

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

*Additional Dwelling Unit – Section 4.2.2.1*

Town Use Only

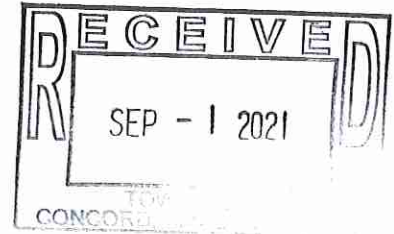
Received by Clerk of the Board:

Town Clerk Stamped Received

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Town of Concord  
Board of Appeals



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:

11.6 4.2.2.1

## 2 Property Information

|                              |                                  |
|------------------------------|----------------------------------|
| Address: 53 Hubbard St       | Parcel ID #: 3077                |
| Zoning District: Residence C | Total Land Area: .5 acre         |
| Present Use: Residential     | Lot Frontage: 150                |
| Proposed Use: Residential    | Deed Book & Page #: 42075 / 0047 |

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

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: *Ray Matte*

Date: 8/31/21

**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:** DAVID MATHESON

**Address:** 53 HUBBARD ST CONCORD MA 01742

**Phone:** 617 448 6163

**E-Mail:** matheson.dave@me.com

**Signature:** David Matheson

**Date:** 8/30/21

**Property Owner(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Applicant(s) Name:** DAVID MATHESON

**Address:** 53 HUBBARD ST CONCORD MA 01742

**Phone:** 617 448 6163

**E-Mail:** matheson.dave@me.com

**Signature:** David Matheson

**Date:** 8/30/21

**Applicant is:**  Owner  Tenant  Agent/Attorney  Purchaser

**Applicant(s) Name:**

**Address:**

**Phone:**

**E-Mail:**

**Signature:**

**Date:**

**Applicant is:**  Owner  Tenant  Agent/Attorney  Purchaser

### **53 Hubbard Street**

The property at 53 Hubbard Street consists of a single-family house that was built in 1875 and a detached garage. It is located in Residence C.

The house has 3350 square feet on the upper three floors.

The basement is finished and has a total of 1519 square feet. The proposed apartment will be part of this space.

The proposed apartment will be 880 square feet. The current bathroom will remain and a kitchen will be added. There will be an egress window added in the proposed bedroom.

There are currently two means of egress.

The existing structure is non-conforming with set-backs.

The maximum FAR for the lot is 6406.56 square feet. The current square footage of the house and garage is 4120 square feet.