

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

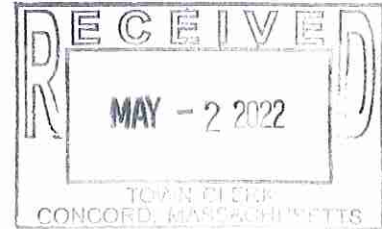
Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

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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: ~~SECTION 5 ACCESSORY USE~~ ADDING A COVERED
 7.1.3 + 11.6
 OPEN AIR ROOFED STRUCTURE FROM THE EXISTING HOUSE TO THE EXISTING GARAGE FOR HANDICAP ACCESS.
 SECTION 8 EXISTING STRUCTURE DOES NOT CONFORM TO FRONT AND SIDE YARD SETBACKS; ADDING A
 SMALL BAY TO THE FRONT OF THE HOUSE; ADDING 14 SQ.FT. TO THE KITCHEN; ADDING A REAR DECK INSIDE
 STONE WALLS TO THE REAR. NONE OF THESE ADDITIONS DECREASE CURRENT SETBACKS

2 Property Information

Address: 35 BELKNAP STREET	Parcel ID #: 0769
Zoning District: B	Total Land Area: 10,963 SQ.FT.
Present Use: SINGLE FAMILY RESIDENCE	Lot Frontage: 97.83'
Proposed Use: SINGLE FAMILY RESIDENCE	Deed Book & Page #: 19178/464

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: 3414.3 SQ.FT.	Total Proposed Gross Floor Area: 3645.7 SQ.FT.
MAX Floor Area Allowed: 3826 SQ.FT.	MAX GFA Allowed by Right: 5121.4 SQ.FT.

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.

Applicants(s) Name: GREG GRAHAM; LATITUDE ARCHITECTURE

Address: PO BOX 19185 BELMONT, MA 02478

Phone: 781-258-7696

E-Mail: GREG@LATITUDE-ARCHITECTS.COM

Signature: 

Date: 04/26/2022

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicants(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: Owner Tenant Agent/Attorney Purchaser

Property Owner(s) Name: (If different from Applicant) 35 BELKNAP STREET LLC

Address: 199 NASHAWTUC ROAD CONCORD, MA. 01742

Phone: 978-460-0061

E-Mail: HILARY@STEINERTS.COM

Signature: 

Date: 04/26/2022

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

4/28/2022

RE: Special Permit Application

35 Belknap Street

Concord, MA 01742

A Concord family has purchased this property for the matriarch of the family to have her closer to the home. Their desire is to make this house as close to handicap accessible as possible. The property is nonconforming as it doesn't meet front yard or sideyard setbacks.

The Link:

The garage is currently detached from the house by a great distance. The client would like to create an open air roofed structure over a landscape path. This is for cover from rain and snow to provide easier access to and from the garage. The new link will have a shallow roof pitch to diminish its visual image. This structure matches the setback of the garage which is 5.4' from the corner of the adjacent property. The client loves the detailing of this house and we have tried very hard to keep that detailing in tact. Existing details informs those of the link.

First Floor:

On the first floor we are adding a very minimal amount of square feet to the footprint of 27.3 sq.ft.

The Bay:

We are adding a bay to the front of the house to ease entry and exit from an elevator the client is adding for easier access to the second floor. The bay is 11.3 sq.ft., as shown on the proposed plot plan this area does not worsen the existing set back to the North.

Kitchen:

To the kitchen we are adding 14 sq.ft. to assist in creating the open plan the client desires. As shown on the proposed plot plan this area does not worsen the existing set back to the East

Second Floor:

The client had no intention to add square feet to the second floor but demolition revealed a structure sorely in need of repair. Years of poorly executed renovations must be fixed. In total we are adding 224.4 sq.ft.

Master Suite bedwall:

46 sq.ft. of this 224.4 was added to the East side of the house. The existing exterior wall of second floor bed wall does not stack on the lower floor and is unsupported. We have decided to move that exterior wall to stack on top of the existing first floor load bearing wall, that in effect adds 46 sq.ft.

Existing Roof Frame:

The remainder of area added to the second floor is 178.4 sq.ft. The existing framing of the main roof is beyond repair and has multiple locations that have point loads but no posts. (The roof above the three existing bedrooms will remain) Since we are required to rebuild the main roof we have elected to raise it 14" and in affect taking the existing 6' spring line above 6'-8". We are adding square feet to the house that is currently there but not counted as livable space, as it is below 6'-8".

Deck:

To the rear of the house we are adding landscape stone walls with a wood deck inset. Currently there are steps down to grade. It is our intent to create a shallow single step to the deck for easy access. This deck/terrace does not worsen the setback condition to the West as illustrated on the proposed plot plan.

FAR:

The FAR allowed for the this property is 3826 sq.ft, these proposed changes will bring the FAR to 3645.7 sq.ft

Height:

The existing height of the structure is 22'-8 5/8" and the new construction will not exceed. Purposely the new construction will not be taller than the existing building.