

Town of Concord  
 Zoning Board of Appeals  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3295  
 www.concordma.gov



# Zoning Board of Appeals Application

*Nonconforming Use and/or Structure*

Town Use Only

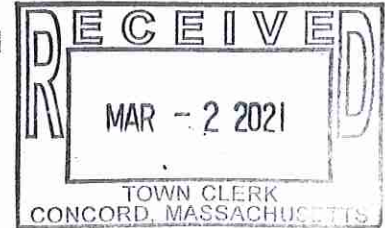
Received by Clerk of the Board:

Town Clerk Stamped Received

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MAR - 2 2021

PLANNING & LAND MGT  
 TOWN OF CONCORD, MA



Application Fee: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

## 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 & Brief Project Description:

Reapplying for a previously approved request for 7.1.3 for an extension of an exterior wall along the same non-conforming distance within a required yard setback. 11.6 special permit. The extension has been scaled back from 1226 to 900 sf.

## 2 Property Information

Address: 155 Monument St.	Parcel ID #: 1273
Zoning District: B	Total Land Area: 14,812
Present Use: single family	Lot Frontage: 90
Proposed Use: single family	Deed Book & Page #:

Check all Applicable:

- |   |  |
|---|--|
| <input checked="" 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

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 two weeks before the application submission 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: \_\_\_\_\_

Date: \_\_\_\_\_

**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.

Property Owner(s) Name: Robert L. Gray

Address: 155 Monument St.

Phone: 978-360-0210

E-Mail: rlggray1@gmail.com

Signature: Robert L. Gray

Date: 2/21/21

Property Owner(s) Name: Martha Collins Gray

Address: 155 Monument St.

Phone: 508-361-3436

E-Mail: martha.collinsgray6@gmail.com

Signature: Martha Collins Gray

Date: 2/21/21

Applicant(s) Name: same as above

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is:  Owner  Tenant  Agent/Attorney  Purchaser

Applicant(s) Name: same as above.

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is:  Owner  Tenant  Agent/Attorney  Purchaser

## **Project Narrative**

155 Monument Street, Concord, Massachusetts  
February 21, 2021

**Project Location:** 155 Monument Street  
Parcel #1273

**Applicants/Owners:** Robert L. Gray and Martha Collins Gray  
155 Monument Street  
Concord, MA 01742

### **Project Description:**

We are reapplying for a previously approved request for 7.1.3 for an exterior wall extension along the same non-conforming distance within a required yard setback. 11.6 Special permit.

We were previously approved for a 122 square foot extension but have scaled back the size of the extension to 80 square feet.

FAR is currently 3,402, and we are allowed 5,103 total square feet.

By right, we could use 1,701 but are only using 80 square feet, well below the FAR, to square off our kitchen, and extend the back staircase.

We are in the middle of two other non-conforming homes/lots (by area). Half of our neighborhood is Resident C. We are Resident B.

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
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# Gross Floor Area and Floor Area Ratio

## Calculations Worksheet

Reference Zoning Bylaw Section 6.2.13 Maximum Floor Area Ratio &  
 7.1.5 Non-conforming Structures

Existing house measurement includes all areas with 6'8" headroom or greater  
 excluding basements, open or screened porches, and decks.

Extension of a structure by more than fifty percent (50%) is based on the aggregate of all  
 expansions undertaken within a consecutive five(5) year period.

All measurements are taken from the outside corners of exterior walls

A Special Permit is required if your allowed GFA allowed exceeds your allowable FAR

PROPOSED WORK MUST MEET ALL DIMENSIONAL REGULATIONS  
 SPECIFIED BY THE TOWN OF CONCORD ZONING BYLAWS

### 1 Property Information

Address: 155 Monument Street

Parcel ID #: MAP HB PCL 1273

Zoning District: RES B

Total Land Area: 14,812 S.F.

Property is Non-conforming by (circle all that apply): Frontage Area Setbacks

### 2 Existing GFA (6'8" headroom or greater)

1<sup>st</sup> Floor Area: 1580

2<sup>nd</sup> Floor Area: 911 ABOVE GARAGE

Attic Area:

Enclosed Porch:

Attached Garage: 911

Detached Garage:

Other:

Total Existing GFA: 3402

### 3 Proposed GFA (6'8" headroom or greater)

1<sup>st</sup> Floor Area: 80

2<sup>nd</sup> Floor Area:

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage:

Other:

Total Proposed GFA:

### 4 ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:

1.) Total Existing House GFA 3402 x .5 = 1701 Add these two numbers together = 5103  
 This is your maximum gross floor area allowed by right without a Special Permit.

2.) Does your proposed project exceed the 50% allowed by right? Yes or No

If yes, a Special Permit is required.

3.) To determine what the percentage of the proposed addition that is over the 50% allowed by right, divide the sq. ft. of  
 the proposed addition by the sq. ft. of the existing home.

EXAMPLE: (proposed sf) 1400 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF 80 ÷ Existing GFA SF 3402 = .3482 - 50 =          %

### 5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$1200 \div (\text{lot size}) \underline{14,812} = .08 + .24 = .32 \times (\text{lot size}) \underline{14,812} = \underline{4,739}$  MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by:

Date:

Building Inspector Reviewed and Approved by:

Date: