

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

Additional Dwelling Unit – Section 4.2.2.2

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 & Brief Project Description:

42.2.2 + 116

2 Property Information

Address: 131 Hubbard St.

Parcel ID #: 3086

Zoning District: C

Total Land Area: 26,223 sq

Present Use: Residential

Lot Frontage: 97.18

Proposed Use: Residential

Deed Book & Page #: Book 71109
Page 589

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 Matte

Date: 9/24/2020

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: *Martina Ladd*

Address: *131 Hubbard St.*

Phone: *917.294.8334*

E-Mail: *martina.Ladd*

Signature: *M Ladd*

Date: *9/21/20*

Property Owner(s) Name: *Martina Ladd*

Address: *131 Hubbard St.*

Phone:

E-Mail:

Signature:

Date:

Applicant(s) Name: *Martina Ladd*

Address: *131 Hubbard St. Concord, MA 01742*

Phone: *917.294.8334*

E-Mail: *martina.Ladd@gmail.com*

Signature: *M Ladd*

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

131 Hubbard Street

The property at 131 Hubbard Street consists of a house, built in 1890 , and a detached garage with an unfinished loft.

The project consists of adding an apartment in the existing garage and loft space. There will be no new foundation added and the roofline will remain the same. The greenhouse attached to the rear elevation will be removed. A deck off the second floor will be added. The garage will be lived in by the Owners Mother.

The existing garage and unfinished loft space is 1516 square feet. The new garage space will be 540 square and the new apartment will be 976 square feet. The finished total will be 1516 square feet. No new square footage will be added.

The allowable FAR is 7493.52 square feet. The existing square footage of the house and garage/apartment is 5988 square feet and this is not changing. The new square footage for the house and the garage/apartment is 5988 square feet.

The current house and garage are conforming to all the setbacks.

The current lot is conforming to the lot square footage.

The current lot is non-conforming with the frontage. Residence C requires 100' frontage and this lot frontage is 97.18'.

The gross floor area plus 50% is 8982 square feet. The current and the proposed square footage is 5988 square feet. The new apartment add no new square footage.