

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. July 2019



# Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

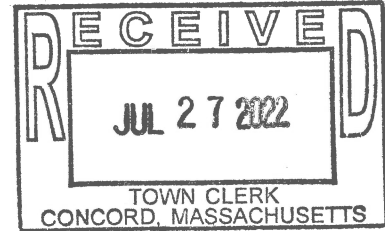
Received by Clerk of the Board:

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Town Clerk Stamped Received

JUL 27 2022

Town of Concord  
 Board of Appeals



Application Fee: \_\_\_\_\_

Hearing Date: 9/8/22

## 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: 368 OLD MARLBORO RD

Parcel ID #: 3997

Zoning District: C

Total Land Area: 10,074

Present Use: RESIDENTIAL

Lot Frontage: 225.76

Proposed Use:

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: 1494

Total Proposed Gross Floor Area: 2868

MAX Floor Area Allowed: 3618

MAX GFA Allowed by Right: 2241

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: *[Signature]*

Date: 7/21/22

**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.

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



Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
 Concord, MA 01742  
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 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: <u>368 Old Marlboro Rd</u>	Parcel ID #:
Zoning District: <u>Residence C</u>	Total Land Area:
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:	<u>882</u>	<input type="checkbox"/>
2 <sup>nd</sup> Floor Area:	<u>612</u>	<input type="checkbox"/>
Attic Area:		
Enclosed Porch:		
Attached Garage:		
Detached Garage:		
Other:		
Total Existing GFA:	<u>1494</u>	<input type="checkbox"/>

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

1 <sup>st</sup> Floor Area:	<u>1192</u>	<input type="checkbox"/>
2 <sup>nd</sup> Floor Area:	<u>1136</u>	<input type="checkbox"/>
Attic Area:		
Enclosed Porch:		
Attached Garage:	<u>540</u>	
Detached Garage:		
Other:		
Total Proposed GFA:	<u>2868</u>	<input type="checkbox"/>

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

Calculate the following:

1.) Total Existing House GFA 1494 x .5 = 747 Add these two numbers together = 2241   
 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 2868 ÷ Existing GFA SF 1494 = 1.92 - 50 = 48 %

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

Calculate the following:

1200 ÷ (lot size) 10,079 = .11919 + .24 = .359 x (lot size) 10,079 = 3,608  MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by:	Date:
Building Inspector Reviewed and Approved by:	Date: