

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

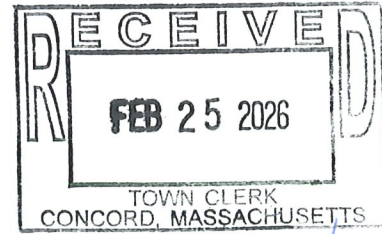
Town Use Only

Received by Clerk of the Board:
RECEIVED

Town Clerk Stamped Received

FEB 25 2026

Town of Concord
 Board of Appeals



Application Fee: _____

Hearing Date: 4/16/26

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: 11.6 7.1.5

Brief description of proposed work: see attached narrative
Make alterations to existing house & build a
2-story addition & connect garage to house

2 Property Information

Address: <u>83 Monument ST</u>	Parcel ID #: <u>✓1288</u>
Zoning District: <u>Residence B ✓</u>	Total Land Area: <u>22,777 #</u>
Present Use: <u>Residential</u>	Lot Frontage: <u>75.64</u>
Proposed Use: <u>Residential</u>	Deed Book & Page #: <u>B 4544 page 159</u>

Check all Applicable:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Historic District | <input type="checkbox"/> White Pond Advisory Area |
| <input checked="" type="checkbox"/> Wetlands Conservancy District | <input type="checkbox"/> Wireless Overlay District |
| <input type="checkbox"/> Flood Plain Conservancy District | <input 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: <u>1696 #</u>	Total Proposed Gross Floor Area: <u>4017 #</u>
MAX Floor Area Allowed: <u>6666.48 #</u>	MAX GFA Allowed by Right: <u>2547 #</u>

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: 2/23/26

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: Johanna Boynton

Address: 83 Monument St

Phone: [Redacted]

E-Mail: [Redacted]

Signature: [Handwritten Signature]

Date: 1-26-2026

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)

Address: 83 Monument St

Phone: [Redacted]

E-Mail: [Redacted]

Signature: [Handwritten Signature]

Date: 1-26-2026

Property Owner(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date: