

64 BEDFORD STREET

Update

Concord Zoning Board of Appeals
14 March 2019

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Town of Concord
Board of Appeals

We respectfully request the Board's approval of a proposal for new construction at 64 Bedford Street.

We have made changes as requested by a direct abutter to this property.

The land at what is today 64 Bedford Street was originally deeded in May 1871. Zoned currently as Residence C, the land (11,397sf) conforms with square footage requirements, but has no frontage; it is accessed by a driveway easement from Bedford Street. The original house was built circa 1890, with several additions over the years, one of which did not conform with current side setbacks (2.3' vs. required 15').

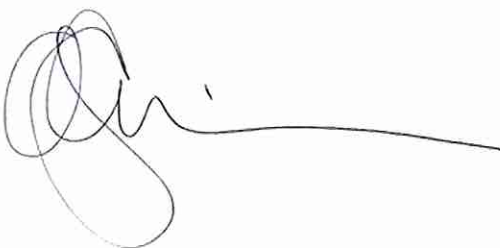
Our intent when we acquired this property was to renovate and add on. The existing house was 1,483sf plus a 126sf shed (which we have since removed), for a total of 1,609sf. Because the property was non-conforming, the allowable square footage under the bylaw at that time would be 2,413.5sf (150%). (FAR requirements allowed 3,932sf.) In order to add a one-car garage and small room above, our plan put us 225.5sf over the by-right allowable limit. On 1 August 2017, we requested approval of the Zoning Board of Appeals, which approval was unanimously and gratefully granted on 14 September 2017.

Our request is to rebuild the previously approved design, with the modest increase in height documented in the elevation and cross-section attached hereto.

We have always looked to maintain conformity within the neighborhood and to support the intent, design, essence and spirit of the original approved special permit.

This slightly increased height (versus the original building) is well under the maximum allowable ridge height of 35' and is materially lower in height than any of the abutting or nearby houses.

Respectfully submitted,



Geoffrey D. Cronin

