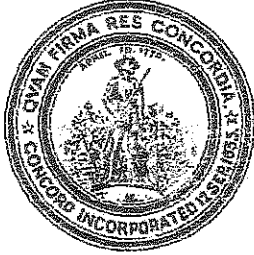


Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
 www.concordma.gov
 Rev. July 2019



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

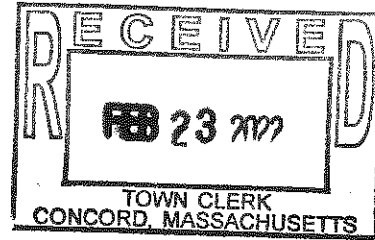
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

FEB 23 2022

Town of Concord
 Board of Appeals



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:

7.1.2
 11.6

2 Property Information

Address: 1264-1266 MAIN STREET Parcel ID #: 6693
 Zoning District: WCB Total Land Area: 3,750 SQFT
 Present Use: OFFICE AND RESIDENTIAL Lot Frontage: 50'
 Proposed Use: TWO-FAMILY RESIDENTIAL Deed Book & Page #: B12096 P6173

Check all Applicable:

- | | |
|-----------------------------------------------------------|----------------------------------------------------|
| <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: 2,861 SQFT Total Proposed Gross Floor Area: 2,861 SQFT
 MAX Floor Area Allowed: 2,100 SQFT MAX GFA Allowed by Right: 4,264 SQFT

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: 2/18/22

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: FIRST CONCORD REALTY CORP

Address: 1266 MAIN STREET CONCORD, MA 01742

Phone: 978 944 3376 E-Mail: RHILSINGER@^{VERIZON}.NET

Signature: Robert G. Welsby ^{FIRST CONCORD} Date: 22 FEB 22

Property Owner(s) Name:

Address:

Phone: E-Mail:

Signature: Date:

Applicant(s) Name: MATT SEPE

Address: 4 FLETCHER ROAD WESTBORO, MA 01581

Phone: 978 479 4305 E-Mail: msepe@VERIZON.NET

Signature: Matt Sepe Date: 2/22/22

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 1264-1266 MAIN STREET

Property History

1264-1266 Main Street was built in 1916 as a two-family dwelling. It was used as a two-family home from 1916 to 1970 – see attached census data from 1968 and Macris data sheets. In 1970 a permit request was submitted and granted changing the use from a two-family dwelling to four apartments. In 1971 an additional permit was submitted indicting the use of offices.

The property is located in the WCB district and the lot size is 3,750 square feet with 50 feet of frontage. The current dwelling has approx. 2,861 sqft of GFA.

Current Use

Currently the dwelling is being used as a mixed-use building consisting of multiple offices and one residential unit. The current use is non-conforming as the site only has five parking spots and per zoning bylaw section 7.7.2.1 Table IV ten spots would be required. Additionally, the current use does not meet the open space requirements as defined in section 4.2.3.3.

The condition of the building is poor and it needs significant structural work along with considerable interior and exterior renovations. Many of the offices are in various states of repair and currently only a few have occupants. The residential unit located in the attic presently is occupied by a tenant.

Proposed Use

The applicant is requesting to change the use of the building from office/residential back to the original use as a two-family dwelling. Within the WCB a Two-Family Dwelling requires a special permit which is being requested per sections 7.1.2 Nonconforming Uses and section 11.6 Special Permit.

The existing four parking spots satisfy the parking requirements of two spots per unit as defined for a two-family dwelling in zoning bylaw section 7.7.2.1 Table IV.

If the use change is granted the applicant is planning to perform a complete interior and exterior renovation that will provide new life for the building and greatly improve the exterior aesthetics. Including removing the exterior stucco and replacing it with new trim and Hardiplank clapboard siding. The building footprint will remain the same and no additional square footage will be added to the dwelling.

It is the applicant's opinion a two-family dwelling will be a positive change for this location by providing much needed transit based housing along with additional diversity in housing size and price.