

Town of Concord  
 Zoning Board of Appeals  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3293  
 www.concordma.gov



# Zoning Board of Appeals Application

General Application

Town Use Only

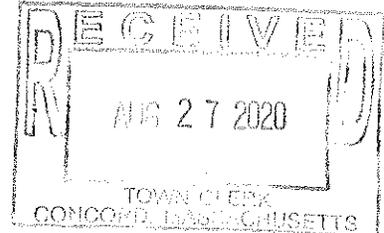
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

AUG 27 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 4.2.2.1 <sup>Fire</sup> Seeking Special Permit for Residence at 561 Lexington Road. 561 Lexington has been a one bedroom house years before we purchased our home (555-561 Lexington) in 2016. No alterations are proposed. We are seeking a special permit as described in Section 4.2.2.1

## 2 Property Information

Address: 561 Lexington Road	Parcel ID #: 3346
Zoning District: A	Total Land Area: 1.17 Acres
Present Use: Residence	Lot Frontage: 318 Feet
Proposed Use: Residence	Deed Book & Page #: 70013/230

Check all Applicable:

- |   |  |
|---|--|
| <input checked="" 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

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 Motta*

Date: *8/25/2020*

**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:** Peter Constable, Melita Sawyer

**Address:** 555 Lexington Rd, Concord MA 01742

**Phone:** 410-327-9226

**E-Mail:** peteraconstable@gmail.com

**Signature:** 

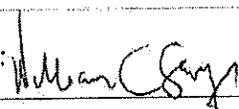
**Date:** 8/26/2020

**Property Owner(s) Name:** William Sawyer

**Address:** 1367 Sudbury Rd, Concord MA 01742

**Phone:** 978-505-4185

**E-Mail:** myty12@gmail.com

**Signature:** 

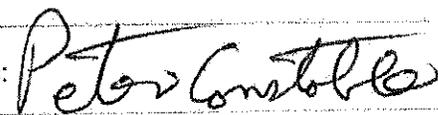
**Date:** 8/26/2020

**Applicant(s) Name:** Peter Constable

**Address:** 555 Lexington Rd

**Phone:** 410-327-9226

**E-Mail:** peteraconstable@gmail.com

**Signature:** 

**Date:** 8/26/2020

**Applicant is:**  Owner  Tenant  Agent/Attorney  Purchaser

**Applicant(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

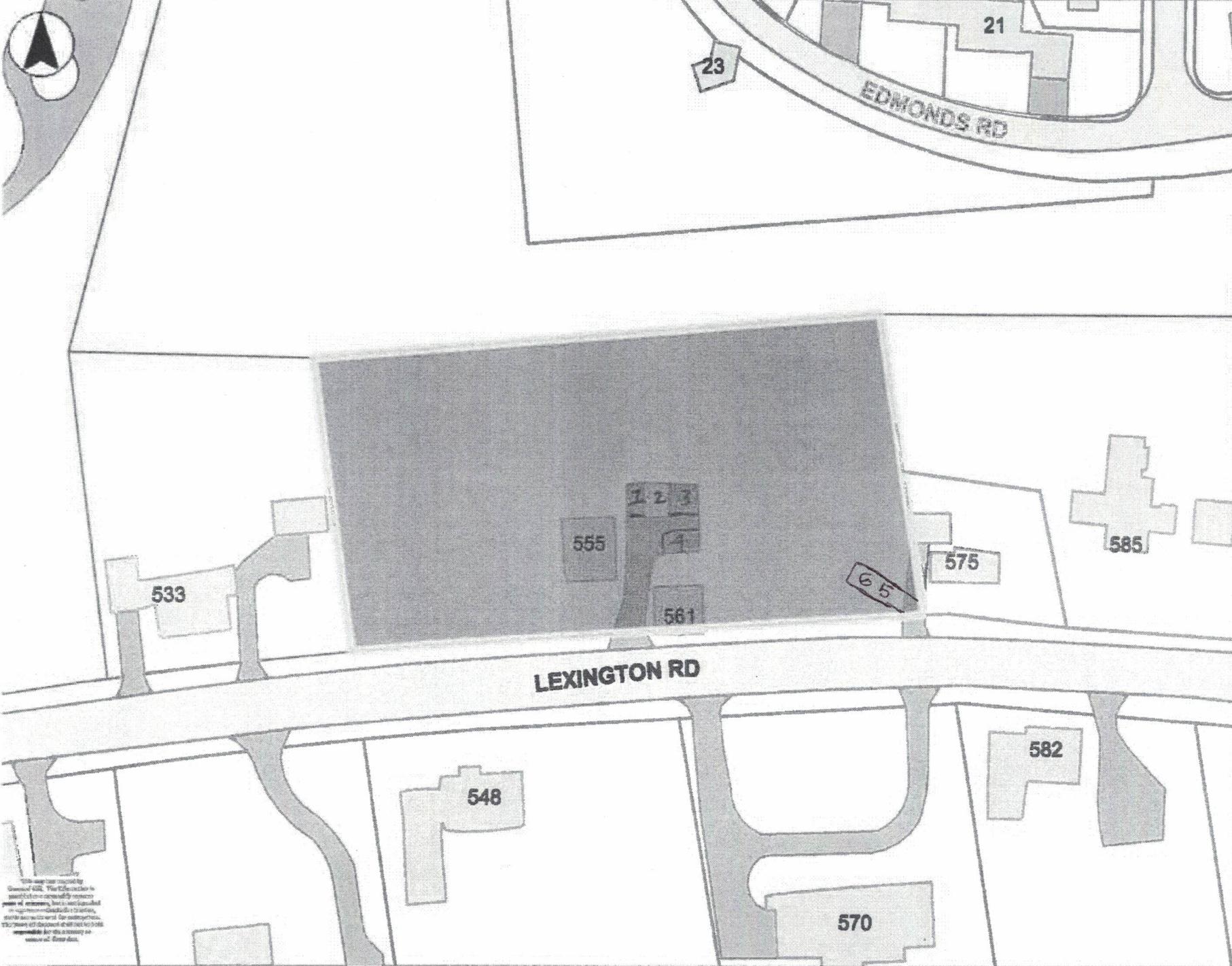
**Signature:**

**Date:**

**Applicant is:**  Owner  Tenant  Agent/Attorney  Purchaser



- Time Boundary - Stop
- Address Numbers
- Setbacks (ft)
- Pavement
  - Parcel Boundary
  - Parcel Parking
  - Parcel Road
  - Parcel Walkway
  - Driveway
- 2015 PLANNING DEPT. DIST.
  - 500-year Flood
  - 100-year Flood
  - 100-year Flood
  - 100-year Flood
  - 100-year Flood
  - Wetlands Contained
- Private FY21
- R/W Indicators
  - Highway
  - Waterway
  - Waterway
- Railroad
- Driveway
- Porches & Pools
- Street Curb/Line
- Special Area



This map was created by  
 Concord GIS. The data is  
 provided for informational purposes  
 only. It is not intended to be used  
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MapsOnline - Concord Staff

## 561 Lexington Special Permit Narrative

The building located at 561 Lexington has been a one bedroom house for many years prior to our purchase of our home at 555-561 Lexington in 2016. A friend of ours remembers when his uncle lived in #561 as a rental house in the 1980's. The Concord Assessors field card states that 561 Lexington was built in 1918. The previous owners installed a separate septic tank for the building, replacing the old cesspool dedicated to #561, as a part of their approved septic system in 2009. The previous owners updated the electric and plumbing in #561 as part of their gut renovation of 555 Lexington building in the same year. The general contractor for the previous owners in 2009 was JW Adams Company. Concord Light meters the electric for 561 separately. We are proposing no changes to the building. We are requesting a Special Permit as described in Section 4.2.2.1, as it appears no previous owners have requested one.

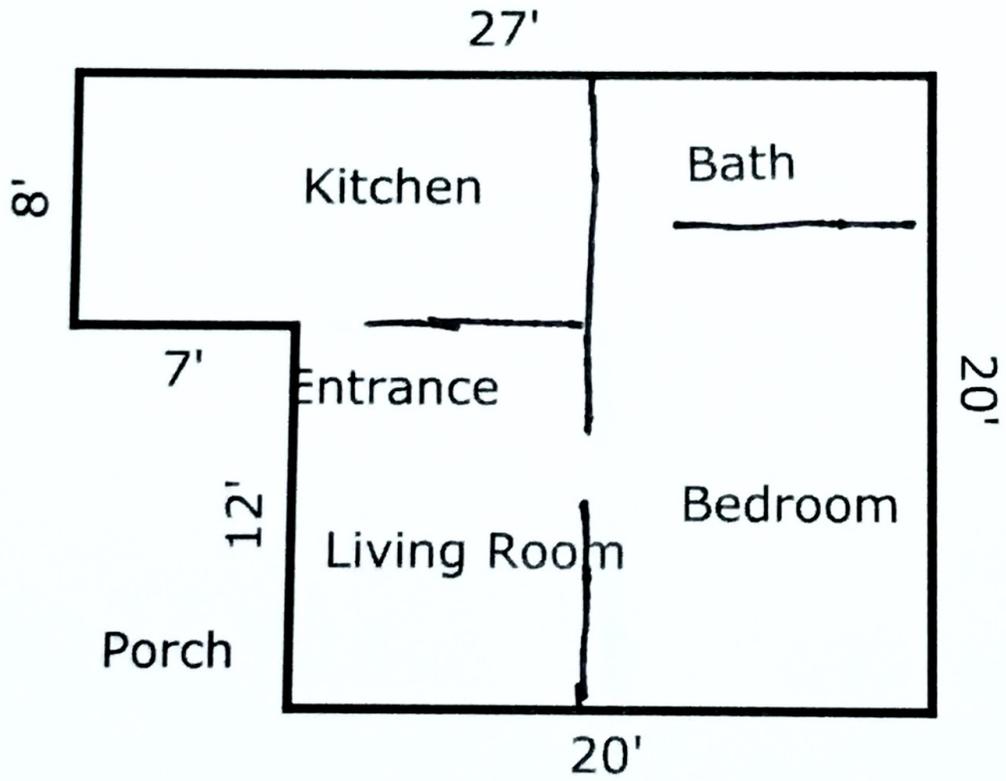
### Elevation/Pictures

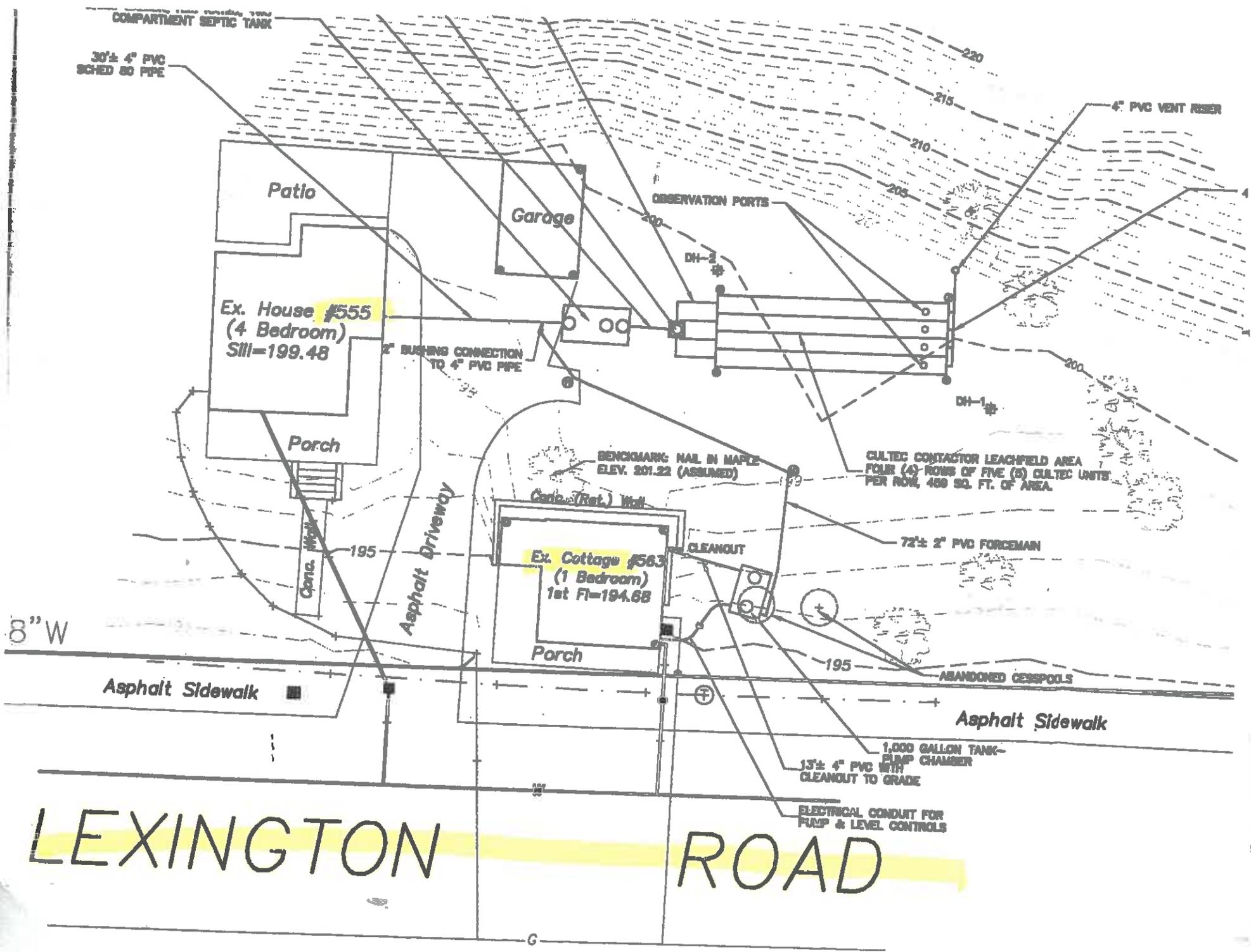






561 Lexington Floor Plan  
Existing- No Changes Proposed





COMPARTMENT SEPTIC TANK

30± 4" PVC SCHED 80 PIPE

Patio

Garage

Ex. House #555  
(4 Bedroom)  
Sill=199.48

Porch

2" BUSHING CONNECTION TO 4" PVC PIPE

OBSERVATION PORTS

DH-2

4" PVC VENT RISER

DH-1

BENCHMARK NAIL IN MAPLE  
ELEV. 201.22 (ASSUMED)

CULTEC CONTACTOR LEACHFIELD AREA  
FOUR (4) ROWS OF FIVE (5) CULTEC UNITS  
PER ROW, 450 SQ. FT. OF AREA.

Conc. (Ret.) Wall

Ex. Cottage #583  
(1 Bedroom)  
1st Fl=194.68

CLEANOUT

72± 2" PVC FORCEMAIN

Conc. Wall

Asphalt Driveway

Porch

ABANDONED CESSPOOLS

8" W

Asphalt Sidewalk

Asphalt Sidewalk

1,000 GALLON TANK-  
PUMP CHAMBER  
13± 4" PVC WITH  
CLEANOUT TO GRADE

ELECTRICAL CONDUIT FOR  
PUMP & LEVEL CONTROLS

LEXINGTON ROAD

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