

## Project Narrative – 36 Pond St., Concord, Ma

### Addition: Family room with Bedroom and Bathroom Above

Owners: Dominica and Richard Amodio

36 Pond St. is a non-conforming single-family residence on a non-conforming lot in a Residence 'C' District. The owners would like to add a Family Room with Bedroom and Bathroom above and to add a deck with balcony above. The existing house has 2 fronts on Pond Street and Warner St. The Main entry and driveway are located on Pond St. The driveway would move slightly because of the addition.

The existing house is non-conforming because the lot is undersized (6,081 sf vs required 10,000 sf) and the front of the house along Warner St. is over the front setback. The side of the existing house is over the side setback.

Through section 7.1.5, the owners are seeking a special permit to extend the existing structure over 50% of the gross square footage of their existing non-conforming house. The gross square footage of the proposed structure is 10% over what is allowed by right (60%). The owners are also seeking a special permit to extend an existing exterior wall along the same nonconforming distance within a required yard. This would allow the Existing Living Room to be bigger and above, it would allow them to add a bathroom.

The proposed structure is 2,221 GFA and is under the maximum floor area ratio allowed of 2,675 MAX FAR. The height of the addition will match the existing (which is conforming). Apart from the extension along the living room wall, the rest of the addition will not be over the side or front setbacks.

### Considerations:

The owners intend to remove an existing garage (254 sf) (that does not have a foundation) as part of the project. An existing deck (78 sf) will also be removed. The existing Shed (no foundation) will remain.

<u>Residence C</u>	<u>Required</u>	<u>Provided</u>	<u>Status</u>
Lot size	10,000sf required	6,081sf provided	Non Conforming
Frontage	80 feet	100' + 60.81'	Conforming
<u>Existing Structure</u>			
Setbacks	20' front, 15' side	20'/15.1' front, 11.5' side	Non-conforming
Height	35' max allowed	25'-9" +/- provided	Conforming
<u>Proposed addition</u>			
Setbacks	20' front, 15' side	20' front, 11.5' side	Non-conforming
Height	35' max allowed	25'-9"+/- provided	Conforming
<u>Gross Square Footage</u>			
		Existing 1,389 GFA	
		Addition 832 GFA	
Max Allowed FAR	2,675 FAR	Total 2,221 GFA	Conforming
Existing SF + 50%	2,083 SF	2,221 sf	Non-conforming (+10%)