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Laurie M. Crockett, R.A.
221 Pope Road
Concord, Massachusetts 01742

Town of Concord
Board of Appeals

RE: 23 Warner Street
Concord, MA

NATURE AND JURISDICTION OF REQUEST:

The property owner is requesting a special permit as it relates to a non-conforming lot, as per Section 7.1.3(a), 7.1.4 and Section 7.1.5 of the zoning by-laws.

We are requesting relief from Section 7.1.3(a), 7.1.4 and 7.1.5 as the existing house is non-conforming, it does not meet the dimensional requirements of TABLE III. The existing house does not meet the 15' side setback. The new addition is over the 50% allowed by right.

PROJECT NARRATIVE:

The existing structure is a duplex, 23 and 25 Warner Street. 23 Warner Street requires a special permit for the setback and for gross floor area over the 50% allowed by right. The owners of 25 Warner Street are also doing an addition (using the same footprint and exterior elevation as 23 Warner Street), 25 Warner Street addition is conforming.

The existing house is a two-family Colonial built in 1906. The entire structure (23-25 Warner Street) is 1766 s.f., 23 Warner Street is 883 s.f., it is two-story with a basement. On the first floor of the house there is a living room, dining/kitchen and rear mudroom. On the second floor there is one bathroom and two bedrooms. There is no attic space available over 6'-8" in height. The lot has 80 feet of frontage on Warner Street, the left side (23 Warner Street) setback is 11.9 feet, the right-side (25 Warner Street) setback is 17.6 feet, and the rear setback is 305 feet.

The proposed work on 23 Warner Street will include, removing the one-story mudroom/porch and deck at the rear of the house. Build a new two-story addition at the rear of the house for an enlarged kitchen /dining area, a first-floor bedroom, bathroom and laundry. The second floor to have a new bedroom, bathroom and laundry. We will also be adding a ramp on the left side of the house for the homeowners use.

The proposed addition will have a gable roof with shed dormers to complement the existing house and maintain the existing height.

We are seeking relief under Sections 7.1.3(a) and 7.1.4 of the zoning by-laws. The existing house has a left side setback of 11.9', the new addition will maintain the 11.9' setback. We are also asking for relief for the increase in square footage. The owner is a Vietnam veteran, he is disabled and would like to remain in the house with assistance, thus asking for the increased square footage to accommodate in-home help.

We feel it is important that all the new work on the house compliments the existing architectural style and creates a 'seamless' transition from old to new.