



RECEIVED
TOWN CLERK
ASHLAND, MA *ctl*
2021 AUG 17 AM 9:45

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: 28 ROBERTS RD
Zoning District: RA 10 Overlay District: _____
Assessor's Map: 010.0 Lot: 97 Deed Book: 57076 Page: 0103
Current Property Owner*: JOHN HEMING, CAITLIN ABELLI

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: JOHN HEMING, CAITLIN ABELLI
Address: 28 ROBERTS RD
Phone: 703-943-7881 Email: john.cait.heming@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.): 1958
Is the property within 100 ft. of a wetland, within 200 ft. of a stream, or in a floodplain?: no

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

Expansion of a pre-existing non-conforming structure
Existing structure is 6' off westerly property line. Proposed structure will be 7.2' off westerly property line.
Existing structure is 26.7' off front property line. Proposed structure will be 24.7' off front property line.

What specific zoning bylaws is this application associated with?: Chapter 282 section 3.3.3
Nonconforming structure

6. Justification for why the application should be approved:

Proposed structure is roughly equal to existing. with respect to front, side and rear setbacks. Expansion of existing structure is needed to provide ample living space for a growing family (2 adults, 3 children). There is no change to principle use and in my opinion has no adverse effects to surrounding neighborhood.

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

Single family dwelling. Existing nonconforming
• Front setback does not meet required minimum of 40' (existing 26.7', proposed 24.7')
• Side (left) setback does not meet required minimum of 10' (existing 6.0', proposed 7.2')

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

Signatures:

Applicant/Agent:  Applicant's Name: JOHN HEMING

Email Address: john.cait.heming@gmail Phone Number: 703-943-7881

Agent's Relationship to Applicant: _____ Firm: _____

Owner:  Owner's Name: JOHN HEMING

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

Owner 2: 

CAITLIN ABELLI



Town of Ashland, *Inspectional Services*

July 30, 2021

John Heming
28 Roberts Rd.
Ashland, MA 01721

Re: proposed addition

Dear Mr. Heming,

Following a review of your request to expand your house located at 28 Roberts Rd. by adding an addition I offer the following:

From the plot plan submitted, your house is 6 feet from the side property line and 24.7 feet from the front property line.

Your house is located in an RA zone, which has the following set back requirements:

40 feet from the front

10 feet from the sides

30 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 apply for a Special Permit from 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 be “not be more detrimental than the existing nonconformance you currently have to the neighborhood”.

Sincerely,

Douglas Scott
Building Commissioner

Town of Ashland
101 Main Street
Ashland, MA 01721

Phone: 508-881-0100 x 7970 / 7123

Fax: 508-881-0182

Email: dscott@ashlandmass.com

Website: ashlandmass.com



August 9, 2021

To The Zoning Board of Appeals
28 Roberts Road
John D. Heming and Caitlin J. Abelli
Abutters To Map 10 Parcel 97

| PARCEL ID | PARCEL LOCATION | OWNER NAME 1 | OWNER NAME 2 | MAILING ADDRESS | CITY/TOWN | STATE | ZIP |
|---------------|------------------------|------------------------------|------------------------------------|-----------------|------------|-------|-------|
| 10-079-00-000 | 117 WAVERLY ST | NEW ENGLAND HINDU TEMPLE INC | | P O BOX 1716 | FRAMINGHAM | MA | 01701 |
| 10-087-00-000 | 0 OLD CENTRAL TURNPIKE | HINDU TEMPLE NEW ENGLAND INC | | 117 WAVERLY ST | ASHLAND | MA | 01721 |
| 10-093-00-000 | 44 ROBERTS RD | GRIFFIN DEBRA A | TRUSTEE OF THE DEBRA A GRIFFIN TRU | 44 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-094-00-000 | 40 ROBERTS RD | BARTKUS PETER J | LESLIE M BARTKUS | 40 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-095-00-000 | 36 ROBERTS RD | DUMMER STEVEN G | JUDIANNE DUMMER | 36 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-096-00-000 | 32 ROBERTS RD | KARPES LORI | | 32 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-098-00-000 | 24 ROBERTS RD | OBRIEN PAULA | | 24 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-099-00-000 | 22 ROBERTS RD | DANESE CHARLES ANTHONY JR | ELIZABETH M DANESE | 22 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-100-00-000 | 18 ROBERTS RD | ZICHELLA RAYMOND | LAURA ZICHELLA | 18 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-101-00-000 | 14 ROBERTS RD | DAIGLE BENJAMIN G | ELISE M DAIGLE | 14 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-102-00-000 | 10 ROBERTS RD | AMBROGIO FRANK L | | 10 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-114-00-000 | 7 DEAN RD | SHAYEVICH JANE | | 7 DEAN RD | ASHLAND | MA | 01721 |
| 10-115-00-000 | 9 DEAN RD | ABREU MARIA CELIA | ALMEIDA CARLOS FELIPE | 9 DEAN RD | ASHLAND | MA | 01721 |
| 10-116-00-000 | 11 DEAN RD | FIALHO SANDRA | | 11 DEAN RD | ASHLAND | MA | 01721 |
| 10-117-00-000 | 15 DEAN RD | CURLETT TODD A | | 15 DEAN RD | ASHLAND | MA | 01721 |
| 10-124-00-000 | 22 DEAN RD | KELLY JAMES E | LAURA E KELLY | 22 DEAN RD | ASHLAND | MA | 01721 |
| 10-125-00-000 | 18 DEAN RD | PULSIFER KEVIN | JEAN PULSIFER | 18 DEAN RD | ASHLAND | MA | 01721 |
| 10-126-00-000 | 14 DEAN RD | WARNER MATTHEW T | MELISSA WARNER | 14 DEAN RD | ASHLAND | MA | 01721 |
| 10-127-00-000 | 10 DEAN RD | BREAULT FRED | CATHERINE E BREAULT | 10 DEAN RD | ASHLAND | MA | 01721 |
| 10-128-00-000 | 11 ROBERTS RD | PICCIOLI ALEXANDER R | TRST MADELINE C PICCIOLI IRREVOCAB | 11 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-129-00-000 | 15 ROBERTS RD | PICCIOLI JANICE | | 15 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-130-00-000 | 25 ROBERTS RD | BALL WILLIAM C JR | SUSAN BALL | 25 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-131-00-000 | 31 ROBERTS RD | MATTIE CHRISTOPHER | TRAVERS AMBER | 31 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-132-00-000 | 35 ROBERTS RD | NICOLAS RICHARD E | EVELYN C NICOLAS | 35 ROBERTS RD | ASHLAND | MA | 01721 |
| 10-133-00-000 | 39 ROBERTS RD | CROOK ROBERT | | 39 ROBERTS RD | ASHLAND | MA | 01721 |

The above reflects the latest information available on our records.


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

8/9/21
 Date



RESIDENTIAL PROPERTY RECORD CARD

2022

ASHLAND

Site: 28 ROBERTS RD

Parcel Id: 014/010.0-0097-0000.0

Class: SINGLE FAMILY RESIDENCE

Card: 1 of 1

Printed: August 5, 2021

Dwelling Information

Style Capecod Year Built 1958
 Story height 1.75 Eff Year Built 1985
 Attic No Roof GABLE
 Exterior Walls Alumm-Vinyl Foundation CONCRETE
 Masonry Trim SFLA 1260

Basement

Basement Full # Car Bsmt Gar
 Bsmt Area 720 Bsmt Grade
 Fin Bsmt Area Fin Bsmt Grade

BSMT RecRm Area:

Heating & Cooling Fireplaces
 Heating/AC Hot Water Fireplaces 1
 Fuel Type Gas

System Type

Room Detail

Bedrooms 3 Full Baths 1
 Total Rooms 6 Half Baths 1
 Custom Feat 1 - Extra Fixtures 0
 # of Custom Feat 1 Kitchen Quality TYPICAL
 Custom Feat 2 - Bath Quality TYPICAL
 # of Custom Feat 2

Adjustments

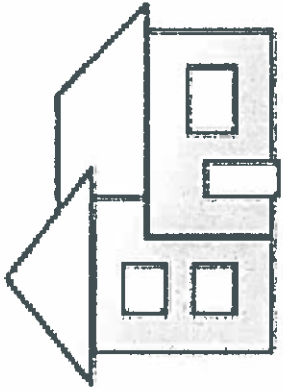
Int vs Ext Average Unfinished Area
 Occupancy 1

Grade & Depreciation

Grade C Market Adj
 Condition Average Functional
 CDU AVERAGE Economic
 Cost & Design 0 % Good Ovr
 % Complete 100 RCNLD 148360

Dwelling Computations

% Good 66 Economic
 % Good Override % Complete 100
 Functional C&D Factor



Sorry, no photo available for this record

| ID | Code | Description | Area |
|----|------|-------------------|------|
| 7 | A | Main Building | 720 |
| 8 | E | E Enclosed Porch | 120 |
| 9 | G | G Attached Garage | 456 |
| 10 | W | WD Wood Deck | 162 |

Permits

| Num | Date | ID | Amount | Type | Description | % Complete | Open/Closed | Inspection | Completed | Fee |
|---------|-----------|----|--------|----------|-------------------|------------|-------------|------------|-----------|-----|
| 2020671 | 16-NOV-20 | | 4,675 | WP STOVE | WOOD/PELLET STOVE | | | | | |