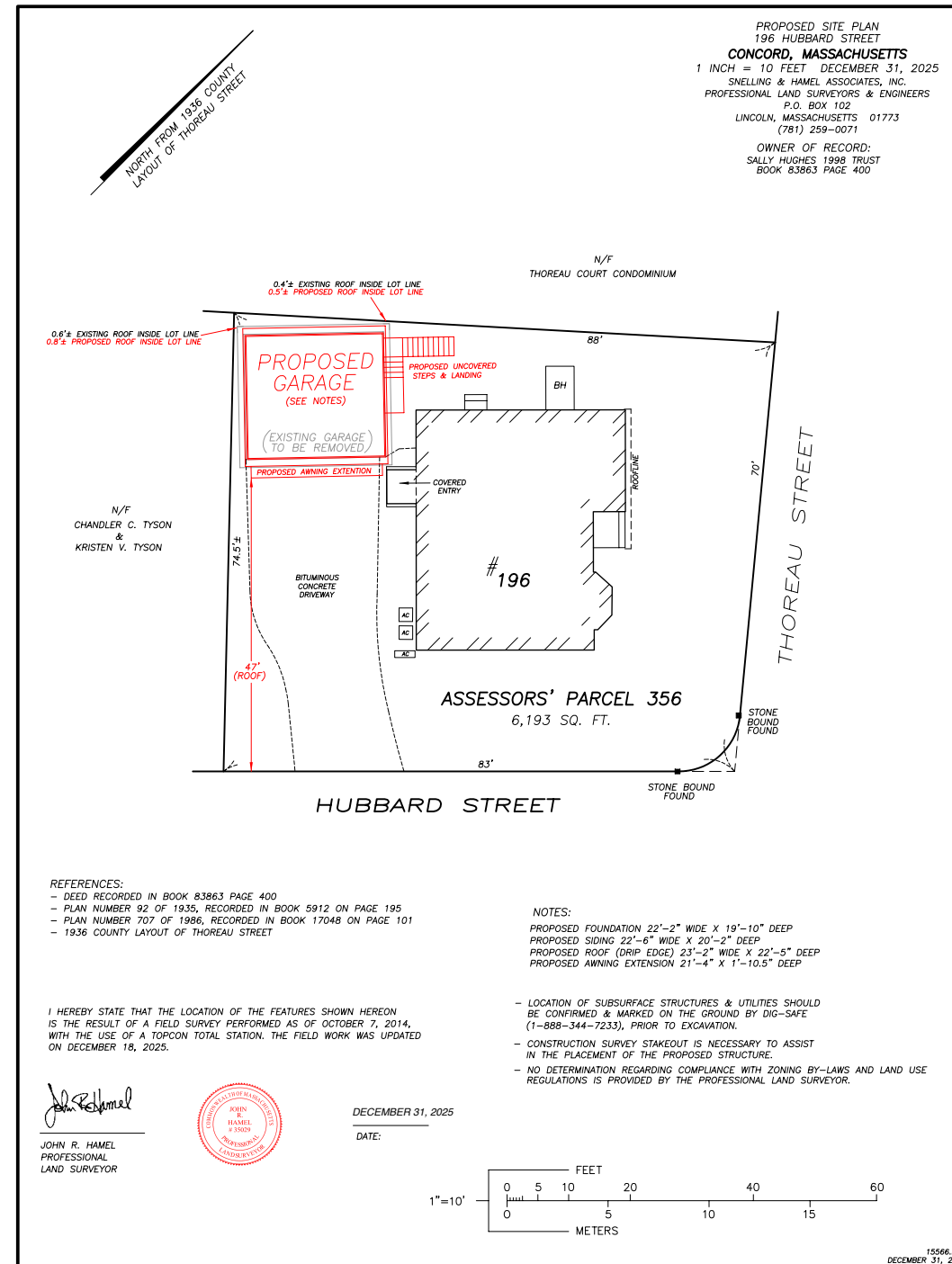


EXISTING SITE SURVEY



PROPOSED SITE SURVEY

ZONING DATA

Zoning Parameter	Required	Existing	Proposed	Status
Lot Area	10,000 sf min	6,193 sf	No change	Legal Nonconforming Lot
Lot Frontage Hubbard Street	80 ft min	83 ft	No change	Conforming
Lot Frontage Thoreau Street (existing)	80 ft min	70 ft	No Change	Nonconforming
Front Yard Setback Hubbard Street (existing primary structure)	20 ft	18 ft	No Change	Nonconforming
Front Yard Setback Thoreau Street	20 ft	20 ft	No Change	Conforming
Side Yard Setback (Accessory Structure) (structure > 15ft tall)	15 ft	0.4' / 0.6'	0.8' / 1.3'	Nonconforming
Maximum Building Height (Accessory)	24'-0"	17'-9"	21'-0"	Conforming
Floor Area Ratio (FAR) per 6.2.13	2,687 sf MAX	2,789 sf	3,119 sf	Nonconforming (increase of 330sf) (no change to existing house)

EXISTING AND PROPOSED SITE PLAN

196 HUBBARD STREET | CONCORD, MA | PARCEL ID 0356 | 12/31/25 REV 02/03/26