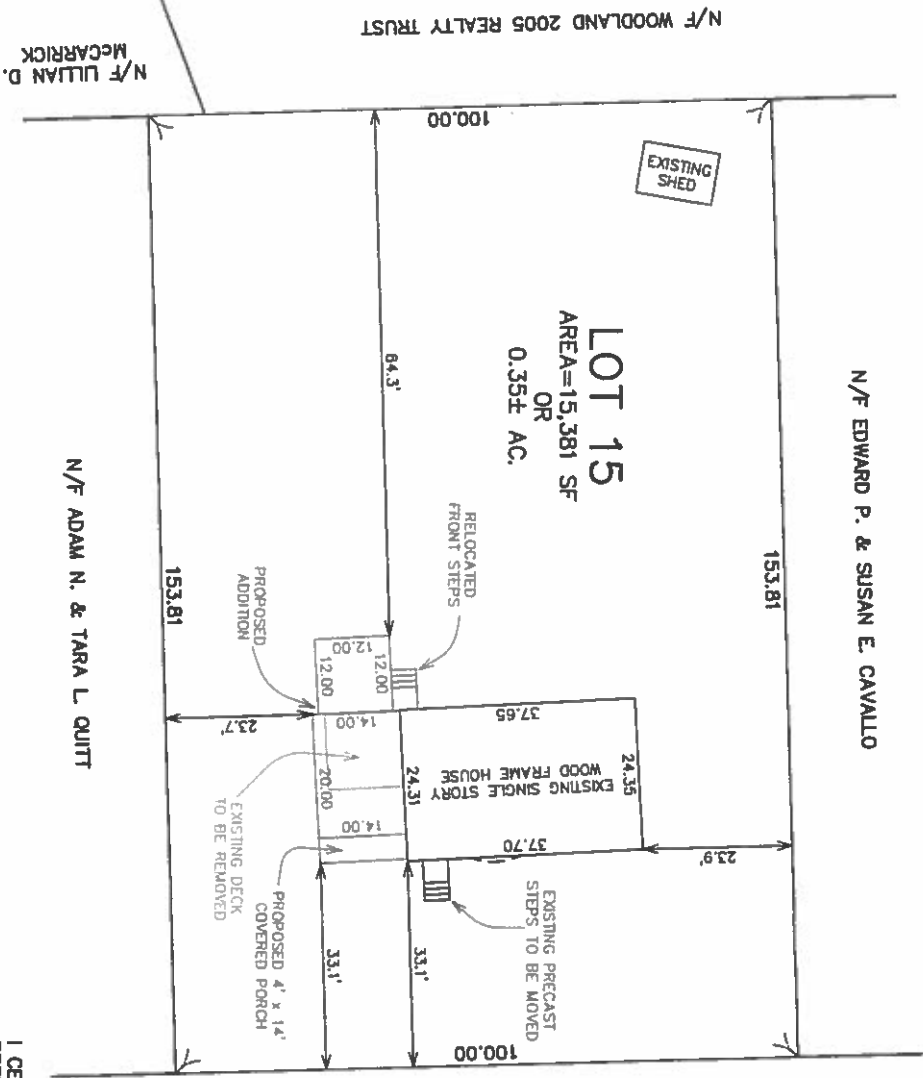
DEBORAH SPRAGUE  
 34 LAURELTON DRIVE  
 ASHLAND, MASS. 01721

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY CO. LLC  
 21 GREEN STREET  
 HOLLISTON, MASS. 01746  
 TERENCE M. RYAN R.L.S. 37057

ZONED: RES. A  
 AREA: 30,000 SF  
 FRONTAGE: 150 FT  
 SETBACK: 40 FT  
 SIDEBACK: 10 FT  
 REARYARD: 30 FT

DEED BOOK 50964 PAGE 286  
 ASSESSORS MAP 23 LOT 187



LAURELTON (Public - 40' WDE) DRIVE

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON PREDATE THE DIMENSIONAL AND THE DIMENSIONAL OFFSET REGULATIONS OF THE ASHLAND ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017C0826F).