

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

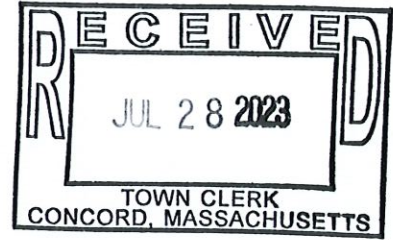
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

JUL 28 2023

Town of Concord  
 Board of Appeals



Application Fee:

Hearing Date: 9/14/23

## 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 4.2.2.2 6.2.13 11.6

## 2 Property Information

Address: 252 Commonwealth Avenue	Parcel ID #: 2171
Zoning District: C	Total Land Area: 8750 sqft
Present Use: Residential	Lot Frontage: 70
Proposed Use: Residential	Deed Book & Page #: 77407/279

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: 2477	Total Proposed Gross Floor Area: 3879
MAX Floor Area Allowed: 3300	MAX GFA Allowed by Right: 3715.5

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 Card*      Date: 7/26/23

**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.

Applicants(s) Name: Timothy Dray

Address: 252 Commonwealth Avenue

Phone: 978-257-5057

E-Mail: timdray@comcast.net

Signature: 

Date: 7/13/23

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: