

\$160.00 received 4/28/2015
Lurana Pease

ASHBY ZONING BOARD OF APPEALS

NAME: CAROLINE COLLINGS

ADDRESS: 860 SOUTH RD P.O. BOX 301

MAP & PARCEL # _____

REQUEST FOR SPECIAL PERMIT

I, CAROLINE COLLINGS the applicant

who applies to the Board of Appeals according to Section(s) _____

of the Zoning By-law, for the property located at 860 SOUTH RD

and asks that the Board make the following findings in accordance with the provisions of law:

1. The use requested is a use permitted by a Special Permit in the district for which application is being made or is so designated elsewhere in the By-law specifically:

Single family residence

2. That the requested use is essential or desirable to the public convenience or welfare for the following reasons:

- 1) increases the property values of the neighborhood.
- 2) increases structural similarities through out the neighborhood

3. That the requested use will not create undue traffic congestion or unduly impair pedestrian safety for the following reasons:

no change in the use of the house. Remains a two bedroom house with no change in current footprint.

4. That the requested use will not adversely impact any public drainage system or any other municipal system to such an extent that the requested use or any existing use in the immediate area or in any other area of town will be unduly subjected to hazards affecting health, safety or the general welfare for the following reasons:

The property slopes away from the road.
all current drainage including drywell
has approval from conservation commission (2013)
(Special conditions)

5. That any special regulations for the use, set forth in Section _____ of the Zoning By-law are fulfilled, specifically:

No change / not increasing the nonconformity
of the setbacks
not changing the existing foot print

6. That the requested use will not be detrimental to the established or future character of the neighborhoods and town, nor be detrimental to the health, morals or welfare for the following reasons:

Similar structure to adjacent structures
is being proposed in this appeal.
(See attached elevation plans)

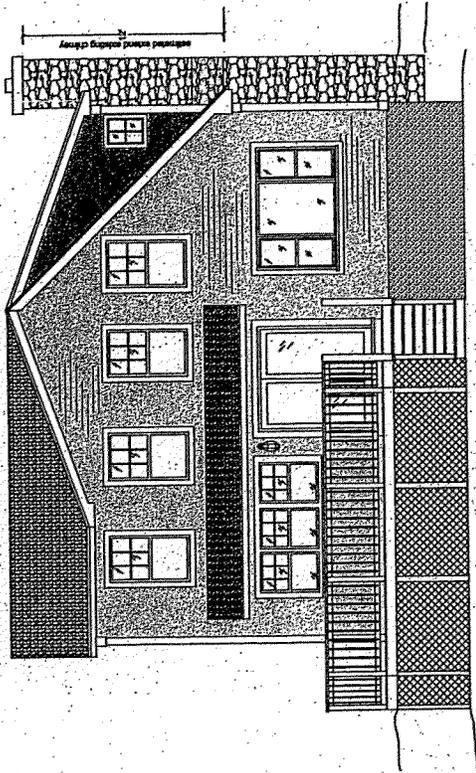
Date:

April 28, 2015

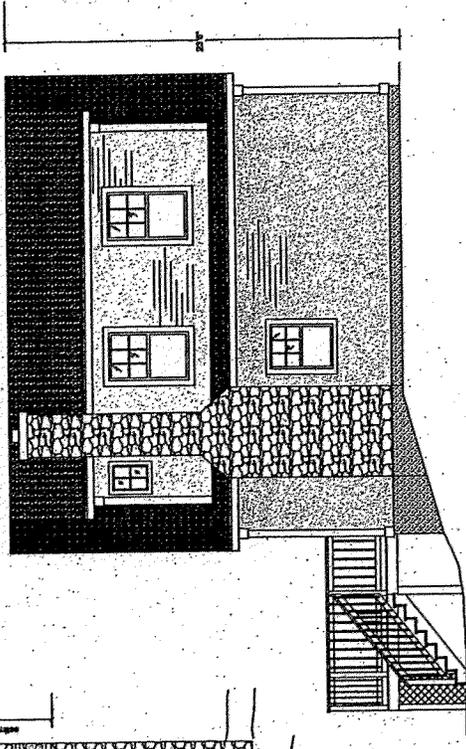
Respectfully submitted by:

Carmen A. Collins

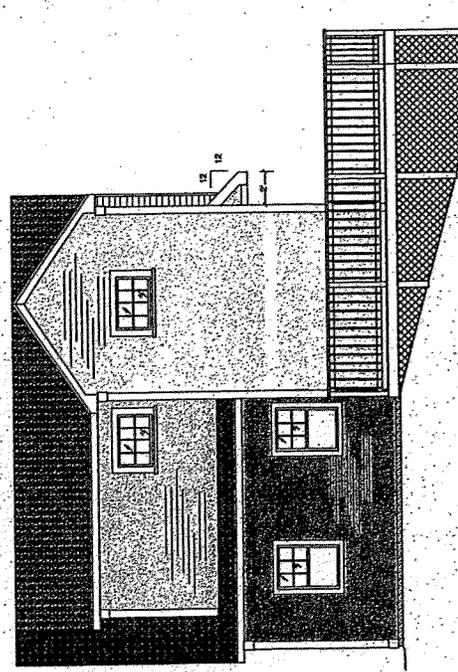
lakeside elevation



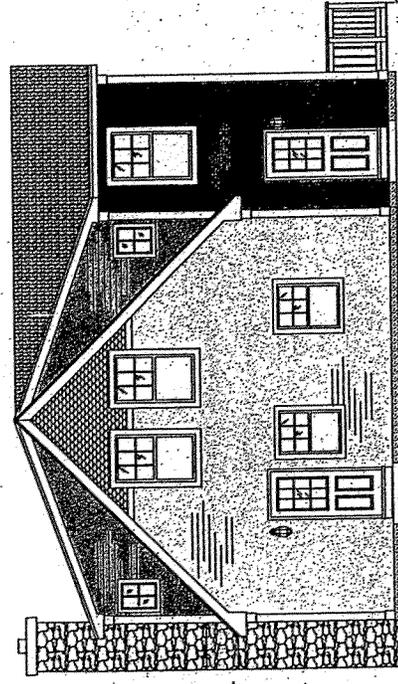
left elevation



right elevation



front elevation



BEYOND BASICS

NOTE: Measurements are to be verified by contractor on site prior to construction

Beyond Basics
312 Carriage St
Lunenburg, MA
978-682-4331

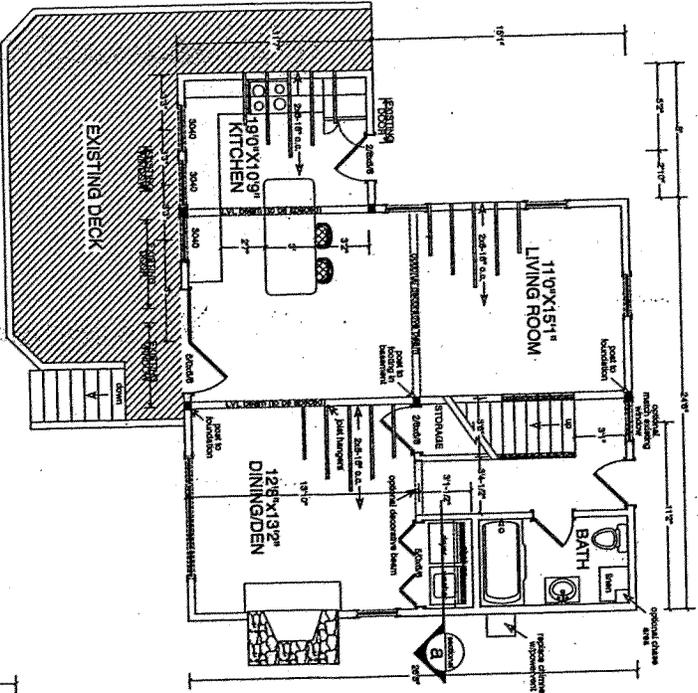
addition plans

Scale: 1/4" = 10"
Date: 2/12/14
By: Alan J. Maki

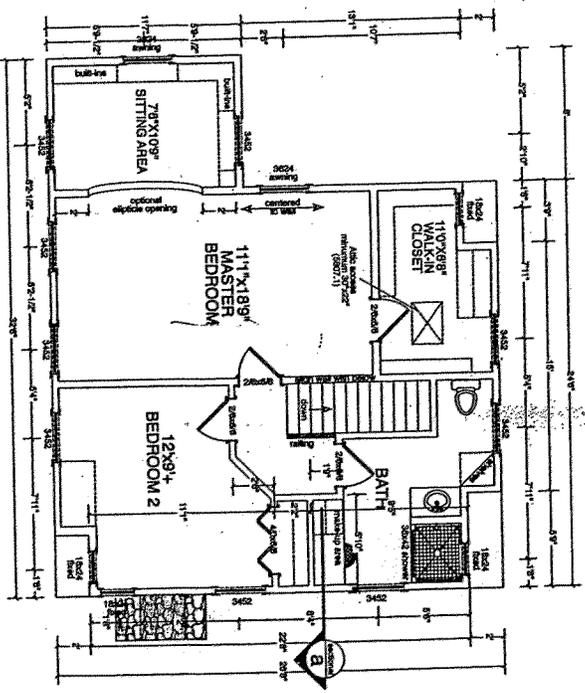
Caroline Collins
860 South Rd.
Ashby, Ma.

plan # 21214
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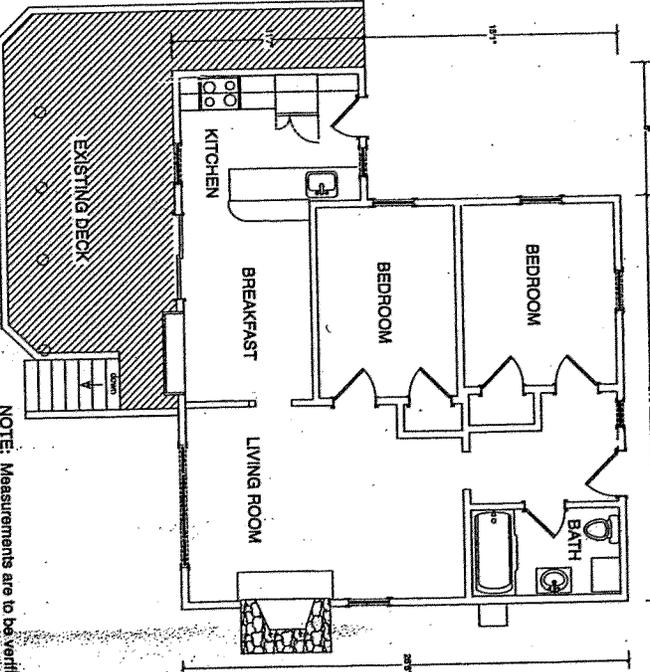
proposed 1st floor plan



proposed 2nd floor plan



existing 1st floor plan



| Code | Double Hung Window Chart | Approx opening size |
|------|--------------------------|------------------------|
| 3038 | 2'-0 1/2" x 3'-0 1/2" | 2'-0 1/2" x 3'-0 1/2" |
| 3039 | 2'-0 1/2" x 3'-4 1/4" | 2'-0 1/2" x 3'-4 1/4" |
| 3040 | 2'-0 1/2" x 3'-8 1/4" | 2'-0 1/2" x 3'-8 1/4" |
| 3041 | 2'-0 1/2" x 4'-2 1/4" | 2'-0 1/2" x 4'-2 1/4" |
| 3042 | 2'-0 1/2" x 4'-6 1/4" | 2'-0 1/2" x 4'-6 1/4" |
| 3043 | 2'-0 1/2" x 5'-0 1/4" | 2'-0 1/2" x 5'-0 1/4" |
| 3044 | 2'-0 1/2" x 5'-4 1/4" | 2'-0 1/2" x 5'-4 1/4" |
| 3045 | 2'-0 1/2" x 5'-8 1/4" | 2'-0 1/2" x 5'-8 1/4" |
| 3046 | 2'-0 1/2" x 6'-2 1/4" | 2'-0 1/2" x 6'-2 1/4" |
| 3047 | 2'-0 1/2" x 6'-6 1/4" | 2'-0 1/2" x 6'-6 1/4" |
| 3048 | 2'-0 1/2" x 7'-0 1/4" | 2'-0 1/2" x 7'-0 1/4" |
| 3049 | 2'-0 1/2" x 7'-4 1/4" | 2'-0 1/2" x 7'-4 1/4" |
| 3050 | 2'-0 1/2" x 7'-8 1/4" | 2'-0 1/2" x 7'-8 1/4" |
| 3051 | 2'-0 1/2" x 8'-2 1/4" | 2'-0 1/2" x 8'-2 1/4" |
| 3052 | 2'-0 1/2" x 8'-6 1/4" | 2'-0 1/2" x 8'-6 1/4" |
| 3053 | 2'-0 1/2" x 9'-0 1/4" | 2'-0 1/2" x 9'-0 1/4" |
| 3054 | 2'-0 1/2" x 9'-4 1/4" | 2'-0 1/2" x 9'-4 1/4" |
| 3055 | 2'-0 1/2" x 9'-8 1/4" | 2'-0 1/2" x 9'-8 1/4" |
| 3056 | 2'-0 1/2" x 10'-2 1/4" | 2'-0 1/2" x 10'-2 1/4" |
| 3057 | 2'-0 1/2" x 10'-6 1/4" | 2'-0 1/2" x 10'-6 1/4" |
| 3058 | 2'-0 1/2" x 11'-0 1/4" | 2'-0 1/2" x 11'-0 1/4" |
| 3059 | 2'-0 1/2" x 11'-4 1/4" | 2'-0 1/2" x 11'-4 1/4" |
| 3060 | 2'-0 1/2" x 11'-8 1/4" | 2'-0 1/2" x 11'-8 1/4" |
| 3061 | 2'-0 1/2" x 12'-2 1/4" | 2'-0 1/2" x 12'-2 1/4" |
| 3062 | 2'-0 1/2" x 12'-6 1/4" | 2'-0 1/2" x 12'-6 1/4" |
| 3063 | 2'-0 1/2" x 13'-0 1/4" | 2'-0 1/2" x 13'-0 1/4" |
| 3064 | 2'-0 1/2" x 13'-4 1/4" | 2'-0 1/2" x 13'-4 1/4" |
| 3065 | 2'-0 1/2" x 13'-8 1/4" | 2'-0 1/2" x 13'-8 1/4" |
| 3066 | 2'-0 1/2" x 14'-2 1/4" | 2'-0 1/2" x 14'-2 1/4" |
| 3067 | 2'-0 1/2" x 14'-6 1/4" | 2'-0 1/2" x 14'-6 1/4" |
| 3068 | 2'-0 1/2" x 15'-0 1/4" | 2'-0 1/2" x 15'-0 1/4" |
| 3069 | 2'-0 1/2" x 15'-4 1/4" | 2'-0 1/2" x 15'-4 1/4" |
| 3070 | 2'-0 1/2" x 15'-8 1/4" | 2'-0 1/2" x 15'-8 1/4" |
| 3071 | 2'-0 1/2" x 16'-2 1/4" | 2'-0 1/2" x 16'-2 1/4" |
| 3072 | 2'-0 1/2" x 16'-6 1/4" | 2'-0 1/2" x 16'-6 1/4" |

- FLOOR PLAN GENERAL NOTES:**
1. Smoke detector systems shall be Type III.
 2. Ventilator: Kitchens and Bathrooms shall have mechanical venting systems that provide 20 cfm/occupant.
 3. Light and Ventilation: All habitable rooms shall be provided with aggregate glazing area of not less than eight (8) percent of the floor area of such rooms. One-half (1/2) of the required area of glazing shall be operable. (R303.1)
 4. Hall and stairway widths shall be a minimum of 3 feet clear. Handrails may project no more than 3 1/2" into the required width.

BEYOND BASICS

beyond basics
312 Bourage st
Ludenburg ma
978-582-4331

addition plans

746 sq ft 1st floor
695 sq ft 2nd floor
1371 total sq ft

Scale: 1/4" = 1'0"
Date : 2/12/14
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page 2 of 3

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