

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

General Application

Town Use Only

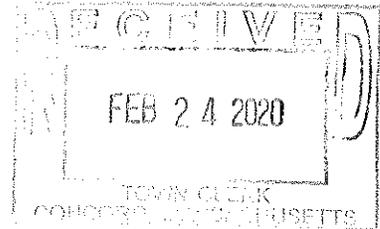
Received by Clerk of the Board:

RECEIVED

FEB 24 2020

Town of Concord
Board of Appeals

Town Clerk Stamped Received



Application Fee: _____

Hearing Date: _____

1 Application Information

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

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

permit renewal for short term rental
Bed + Breakfast 5.3.15 + 11.6

2 Property Information

Address: 49 Seymour St

Parcel ID #: 3253

Zoning District: Residence A

Total Land Area: 6,278 sq ft

Present Use: BED + BREAKFAST - SHORT TERM RENTAL

Lot Frontage: 24'

Proposed Use: SAME -

Deed Book & Page #: 70694/15

Check all Applicable:

- | | |
|---|--|
| <input type="checkbox"/> Historic District | <input checked="" 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 Muttic

Date: 2/14/2020

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: *Marybeth Barker + Erwin Hipsman*

Address: *49 Seymour St Concord MA 01742*

Phone: *978-201-6180*

E-Mail: *BARKER.MARYBETH@gmail.com*

Signature: *M. Barker*

Date:

Property Owner(s) Name: *Erwin Hipsman*

Address: *49 SEYMOUR ST*

Phone: *781-883-7326*

E-Mail: *Ehipsman@gmail.com*

Signature:

Date:

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

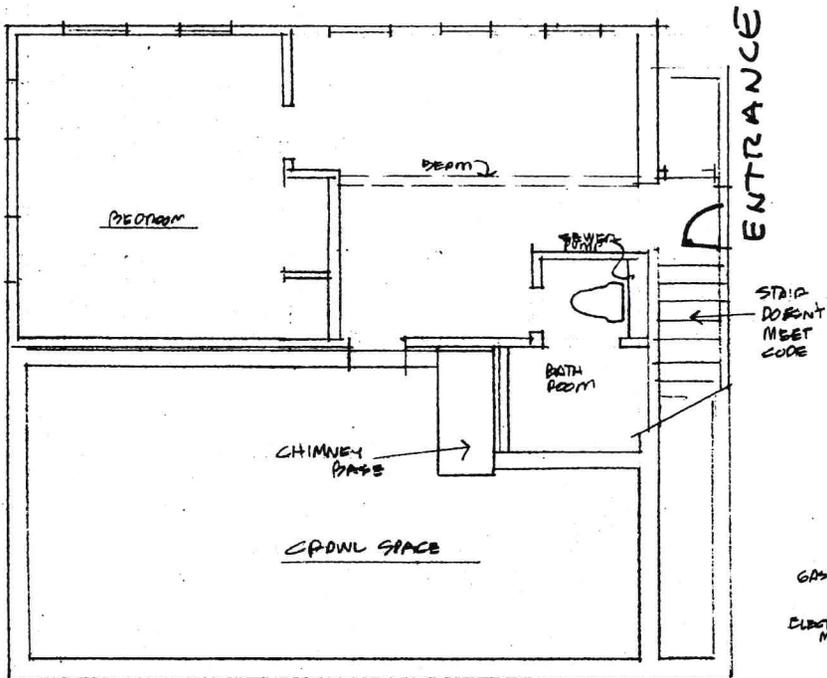
Project Narrative

This application is to renew the special permit which will allow us to continue to rent the guest suite in our home to tourist and visitors for short stays. We have been renting the suite on AirBnB for about one year. There have been no complaints from abutters. We have enjoyed having guests stay from all over the world. We have been getting very favorable reviews and we have become AirBnb super hosts. Our guests are attracted to Concord due to its unique history and natural beauty. We are pleased that they are contributing to the local economy by shopping and eating in local establishments.

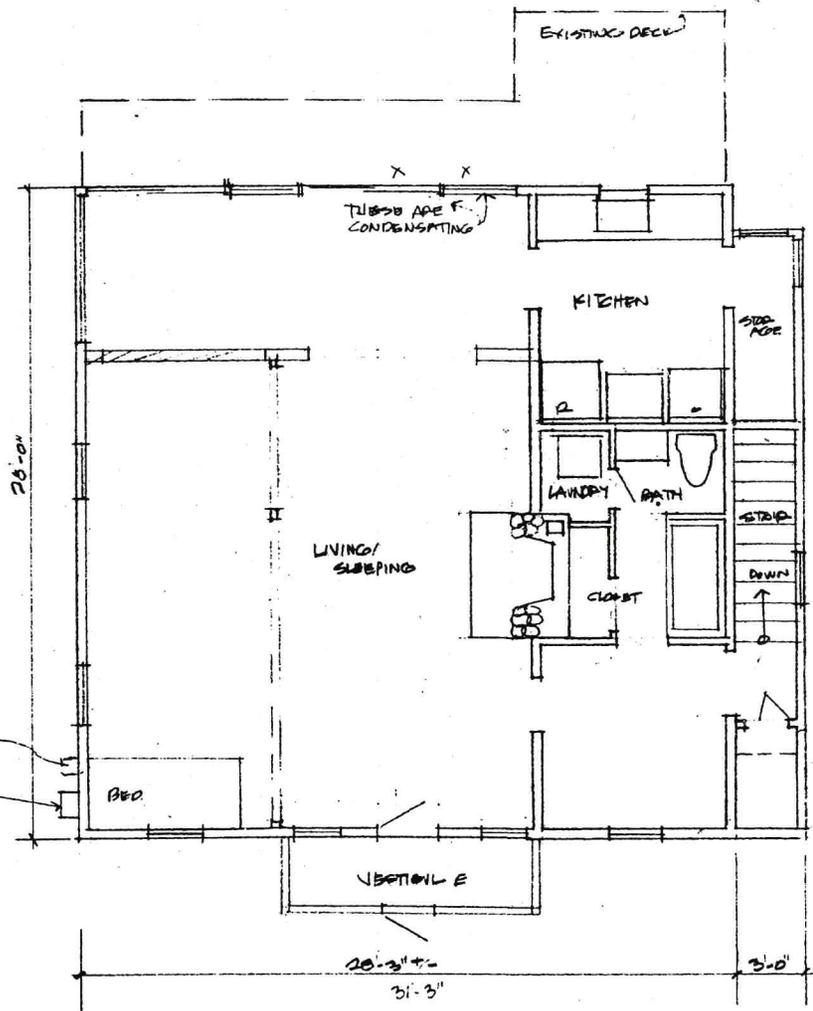
There have been no changes to the rented space to the parking area or to the neighborhood since our initial permit was granted. As required by State of MA law I applied for and was issued a tax ID number specific to short term rental.



~~PROPOSED~~
RENTAL
AREA
LOWER LEVEL

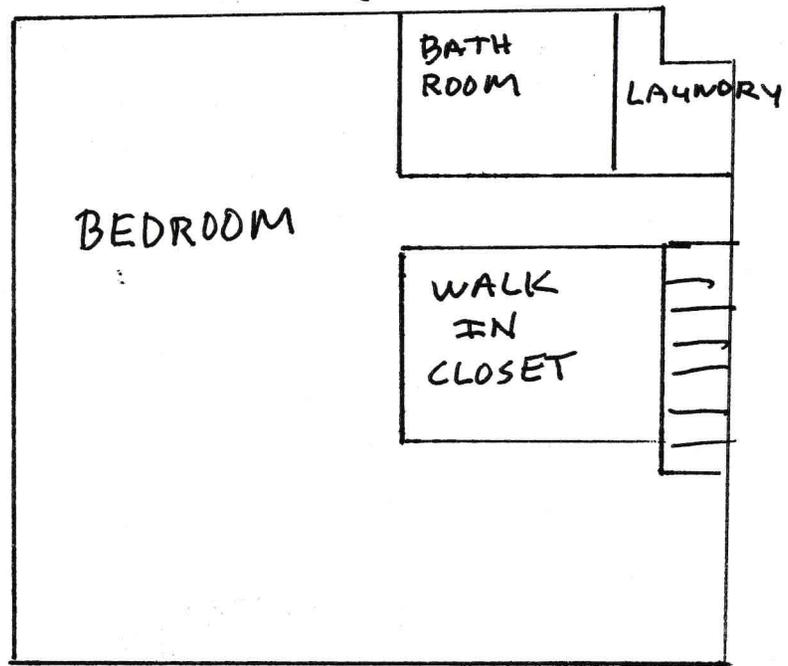


EXISTING LOWER LEVEL



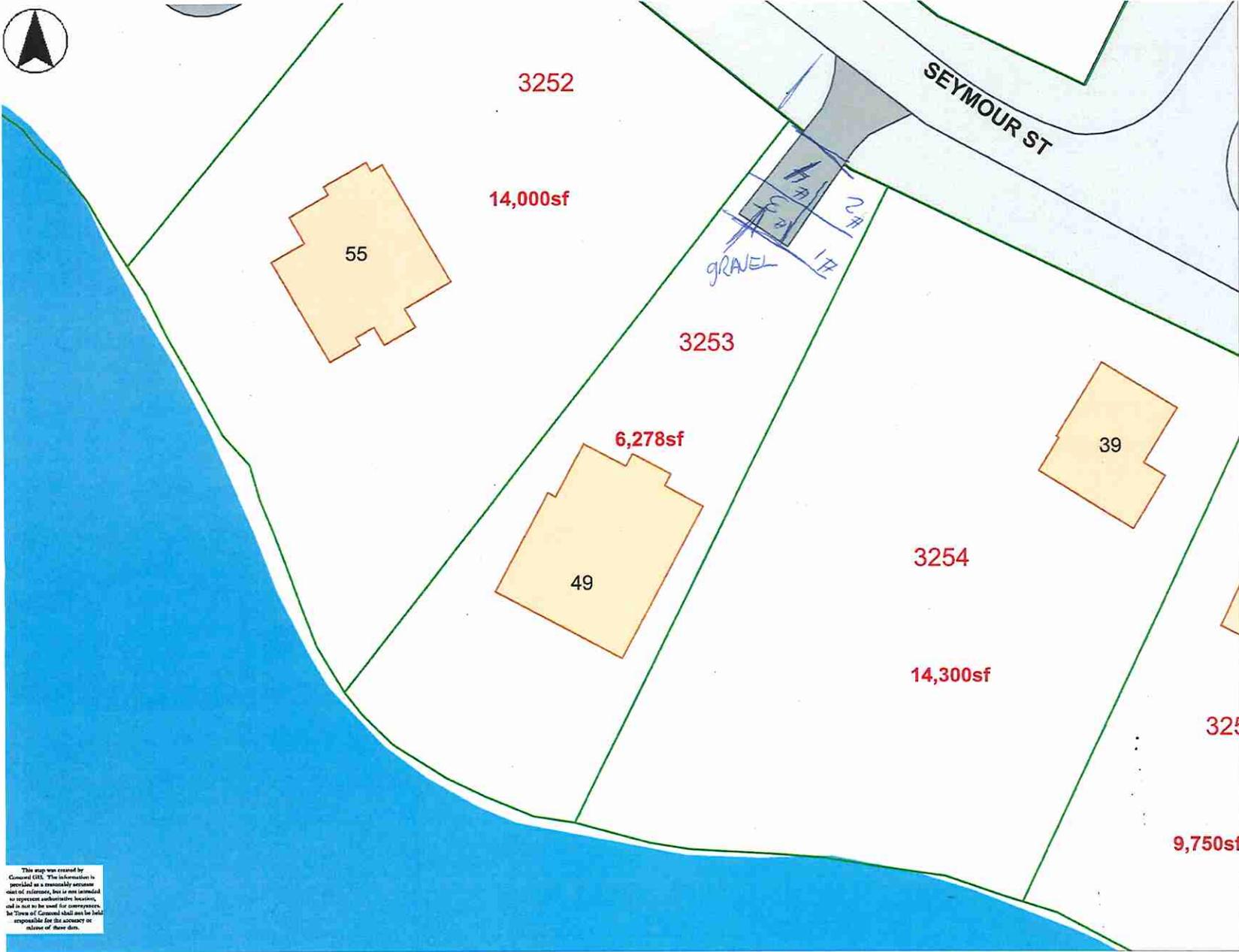
EXISTING FIRST FLOOR
1/4" = 1'-0"

EXISTING
2ND FLOOR





- Town Boundary - State Su
- Address Numbers
- Tax Map Parcel ID Labels
- Tax Map Parcel Area Labels
- Buildings (ft)
- Pavement
- Paved Driveway
- Paved Parking
- Paved Road
- Paved Walkway or P
- Bridge
- Parcels FY17
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- MBTA Commuter Rail Stati
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- Streams
- Rivers & Ponds
- Street Centerlines
- Streets Area

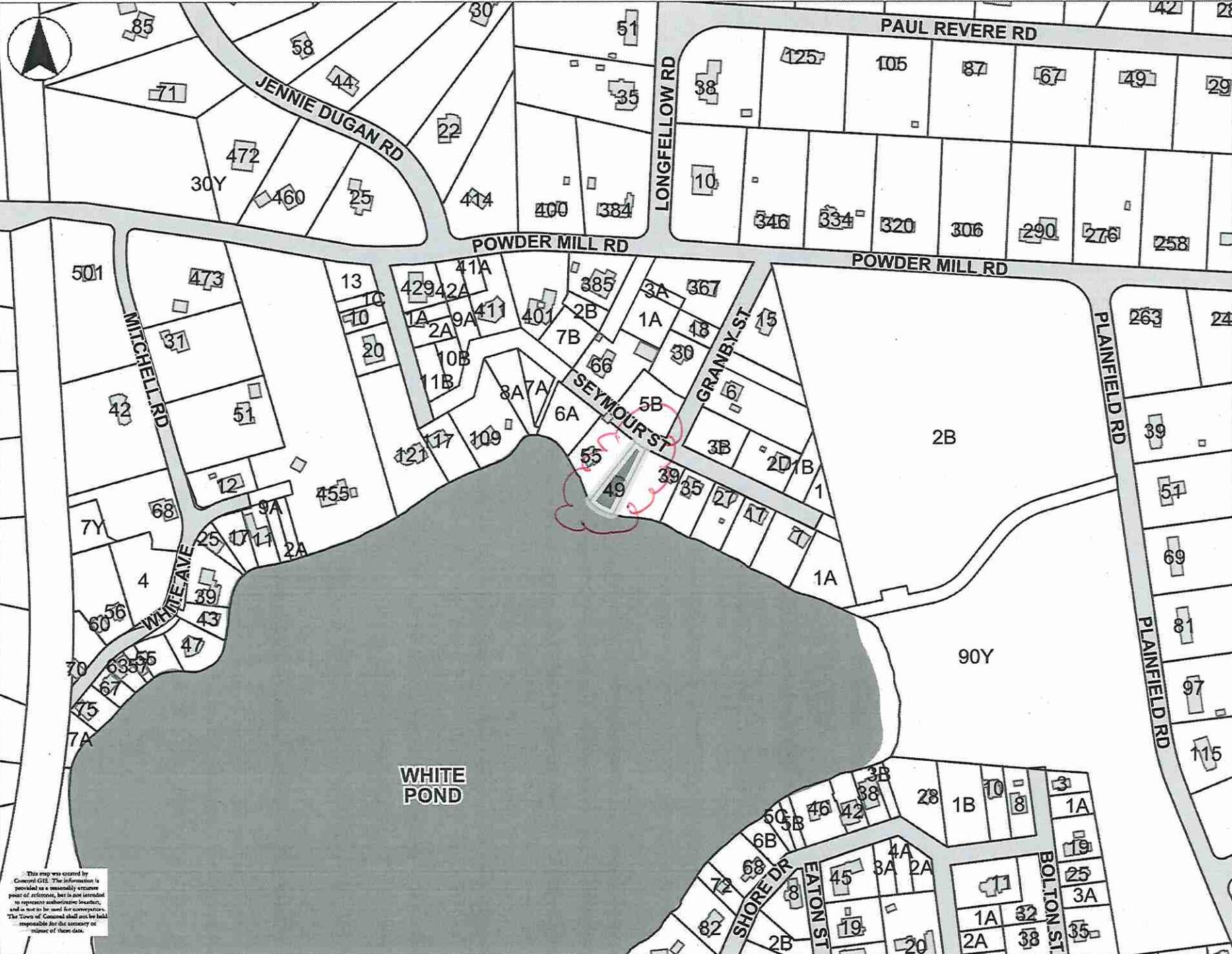


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 and is not to be used for correspondence.
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 responsible for the accuracy or
 reliance of these data.

42 84 ft

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Concord Staff WebGIS



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