

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

Nonconforming Use and/or Structure

Town Use Only

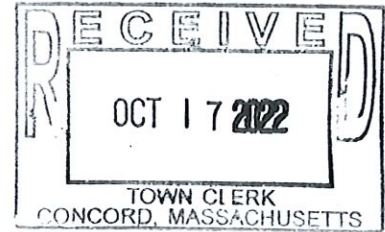
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

OCT 31 2022

Town of Concord
 Board of Appeals



Application Fee:

Hearing Date:

12/8/2022

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 6.0 - DIMENSIONAL REGULATIONS
 CONCORD ZONING TABLE III - (FRONT YARD SET BACK)

2 Property Information

Address: 311 GARFIELD ROAD, CONCORD	Parcel ID #: 3460-1
Zoning District: RESIDENTIAL - AA	Total Land Area: 80,048 SF
Present Use: RESIDENTIAL (SINGLE-FAMILY)	Lot Frontage: 702.7 FT
Proposed Use: RESIDENTIAL (SINGLE-FAMILY)	Deed Book & Page #:

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: 7,511 SF	Total Proposed Gross Floor Area: 8,187 SF
MAX Floor Area Allowed: 20,012 SF	MAX GFA Allowed by Right: 20,012 SF

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:

Date:

10/28/2022

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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: Todd GouletAddress: 311 GARfield Rd, Concord, MAPhone: 617-359-6925E-Mail: toddsma11@yahoo.comSignature: Todd GouletDate: 11-12-22Applicant is: Owner Tenant Agent/Attorney PurchaserApplicants(s) Name: Constantine LinnikAddress: 311 GARfield Rd, Concord, MAPhone: 617-480-0939E-Mail: kmlinnik@gmail.comSignature: [Signature]Date: 11/2/22Applicant is: Owner Tenant Agent/Attorney PurchaserProperty Owner(s) Name: (If different from Applicant) Todd GouletAddress: 311 GARfield Rd, Concord, MAPhone: 617-359-6925E-Mail: toddsma11@yahoo.comSignature: Todd Goulet

Date:

Property Owner(s) Name: Constantin LinnikAddress: 311 GARfield Rd, Concord, MAPhone: 617-480-0939

E-Mail:

Signature: [Signature]Date: Nov 2, 2022