

Town of Concord
 Zoning Board of Appeals
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3295
www.concordma.gov
 September 2024



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

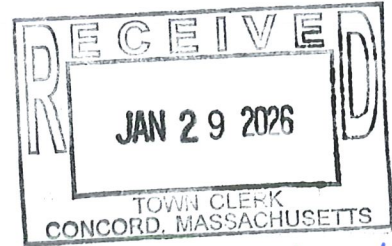
Received by Clerk of the Board:

Town Clerk Stamped Received

RECEIVED

JAN 29 2026

Town of Concord
 Board of Appeals



Application Fee:

Hearing Date: 3/26/26

1 Application Information

This Application is for: Special Permit Variance
 Appeal from a decision of the Building Inspector/Zoning Enforcement Officer

Sections of the Zoning Bylaw Applicable to Application: 7.1.5, 11.6

Brief description of proposed work: Add Family Room with bedroom and bathroom above and deck with balcony above. Lot is nonconforming - less than 10,000 SF allowed. Existing house over setback. want to add over allowed 50% of gross floor area. want to extend along existing nonconforming wall.

2 Property Information

Address: 36 Pond St.	Parcel ID #: 2104
Zoning District: C	Total Land Area: 6081 SF.
Present Use: Residential, 1 Family	Lot Frontage: 100, 60.81
Proposed Use: Residential, 1 Family	Deed Book & Page #: 73115 pg 530

Check all Applicable:

- | | |
|---|--|
| <input type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input type="checkbox"/> Wetlands Conservancy District | <input type="checkbox"/> Wireless Overlay District |
| <input type="checkbox"/> Flood Plain Conservancy District | <input checked="" type="checkbox"/> 100' Wetland Buffer Zone |
| <input type="checkbox"/> Groundwater Conservancy District | <input type="checkbox"/> 200' River's Act Area |

3 Building Inspections Division Review

Total Existing Gross Floor Area: 1389	Total Proposed Gross Floor Area: 2221
MAX Floor Area Allowed: 2675	MAX GFA Allowed by Right: 2083

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least 15 days before the application filing deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector: *[Signature]* Date: 1/28/26

4 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Applicants(s) Name: Nancy Dickinson, Dickinson Architects LLC

Address: P.O. Box 704, 91 Main St. Suite 206, Concord, MA 01742

Phone: 978 341 8267 **E-Mail:** Nancy@DickinsonArc.com

Signature:  **Date:** 01/12/26

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicants(s) Name:

Address:

Phone: **E-Mail:**


Signature: **Date:**

Applicant is: Owner Tenant Agent/Attorney Purchaser

Property Owner(s) Name: (If different from Applicant) ~~Dominica~~ & Richard Amodio

Address: 36 Pond St. Concord, MA 01742

Phone: 617 953 5019 **E-Mail:** NIKKIAMODIODESIGN@gmail.com

Signature:  **Date:** 1/12/26

Property Owner(s) Name:

Address:

Phone: **E-Mail:**

Signature: **Date:**

5 **Application Materials Checklist – Nonconforming Use and/or Structure**

Information to be submitted with Application

- Application Fee:** Cash or check payable to the Town of Concord. See Fee Schedule for fees.
- Project Narrative:** A thorough description of the existing conditions and/or use; the proposed changes; justification of the proposal; and any other relevant information that the Board may need in reviewing the application.
- Existing Site Plan:** Plan should include the property boundaries, outlines of existing buildings and structures showing closest points of structure to each lot line; existing pavement areas; existing easements; and Wetlands and Flood Plain Conservancy District delineation. The plan must be prepared and stamped by a registered land surveyor.
- Proposed Site Plan:** Plan should include the property boundaries, outlines of proposed buildings and structures showing closest points of structure to each lot line; typical building setbacks for the zoning district; proposed pavement areas; proposed easements; and Wetlands and Flood Plain Conservancy District delineation. The plan must be prepared and stamped by a registered land surveyor.
- Floor plans:** Include existing and proposed layout, drawn to scale and dimensioned. All plans must be dated and include the name of preparer.
- Building elevations:** Show existing conditions and proposed changes drawn to scale. For anything other than one- and two-family residential developments, all architectural plans must be prepared by a Registered Architect.
- FAR and GFA Calculations:** Include complete Floor Area Ratio and Gross Floor Area calculation work sheets reviewed and signed by the Building Inspections Division.
- Photographs:** Photographs of the area from various angles. Provide photographs of the existing structure in relation to abutting structures and photographs of other structures within the adjacent neighborhood. Photos should be in color and printed on standard 8-1/2" x 11" paper with description of where they were taken from.
- Copy of the deed for the property:** Can be obtained from the [Middlesex South Registry of Deeds](#).
- Electronic Files:** Include electronic copy of application, supporting materials, and plan sets on a flash drive or emailed to Town Staff.
- Letters of Support** (not required).

6 **Provide the Following Required Copies**

- Two (2) copies of the completed two-page Application
- Two (2) copies of all supportive materials
- One (1) full size (36" x 24") copies of the plan(s) showing all requested information
- Two (2) reduced size (11" x 17") copies of the plan(s) showing all requested information
- One (1) Abutters List Request Form to be emailed to assessing@concordma.gov
- One (1) copy of the Legal Notice Form
- One (1) electronic copy of application, supporting materials, and plan sets on a flash drive or emailed to Town Staff.