



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