

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
 www.concordma.gov
 Rev. July 2019



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

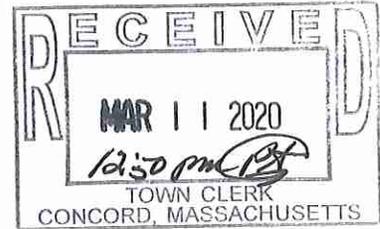
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

MAR 11 2020

Town of Concord
 Board of Appeals



Application Fee: _____

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:

7.1.5 Non-conforming single and two family residential structures
 7.1.3 + 11.6

2 Property Information

Address: 649 Cambridge Turnpike	Parcel ID #: 10J/4067/1
Zoning District: Residence A	Total Land Area: 45,041 ft ²
Present Use: Residential	Lot Frontage: 101.3
Proposed Use: Residential	Deed Book & Page #: 64477 / 1011

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 checked="" 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

Total Existing Gross Floor Area: 1,750 ft ²	Total Proposed Gross Floor Area: 4,244 ft² = 4,312 ft ²
MAX Floor Area Allowed: 12,900 ft ²	MAX GFA Allowed by Right: 2,625 ft ²

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: 3/11/20

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: Matthew Beaulac

Address: 649 Cambridge Turnpike Concord, MA 01742

Phone: 207-590-1306

E-Mail: beaulacmt@gmail.com

Signature: 

Date: 3/9/2020

Property Owner(s) Name: Kirthana Beaulac

Address: 649 Cambridge Turnpike Concord, MA

Phone: 914-320-3255

E-Mail: Kirthana829@gmail.com

Signature: 

Date: 3/9/2020

Applicant(s) Name: Matthew Beaulac

Address: 649 Cambridge Turnpike Concord, MA

Phone: 207-590-1306

E-Mail: Beaulacmt@gmail.com

Signature: 

Date: 3/9/2020

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

Project Narrative:

Dear Zoning Board of Appeal Members,

The purpose of this application is to formally request a Special Permit under section 7.1.3, 7.1.5, and 11.6 to allow for the construction of an addition to a single family dwelling in a Residence A zoning district, located at 649 Cambridge Turnpike in Concord, MA. Parcel ID: 10J/4067/1.

The existing structure's gross floor area is 1,750 ft². The proposed addition would increase the gross floor area by 2,562 ft² for a total of 4,312 ft². The lot size is 45,041 ft². The max floor area allowed for this lot size is 12,900 ft². The max GFA allowed by right is 2,625 ft². The current building is a non-conforming structure due to the south corner of the building not complying with current offset by-laws.

The addition, which complete floor plans are attached with application, includes renovations on the first and second floor. The addition will include a basement, which will remain unfinished. On the first floor there is an addition of a two-car garage, as well as additional space on the first floor for a mud room and a kitchen. Above the addition on the second floor will be a bedroom, and a family room will be located in the space above the garage on the first floor. The house will remain a four bedroom, 2 bath home.

Due to setback requirements and Wetlands proximity, we feel this proposal is the most effective proposal that both meets the Wetlands by-laws set forth by the Town of Concord's Natural Resource Commission, and does not increase the non-conforming nature of our single family dwelling.

This proposal has previously been reviewed and approved by Town of Concord's Natural Resources Commission as of August 2019: DEP File #137-1479.

Thank you,



Matthew T Beaulac

649 Cambridge Turnpike

Concord, MA 01742

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3280
 www.concordma.gov



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: 649 Cambridge Turnpike

Parcel ID #: 10J/4067/1

Zoning District: Residence A

Total Land Area: 45,041 ft²

Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

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

1st Floor Area: 875 ft²

2nd Floor Area: 875 ft²

Attic Area: —

Enclosed Porch: —

Attached Garage: —

Detached Garage: —

Other: —

Total Existing GFA: 1,750 ft²

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

1st Floor Area: 1,421 ft²

2nd Floor Area: 2,156 ft²

Attic Area: —

Enclosed Porch: —

Attached Garage: 735 ft²

Detached Garage: —

Other: —

Total Proposed GFA: 4,312 ft²

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

Calculate the following:

1.) Total Existing House GFA 1,750 x .5 = 875 Add these two numbers together = 2625
 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:

$1200 \div (\text{lot size}) 45,041 = 0.027 + .24 = 0.27 \times (\text{lot size}) 45,041 = 12,900$ MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Matt Beaulac

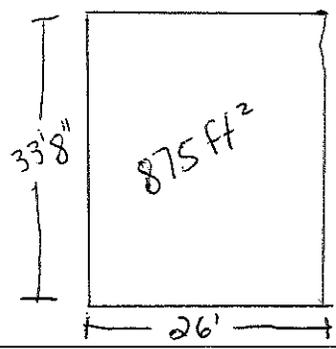
Date: 3/11/20

Building Inspector Reviewed and Approved by:

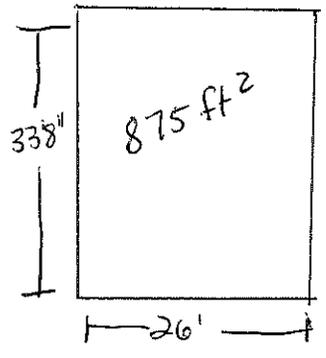
Date:

Existing

First floor



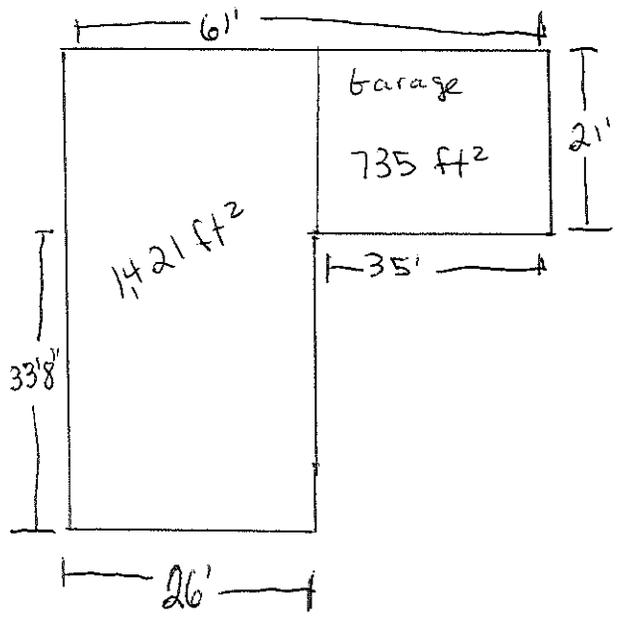
Second floor



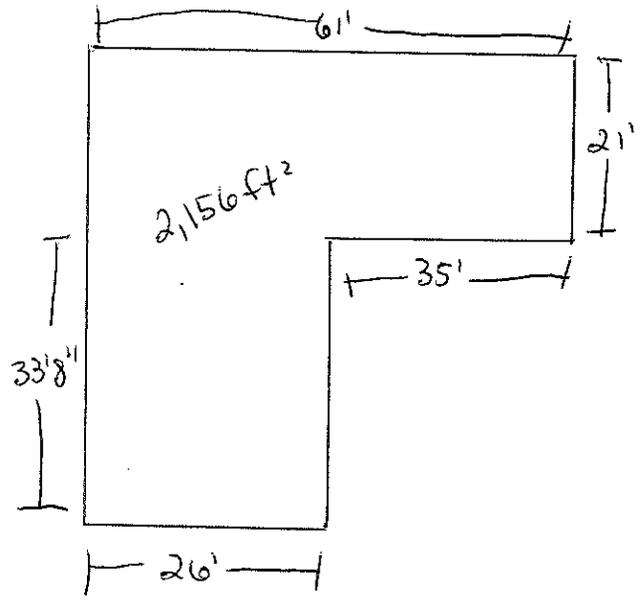
Total:
1,750 ft²

Proposed

First floor



Second floor



1st 1,421 ft²
2nd 2,156 ft²
garage 735 ft²

4,312 ft²

AERIAL MAP (D)

Legend

 649 Cambridge Turnpike

649 Cambridge Turnpike

Cambridge Turnpike

Concord Turnpike

2 2A

Google Earth

© 2018 Google

400 ft

