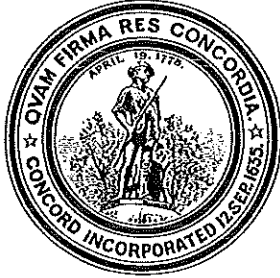


Town of Concord  
 Zoning Board of Appeals  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3295  
 www.concordma.gov  
 Rev. May 2022



# Zoning Board of Appeals Application

## Additional Dwelling Unit – Section 4.2.2.1

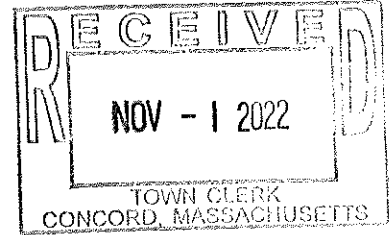
Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

NOV - 1 2022



Town of Concord  
 Application File of Appeals

Hearing Date: 12/8/22

### 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:

Appendix B, Accessory Dwelling Units

Section 4.2.2.2

### 2 Property Information

Address: 399 Lowell Road	-Parcel ID #: 1673
Zoning District: RA	Total Land Area: 4.37 acres
Present Use: Single family home	Lot Frontage: 150 ft
Proposed Use: Single family home with ADU	Deed Book & Page #: 63996/35

Check all Applicable:

- |   |  |
|---|--|
| <input checked="" 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 checked="" 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 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: *Paul Ornd*

Date: 10/28/2022

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:** Julia Miner and John Caldwell

**Address:** 399 Lowell Road, Concord

**Phone:** 339-222-9395

**E-Mail:** jminer@essarc.com

**Signature:**



**Date:** 10-14-2022

**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)**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Property Owner(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

### Information to be submitted with Application

- Application Fee:** Cash or check payable to the Town of Concord. See Fee Schedule for fees.
- Project Narrative:** A thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application. Project narrative must include the following:
  - Description of any exterior alterations that are planned as part of the proposal
  - GFA of the existing building and the GFA of the proposed addition (if applicable)
  - If the structure is currently not habitable, include a letter by a registered structural engineer or architect certifying that the existing structure is in suitable condition to be converted into habitable space.
  - Other relevant information that the Board may need in reviewing your application
- Site Plan:** Plan should include the property boundaries, outlines of existing buildings and structures existing/proposed pavement areas; and existing easements. This plan must be prepared and stamped by a registered land surveyor.
- Floor plans:** Include existing and proposed layout, drawn to scale and dimensioned. All plans must be dated and include the name of preparer.
- Building elevations:** Show existing conditions and proposed changes. Plans must be drawn to scale and dimensioned.
- Parking layout plan:** Submit dimensioned existing and proposed layout, showing the location, with dimensions, of four (4) on-site parking spaces (minimum of 9 foot by 18 foot each).
- Photographs:** Photographs of the area, existing structure and proposed additional dwelling unit from various angles. Provide photographs of the existing structure in relation to abutting structures and photographs of other structures within the adjacent neighborhood. Photos should be in color and printed on an 8-1/2" x 11" page with description of where they were taken from.
- Proof of when house or structure was built** by providing copy of the Assessor's Data Sheet of the property available in the Assessor's office or any other evidence
- Board of Health approval for septic system**, if not on town sewer.
- Copy of the deed for the property:** Can be obtained from the [Middlesex South Registry of Deeds](#).
- Electronic Files:** Include electronic copy of application, supporting materials, and plan sets.
- Letters of Support** (not required).

### **6 Provide the Following Required Copies**

- Three (3) copies of the completed two-page Application
- Three (3) copies of all supportive materials
- One (1) full size (36" x 24") copies of the plan(s) showing all requested information
- Three (3) reduced size (11" x 17") copies of the plan(s) showing all requested information
- One (1) Abutters List Request Form (to be emailed to [assessing@concordma.gov](mailto:assessing@concordma.gov))
- One (1) copy of the Legal Notice Form
- One (1) electronic copy of application, supporting materials, and plan sets on a flash drive or emailed to Town Staff.