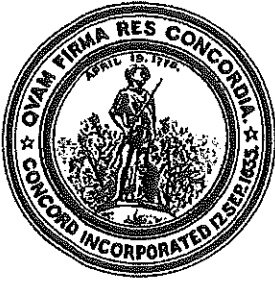


Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
 www.concordma.gov



Zoning Board of Appeals Application

Additional Dwelling Unit – Section 4.2.2.2

Town Use Only

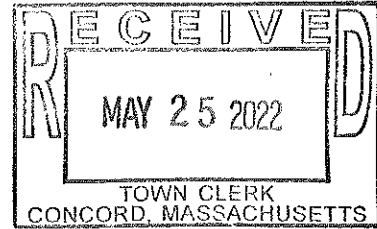
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

MAY 25 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 & Brief Project Description:

ADDITIONAL DWELLING UNIT - SECTION 4.2.2.2 § 11.6

2 Property Information

Address: *314 ELM STREET*

Parcel ID #: *1780*

Zoning District: *A*

Total Land Area: *77,970±*

Present Use: *RESIDENCE*

Lot Frontage: *300'*

Proposed Use: *SAME*

Deed Book & Page #: *54828/113*

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

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: *Paul Covert*

Date: *5/24/2022*

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: Catherine Webster
Address: 314 Elm Street, Concord, MA 01742
Phone: 617-901-3318 (cell) **E-Mail:** catwebster@comcast.net

Signature: Catherine Webster **Date:** 5/18/22

Property Owner(s) Name:
Address:
Phone: **E-Mail:**

Signature: **Date:**

Applicant(s) Name: Catherine Webster
Address: 314 Elm Street, Concord MA 01742
Phone: 617-901-3318 (cell) **E-Mail:** catwebster@comcast.net

Signature: Catherine Webster **Date:** 5/18/22

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant(s) Name:
Address:
Phone: **E-Mail:**

Signature: **Date:**

Applicant is: Owner Tenant Agent/Attorney Purchaser

314 Elm Street - ADU

- a) The lot is in Residence A, 40,000 s.f. of area is required , the lot has 77,970 s.f.
- b) The ADU will occupy 922 s.f. – **BOA special permit is required.**
- c) There will only be 1 ADU on the property.
- d) The owner will occupy the main house.
- e) Floor plans have been submitted.
- f) The building will not be occupied until after a Certificate of Occupancy has been issued.
- g) The detached ADU does meet setbacks for the primary structure.
- h) 2 parking spaces for the primary residence and 1 parking space for the ADU are required, **4 parking spaces have been provided.**
- i) BOH approval is required.
- j) The ADU will not be sold.
- k) The proposed height of the ADU is less than 35' in height and meets the requirement of 6.2.11. **(21'-6")**
- l) The Max FAR for the property is 19,913 s.f the Total FAR of all buildings on the property will be 8870 s.f.
- m) The ADU will not be used for a bed and breakfast under Section 5.3.15.

Scott A. Webster

314 Elm Street, Concord MA 01742 | 978-505-9429 | scottwebster@comcast.net

May 7, 2022

Zoning Board of Appeals
Town of Concord
141 Keyes Road
Concord, MA 01742

Dear Zoning Board of Appeals,

The purpose of this letter is a declaration related to our request for a special permit for an Additional Dwelling Unit (ADU) at our home at 314 Elm Street in Concord.

My wife, Catherine, and I have been residents of Concord for 28 years. We lived at 44 Virginia Road from 1994 to 2002, 88 Park Lane from 2002 to 2010, and at 314 Elm Street from 2010 until the present. We have 21-year-old twins who were born in 2000. Catherine is a Board member and volunteer at the Concord Museum, and I am a current election officer for the town.

My wife and I are in transition with our children growing older and are preparing to sell 314 Elm Street. As part of that process, we have identified work done on an exterior structure, the carriage house, on our property that should have been permitted but was not.

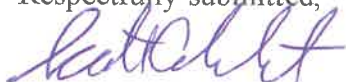
Our original intention in 2013 related to the carriage house was to improve the interior safety of the structure, especially related to the second-floor space. Specifically, the staircase and floor were unsafe, and the ceiling was unfinished. After consulting with a contractor, we hypothesized that we could transform the second floor into an independent living space for my in-laws, who are elderly and frequently visit us from Arizona.

Since it was an existing structure on a property that is over one hundred years old (1918), we were not aware that a permit would be required for the proposed modifications. We now understand this was an error in judgement on our part and is the reason we are now seeking a special permit for the ADU contained in the carriage house.

We love the Town of Concord and have profound respect for the ways in which the town is governed in all respects, including the Conservation Commission and Zoning Board of Appeals. We would never do anything intentionally wrong related to town mandated procedures that should have been followed as part of any work done on our property. We are prepared to complete any work that brings our home into compliance to any current codes that may have been overlooked.

We appreciate your consideration of a special permit for and Additional Dwelling Unit at 314 Elm Street.

Respectfully submitted,



Scott A. Webster