



The Project:

We are proposing a 842 SF detached ADU. The ADU will be in the rear yard at 537 Barretts Mill Road. The detached ADU is for an aging mother who wishes to be close to her children and grandchildren who reside in the existing house. We are submitting under section 4.2.2.2 of the zoning bylaw and are requesting a special permit to allow the ADU to be larger than 750 SF. The ADU will be behind the existing dwelling and will be tucked near the wooded property line to maintain all existing natural visual buffers. It will not have a detrimental effect on the neighborhood and is in line with the spirit of the ADU bylaw. We are not requesting any dimensional variances for setbacks, floor area ratio, etc. The ADU will be occupied by the property owner and her daughter will continue to reside in the main house. There will be no exterior modifications to the existing house as part of this project.

Building Review & ZBA Special Permit

4.2.2.2

- A. The current lot size of 41,043 SF is larger than the minimum lot size in Residential A of 40,000 SF.
- B. We are proposing a 842 SF ADU which is larger than the 750 SF allowed by right. We are requesting a special permit to increase the size to 842 SF. It will be in the rear of the existing house, not visible from the street and near the wooded property line to provide a visual buffer from the abutting neighbors. For these reasons, we do not believe it will have a negative impact on the neighborhood. This unit, being for an aging family member, does not deviate from the original intent of the bylaw.
- C. This will be the only ADU on the lot.
- D. The ADU will be occupied by the property owner and her daughter will continue to occupy the existing single family house.
- E. Dimensional floor plans are attached to this application.
- F. The ADU will not be occupied until all applicable building, plumbing, and electrical inspections are completed and a CO is issued by the building department.
- G. The proposed ADU meets all zoning requirements for the Residential A district.
- H. The ADU will utilize the existing parking as shown on the site plan. The existing house has 5 applicable parking spaces which satisfies all parking requirements.



Application Narrative

537 Barretts Mill Road

Concord, MA

- I. A new septic system has been designed and will be installed to serve the ADU and the main house. It has been designed to meet all Board of Health requirements.
- J. The ADU will be held in common ownership and will not be sold separately.
- K. The ADU meets all height requirements for Residential A. As a single story structure, it will be well below the 35' max height.
- L. The proposed floor area ratio is 0.11 which is well below the maximum.

537 Barretts Mill Road - 41,043 SF Lot		
		Gross Floor Area
Existing F.A.R.	1st Floor	1490
	2nd Floor	1405
	Garage	576
	TOTAL F.A.R.	0.084
Proposed F.A.R.	ADU	842
	TOTAL F.A.R.	0.105

M. The ADU will not be used as a B&B.

N. N/A