

Laurie M. Crockett, R.A.
221 Pope Road
Concord, Massachusetts 01742

RE: 283 Central Street
Concord, MA

NATURE AND JURISDICTION OF REQUEST:

The property owner is requesting a special permit as it relates to a non-conforming structure as per Section 11.6 and 7.1.5 of the zoning by-laws.

We are requesting relief from Section 11.6 as the existing garage is non-conforming, it does not meet the dimensional requirements of TABLE III.

We are requesting relief from Section 7.1.5 as the addition exceeds 50% of the gross floor area of the existing house and garage.

PROJECT NARRATIVE:

The existing house is a Bungalow style built in 1921. There is a rear porch addition built in the 1970's. This addition is in poor condition and is not architecturally appropriate to the main house. The house is two story and has 1776 s.f. There is a two-car detached garage at the rear and left of the house. There is exterior storage at the rear of the house. On the first floor of the house there is a foyer, living room, dining room, kitchen, half bath and sunroom. On the second floor there is one bathroom and three bedrooms. The lot has 85 feet of frontage on Central Street and 130 feet of frontage on Brown Street. The property is 11,048 SF, over the required 10,000 SF. The property backs up to Cousins Field, a town recreational area.

The proposed work on the house will include removing the rear porch and stairs. The proposal is to build a new two-story addition at the rear of the house; first floor, family room, stairs and mudroom second floor master bedroom, closet and bathroom. The existing garage will be demolished and replaced with a new garage, office space on the second floor.

The proposed addition and garage will be in the bungalow style to complement the original 1921 house.

We are seeking relief under Sections 11.6; we are requesting that the new garage be built using the same side setback as the original garage. We feel this is important because it leaves the area open to Cousins Field (as the original garage does and the owners and neighbors prefer). We are moving the existing drive from Brown Street to Central Street in order to further open the property to the field. This allows for the existing driveway to be removed and grass/plants added.

We are seeking relief under Section 7.1.5 the new addition and garage exceed the 50% allowable SF by 419 SF = 19% (50% allowed 1109 SF, proposed 1527 SF). We feel that the addition and garage are in keeping with the size and yard area of the existing houses on the street. We are also below the allowed FAR.

We feel it is important that all new work on the house complements the existing architectural style and creates a 'seamless' transition from old to new. It is the owners hope that their home benefits the beauty of Cousins Field and is consistent with the overall Central Street character.