

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
 www.concordma.gov



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

FEB 27 2020

Town of Concord
 Board of Appeals
 Application Fee: _____



Handwritten initials and time: 3:35 pm

Hearing Date: _____

1 Application Information

This Application is for: Special Permit Variance
 Appeal from a decision of the Building Inspector/Zoning Enforcement Officer

Sections of the Zoning Bylaw Applicable to Application & Brief Project Description:

11.6 7.1 7.1.3 7.1.5

2 Property Information

Address: <i>30 Walden Terrace</i>	Parcel ID #: <i>0316</i>
Zoning District: <i>Residence B</i>	Total Land Area: <i>8949</i>
Present Use: <i>Residential</i>	Lot Frontage: <i>99.4</i>
Proposed Use: <i>Residential</i>	Deed Book & Page #: <i>Book 12054 Pg. 0284</i>

Check all Applicable:

- | | |
|---|--|
| <input type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input type="checkbox"/> Wetlands Conservancy District | <input type="checkbox"/> Wireless Overlay District |
| <input type="checkbox"/> Flood Plain Conservancy District | <input type="checkbox"/> 100' Wetland Buffer Zone |
| <input type="checkbox"/> Groundwater Conservancy District | <input type="checkbox"/> 200' River's Act Area |

3 Building Inspections Division Review

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector: *Ray Matte*

Date: *2/27/2020*

4 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Property Owner(s) Name: Peggy Dowcett

Address: 30 Walden Terrace, Concord MA 01742

Phone: 978-302-3988 **E-Mail:** peggy.dowcett@removes.com

Signature:  **Date:** 2/26/2020

Property Owner(s) Name:

Address:

Phone: **E-Mail:**

Signature: **Date:**

Applicant(s) Name: Peggy Dowcett

Address: 30 Walden Terrace, Concord MA 01742

Phone: 978-302-3988 **E-Mail:** peggy.dowcett@removes.com

Signature:  **Date:** 2/26/2020

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone: **E-Mail:**

Signature: **Date:**

Applicant is: Owner Tenant Agent/Attorney Purchaser

30 Walden Terrace

The original house was built in 1950. The house is a single story house with a partially finished second floor and an attached single car garage.

This house sits in Residence B. The requirements for Residence B are:

Front setback – 20’

Side Setbacks – 15’

Rear Setback - 30’

Minimum lot area is – 20,000 square feet

Minimum lot frontage - 125’

This property is conforming on all the setbacks. It sits 25’-6” from the front. 20.3’ from the left side of the garage, 18.6’ from the right-side setback and more than 25.2’ from the rear setback. The proposed addition will also conform to all setbacks. There will be no change to the side and rear setbacks and the front will be 21’-6”

The lot is also non-conforming to the lot area. This lot has 8949 square feet and the required is 20,000.

The lot is not conforming with the lot frontage . The required lot frontage is 125’ and this lot has 99.4’ feet.

The Existing house and garage are 1733 square feet. 50% of this is 866.5 square feet. The total new square footage by right is 2599.5 square feet.

The proposed house and garage are 2777 square feet. This is 177.5 square feet over the by right square footage.

The FAR for the site is 3311 square feet. The proposed house and garage are 2777 square feet. This is 534 square feet under the allowable FAR.

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 Building Division
 and
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Gross Floor Area and Floor Area Ratio

Calculations Worksheet

Reference Zoning Bylaw Section 6.2.13 Maximum Floor Area Ratio & 7.1.5 Non-conforming Structures

Existing house measurement includes all areas with 6'8" headroom or greater excluding basements, open or screened porches, and decks.

Extension of a structure by more than fifty percent (50%) is based on the aggregate of all expansions undertaken within a consecutive five(5) year period.

All measurements are taken from the outside corners of exterior walls

A Special Permit is required if your allowed GFA allowed exceeds your allowable FAR

PROPOSED WORK MUST MEET ALL DIMENSIONAL REGULATIONS SPECIFIED BY THE TOWN OF CONCORD ZONING BYLAWS

1. Property Information

Address: 30 WALDEN TER Parcel ID #: _____
 Zoning District: B Total Land Area: 8949 sq ft 121 AC
 Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

2. Existing GFA (6'8" headroom or greater)

1 st Floor Area:	<u>1558</u>	<u>976</u>
2 nd Floor Area:	<u>175</u>	<u>175</u>
Attic Area:	<u>—</u>	<u>—</u>
Enclosed Porch:	<u>—</u>	<u>226</u>
Attached Garage:	<u>—</u>	<u>306</u>
Detached Garage:	<u>—</u>	<u>—</u>
Other:	<u>—</u>	<u>—</u>
Total Existing GFA:	<u>1733</u>	<u>1733</u>

3. Proposed GFA (6'8" headroom or greater)

1 st Floor Area:	<u>1258</u>
2 nd Floor Area:	<u>1213</u>
Attic Area:	<u>—</u>
Enclosed Porch:	<u>—</u>
Attached Garage:	<u>306</u>
Detached Garage:	<u>—</u>
Other:	<u>—</u>
Total Proposed GFA:	<u>2777 sq ft</u>

4. ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:
 1.) Total Existing House GFA 1733 x .5 = 866.5 Add these two numbers together = 2599.5
 This is your maximum gross floor area allowed by right without a Special Permit.
 2.) Does your proposed project exceed the 50% allowed by right? Yes or No
 If yes, a Special Permit is required.
 3.) To determine what the percentage of the proposed addition that is over the 50% allowed by right, divide the sq. ft. of the proposed addition by the sq. ft. of the existing home.
 EXAMPLE: (proposed sf) 1400 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)
 Proposed Addition GFA SF _____ ÷ Existing GFA SF _____ = _____ - 50 = _____ %

5. ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 1200 ÷ (lot size) 8949 = .13 + .24 = .37 x (lot size) 8949 = 3311 MAX FAR Allowed

6. Building Inspections Division Review

Measurements and Calculations Prepared by: Cary Smith / Paul Caron Date: 1-6-2020
 Building Inspector Reviewed and Approved by: Ray Motta Date: 2/27/2020

3D WALDEN TER.
1/8" = 1'-0" +
GS&H









