

Town of Concord  
Zoning Board of Appeals  
141 Keyes Road  
Concord, MA 01742  
Tel: (978) 318-3295  
[www.concordma.gov](http://www.concordma.gov)  
Rev. May 2022



# Zoning Board of Appeals Application

*Nonconforming Use and/or Structure*

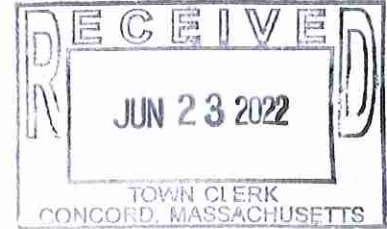
Town Use Only

Received by Clerk of the Board:  
**RECEIVED**

Town Clerk Stamped Received

JUN 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:

7.1.3, 7.1.5 + 11.6

## 2 Property Information

Address: 309 GARFIELD ROAD

Parcel ID #: 103053

Zoning District: AA

Total Land Area: 21,886 #

Present Use: RESIDENTIAL

Lot Frontage: 191.91'

Proposed Use: RESIDENTIAL

Deed Book & Page #: 76595/289

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: 1,380

Total Proposed Gross Floor Area: 2,597

MAX Floor Area Allowed: 6,452

MAX GFA Allowed by Right: 2,070

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 15 days before the application filing 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 Mante*

Date: 6/21/22

**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:** Michael Carucci / Marisela MATNERO

**Address:** 309 Garfield Rd

**Phone:** 617-901-7600 **E-Mail:** MichaelCarucci@me.com

**Signature:**  **Date:**

**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)** Michael Carucci

**Address:** 309 Garfield Rd

**Phone:** 617-901-7600 **E-Mail:** MichaelCarucci@me.com

**Signature:**  **Date:**

**Property Owner(s) Name:**

**Address:**

**Phone:** **E-Mail:**

**Signature:** **Date:**

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3280  
 www.concordma.gov



# Gross Floor Area and Floor Area Ratio

## Calculations Worksheet

Reference Zoning Bylaw Section 6.2.13 Maximum Floor Area Ratio &  
 7.1.5 Non-conforming Structures

Existing house measurement includes all areas with 6'8" headroom or greater  
 excluding basements, open or screened porches, and decks.

Extension of a structure by more than fifty percent (50%) is based on the aggregate of all  
 expansions undertaken within a consecutive five(5) year period.

All measurements are taken from the outside corners of exterior walls

A Special Permit is required if your allowed GFA allowed exceeds your allowable FAR

PROPOSED WORK MUST MEET ALL DIMENSIONAL REGULATIONS  
 SPECIFIED BY THE TOWN OF CONCORD ZONING BYLAWS

### 1 Property Information

Address: 309 Garfield

Parcel ID #: 103053

Zoning District: Residence AA

Total Land Area: 21,086 sq ft

Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

### 2 Existing GFA (6'8" headroom or greater)

1<sup>st</sup> Floor Area: 984

2<sup>nd</sup> Floor Area: 396

Attic Area: —

Enclosed Porch: —

Attached Garage: —

Detached Garage: —

Other: —

Total Existing GFA: 1,380 sq ft

### 3 Proposed GFA (6'8" headroom or greater)

1<sup>st</sup> Floor Area:

2<sup>nd</sup> Floor Area: 525

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage: 692 sq ft

Other:

Total Proposed GFA: 1,217 sq ft

### 4 ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:

1.) Total Existing House GFA 1,380 x .5 = 690 Add these two numbers together = 2,070 sq ft  
 This is your maximum gross floor area allowed by right without a Special Permit.

2.) Does your proposed project exceed the 50% allowed by right? Yes or No  
 If yes, a Special Permit is required.

3.) To determine what the percentage of the proposed addition that is over the 50% allowed by right, divide the sq. ft. of  
 the proposed addition by the sq. ft. of the existing home.

EXAMPLE: (proposed sf) 1400 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF 2070 ÷ Existing GFA SF 1,380 = 1.5 - 50 = 48.5%

### 5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 21,086 = .057 + .24 = .297 x (lot size) 21,086 = 6,452 sq ft MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by:

Date:

Building Inspector Reviewed and Approved by:

Date: