



MAHONEY ARCHITECTS

A part of The Mahoney Companies, Inc
PO Box 446, Concord, MA 01742
phone 978-257-0807

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Zoning Board of Appeals Application
5 Ledge Rock Road, Concord, MA

Nature and Justification of Request:

This application is a request for a special permit for relief from height restrictions as described in section 6.2.11 of the Concord Zoning Bylaws.

The owners of 5 Ledge Rock Road, Aaron Desatnik and Jenna Levy, wish to add a home office space to the attic level of their home. The Dasatnik's are expecting their fourth child and are now working from home. Their current home does not provide for a private work area and they wish to add this space to the attic level of their existing home.

The current attic does not provide for sufficient head room to create any living space (the existing headroom is 5'-2") so a new roof structure will be required. Due to the unique condition of this home, the lowest existing elevation is at the far left side of the house at the location of a basement level garage. This garage is located under a barn like addition to the home and the grade slopes up quickly from this level to the main house where the new attic would be located.

Due to this condition there is only 2'-10" of available additional height for the new roof structure. As shown on the attached drawings this height provides for only a 3'-8" wide space in the attic which is 7'-0" tall (min for habitable space by code). This space would be used to connect laterally through the attic to 2 rear facing dormers which would also have relatively low headroom. The minimal height of the structure would likely require a structural ridge which would require posting down throughout the existing newly renovated house below at all level, and in some cases would require substantial structural work. Due to the low headroom, limited amount of usable space, and likely significant impact to the existing home below, it is the applicant's opinion that this is not a reasonable alternative. In addition to exploring the office at the new attic area, a location to expand at the first floor was also explored but no reasonable location could be identified due to the current design of the home (existing porches, terraces, or basement window wells restrict any possible locations).

The Desatnik-Levy's would prefer to build a new slightly higher roof to allow for a more reasonable amount of space at the attic floor and at a height that would allow for a conventionally framed roof structure that would not require posting down throughout the existing house.

The requested proposed roof would be 38'-2" as measured from the lowest point at the garage located under the attached barn structure. However at the main house area the new roof structure would be approximately 31'-10", well under the 35' height restriction.

The applicant requests that you grant relief from the height restrictions due to the following unique conditions of this house:

1. The lowest existing grade is at an attached structure which is separated from the area of the new roof by a connecting structure.
2. The height from the lowest existing grade to the roof above that point is less than 35'
3. The height of the new roof structure is less than 35' at the grades surrounding that structure.
4. The home is located in an AA district on a lot which is larger than required for the district (AA requires 80,000 SF, this lot is 115,869 sf).
5. The home is located at the end of a cul-de-sac and neighboring homes are relatively remote.
6. The existing home is set back significantly from the street, angled away from the street, and oriented in such a way that the new roof is further from the closest neighbor than the existing roof.

Due to these unique conditions of this house and the difficulty in creating any practical usable space in a new attic built to within the zoning code requirements, the applicant asks that the ZBA find that the request for relief from the height requirements is reasonable and that such relief is not substantially detrimental to the neighborhood or the intent and purpose of the bylaw.

Thank you for your time and consideration.