

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

Special Home Occupation

Town Use Only

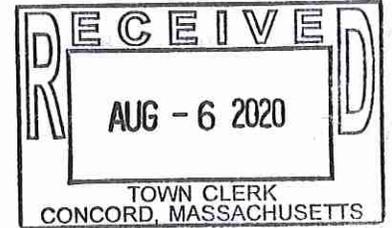
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

AUG - 6 2020

Town of Concord
 Board of Appeals



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:

Section 11.6, 5.3, 6.2. Seeking a Special Home Occupation Permit Renewal. See Attached Exhibit A

2 Property Information

Address: 105 Walden St Concord, MA 01742 Parcel ID #: 0119
 Zoning District: RES C Total Land Area: 45,738 sq ft
 Present Use: Residential S.F.R. Lot Frontage: 116'-0"
 Proposed Use: Residential w/ office home Deed Book & Page #: MAP# 9H
 Check all Applicable:
 Historic District White Pond Advisory Area
 Wetlands Conservancy District Wireless Overlay District
 Flood Plain Conservancy District 100' Wetland Buffer Zone
 Groundwater Conservancy District 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 Matto*

Date: *8/5/2020*

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: Jill Engerman

Address: 105 Walden Street

Phone: 978-505-2779

E-Mail: Jillsteele@yahoo.com

Signature: 

Date: 7/29/20

Property Owner(s) Name: Mark Engerman

Address: 105 Walden Street

Phone: 978-505-2778

E-Mail: MarkEngerman@yahoo.com

Signature: 

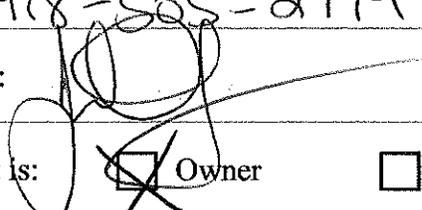
Date: 7/31/20

Applicant(s) Name: Jill Engerman

Address: 105 Walden Street Concord, MA 01742

Phone: 978-505-2779

E-Mail: Jillsteele@yahoo.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

**TOWN OF CONCORD
BOARD OF APPEALS**

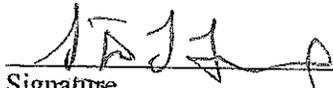
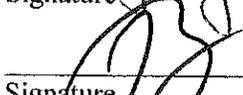
THE BOARD OF APPEALS CERTIFIES as follows:

Name and Address of Owner: Mark F. & Jill S. Engerman
105 Walden Street
Concord, MA 01742

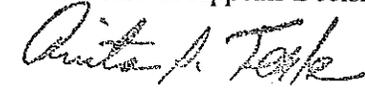
Property Identification: 105 Walden Street
Concord, MA 01742
D48945-358 ✓

This application filed on July 14, 2015 and all subsequent proceedings comply with the requirements of General Laws, Chapter 40A, Section 1, et seq., for the issuance of this Special Permit. Copies of this decision and all plans referenced to herein have been filed with the Concord Zoning Board of Appeals and the Concord Town Clerk.

An appeal from this decision shall be made pursuant to General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing such decision or notice thereof in the office of the Town Clerk.

 _____ Signature	<u>Stuart T. Fitzgerald</u> _____ Print
 _____ Signature	<u>Robert Sepulveda</u> _____ Print
 _____ Signature	<u>John P. Brady</u> _____ Print

I, Anita S. Tekle, Town Clerk for the Town of Concord, hereby do certify that this is a true copy of the Board of Appeals Decision.

 _____ Anita S. Tekle, Town Clerk	<u>SEP 17 2015</u> _____ Date
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I, Anita S. Tekle, Town Clerk for the Town of Concord, hereby certify that twenty (20) days have elapsed since the filing of this decision and no appeal has been filed, or, if filed, has been dismissed or denied.

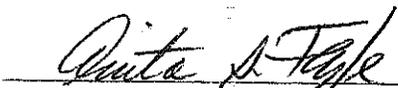
 _____ Anita S. Tekle, Town Clerk	<u>OCT - 8 2015</u> _____ Date
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Exhibit A. Written Description of the Proposed Home Occupation

I am applying for a home office permit renewal. The office is located in our detached garage structure. No signs or other identifying information will be put up.

I have been using my office for five years and have received no complaints. The number of people coming to my home weekly is likely about the average for Concord homeowners who do not have a home office.

HOME OCCUPATION

I am a licensed clinical social worker who sees adult clients for 45 minute psychotherapy sessions. I see between 10-20 clients per week about 25% of those clients are seen remotely by phone or zoom (right now in the middle of the pandemic 100% of them are being seen remotely). All clients are high functioning people seeking help for relationship issues, life adjustments, depression, or anxiety.

I have no employees and have no plans of ever having any employees.

The clients will be seen in the office space located in our detached garage structure at 105 Walden Street Concord. There is a small waiting room, bathroom, and office.

We have more than adequate parking. We have two parking spaces in the garage and at least three parking spaces in the driveway. There is ample room to turn and no cars are visible from the road. Clients are seen on the hour so that one client leaves generally before the other client arrives.

I work on weekdays - the schedule is generally as follows:

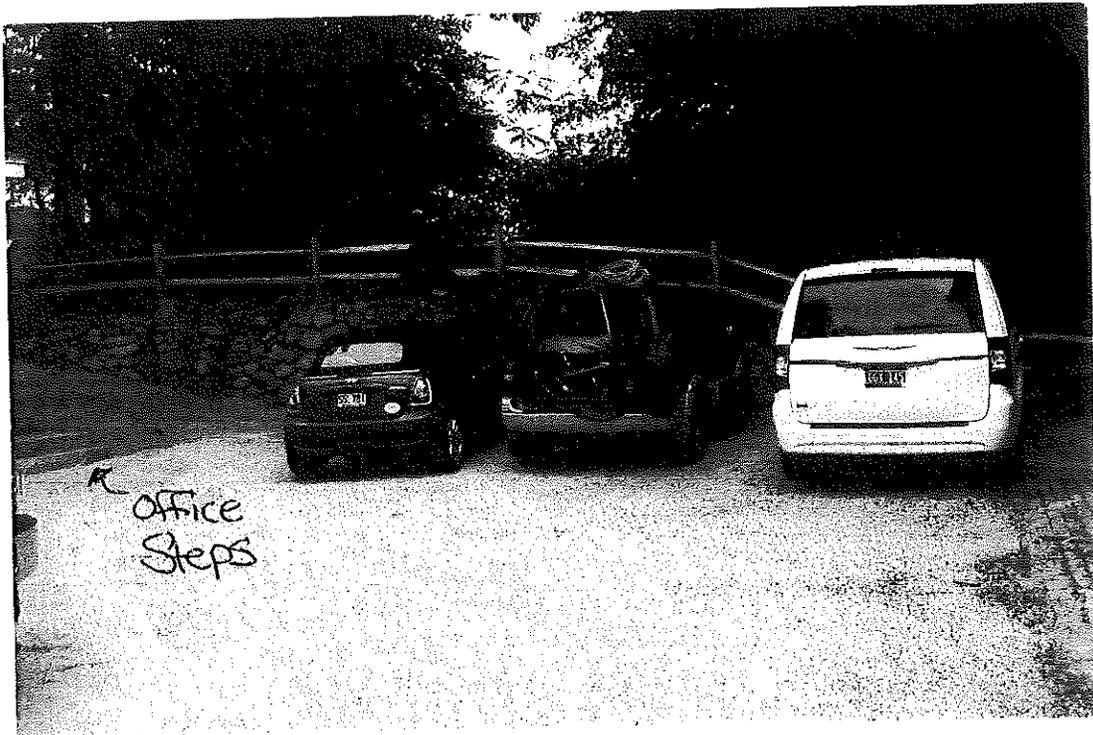
Monday 11-3. Tuesday 2-8. Wednesday 10-4. Thursday 10-4. Friday 11-2.

I don't see more than six clients in a day and generally see 4 clients Monday through Thursday. I often don't see clients on Fridays. I don't work weekends.

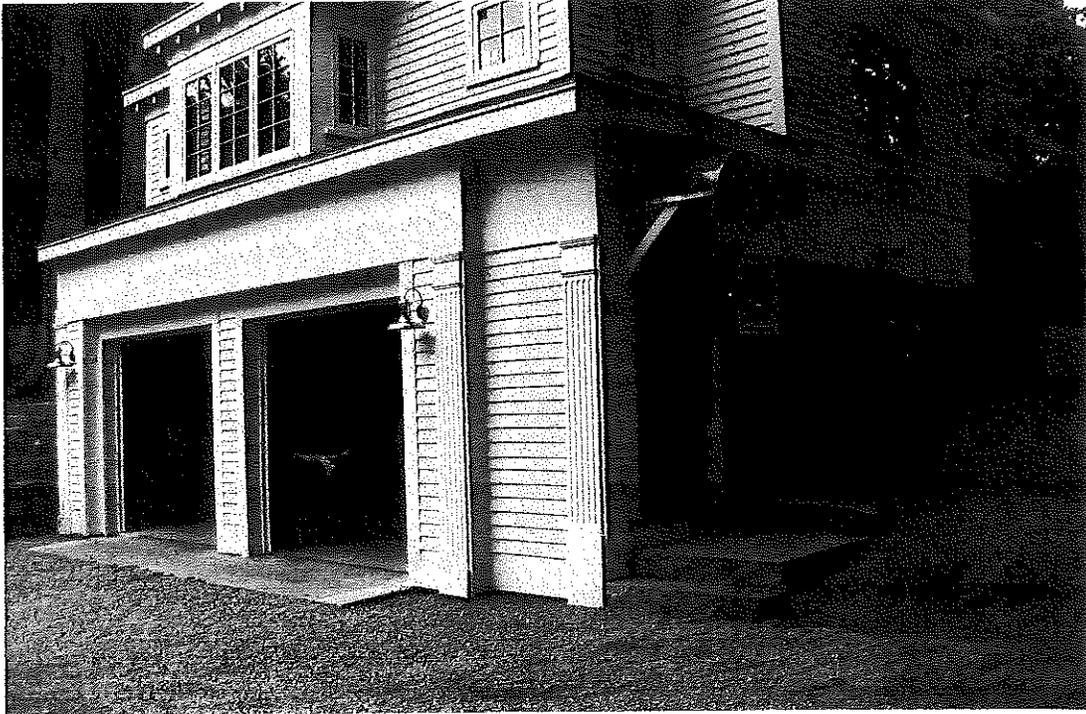
There is no, nor will there ever be, any exterior indications that it is a home occupation. There will be no signs.



□ View of office from Heywood Street



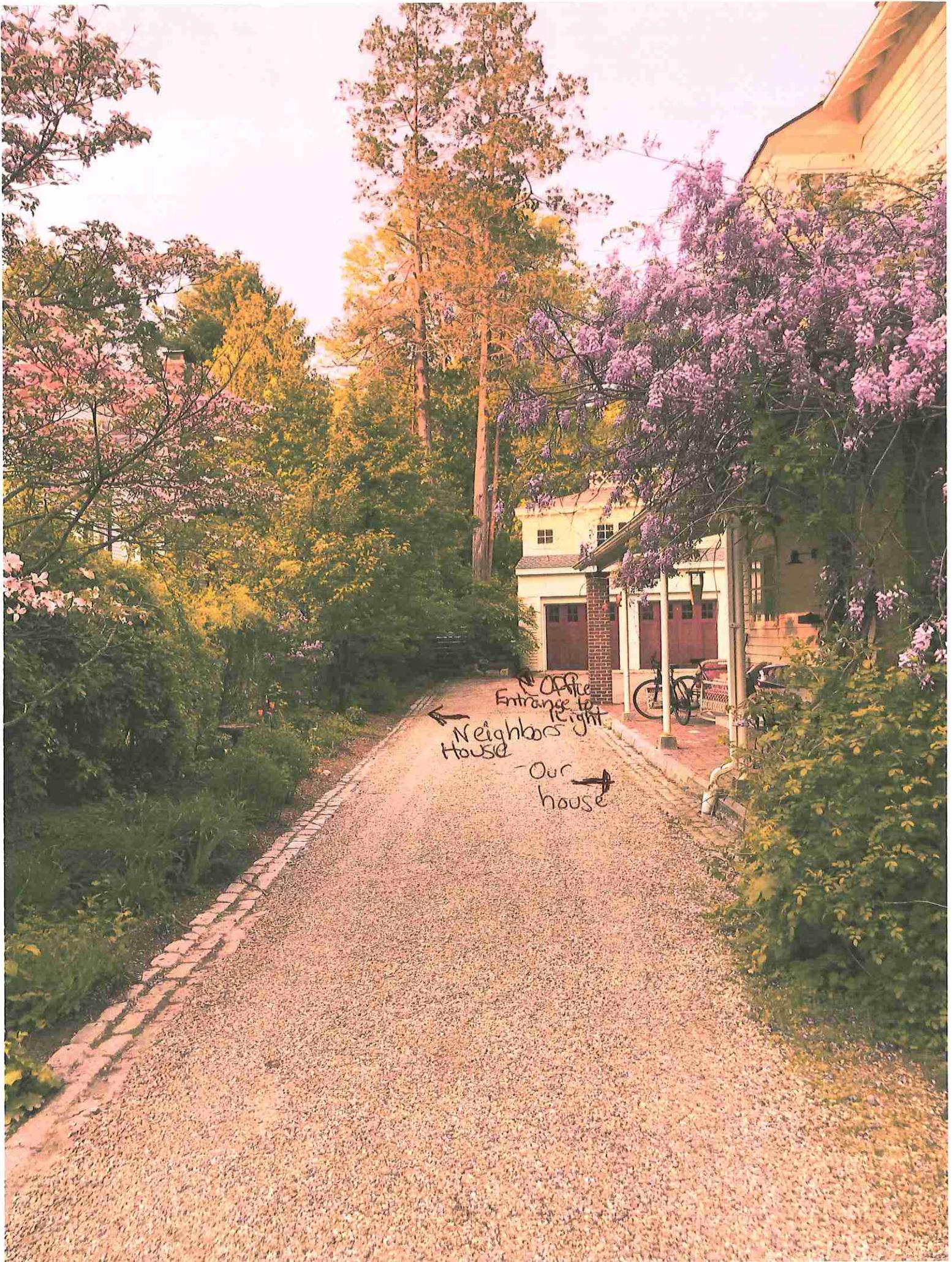
Parking Area



Office Entrance below Heywood Meadow Grade



View of Office Entrance from only visible Neighbor



Office
Entrance to
Right
Neighbors
House
Our
house



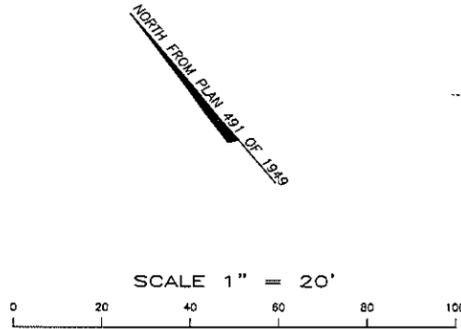
View From Walden Street



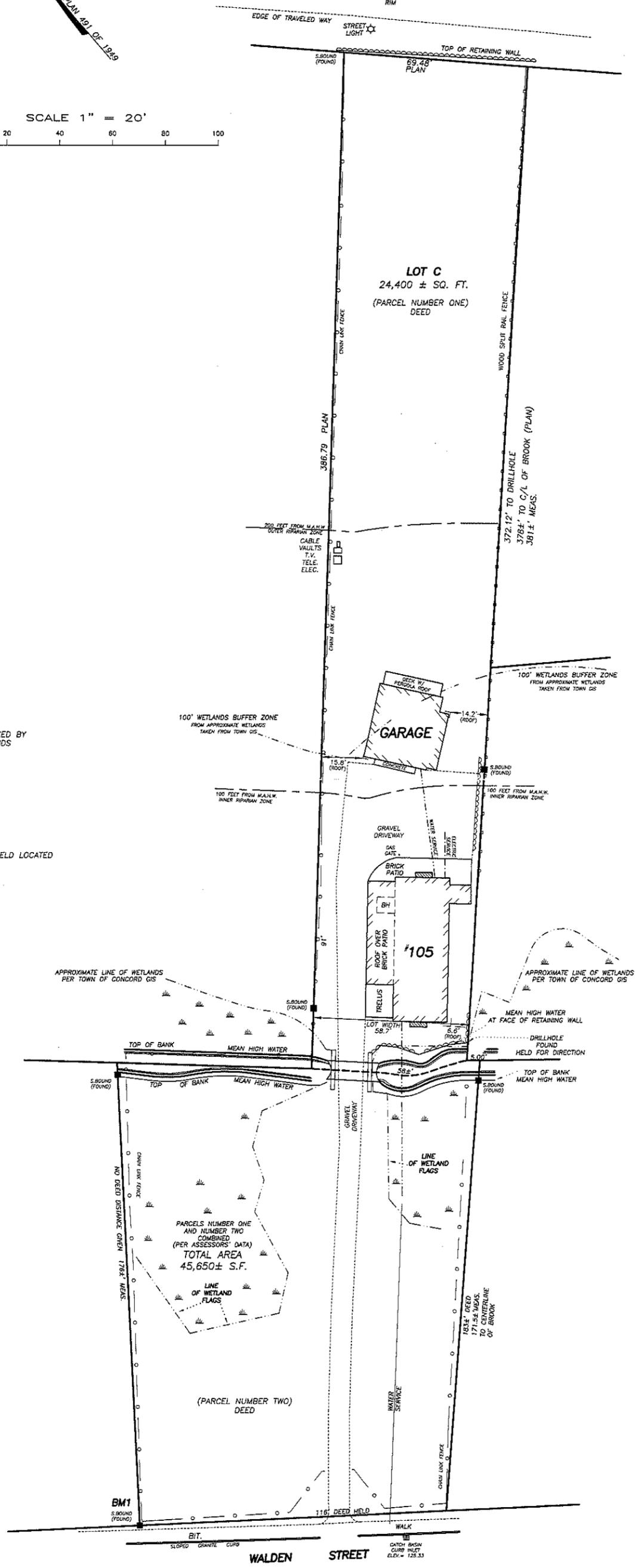
View from Lexington Road + Heywood Street

AS BUILT PLAN
 FOR NEW GARAGE
 105 WALDEN STREET
 CONCORD, MASSACHUSETTS
 1 INCH = 20 FEET JUNE 18, 2015
 SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

OWNERS OF RECORD:
 MARK F. ENGERMAN
 &
 JILL S. ENGERMAN
 BK.48945 PG.358



LEXINGTON ROAD



NOTE:

- WETLANDS (PARTIALLY) & RIVER BANK (MEAN HIGH WATER) IDENTIFIED & MARKED BY DAVID W. BURKE, WETLANDS RESOURCE SPECIALIST, IN OCTOBER 2001. WETLANDS BOUNDARY ALSO SHOWN PARTIALLY FROM CONCORD GIS, AS NOTED.

REFERENCE:

- PLAN NUMBER 491 OF 1949, RECORDED IN BOOK 7417 PAGE 336

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON WERE FIELD LOCATED JUNE 16, 2015, WITH THE USE OF A TOPCON TOTAL STATION.

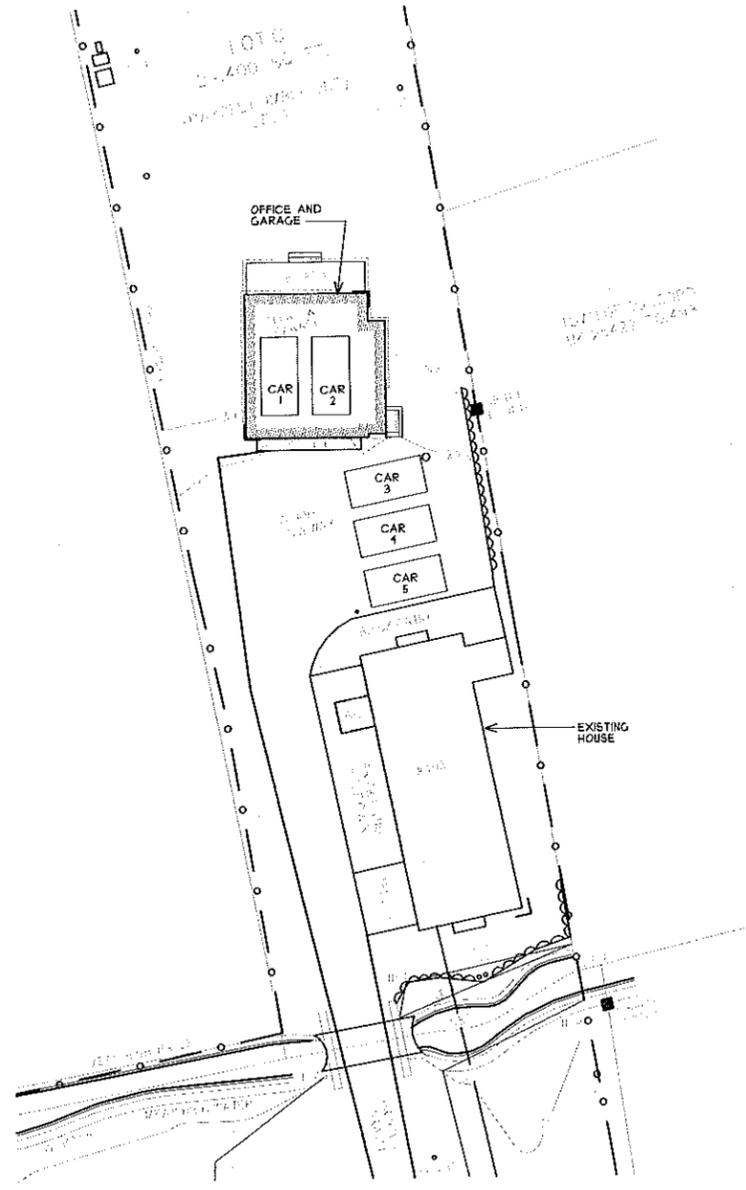
John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



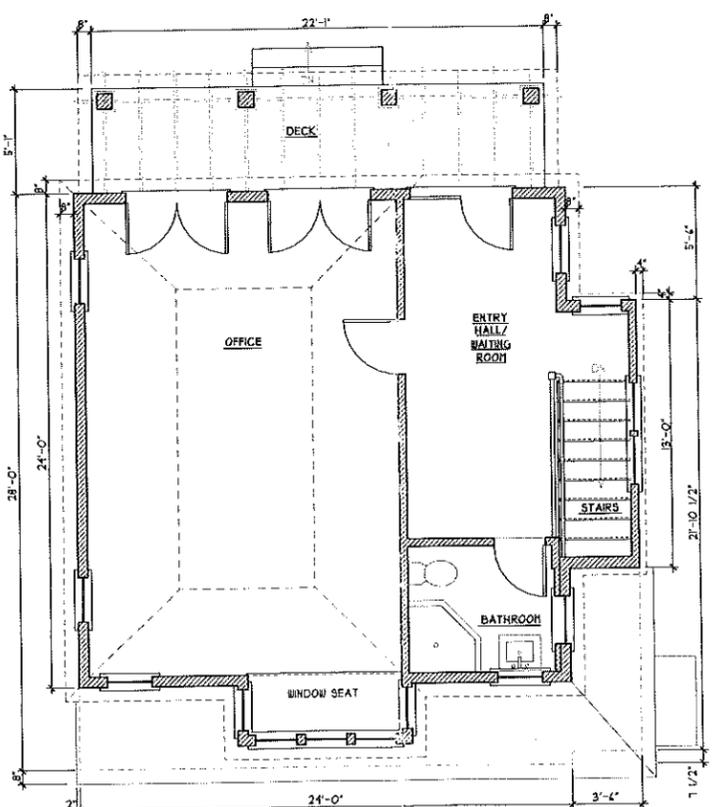
JUNE 18, 2015
 DATE:



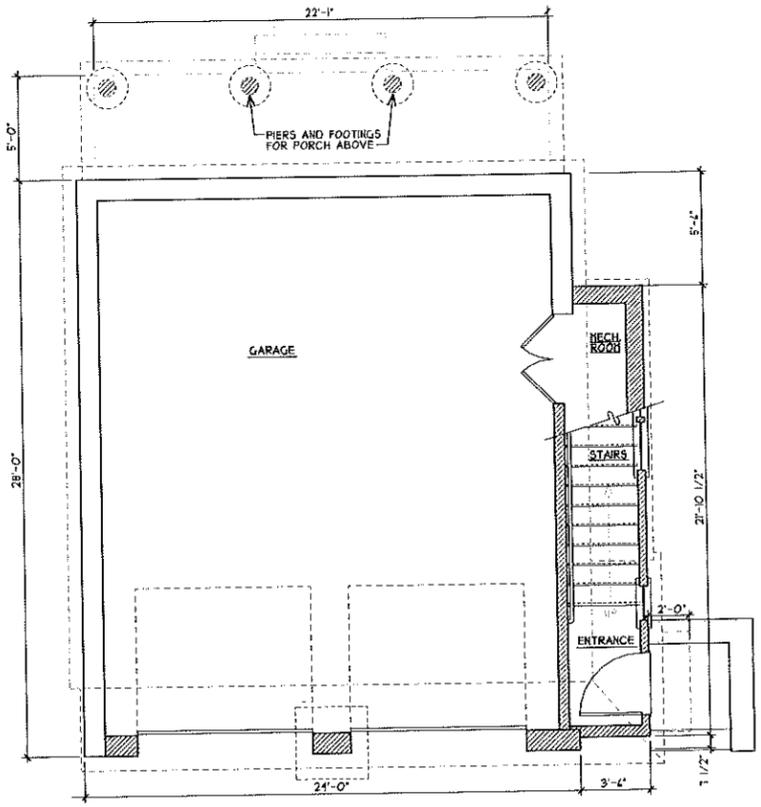
ENGERMAN OFFICE
105 WALDEN STREET
CONCORD, MASSACHUSETTS



3 PARKING PLAN
SCALE: 1:10



2 OFFICE PLAN
SCALE: 1/4" = 1'-0"



1 GARAGE PLAN
SCALE: 1/4" = 1'-0"

PLAN KEY:
NEW WALLS: [hatched pattern]
EXISTING WALLS: [solid line]

revisions:

NASHAWTUC
ARCHITECTS INC.

The Wright Tavern
2 Lexington Road
Concord, MA 01742
Tel 978-371-0344
Fax 978-371-0348

GARAGE & OFFICE
FLOOR PLANS
AND
PARKING PLAN

scale:	AS NOTED
date:	01/14/2015
project no.:	21422
drawn by:	JK, KW
checked by:	HBC



ENGERMAN OFFICE
 105 WALDEN STREET
 CONCORD, MASSACHUSETTS

revisions:
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 ▲
 ▲
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NASHAWTUC
 ARCHITECTS INC.

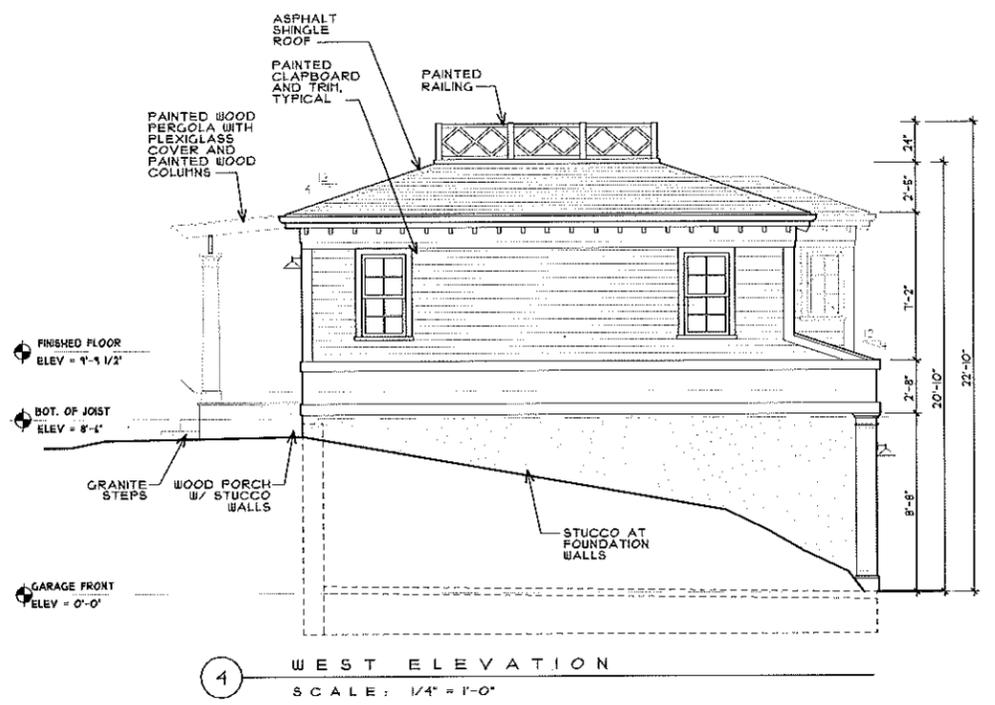
The Wright Tavern
 2 Lexington Road
 Concord, MA 01742
 Tel 978-371-0344
 Fax 978-371-0348

EXTERIOR
 ELEVATIONS

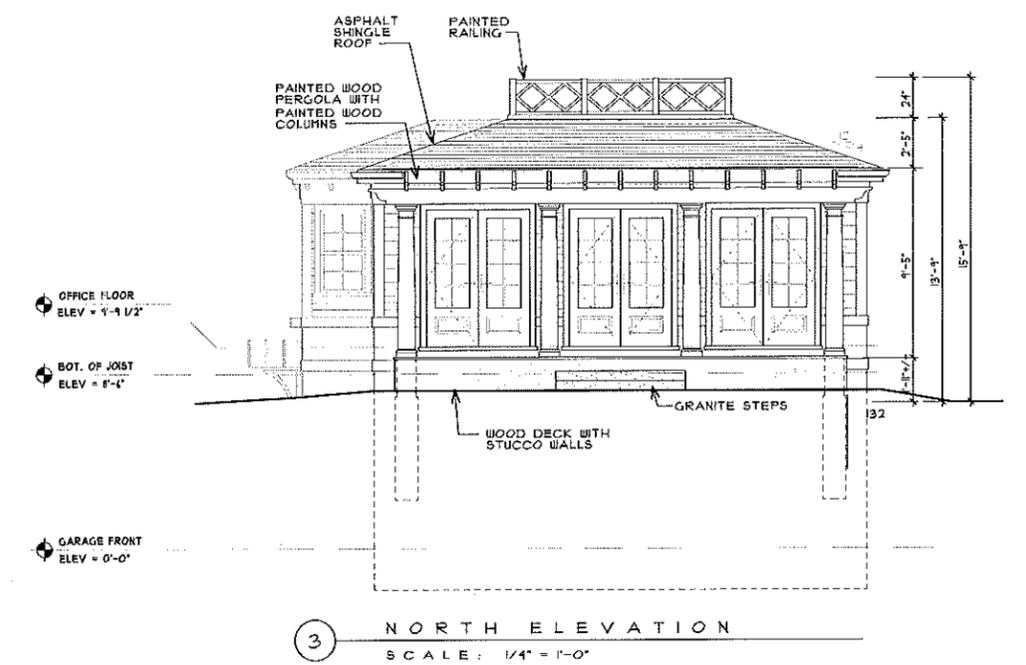
scale: 1/4" = 1'-0"
 date: 01/14/2015
 project no: 21422
 drawn by: JK, KU
 checked by: HBC

A2

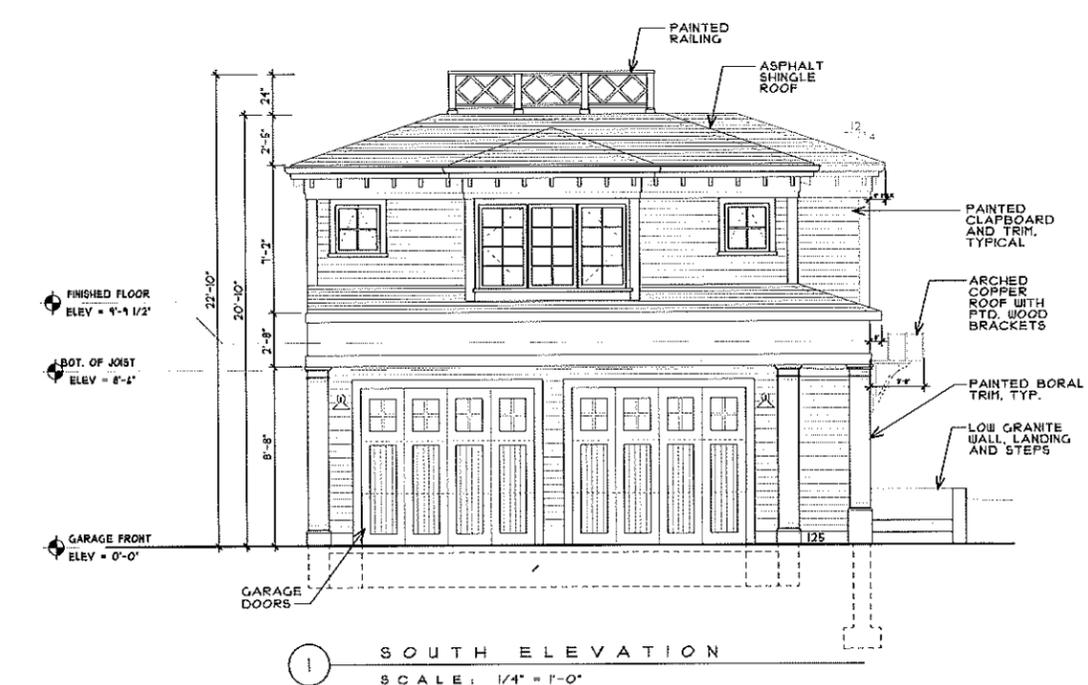
©2015 NASHAWTUC ARCHITECTS, INC.



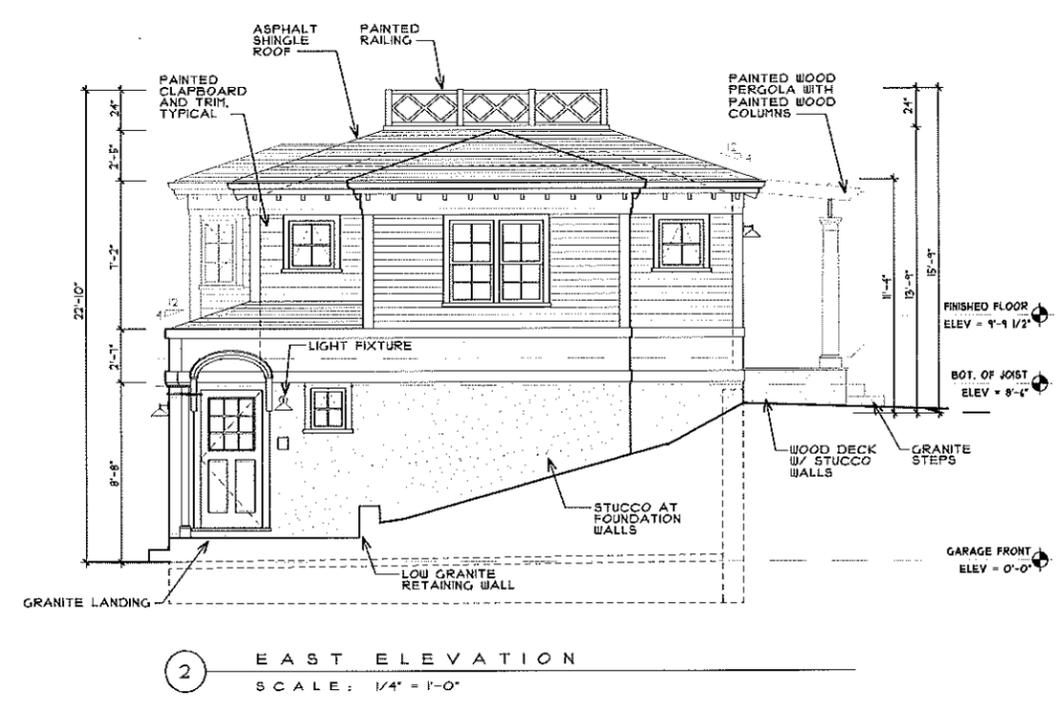
1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



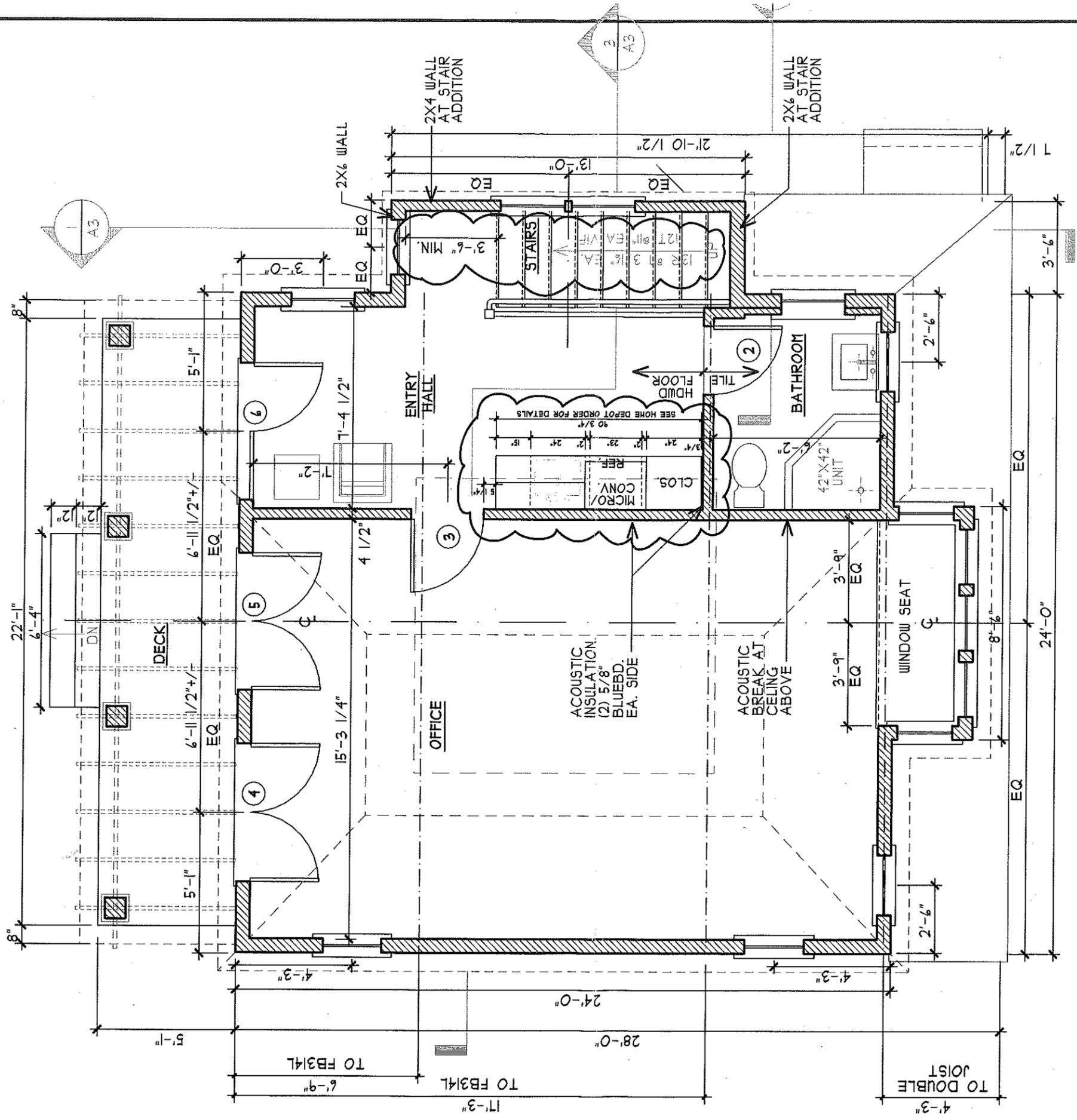
3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

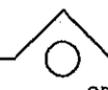


2 OFFICE PLAN
SCALE: 1/4" = 1'-0"

ENGERMAN RESIDENCE
105 WALDEN ROAD
CONCORD, MASSACHUSETTS

NASHAWTUC ARCHITECTS INC.

Concord, MA 01742



978-371-0344

scale: 1/4" = 1'-0"

date: 03/25/2015

project no: 21422

drawn by: JK

checked by: HBC

SK3