

SPECIAL PERMIT APPLICATION

Project Narrative

Attic renovation over an existing 3-car garage

92 Laws Brook Road, Concord, Ma

Owners:

Joseph and Elizabeth Mauer

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The existing main structure is a non-conforming single-family residence on a non-conforming lot. The existing garage is a conforming structure.

Joe and Liz would like to renovate their garage attic to provide a dedicated home office and separate recreation space for their children. The only exterior work will be two shed dormers on the front of the garage and one shed dormer on the rear of the garage. The building height and footprint of the existing garage will not change. There will be no work on the main house.

Through by-law Section 6.2.13 & 11.6, the owners are requesting a special permit to seek relief from the maximum floor area ratio. Maximum GSF allowed (4400sf) GSF proposed (4603sf)
GSF over max (203sf)

Design challenge:

Liz works full-time from home. They have three young children. Currently, one small room in the home is shared by Liz and the three children as a home office, homework space, and recreation area, but with all three kids in elementary school next fall, the needs of this room have outgrown the space. They would like a dedicated office space for Liz's full-time job and a separate play area for their children. The main house attic contains mechanical equipment and is not expandable. The basement has low headroom and is not suitable for living space. Expanding the garage attic gives Liz the flexibility to continue working full-time from home and meet their families' growing needs.

| <u>Residence C</u> | <u>Required</u> | <u>Provided</u> | <u>Status</u> |
|--------------------|----------------------------|----------------------------------|----------------|
| Lot size | 10,000sf required | 13,333 provided | conforming |
| Lot frontage | 80' required | 53.33' provided | non-conforming |
| <u>Main House</u> | | | |
| Setbacks | 20' front, 15' & 15' sides | 15.4' front, 10.4' & 11.2' sides | non-conforming |
| Height | 35' max allowed | 30' provided | conforming |
| <u>Garage</u> | | | |
| Setbacks | 20' rear, 5' & 5' sides | 85.7' rear, 5' & 21.5' sides | conforming |
| Height | 35' max allowed | 20' provided | conforming |

Gross Floor Area

| | |
|--------------------|-----------------------|
| Total existing GFA | 4078gsf |
| Added GFA | 525gsf |
| Proposed GFA | 4603gsf (4400gsf max) |