



RECEIVED
TOWN CLERK
ASHLAND, MA

2021 JUL 14 PM 4:32

FMU

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: 511 MAIN ST, ASHLAND, MA 01721

Zoning District: PB Overlay District: _____

Assessor's Map: 20 Lot: 248 Deed Book: 909 Page: C/S

Current Property Owner*: JOSEPH & ELAINE DONOVAN

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 & ELAINE DONOVAN

Address: 511 MAIN ST, ASHLAND, MA 01721

Phone: 781 760 7559 Email: jdono282@GMAIL.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): NO

Date structure was built? (Buildings built before 1940 may need review by Historical Commission.): 1942

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

APPROVED BY CONSERVATION COMMITTEE.

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

see letter from inspection service dated 6/15/2021

What specific zoning bylaws is this application associated with?: _____

6. Justification for why the application should be approved:

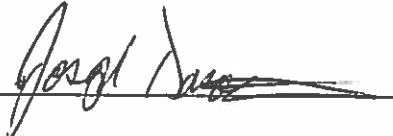
MEDICAL HARDSHIP - ELAINE DONOVAN HAS MS
LAUNDRY IS CURRENTLY IN BASEMENT. ADDITION
WOULD PROVIDE 1ST FLOOR LAUNDRY.

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

GREEN SPACE

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

Signatures:

Applicant/Agent:  Applicant's Name: JOSEPH DONOVAN

Email Address: jdono282@gmail.com Phone Number: 781 760 7559

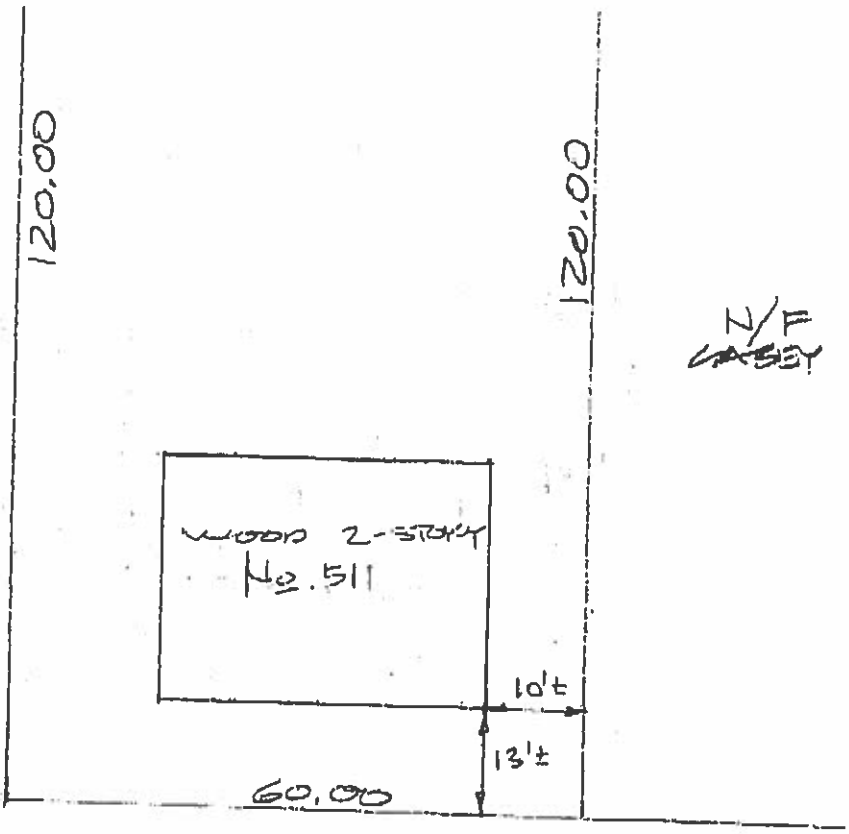
Agent's Relationship to Applicant: _____ Firm: _____

Owner: _____ Owner's Name: _____

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

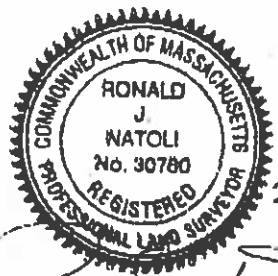
PEC

CHED



N/F
CASEY

MAIN ST.



21 Aug 98

Ron Natoli

Joseph (Joe) EADONOVAN

Scale: 1" = 20'

RON NATOLI
 REGISTERED PROFESSIONAL LAND SURVEYOR
 I HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION PLAN WAS PREPARED FOR KEYWAY MORTGAGE IN CONNECTION WITH A NEW MORTGAGE. IT IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY SURVEY. NO CORNERS WERE LOCATED. IT CANNOT BE USED FOR ESTABLISHING FENCE, HEDGE OR BOUNDING LINES. THE LAND AS SHOWN IS BASED ON CLIENT FURNISHED INFORMATION AND MAY BE SUBJECT TO FURTHER OUT-SALES, EASEMENTS AND RIGHTS OF OTHER PARTIES. NO RESPONSIBILITY IS EXTENDED HEREIN TO THE LANDOWNER OR OCCUPANT. IT IS NOT INTENDED TO BE RECORDED.

DATE: 8.20.98
 BY: DN
 TITLE REF # 98228
20049698



AMERICAN SURVEYING COMPANY
 1264 Main Street, Waltham, MA 02154 (781) 893-6477

Mortgage Inspection Plan

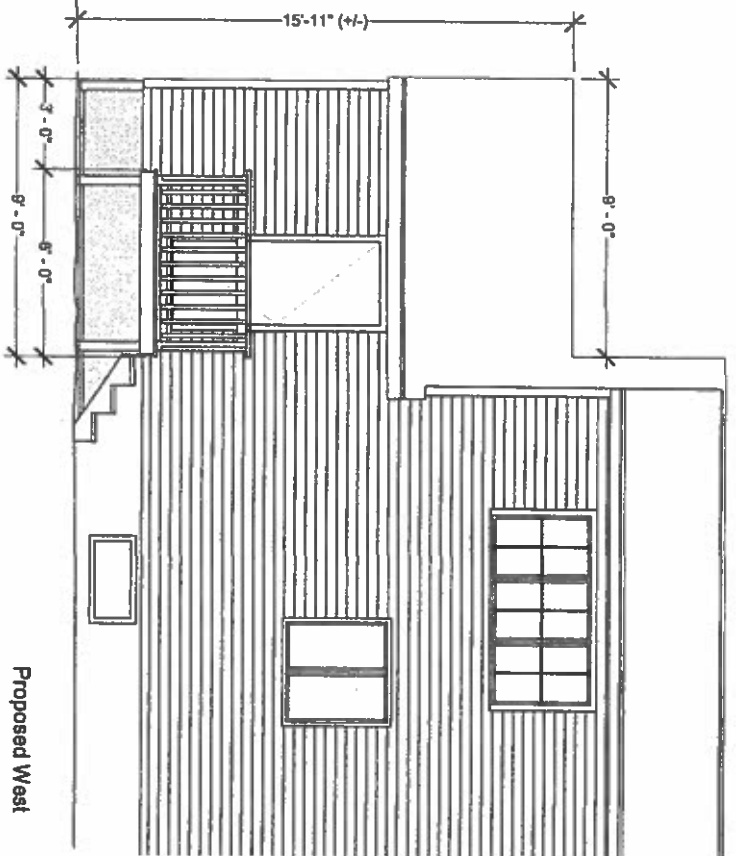
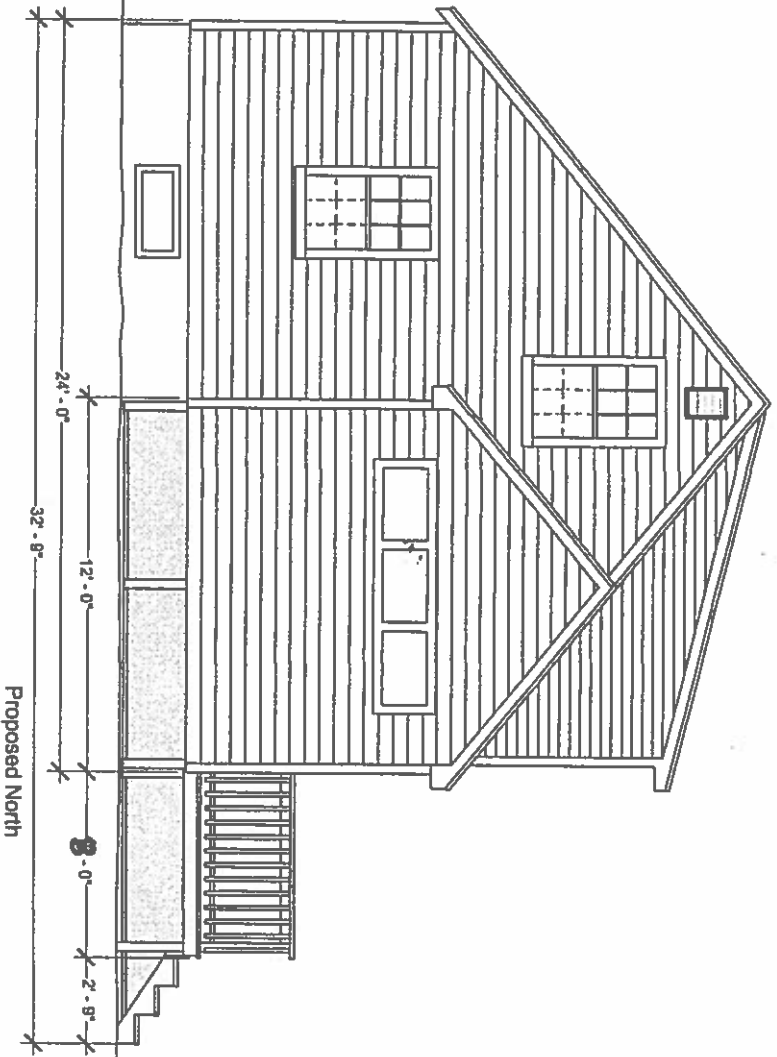
THE LOCATION OF THE ORIGINAL DWELLING SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL APPLICABLE ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS ONLY, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED OR SHOWN HEREON. A CONFIRMATORY INSTRUMENT SURVEY IS ADVISED WHEN STRUCTURES ARE SHOWN TO BE 1' OR LESS FROM PROPERTY OR REQUIRED ZONING SETBACK LINES.

RECORDED AT MIDDLESEX COUNTY REGISTRY OF DEEDS
 BOOK 909 PAGE 65 L.C. Cert # 70417
 PLAN REFERENCE BR 467, PG. 93 PL. No. 22122A
 DRAWN PER TOWN OF _____ ASSESSOR'S _____
 MAP # _____ PARCEL # _____ DATED _____
 ADDRESS: 511 MAIN ST.
WALTHAM, MA
 BORROWER: EDONOVAN

SUBJECT DWELLING LIES IN FLOOD ZONE B
 AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP DATED JULY 16, 1981
 COMMUNITY PANEL # 250179-002B

FIELDED	DRAFTED	CHECKED
DC	SACCA	

DATE: 8.21.98 (74r) 92



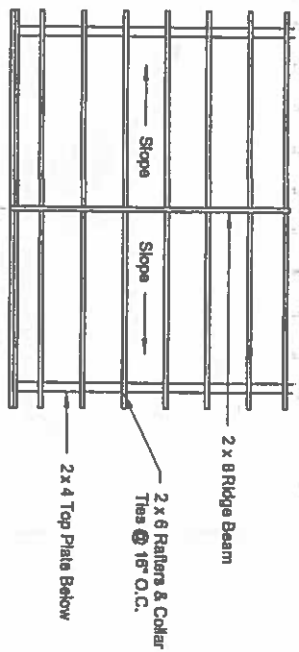
1 Proposed Elevations
 1/4" = 1'-0"

Proposed Elevations

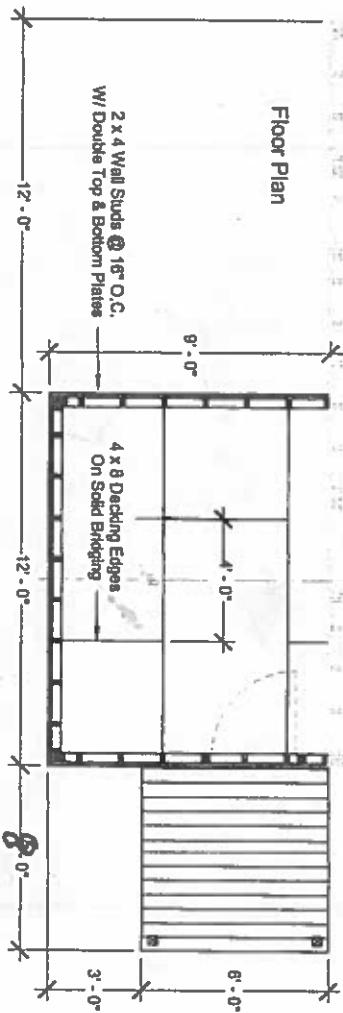
Address: 511 Main St. Ashland, MA
 Date: 5.16.2021
 Checked by: JD
 Drawn by: KP
 Scale: 1/4" = 1'-0"

JD-2

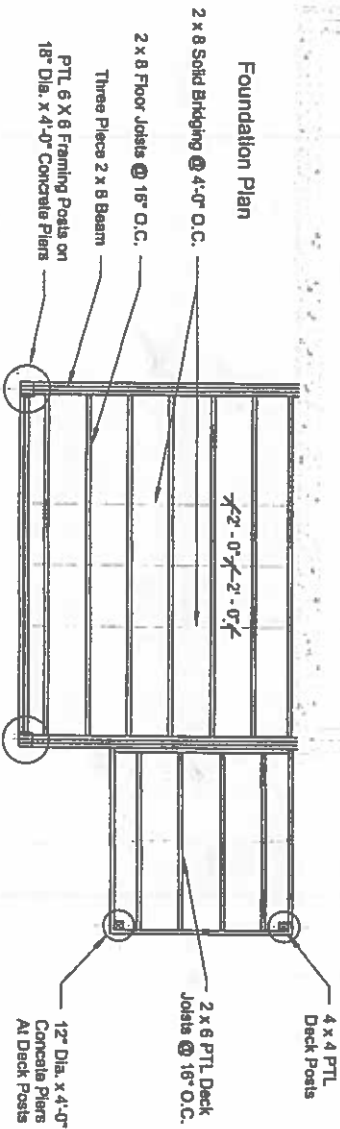
Roof Framing Plan



Floor Plan



Foundation Plan

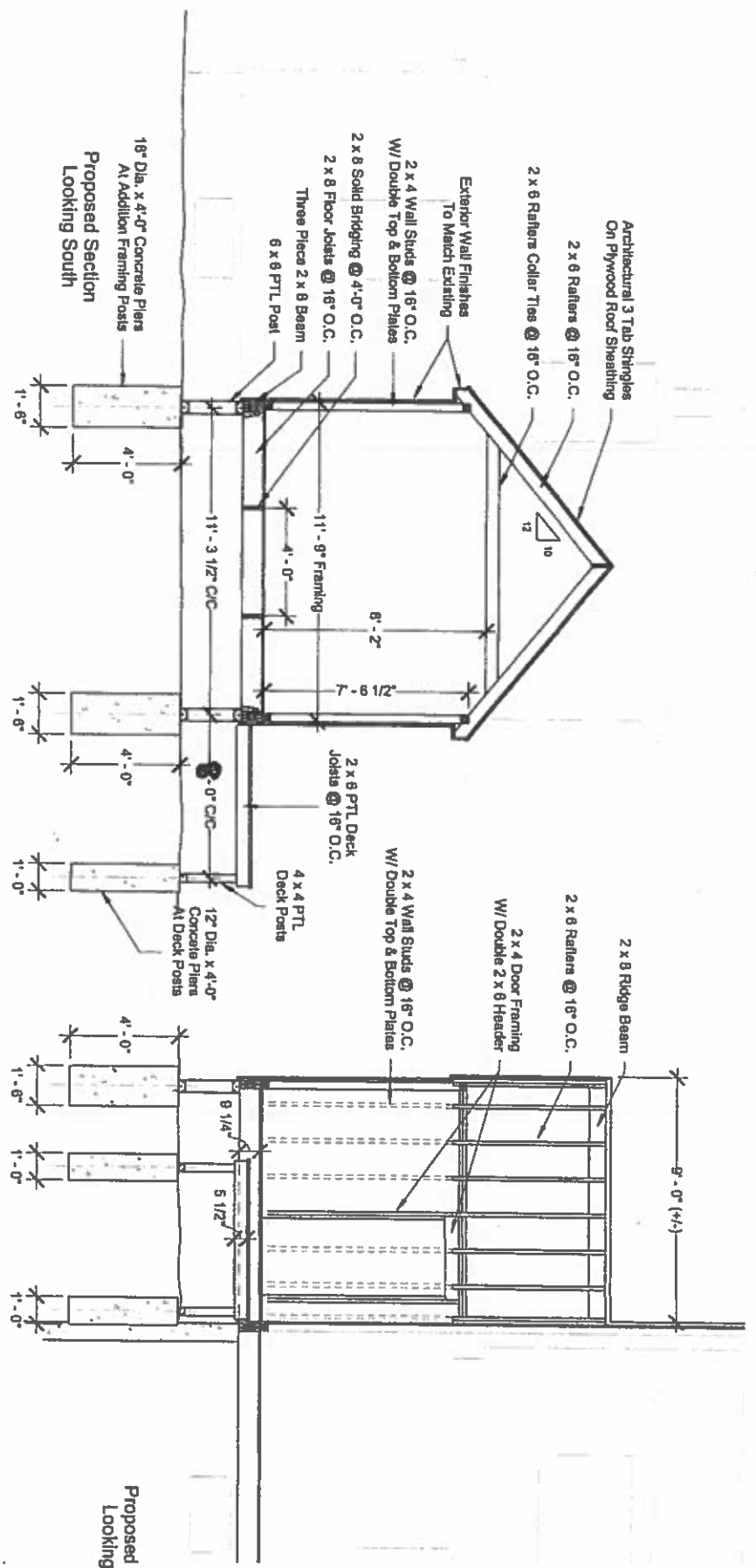


① Plan Views
1/4" = 1'-0"

Plan Views

Address: 511 Main St. Ashland, MA
Date: 5.16.2021
Checked by: JD
Drawn by: KP
Scale: 1/4" = 1'-0"

JD-4



1 Proposed Sections
1/4" = 1'-0"

Sections

Address: 511 Main St. Ashland, MA
 Date 5.16.2021
 Checked by: JD
 Drawn by: KP
 Scale: 1/4" = 1'-0"

JD-3



RESIDENTIAL PROPERTY RECORD CARD 2022

ASHLAND

Situs : 511 MAIN ST Parcel Id: 014/020.0-0248-0000.0

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

Printed: July 15, 2021

Dwelling Information

Style	Capecod	Year Built	1940
Story height	1.75	Eff Year Built	1979
Attic No		Roof	GABLE
Exterior Walls	Wood-Sin-Shk	Foundation	CONCRETE
Masonry Trim		SFLA	1547

Basement

Basement Full	# Car Bsmt Gar
Bsmt Area 894	Bsmt Grade
Fin Bsmt Area	Fin Bsmt Grade

Heating & Cooling

Heating/AC	Forced Air
Fuel Type	Oil
System Type	

Fireplaces

Fireplaces

Room Detail

Bedrooms	2	Full Baths	1
Total Rooms	5	Half Baths	0
Custom Feat 1	-	Extra Fixtures	0
Custom Feat 2	-	Kitchen Quality	TYPICAL
# of Custom Feat 2	-	Bath Quality	TYPICAL

Adjustments

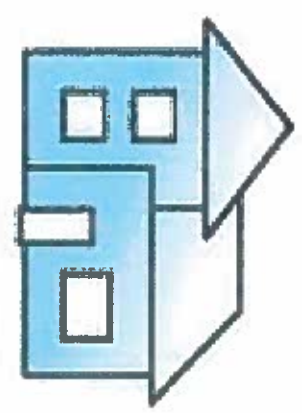
Int vs Ext	Average	Unfinished Area	
		Occupancy	1

Grade & Depreciation

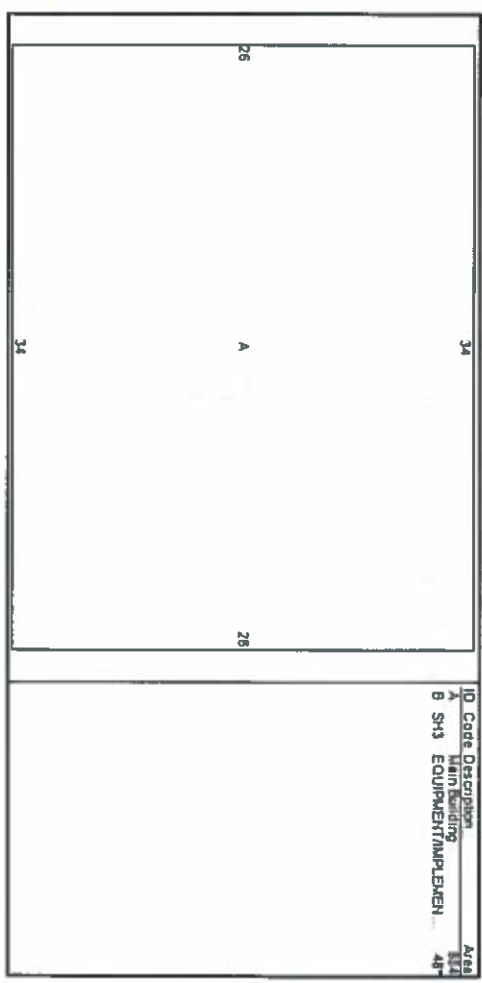
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100	RCNLD	128750

Dwelling Computations

% Good	61	Economic	
% Good Override		% Complete	100
Functional		C&D Factor	



Sorry, no photo available for this record



Permits

Num	Date	ID	Amount	Type	Description	% Complete	Open/Closed	Inspection	Completed	Fee
12404	19-NOV-01	326151	24,200	AD	FULL SHED DORMER	100		23-AUG-07		



Town of Ashland, *Inspectional Services*

June 15, 2021

Joseph and Elaine Donovan
511 Main St.
Ashland, MA 01721

Re: Addition to the right side of the house

Dear Mr. and Mrs. Donovan,

Following a review of your request to expand your house located at 511 Main St. by adding an addition to the right side of your house I offer the following:
From the plot plan submitted, your house is 10 feet from the side property line and 13 feet from the front property line.

Your house is located in an RB zone, which has the following set back requirements:
30 feet from the front
10 feet from the sides
20 feet from the rear.

Pursuant to the Town of Ashland Zoning Ordinances, your house is considered a "pre-existing non-conforming structure".

Pursuant to section 3.3 Nonconforming Uses and Structures, section 3.3.5, you will be required to appear before the Town of Ashland Zoning Board of Appeals for a Special Permit for the expansion of a pre-existing non-conforming structure.

The Board will be reviewing your request to expand your house by adding an addition. They will be looking to see whether the proposed addition will "not be more detrimental than the existing nonconformance you currently have to the neighborhood".

Sincerely,

Douglas Scott
Building Commissioner



July 19, 2021

To The Zoning Board of Appeals
511 Main Street
Joseph and Elaine Donovan
Abutters To Map 20 Parcel 248

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
20-030-00-000	400 MAIN ST	POUT ROCK LLC		3100 SPRINGHEAD COURT	SAINT CLOUD	FL	34771
20-231-00-000	0 MAIN ST	CASEY ROBERT W ET ALS		53 PLAIN ST	UPTON	MA	01568
20-236-00-000	13 STATE ST	PEREIRA DELCIMAR A	DE OLIVEIRA ALTAMIRO B	13 STATE ST	ASHLAND	MA	01721
20-237-00-000	16 STATE ST	PERKINS SAMUEL G	SPINALE MARISSA L	16 STATE ST	ASHLAND	MA	01721
20-238-00-000	14 STATE ST	SADEGH SAM		14 STATE ST	ASHLAND	MA	01721
20-245-00-000	487 MAIN ST	GHLANI GARY	RITA H GHLANI	15 RIDGEWOOD ST	ASHLAND	MA	01721
20-246-00-000	491 MAIN ST	MOORE BRIAN R	AMY E MOORE	491 MAIN ST	ASHLAND	MA	01721
20-247-00-000	507 MAIN ST	KING SARAH P	TRUSTEE SARAH P REVOCABLE TRUST	507 MAIN ST	ASHLAND	MA	01721
24-001-00-000	0 MAIN ST	DEPT OF ENVIRONMENTAL MANAGEMENT	(MASS COMMONWEALTH DNR)	251 CAUSEWAY ST / SUITE 600-700	BOSTON	MA	02114

The above reflects the latest information available on our records.



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

Date 7/19/21

9 parcels/abutters