



Michael Gresty <michaelgresty@gmail.com>

Possible Variance for 262 Virginia Rd

Elizabeth Hughes <ehughes@concordma.gov>
To: Michael Gresty <michaelgresty@gmail.com>
Cc: Irina Mladenova <irina.mladenova9@gmail.com>

Wed, Apr 26, 2023 at 10:49 AM

Good morning Michael,

Thank you for being patient with me on responding to your email.

Unfortunately, you are not able to subdivision your property. The lot is in the Residence A Zoning District, which requires 40,000 s.f. of area and 150 feet of frontage.

Although the lot has 1.7 acres of area, it only has 120 ft. of frontage on Virginia Road. This is because there is a provision in the Zoning Bylaw that allows a Frontage Exception under Section 6.2.4, which states:

6.2.4 Frontage exception: A dwelling in Residence AA, A and B Districts may be constructed on a lot having eighty (80) percent of the minimum lot frontage, provided that the lot width at the nearest point on the front wall of the dwelling to the sideline of the right-of-way shall not be less than the minimum lot frontage and, that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees.

Lot Width: (not less than Required frontage)

Res. A 150'

Frontage Exception: (not less than 80% of required frontage)

Res. A 120'

This is the reason that the house is set back so far from Virginia Rd. Due to the shape of the lot, it does not widen out to at least 150 ft until the rear of the lot.



To divide the lot, it would have to have 300 ft of frontage.

The other developments you referenced were part of much larger projects that were developed through a subdivision process (Quail Run) or a special permit for affordable housing (Elm Brook).

Not knowing all of the details of your situation, one option would be to construct an additional dwelling unit in the front of the lot off Virginia Rd. and rent it. You could not sell it, but it could be a source of income. An ADU of 750 s.f. can be built by-right, although you would have to go through Concord Public Works Engineering to get a new driveway off Virginia Rd, or up to a 1,000 s.f. with a special permit from the Zoning Board of Appeals.

Please let me know if you have any other questions.

Sincerely,

Elizabeth

Elizabeth Hughes, Town Planner

Concord Planning Division

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From: Michael Gresty <michaelgresty@gmail.com>
Sent: Wednesday, April 19, 2023 3:34 PM
To: Elizabeth Hughes <ehughes@concordma.gov>
Cc: Irina Mladenova <irina.mladenova9@gmail.com>
Subject: Possible Variance for 262 Virginia Rd

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Ms Hughes -

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