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Case No.: SP3-22

**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: 71 Raymond Way
Zoning District: Residential A Overlay District: _____
Assessor's Map: 29 Lot: 97 Deed Book: 68605 Page: 489
Current Property Owner*: Jessica B Kerr and James S Ladner

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: Jessica B Kerr and James S Ladner
Address: 71 Raymond Way
Phone: 847-894-7307 Email: JessicaBKerr@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.): 1994
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.)

We request a special permit for the expansion of a pre-existing, non-conforming structure. We propose an addition on to the left side of our home that does not meet the set back requirements for the side of the lot.

What specific zoning bylaws is this application associated with? _____

3.3 Nonconforming Uses and Structures, Section 3.3.5

4.1 Dimensional Requirements, Section 4.1.1

6. Justification for why the application should be approved:

The addition to the left side of the home replaces the existing and unstable retaining wall. The new structure will improve drainage, improve neighborhood aesthetic, and maintain privacy by limiting height and windows on the side of the addition. Landscaping and driveway improvements will be completed, increasing curb appeal. Addition will blend in well with existing homes and not diminish green space.

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

Front setback does not conform. 32.7' versus 40'

Home will remain single family dwelling. Condition of property will improve greatly with requested modifications.

Minimum lot area does not conform: 15,246 sq ft vs. 30,000 sq ft.

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

Signatures:

Applicant/Agent:  Applicant's Name: Jessica B Kerr and James S Ladner

Email Address: JessicaBKerr@gmail.com Phone Number: 847-894-7307

Agent's Relationship to Applicant: _____ Firm: _____

Owner: _____ Owner's Name: Jessica B Kerr and James S Ladner

*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*

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August 4, 2021

Jessica Kerr and James Ladner
71 Raymond Way
Ashland, MA 01721

Re: Addition to the left side of the house

Dear Ms. Kerr and Mr. Ladner,

Following a review of your request to expand your house located at 71 Raymond Way by adding an addition to the left side of your house I offer the following:

From the plot plan submitted, your house currently does not meet the zoning ordinances for a home located in Res A zone.

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.

Your front yard setback as shown is 32.7 ft.

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.

Though the proposed addition will not meet the setback requirements, the courts have ruled that there would be no reason to require both a Special Permit and a Variance as this is too great of a hardship for someone with a "pre-existing nonconforming" house.

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

Town of Ashland
101 Main Street
Ashland, MA 01721

Phone: 508-881-0100 x 7970 / 7123

Fax: 508-881-0182

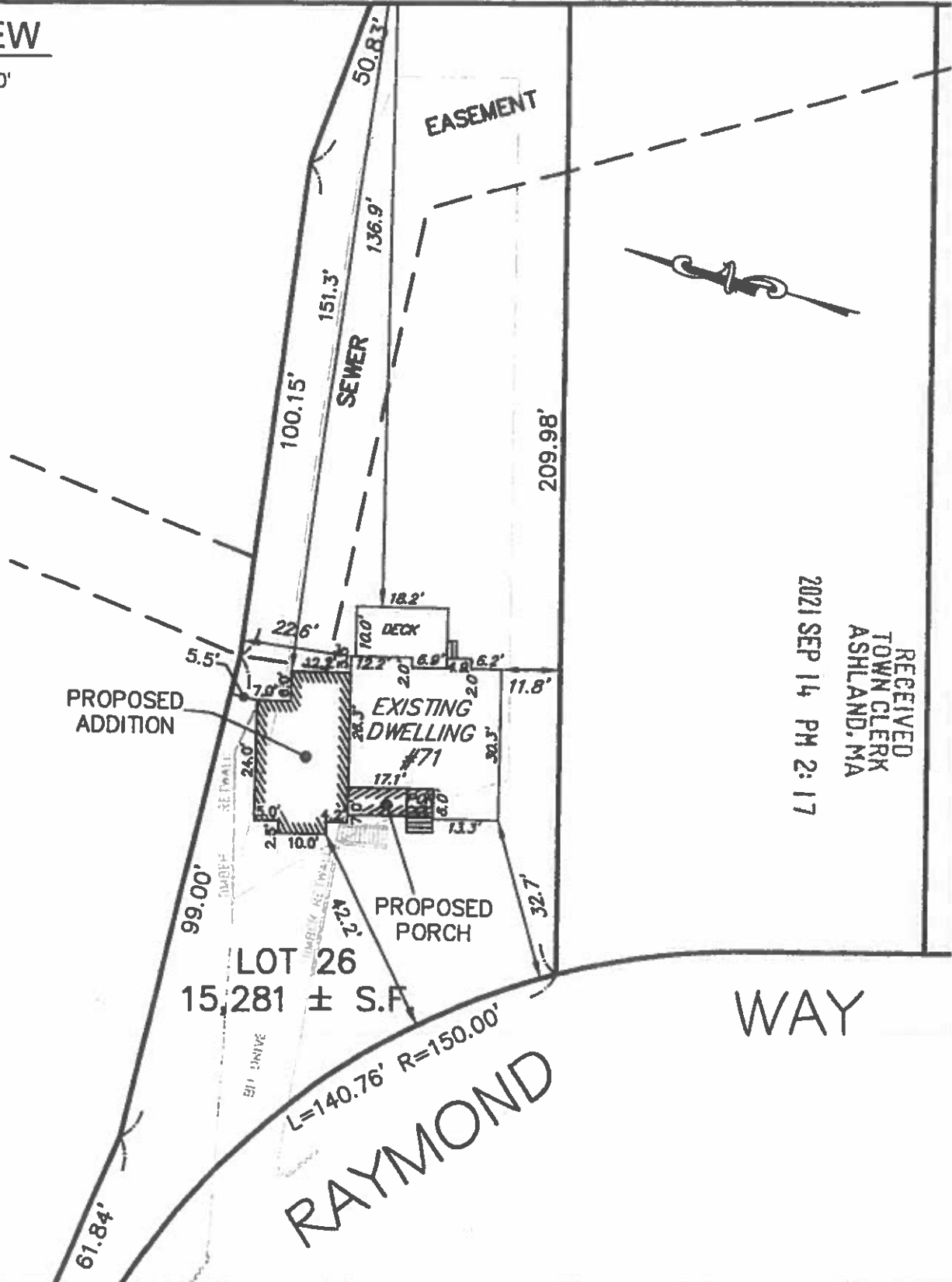
Email: dscott@ashlandmass.com

Website: ashlandmass.com



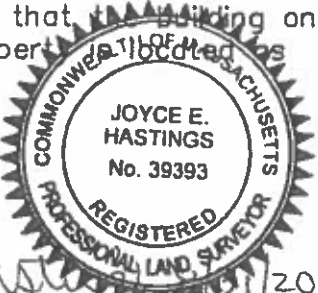
PLAN VIEW

SCALE: 1"=30'



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I certify that the information on this property is true and correct as shown.



GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
www.GLMengineering.com

PROPOSED
ADDITION PLAN
71 RAYMOND WAY
ASHLAND, MA
AUG. 31, 2021
JOB # 16,993

To The Zoning Board of Appeals
71 Raymond Way
James S. Ladner and Jessica B. Kerr
Abutters To Map 29 Parcel 97

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
25-243-00-000	8 ELIOT CIRCLE	SOERSEN JOANNA D		8 ELIOT CIRCLE	ASHLAND	MA	01721
25-246-00-000	119 ELIOT ST	TURNER KERRY G	SANDRA L JOY	119 ELIOT ST	ASHLAND	MA	01721
25-248-00-000	13 LONG HILL RD	CHEEVER MALCOLM H	ANN L CHEEVER	13 LONG HILL RD	ASHLAND	MA	01721
25-249-00-000	17 LONG HILL RD	GILBERT MICHAEL	VERONICA A GILBERT	17 LONG HILL RD	ASHLAND	MA	01721
25-250-00-000	21 LONG HILL RD	PARKS ROGER	ALLISON MORGAN PARKS	21 LONG HILL RD	ASHLAND	MA	01721
25-251-00-000	23 LONG HILL RD	CASHMAN DEVIN	KATHLEEN CASHMAN	23 LONG HILL RD	ASHLAND	MA	01721
25-252-00-000	27 LONG HILL RD	ATCHUE STEVEN	BRUKLUCH VERA	27 LONG HILL RD	ASHLAND	MA	01721
25-253-00-000	31 LONG HILL RD	ROFFO FERNANDO	CESIDIA ROFFO	31 LONG HILL RD	ASHLAND	MA	01721
25-254-00-000	35 LONG HILL RD	NETOPSKI PAUL		35 LONG HILL RD	ASHLAND	MA	01721
25-255-00-000	39 LONG HILL RD	HUTCHINSON JANICE		39 LONG HILL RD	ASHLAND	MA	01721
25-256-00-000	43 LONG HILL RD	GREEN HOWARD & MAGUIRE JANE	TRTS DUNLAP FAMILY IRREVOCABLE	43 LONG HILL RD	ASHLAND	MA	01721
25-271-00-000	40 LONG HILL RD	BEHROUZFARD ALI	MARGARET L BEHROUZFARD	40 LONG HILL RD	ASHLAND	MA	01721
25-272-00-000	34 LONG HILL RD	LARGE COLIN MICHAEL	SARA ANN LARGE	34 LONG HILL RD	ASHLAND	MA	01721
25-273-00-000	30 LONG HILL RD	KELLY GLENN J	MIRRIAM D KELLY	30 LONG HILL RD	ASHLAND	MA	01721
25-274-00-000	22 LONG HILL RD	HATGELAKAS JOHN & CATHERINE	ANGELICA VALERIE HATGELAKAS	22 LONG HILL RD	ASHLAND	MA	01721
25-275-00-000	14 LONG HILL RD	PARET BENJAMIN	HELEN & ALAN PARET	14 LONG HILL RD	ASHLAND	MA	01721
29-054-00-000	0 RAYMOND WAY	OAKWOOD ESTATES TRUST	BRIAN THORNER THUISTEE	70 RAYMOND WAY	ASHLAND	MA	01721
29-062-00-000	84 RAYMOND WAY	KAKULA VENKATARAMANA	SWATHI KAKULA	84 RAYMOND WAY	ASHLAND	MA	01721
29-063-00-000	80 RAYMOND WAY	FRATI BRIAN	RACHEL FRATI	80 RAYMOND WAY	ASHLAND	MA	01721
29-064-00-000	70 RAYMOND WAY	THORNER BRIAN R	STACEY A THORNER	70 RAYMOND WAY	ASHLAND	MA	01721
29-065-00-000	64 RAYMOND WAY	GILHOOLY SEAN R	CHERYL H GILHOOLY	64 RAYMOND WAY	ASHLAND	MA	01721
29-066-00-000	60 RAYMOND WAY	TANCRETI JEFFREY M & LINET JACLYN L	MARK TANCRETI	60 RAYMOND WAY	ASHLAND	MA	01721
29-067-00-000	56 RAYMOND WAY	WEINBERGER GARY	DARA S WEINBERGER	56 RAYMOND WAY	ASHLAND	MA	01721
29-068-00-000	50 RAYMOND WAY	SHERR EVAN A	ELIZABETH BAIRD SHERR	50 RAYMOND WAY	ASHLAND	MA	01721
29-092-00-000	51 RAYMOND WAY	BURKE JOSEPH	TINA MARIE BURKE	51 RAYMOND WAY	ASHLAND	MA	01721
29-093-00-000	55 RAYMOND WAY	PENA MAURICIO	ANA E CARNEIRO PENNA	55 RAYMOND WAY	ASHLAND	MA	01721
29-094-00-000	59 RAYMOND WAY	LEVERONE CHARLES R & BEVERLY A	N/O ZABEL THOMAS A & FUAN YISHAN	59 RAYMOND WAY	ASHLAND	MA	01721
29-095-00-000	63 RAYMOND WAY	ROTHKOPF FRANCINE BETH FERRARO	F DAVID ROTHKOPF	63 RAYMOND WAY	ASHLAND	MA	01721
29-096-00-000	67 RAYMOND WAY	SHANABROOK NEVIN	LIST ELENA	67 RAYMOND WAY	ASHLAND	MA	01721
29-098-00-000	0 RAYMOND WAY	LAPOINTE ROBERT F	TRS OF THE LAPOINTE FAMILY TRUST	80 WINTER ST	ASHLAND	MA	01721
29-107-00-000	19 DONNA LEE LN	BERRY STEWART	MONICA BERRY	19 DONNA LEE LN	ASHLAND	MA	01721
29-108-00-000	15 DONNA LEE LN	THORSEN MICHAEL S	VIRGINIA B THORSEN	15 DONNA LEE LN	ASHLAND	MA	01721
29-109-00-000	16 DONNA LEE LN	BARRETT MARY ANN	FRED K BARRETT	16 DONNA LEE LN	ASHLAND	MA	01721
29-110-00-000	20 DONNA LEE LN	NEUE UWE	LYNDA NEUE	20 DONNA LEE LN	ASHLAND	MA	01721

The above reflects the latest information available on our records.

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

9/25/21
Date

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Map ID: 014/029.0-0097-0000.0

Map: 029.0 Block: 0097 Lot: 0000.0

Map ID: 014/029.0-0097-0000.0

Map: 029.0 Block: 0097 Lot: 0000.0

GENERAL INFORMATION

Price 400,000
 Sale Date 12/16/16
 Type Land & Bldgs
 Validity Yes-Valid-Sale
 Grantor ONEIL EDWARD P & JAYNE M
 Book/Page 68605 / 0489

Tax Class NBHD
 Class 101
 Calc'd .3508
 Acres

Current Owner
 LADNER JAMES S
 KERR JESSICA B
 71 RAYMOND WAY
 ASHLAND MA 01721

Road Type TWO-WAY
 Road Condition PAVED
 Traffic MEDIUM
 Water PUBLIC SYS
 Sewer SEWER

Assessment Information

Assessed	Cost	Income	Market
227,900	227,900	0	0
240,800	240,800	0	240,800
468,700	468,700	0	240,800
Current Net Assessment 468,700			
Prior Year Land 227,900			
Prior Year Building 223,000			
Prior Year Total 450,900			
Prior Year Net Assessment 450,900			

Land Information

Seg	Type	Code	NBHD	Zone	Method	Sq Ft	Acres	Infl Fact	Infl %	Value	Sup?	Class
1	P	101	454.01	R1	S	15281	.3508			227,896	N	R

Entrance Information

Date	ID	Entry Code	Source
12-JAN-17	REB	Extrior-Only	
23-AUG-05	REB	Extrior-Only	
05-MAY-05	RB	Extrior-Only	
01-APR-98	JOE	Extrior-Only	None

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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