

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

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:

6.2.11 Height - In the Residence C and Residence B Districts any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height. *CONSTRUCT 2ND STORY ADDITION SECTIONS 6.2.11, 7.13, 7.1.5 + 11.6*

2 Property Information

Address: 44 Devens Street

Parcel ID #: 0171

Zoning District: Residence C

Total Land Area: 14659 sq.ft.

Present Use: Single Family

Lot Frontage: 74 ft.

Proposed Use: Single Family

Deed Book & Page #: 9G - 171

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

Total Existing Gross Floor Area: 3709 sq.ft.

Total Proposed Gross Floor Area: 4097 sq.ft.

MAX Floor Area Allowed: 4718.16 sq.ft.

MAX GFA Allowed by Right: 5563.5 sq.ft. *OVER MAX ALLOWED*

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: *5/28/2020*

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: Kenneth Lazarus

Address: 44 Devens Street, Concord, MA 01742

Phone: 617-955-0850

E-Mail: kblazarus@gmail.com

Signature: *Ken Lazarus*

Date: 5/26/20

Property Owner(s) Name: Sarah Lazarus

Address: 44 Devens Street, Concord, MA 01742

Phone: 617-335-7823

E-Mail: sarah@cl-media.com

Signature: *[Signature]*

Date: 5/26/20

Applicant(s) Name: John Battle

Address: 2 Independence Court, Concord, MA 01742

Phone: 978-369-1805

E-Mail: jbattle@battlearchitects.com

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

