

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

\$100.00 APPLICATION FEE

Date: 11-14-2025

Address of Property: 112 DYER AVE. MILTON, MA 02186

Section: Block: Lot: District Zoned for:

Type of Structure: Existing / Proposed

Owner's Name: ABDUS KHAN

Owner's Phone Number: 617-606-0730

Owner's Email Address: 505COURTMARKET@GMAIL.COM

Owner's Address: 272 NEPONSET VALLEY PARKWAY, MA - 02136

Has a Building Permit Application been filed: Yes / No

Has any previous appeals been made: Yes / No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: ARTICLE IV SECTION 275-4.1(B)

Reasons for Requesting Relief: WE NEED MORE ROOMS FOR OUR FAMILY.  
BECAUSE WE HAVE A BIG FAMILY.

Attorney's Signature:



Attorney's Email Address:

derrick.Small@yahoo.com

Signature of Applicant:



---

(For office use only)

Case Number:

2898

Date Received:

11-14-2025



# TOWN OF MILTON INSPECTIONAL SERVICES

525 CANTON AVENUE  
MILTON, MA 02186  
Telephone: 617-898-4925

Michael White  
Building  
Commissioner

November 13, 2025

Jay W. Beaulieu  
Local Inspector

Abdus Khan  
112 Dyer Ave  
Milton, MA. 02186  
617-606-0730

Walter White  
Local Inspector

Barry T. Ringler  
Local Inspector

Re: 112 Dyer Ave  
Map- Lot -Block D – 10 - 13  
Proposed approximately 15' x 25' two story rear addition, new 8'x18' rear deck, new 4'x8' concrete bulkhead, new 5.9' x 21.8' two story front porches.

Domenic Franceschelli  
Wire Inspector

Mark Kelly  
Plumbing & Gas  
Inspector/Sealer of  
Weights and Measures

To Whom it concerns,

Eric Pilsmaier  
Plumbing & Gas  
Inspector/Sealer of  
Weights and Measures

This office has reviewed your **proposal to construct an approximately 15' x 25' two story rear addition, new 8'x18' rear deck, new 4'x8' concrete bulkhead, and a new 5.9' x 21.8' two story front porches.**

Markelian Berdufi  
Code Enforcement

Here are our findings:

Katrina Goodridge  
Sr. Administrative  
Clerk

William Donnelly  
Sr. Administrative  
ZBA Clerk

- A) The property is in Residence C zoning District.
- B) The existing house was built in 1910.
- C) This existing house is a pre-existing nonconforming structure. (the left side angled room is 8.2' off the lot line)
- D) The Lot is a pre-existing non-conforming lot.
- E) A plot prepared by Antoni Szerszunowicz, a Professional Land Surveyor dated November 4, 2025, shows all the proposed new work.
- F) The average mean grade is 4.4' ( the house is built pre 1950 and is allowed up to 6' mean average grade )

- G) The proposed new work will increase the current non-conformity of the structure (size and bulk) therefore the building permit application number 64566 is hereby denied.

**H) Per Article IV Section 275-4.1(B)**

“A valid pre-existing, nonconforming single family or two family residential structure may be extended or altered as of right within the existing building envelope or within a height and setback which conform with the dimensional requirements of the Milton Zoning Bylaws **and may be further extended or altered beyond the existing building envelope or beyond the limits of the dimensional requirements**, if authorized by a special permit from the Board of Appeals, and subject to appropriate conditions, limitations, and safeguards stated in writing by the Board of Appeals and made a part thereof.”

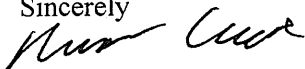
- I) Section 275-4.1 (non-conformities) you have the right to seek relief from this zoning by-law, through the Special Permit process with the Town of Milton's Zoning Board of Appeals.**

- J) Section 275-4.1 ( F) As a basis for any special permit provided for herein, the Board of Appeals must be satisfied that the requirements of § 275-13.3 have been met subject to any appropriate conditions and limitations and that such extension, alteration, reconstruction or replacement and the extended or altered structure or use to be made thereof will not substantially increase any detrimental or injurious effect of the building or use on the neighborhood.**

- K) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

- L) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely



Michael White C.B.O  
Building Commissioner  
Zoning Enforcement Officer  
Town of Milton

Town of Milton – Zoning Review Form

Date: 11/10/2025

Street Address 112 Dyer Ave

Owner's Name ~~7500 1st Avenue~~ Abdus Khan

Owner's Address 112 Dyer Ave

Owner's Phone Number 617 - 606 - 0730

Map – Lot -Block D - 10 - 13

Year Built 1910

Permit Application Number 64566

Zoning District Res C

Registered Land Surveyors Name: Antoni Szerszunowicz

Date of Preparation of Plot Plan: 11/4/2025

☒ Non- Conforming Structure

☒ Non-Conforming Lot

Proposed Project :

15' X 24.7 Rear Addition (two story)

new 8'x18' rear Deck

new 4'x8' Bulkhead on rear wall

new two story front Porches

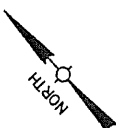
5.9' X 21.8'

NOTES:

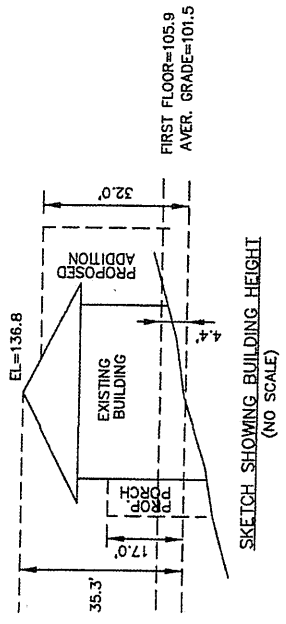
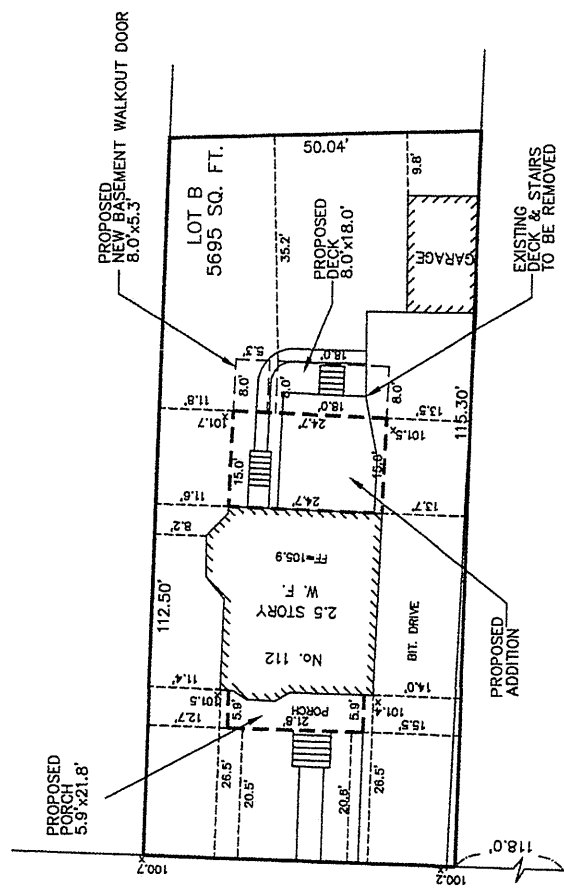
Ave Grade to top of First floor 4.4'

Existing Ridge 35.3'

Proposed addition Ridge height 32.0'



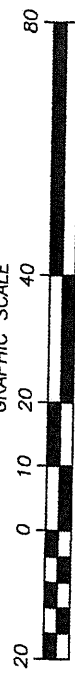
AVERAGED GRADE =  $\frac{101.5+101.7+101.5+101.4}{4} = 101.5$



PLOT PLAN  
112 DYER AVENUE  
MILTON, MASS.

SCALE : 1" = 20'  
NOVEMBER 4, 2025  
AGH ENGINEERING  
166 WATER STREET  
STOUGHTON, MA 02072  
PHONE: (617)686-5057

GRAPHIC SCALE



*Anton Giersz*



WARREN AVE.

## 112 DYER AVE. MILTON, MA

- I-1 TITLE SHEET & NOTES
- X-1 EXISTING FLOOR PLANS
- X-2 EXISTING ELEVATIONS
- A-1 NEW FLOOR PLANS
- A-2 NEW EXTERIOR ELEVATIONS
- A-3 FRAMING PLAN
- A-4 CROSS SECTION DETAILS
- A-5 FRONT PORCH FRAMING
- A-6 SECTIONS & DETAILS

2.4.1. DIMENSIONS, ELEVATIONS, AND CONSULTATION SHALL BE BASED IN THE FIELD BY THE CONTRACTOR AND ALL MEASUREMENTS SHALL BE TO CENTER OF THE DIMENSION LINE. THE CONTRACTOR SHALL NOTIFICATION BEFORES PROCEEDING WITH THE ANY OF THE WORKS.

2. ALL SKIN LAYER TOWING HEADWEARS SHALL BE SECURE FASTENERS (LATCHES) WITH THE FOLLOWING COMPLIANT PLATES:
  - A. LOGO PLATES NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828

[illegible]

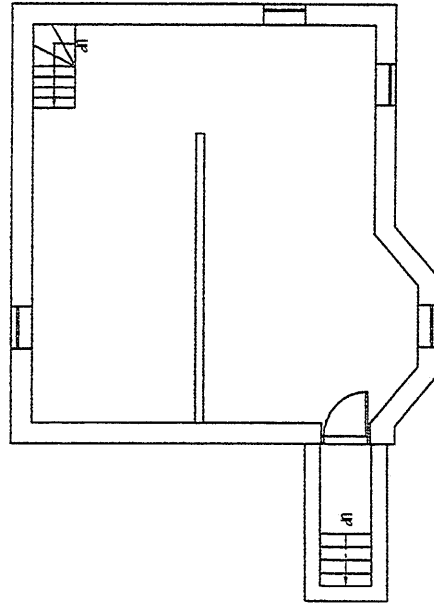
y:

| ROCK OPENING                | WOOD FLOOR                                     |
|-----------------------------|------------------------------------------------|
| 1P TO 5'-6" WIDE            | (3) - 2X6 WITH SINK: JACK STUD BKG. @ FA, JWB  |
| OVER 5'-6" 1P TO 5'-0" WIDE | (3) - 2X6 WITH SINK: JACK STUD BKG. @ FA, JWB  |
| OVER 5'-0" 1P TO 9'-0" WIDE | (3) - 2X12 WITH SINK: JACK STUD BKG. @ FA, JWB |

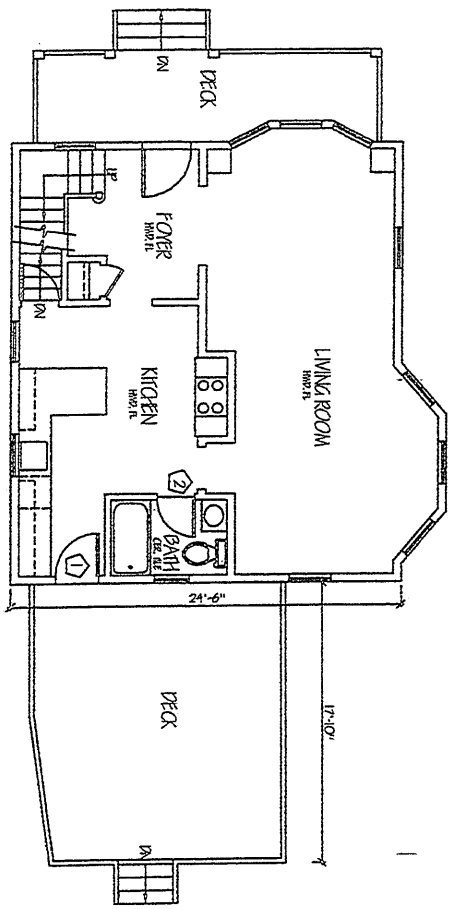
| ROLLOFFENING                 | WOOD HEATER                                    |
|------------------------------|------------------------------------------------|
| IP TO 3'-6" WIDE             | (2) - 2X8 WITH SINGLE JACK SHUD BRG @ FA, JMB  |
| ONE'S 3'-6" IP TO 3'-0" WIDE | (2) - 2X10 WITH SINGLE JACK SHUD BRG @ FA, JMB |
| ONE'S 3'-0" IP TO 6'-0" WIDE | (2) - 2X12 WITH SINGLE JACK SHUD BRG @ FA, JMB |

NOTES:  
2. PROVIDE A WOOD SPACES IN ALL WALLS 2X HEADERS WITHIN 2X6 EXTERIOR AND / OR  
LOAD BEARING WALLS TO MAKE UP DIFFERENCE OF WALL THICKNESS

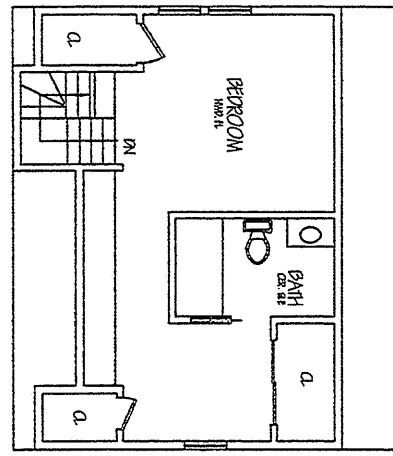
|           |           |             |
|-----------|-----------|-------------|
|           |           |             |
| drawn by: |           |             |
| revision: | 9-12-2025 | checked by: |



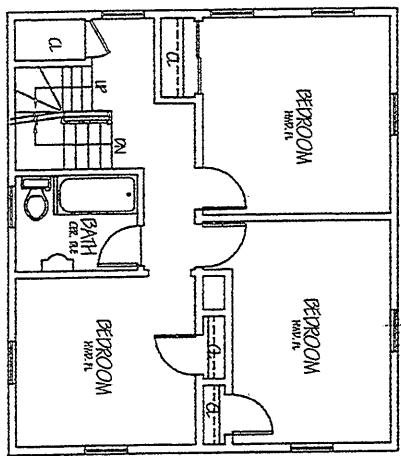
BASEMENT PLAN (E)  
SCALE: 3/16"=1'-0"



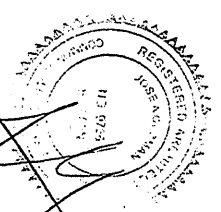
FIRST FLOOR PLAN (E)  
SCALE: 3/16"=1'-0"



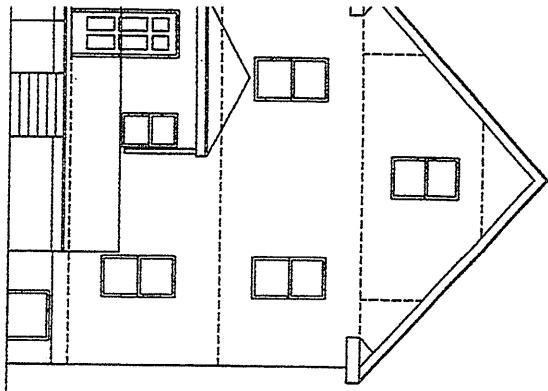
THIRD FLOOR PLAN (E)  
SCALE: 3/16"=1'-0"



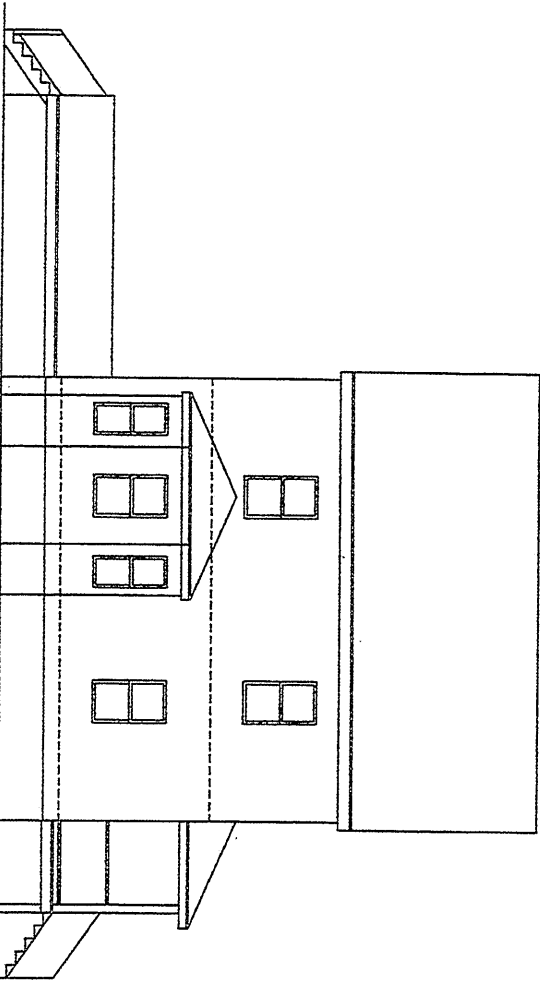
SECOND FLOOR PLAN (E)  
SCALE: 3/16"=1'-0"



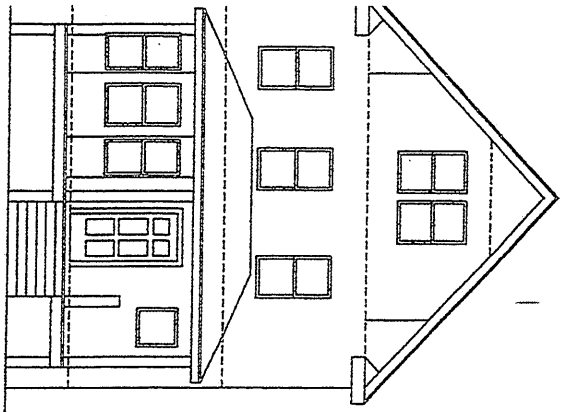
|                                                                                |           |                          |           |             |
|--------------------------------------------------------------------------------|-----------|--------------------------|-----------|-------------|
| <div style="font-size: 48pt; font-weight: bold; text-align: center;">X-1</div> | project:  | RENOVATION / ADDITION    |           |             |
|                                                                                | location: | 112 Dyer Ave. Milton, MA |           |             |
|                                                                                | scale:    | 1/8"=1'-0"               | drawn by: |             |
|                                                                                | date:     | 7/22/25                  | revision: | checked by: |



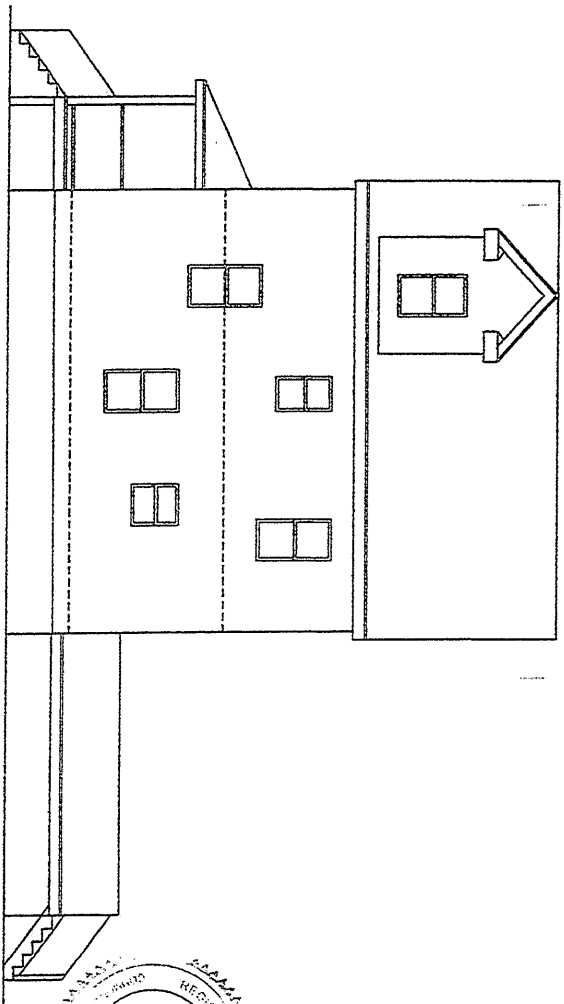
EXISTING REAR ELEVATION  
SCALE: 1/8"=1'-0"



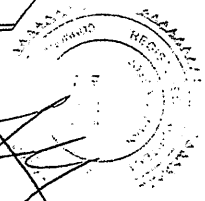
EXISTING LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/8"=1'-0"



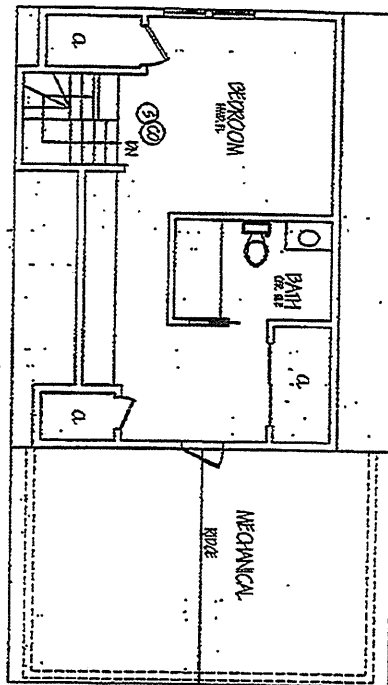
EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



X-2

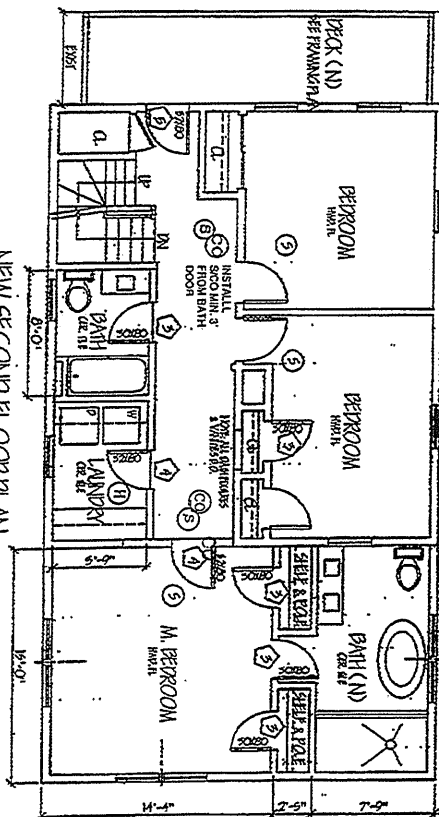
|           |                                    |           |             |
|-----------|------------------------------------|-----------|-------------|
| Sheet no. | project: RENOVIATION / ADDITION    |           |             |
|           | location: 112 Dyer Ave. Milton, MA |           |             |
|           | scale: 1/8"=1'-0"                  | drawn by: |             |
|           | date: 7/22/25                      | revision: | checked by: |





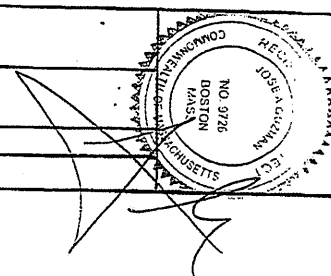
NEW THIRD FLOOR PLAN  
SCALE: 3/16"=1'-0"

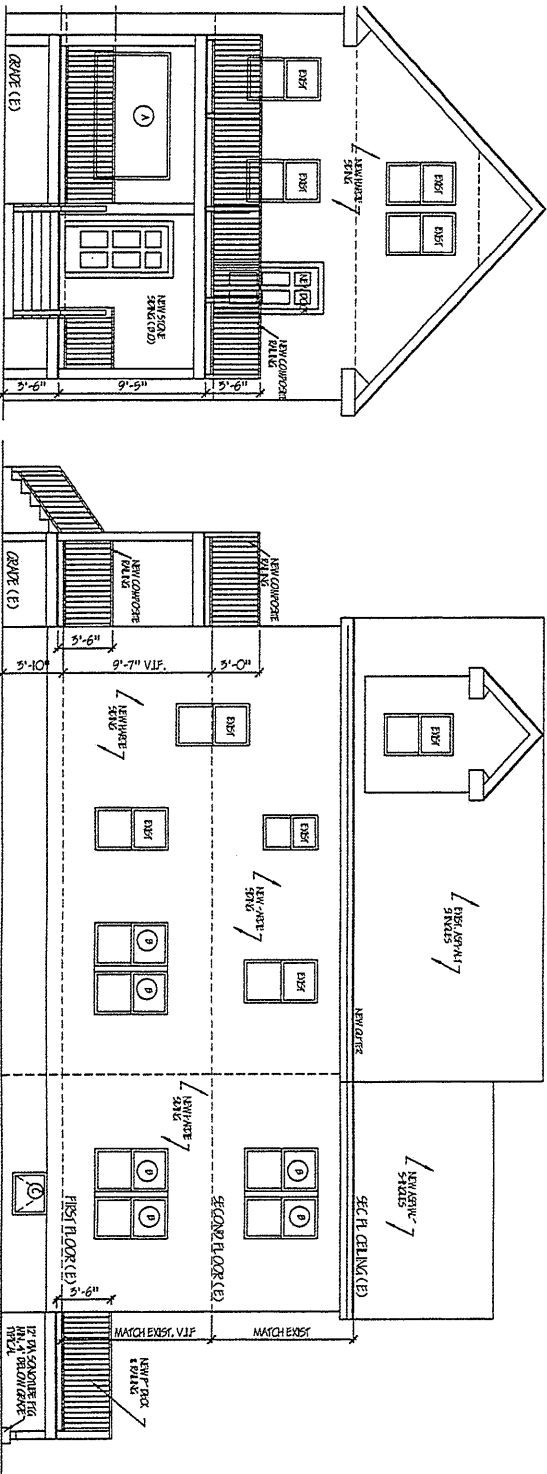
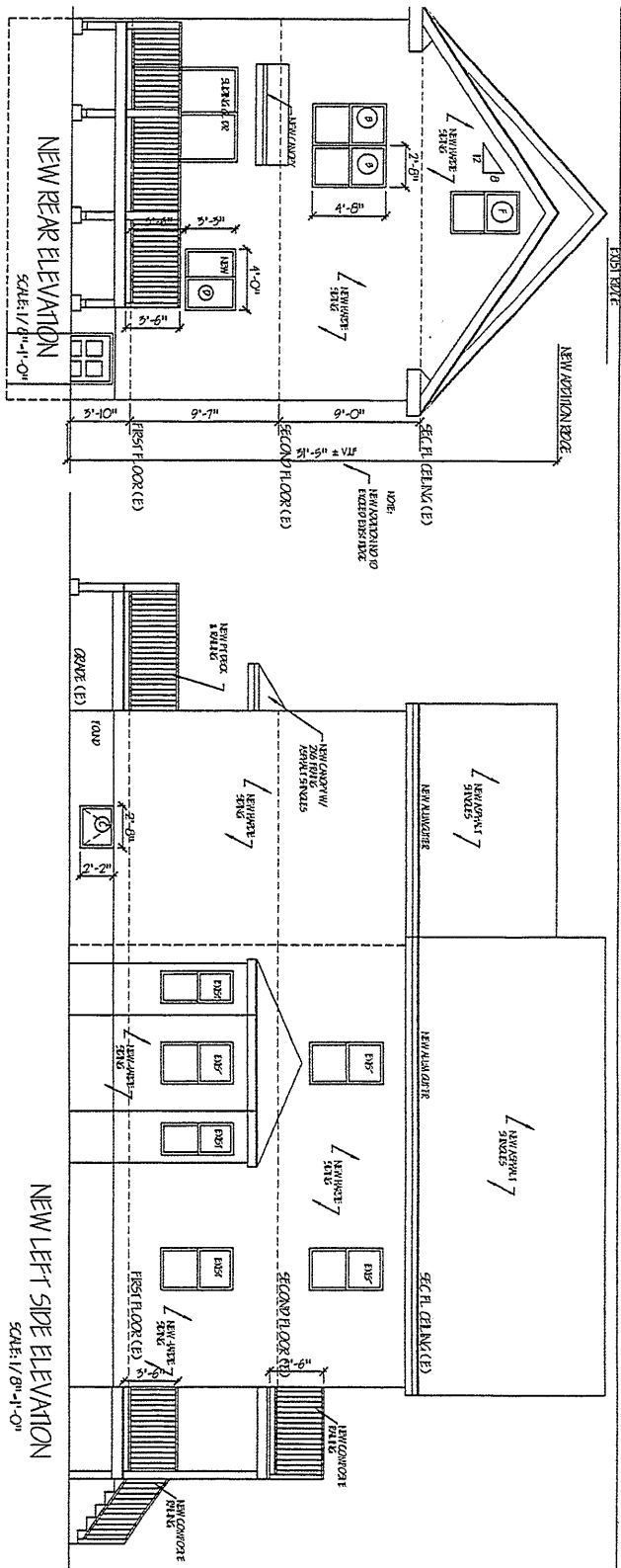
|        |                          |                                                                                                      |
|--------|--------------------------|------------------------------------------------------------------------------------------------------|
| ⑤      | SALES OFFICER            | MR. J.                                                                                               |
| ⑤ (20) | SALES / CUSTOMER SERVICE | ALL SALES PERSONS OF<br>AT RICHMOND AND<br>LOS ANGELES<br>902 380 CMC GROUP #<br>56000155131 / 15503 |
| ⑪      | MANAGER                  |                                                                                                      |
|        |                          |                                                                                                      |



NEW SECOND FLOOR PLAN

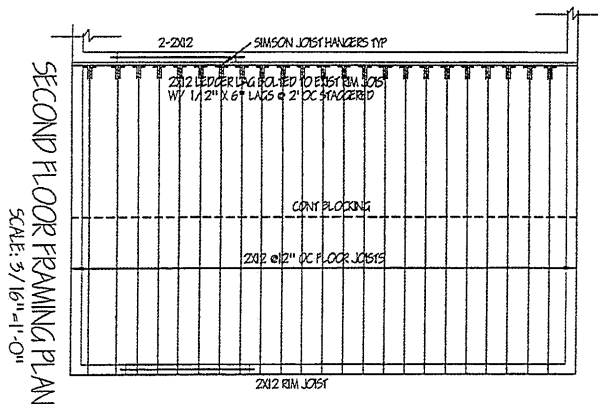
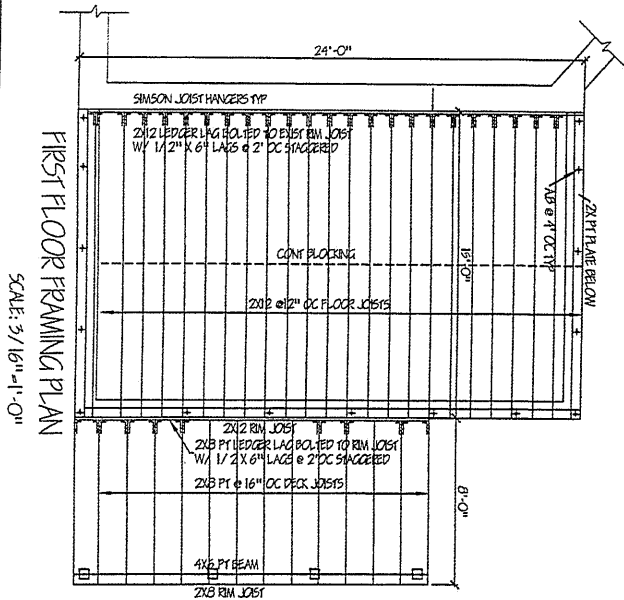
|           |                                    |           |             |
|-----------|------------------------------------|-----------|-------------|
| sheet no. | project: RENOVATION / ADDITION     |           |             |
|           | location: 112 Dyer Ave. Milton, MA |           |             |
|           | scale: 1/8"=1'-0"                  |           | drawn by:   |
|           | date: 7/22/25                      | revision: | checked by: |



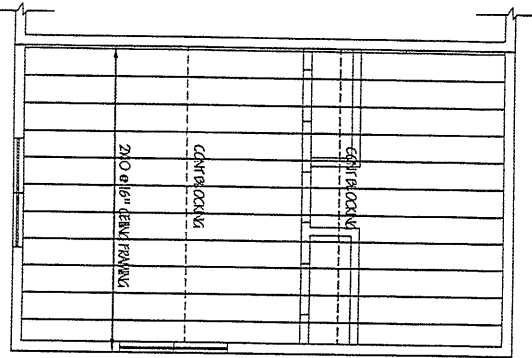


Project: **RENOVATION / ADDITION**  
 Location: **112 Dyer Ave. Milton, MA**  
 Scale: **1/8"=1'-0"**  
 Date: **7/22/25**  
 Drawn by:   
 Checked by:

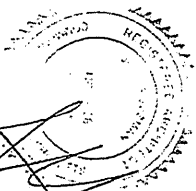
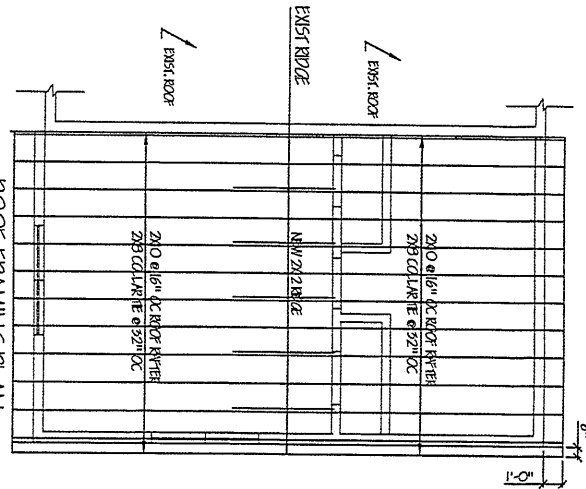
**A-2**



CEILING FRAMING PLAN  
SCALE: 3/16"=1'-0"



ROOF FRAMING PLAN  
SCALE: 3/16"=1'-0"



A-3

sheet no.

project: **RENOVATION / ADDITION**

location: **112 Dyer Ave. Milton, MA**

scale: **1/8"=1'-0"**

drawn by:

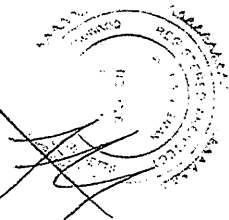
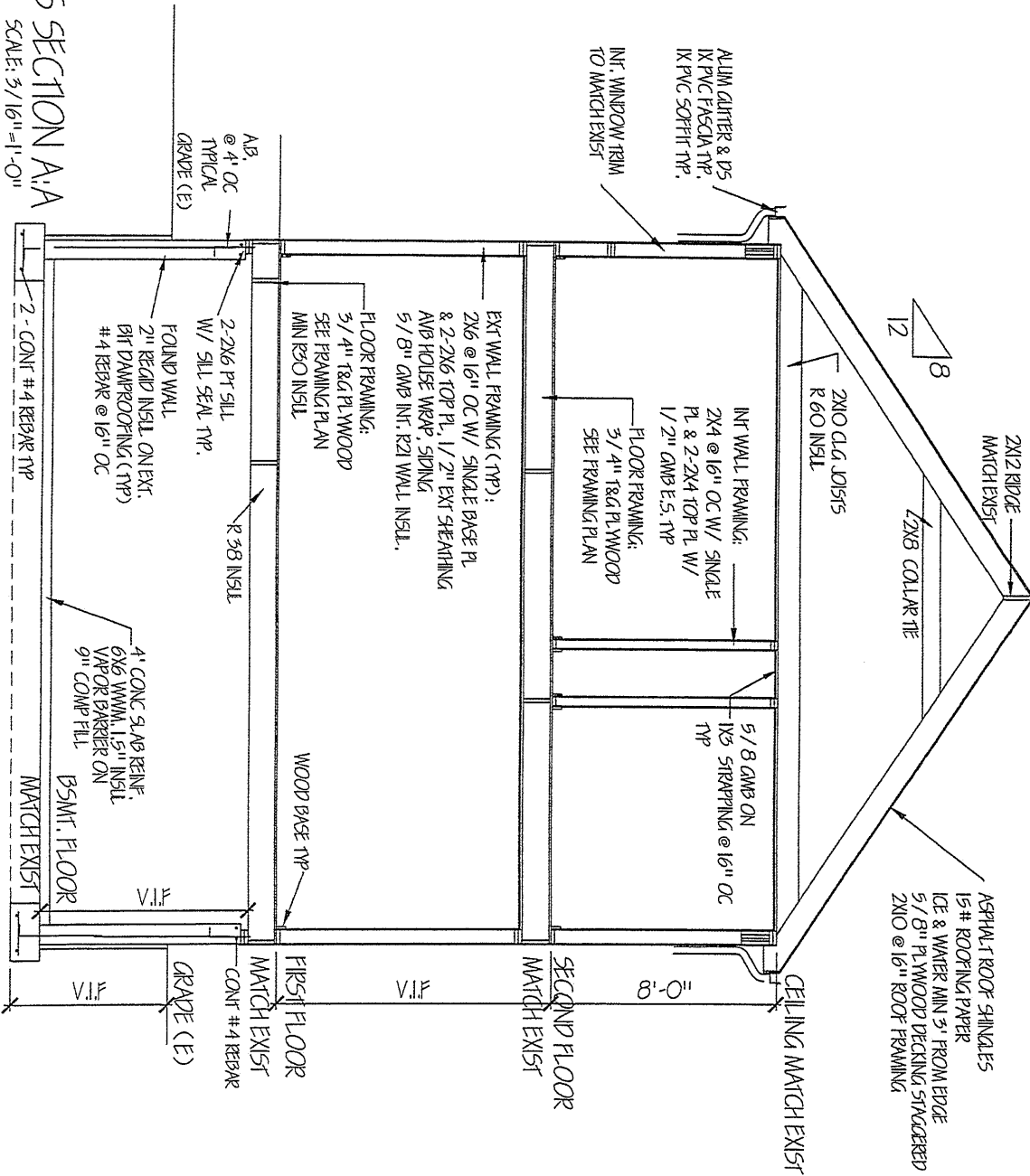
date: **7/22/25**

revision:

checked by:

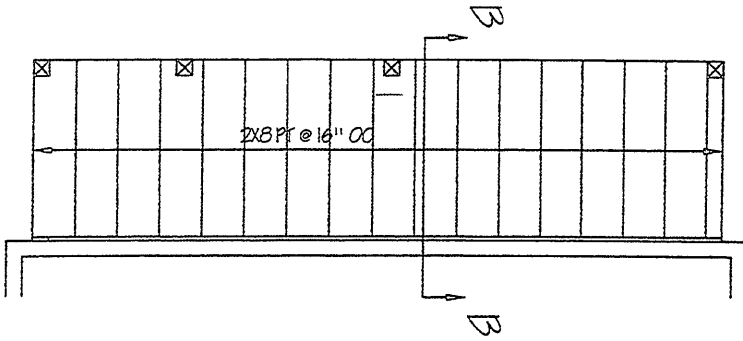
# CROSS SECTION A-A

SCALE: 3/16"=1'-0"



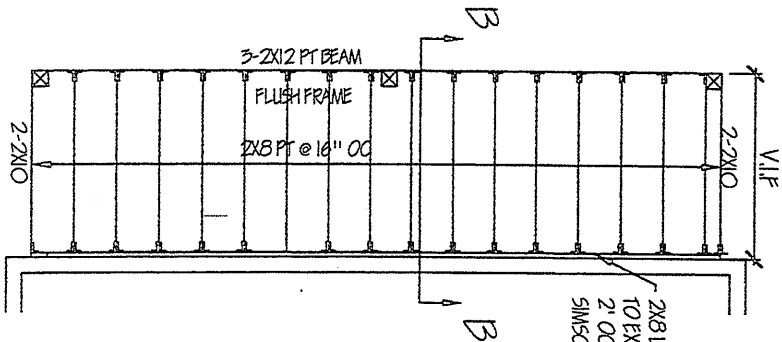
|     |           |                          |           |             |
|-----|-----------|--------------------------|-----------|-------------|
| A-4 | project:  | RENOVATION / ADDITION    |           |             |
|     | location: | 112 Dyer Ave. Milton, MA |           |             |
|     | scale:    | 3/16"=1'-0"              | drawn by: |             |
|     | date:     | 7/22/25                  | revision: | checked by: |

FRONT DECK FRAMING (N)  
GC TO VERIFY FRAMING &  
FOOTING IN FIELD  
REPAIR & REPLACE AS REQUIRED  
NEW 6X6 PT POST PVC WRAPPED  
INSTALL SIMSON PORCH BRACE



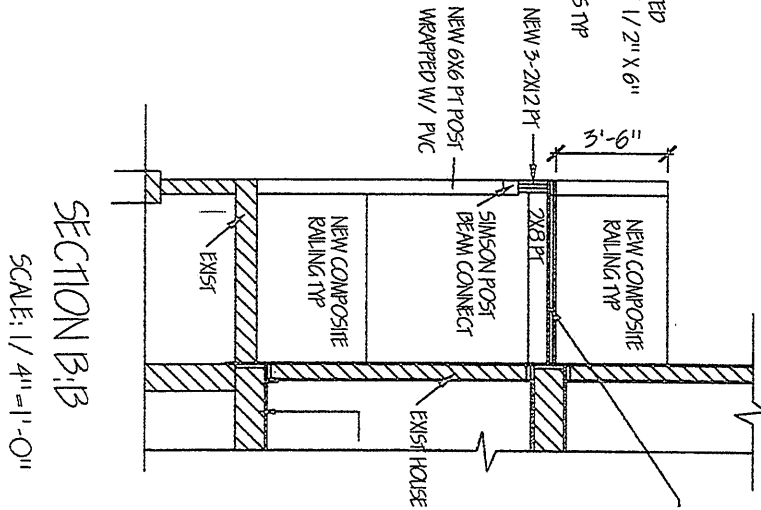
FIRST FL DECK FRAMING PLAN

SCALE: 1/4"=1'-0"



SECOND FL DECK FRAMING PLAN

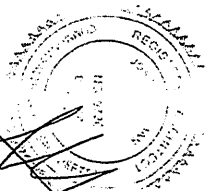
SCALE: 1/4"=1'-0"



SECTION B:B

SCALE: 1/4"=1'-0"

NEW DECK  
5/4 COMPOSITE DECKING  
2X PT SLEEPERS  
MEMBRANE ROOFING  
3/4 PT FL WOOD



A-5

|           |                                    |           |             |  |
|-----------|------------------------------------|-----------|-------------|--|
| sheet no. | project: RENOVATION / ADDITION     |           |             |  |
|           | location: 112 Dyer Ave. Milton, MA |           |             |  |
|           | scale: 1/4"=1'-0"                  | drawn by: |             |  |
|           | date: 7/22/25                      | revision: | checked by: |  |

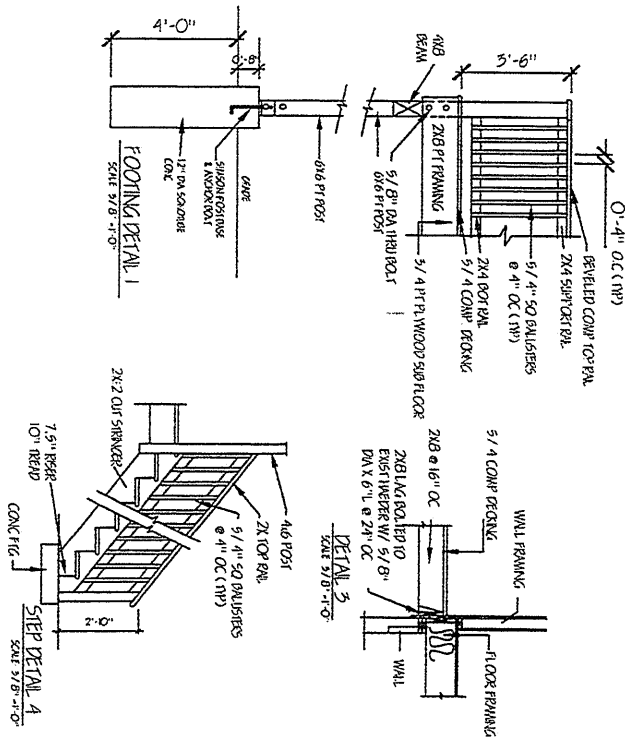
| TYPE | SIZE (") - W - H | MFG            | MFG TYPE | U VAL. | GAS         | COMMENTS       |
|------|------------------|----------------|----------|--------|-------------|----------------|
| A    | 8'-0" - 4'-8"    | PELLA - FIXED  | WOOD     | 0.29   | LOW E-ARGON | TEMPERED GL.   |
| B    | 2'-8" - 4'-8"    | PELLA - RH     | VINYL    | 0.29   | LOW E-ARGON | MULLED         |
| C    | 2'-8" - 2'-2"    | PELLA - RH     | VINYL    | 0.29   | LOW E-ARGON |                |
| D    | 4'-0" - 3'-3"    | PELLA - SLIDER | VINYL    | 0.29   | LOW E-ARGON |                |
| F    | 2'-8" - 4'-4"    | PELLA - RH     | VINYL    | 0.29   | LOW E-ARGON |                |
| E    | EXIST            | PELLA - RH     | VINYL    | 0.29   | LOW E-ARGON | REPLACE EXIST. |

MFG. PELLA OR EQUAL (B.O.)

#### DOOR SCHEDULE

| NO. | SIZE  | TYPE    | MFG            | U VAL. | HARDWARE | COMMENTS        |
|-----|-------|---------|----------------|--------|----------|-----------------|
| 1   | 72X80 | SLIDER  | PELLA VINYL    | 0.29   | BY OWNER | INSULATED GLASS |
| 2   | 36X80 | SWING   | HM INSULATED   |        | BY OWNER | MATCH EXIST     |
| 3   | 32X80 | SWING   | MASONITE PANEL |        | BY OWNER | MATCH EXIST     |
| 4   | 30X80 | BI-FOLD | MASONITE PANEL |        | BY OWNER | MATCH EXIST     |
| 5   | 32X80 | SWING   | FG - SWING     |        | BY OWNER | INSULATED.      |

NOTE: INTERIOR DOORS TO MATCH EXISTING



project: NEW CONSTRUCTION  
location: 112 Dyer Ave. Milton, MA  
scale: 3/16"=1'-0"  
date: 7/22/25

drawn by:

revision:

checked by:

sheet no.

A-6