

Town of Concord

Zoning Board of Appeals Application (*Nonconforming Use and / or Structure*)

(Street Frontage Required – 80 FT, Existing / Actual Street Frontage - 71.3 FT / 8.7 FT below the minimum as required, per ZBL Section 7.1.5)

Project Narrative:

The owners of 62 Crest Street purchased this property as their family residence, with the intent to renovate and add additional space as required to accommodate their family needs. They were not aware at the time of purchase, that the square footage (GFA) would be restricted to 50% of the Existing SF of the Structure.

That said, the plan submitted by the owners with this application we believe is modest in scale and overall size, with an overall enhancement of square footage beyond the 50% of GFA, of 435.04 SF to achieve this plan. The overall total proposed square footage of the submitted plan will result in a 2398 SF Structure. The completed project results in a structure 950 SF below the allowable FAR of 3348 SQFT.

Existing Structure:

The existing structure has several layout / planning issues that the proposed renovation, with additions is addressing:

- There are only two bedrooms on the second floor that do not have useable closets (they are only 1'-4" deep), and one small room (marketed as a bedroom) on the first floor that measures (approx. 7'-0" x 9'6"), again with no useable closet. The existing house has only one bathroom, with inadequate code-related clearances, and is accessed from the kitchen on the first floor.
- The stairway access between the first and second floors is steep with shallow treads and high risers, which do not meet current building code standards.
- The existing kitchen layout doesn't accommodate family dining, and there is only one living space in the house which is too small at approx. 12' x 13' to accommodate both living and dining functions.

Proposed Home Layout:

On the first floor, the proposed renovated home layout with additions will accommodate dining, living room, kitchen, a small home office, media room, and a powder room. Circulation has been minimized by eliminating corridors wherever possible.

The proposed first floor room sizes are as follows:

- Dining Room (13'-0"x14'-0")
- Living Room (13'-0"x 13'-0")
- Kitchen (9'-0"x 14'-6")
- Home Office (6'-6"x 9'-0")
- Media Room (11'-0"x14'-0")
- Powder Room (3'-0" x 9'-0")

The proposed second floor has three modestly sized bedrooms, a shared family space, and two small bathrooms, and minimal circulation space. Primary room sizes on this floor are as follows:

- Master / Primary Bedroom (12'-0" x 13'-0")
- Bedroom No. 1 (10' -6" x 11'-0")
- Bedroom No. 2 (10' -6" x 11'-0")
- Family Study Exercise Room (7'- 6" x 12'-0")
- MBR Bathroom (6'-0" x 10'-0")
- Family Bathroom (6'-0" x 9'-6")

Where possible, the proposed additional space is replacing unfinished low ceiling attic areas on the second floor, and roof areas above single-story areas located at the rear of the existing house.

A narrow addition on the northeast side of the existing structure accommodates bathrooms on the second floor, and kitchen and powder room areas on the first floor.

Architectural Character:

The roof forms and materials selections for the proposed residence reflect the architectural forms and character of the existing structure, as well as many of the other homes built within this neighborhood, that are of the same age / period. Our goal is to conserve the charm and architectural character of the existing home and many in the neighborhood, with steeply pitched roofs with gable ends, and low slope roofs over covered porches, traditional clapboard and board and batten siding, and traditional style windows with muntins.

Neighborhood Landscape Character:

The existing lot is minimally fenced and landscaped, with low plantings and lawns in both front and rear yards. It is the intention of the owners to continue to maintain the landscaping of the lot in a manner that is consistent with that that exists, and characteristic of the neighborhood. There are several existing Hemlocks, located within the side yard, which will be removed and replaced with tall Arborvitae after construction. The owners intend to maintain (and protect during construction) the existing Red Maple tree located in front yard, and the White Pine tree located in the rear yard.

Summary Remarks:

For the above reasons outlined within this narrative, the owners are requesting approval of this Special Permit Application for their proposed home renovation plans, which represent an overall SF enhancement of 435.04 SF beyond the 50% of FAR as of right due to the existing non-conforming street frontage.

The new owners of this property intend to make the Town of Concord their home and as a place to raise their family. The home design as proposed suits all of their foreseeable needs. They do not intend to return to the Zoning Board of Appeals for relief from the 50% of FAR as of right restrictions any time in the future.