

(Dennis Lachner - architect - contact)

Applicant: Diane Balzano - Carver

Address: 52 Monument Street

Date: reviews started 11/21/13 w/ Marge  
continued 12/3/13 w/ Ann

C-B-L: 16-H-003

perm. # 2013-02504

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built - 1880

Zone Location - R-6

Interior or corner lot

Proposed Use/Work - change of use from single family to <sup>three</sup> two family - add two dormers on front part

Sewage Disposal - public

PROBING

Lot Street Frontage - existing 40' min - 136.1 (OK)

Front Yard - 10' or average - <sup>24</sup> 10' to house - 10' to steps (OK) average - 0' - 62 monument - 6' to steps @ 4F <sup>Monuments</sup> - average 3' (OK)

Rear Yard - 20' min - 27' ~~min~~ 20' scaled to deck

\* Side Yard - 10' on left min - 10' given on boundary survey - deck is 7.25' scaled (OK) using section 14-433  
10' on right - side yard (rides street) - 12.5' scaled (OK)

Projections -

(1) using section 14-436 (b)

Width of Lot - existing

8' on 1st floor footprint - 992.2

Height - 35' max - 31.75' flat roof to grade (OK)

two dormers add 45'  $\phi$

Lot Area - 4500  $\phi$  min - 3886  $\phi$  assessors (OK) existing

ell - 21 x 11 =  $\frac{231 \phi}{286.5}$

$\frac{286.5}{992} = 29\%$   
992 in min

Lot Coverage Impervious Surface - 55% = 1918  $\phi$  - 1144 w/ deck footprint (OK)  
open space 20% = 767.2832 <sup>+</sup> in front side of house (OK)

Area per Family - 1,000  $\phi$  (OK for 3)

Off-street Parking - 3 spaces required - 3 shown - <sup>compact size</sup> approved by Tom Enos

Loading Bays - N/A

(2) using section 14-433 <sup>New deck</sup> for side setback for new deck <sup>2' setback</sup> side - can be reduced to 5' - 7' scaled (OK)  
rear - can be reduced to 5' - scaled @ just under 20'

Site Plan - Level I Minor Residential Site Plan - adding two units to existing

Shoreland Zoning/Stream Protection - N/A  
Single family - not subdivision

Flood Plains - panel 14-200C