

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:

7.1.3, 7.1.5 and 11.6
 .3 and 11.6

2 Property Information

Address: 18 Windmill Hill Road	Parcel ID #: 1225
Zoning District: B	Total Land Area: 1.1 acres
Present Use: Single family residence	Lot Frontage: 31
Proposed Use: Single family residence with	Deed Book & Page #: 68771/576

Check all Applicable: accessory structure (s)

- | | |
|---|--|
| <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: 3675	Total Proposed Gross Floor Area: 62865
MAX Floor Area Allowed: 5512	MAX GFA Allowed by Right: 12595

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: _____

Date: _____

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: Thomas-M. Evarts

Address: 18 Windmill Hill Road

Phone: 978 815 2509

E-Mail: TOM@YANKEETOWER.COM

Signature: *Thomas Evarts*

Date: 9/1/20

Property Owner(s) Name: Victoria M. Evarts

Address: 18 Windmill Hill Road

Phone: 978 505 - 1733

E-Mail: VICTORIA.EVARTS@RAVELS.COM

Signature: *Victoria Evarts*

Date: 9/1/20

Applicant(s) Name: Thomas Wray Falwell, Esq.

Address: Comins & Newbury LLP
9 Damonmill Square, Suite 4D, Concord, MA 01742

Phone: 978-341-0222

E-Mail: tfalwell@cominsnewbury.com

Signature: *Thomas Wray Falwell*

Date: August 31, 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

Non-Conforming Use and/or Structure Special Permit

18 Windmill Hill Road, Concord, Massachusetts

August 31, 2020

Project Location: 18 Windmill Hill Road
(Assessor's Map 8H, Parcel #1225)

Applicant: Thomas Wray Falwell, Esq.
Comins & Newbury LLP
9 Damonmill Square, Suite 4D
Concord, MA 01742

Owners: Thomas M. Evarts and Victoria M. Evarts
18 Windmill Hill Road
Concord, MA 01742

Project Description:

The project entails the conversion of the existing single family dwelling at 18 Windmill Hill Road to an accessory structure for use primarily for storage and the continued use of the garage area, all as shown on the plans filed with the application. The accessory structure will contain a bath to be used by those using the adjacent pool . The existing second story will be removed and all kitchen and related living area facilities will be removed as part of the second story demolition process.

The owners will construct a new single-family residence in a new location on the property adjacent to the pool and terrace. Inasmuch as the proposed new residence exceeds the calculated existing gross floor area of the present residential structure, a special permit is required under ZBL Section 7.1.5

Reference is made to the "Pool House" and (new) "Main House" plans and elevations filed with the application.

Applicant hereby reserves the right to file supplemental information in support of this application up to and at the public hearing on this application.