

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

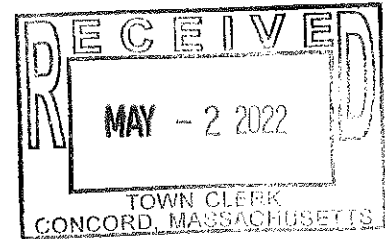
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

MAY - 2 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:

7.1.3, 7.1.5 + 11.6
 SEE ATTACHED DESCRIPTION

2 Property Information

Address: 368 OLD MARLBORO ROAD	Parcel ID #: 3997
Zoning District: RESIDENCE C	Total Land Area: 10,074 $\frac{1}{4}$
Present Use: RESIDENTIAL	Lot Frontage: 225.76
Proposed Use: RESIDENTIAL	Deed Book & Page #: 74322 PG 494

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: 1,494	Total Proposed Gross Floor Area: 2,692
MAX Floor Area Allowed: 3,618	MAX GFA Allowed by Right: 2,241

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: 4/29/22

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: Sarah & Bill Murphy
Address: 368 Old Marlboro Rd Concord MA
Phone: **E-Mail:** sarahemurphy@icloud.com
Signature: 262 498-9884 **Date:**

Property Owner(s) Name: Bill Murphy
Address: 368 Old Marlboro Rd
Phone: 262 498 9884 **E-Mail:** bill.h.murphy@gmail.com
Signature: William H Murphy **Date:** 4/27/22

Applicant(s) Name: Sarah & Bill Murphy
Address: 368 Old Marlboro Rd
Phone: 262 498-9884 **E-Mail:** sarahemurphy@icloud.com
Signature: **Date:**

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name: Sarah Murphy
Address: 368 Old Marlboro Rd
Phone: 262-497 1617 **E-Mail:** sarahemurphy@icloud.com
Signature: Sarah C. Murphy **Date:** 4/27/22

Applicant is: Owner Tenant Agent/Attorney Purchaser

April 25, 2022

Re: 368 Old Marlboro Road

368 Old Marlboro Road is a Cape style house that was built in 1975. It has 1494 square feet of living space. The proposed project is to remove the screened porch and the side entry and add a two-car garage with a room above, a connecting side entry and mudroom and extend the family room in the rear of the house.

The house is in Residence C. The lot is conforming – it has 10,074 square feet and the required is 10,000 square feet. The allowable FAR for this property is 3,618 square feet. The proposed new square footage is 2,692 square feet.

The house is non-conforming in both the front and right-side setbacks. The closest existing front setback is 16.4' and the proposed is 19.7'. The closest side setback is 10.8' and the proposed is 11.3'. The additions do not exceed the current non-conforming setbacks.

The current house square footage is 1,494 square feet and the allowable square footage by rite is 2,241 square feet. The proposed addition and garage are 1,260 square feet. The total new house is 2,692 square feet. This is 451 square feet above the allowable square footage before a special permit is needed.