

Barrett

Sotheby's

INTERNATIONAL REALTY

33 Walden Street
Concord MA 01742

3/25/24

Zoning Board of Appeals

Town of Concord, MA

To Whom it May Concern

We are writing to you to let you know that as Town residents and real estate professionals, we strongly support the Application for Special Permit to build a 1,000 GSF Accessory Dwelling Unit at 262 Virginia Rd. The siting and design of the proposed ADU is respectful of context, set back discreetly from Virginia Rd, and is aligned with neighboring houses.

The as-of-right ADU's up to 750 GSF permitted by the Town already deliver a host of benefits to the Town, to homeowners, and to those seeking housing:

- Increasing the housing supply and diversity, especially in areas with high demand and limited land availability.
- Providing a source of rental income for homeowners, which can help them afford their mortgages, taxes, or maintenance costs, especially on larger parcels.
- Enabling residents to reunite with extended family without having to relocate, thereby ensuring continuity and stronger ties with the community.
- Offering more affordable and flexible housing options for renters, such as seniors, young adults, or people with disabilities.
- Enhancing the property tax base and generating more taxable income for the Town.
- Creating more opportunities for social interaction and community support among neighbors.
- Making use of existing infrastructure and reducing the environmental impact of new development.
- ADUs can be delivered faster than large multi-family developments, and can be a source of business for local trades and small businesses who might otherwise be excluded from bigger housing projects.

The larger ADUs by Special Permit offer even greater flexibility and diversity in the format and supply than the smaller ones, and further increase the property tax base without any adverse effects.

We urge the Zoning Board of Appeals to approve the Application.

Best regards,

Rory Fivek and Kim Patenaude