(Denis Lachmer - architect - contact)

Applicant: Diane Balzano - Cavanaugh

Address: 52 Monument Street

Date: reviews started 11/21/13 w/ Date: 12/11/13
continued 12/3/13 w/ Am.

C-B-L: 16-H-003

permit # 2013-02504

Inspections Division

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 ~~two~~ three family - add two dormers on front part

Sewage Disposal - public

Lot Street Frontage - ~~existing~~ 40' min - 136.1 OK

Front Yard - 10' or average - 20' - 17.1' to house - 8.7' to steps. OK average - 0' - 62 monument - 6' to steps @ 45 ~~average~~ Monuments - average 3' OK

Rear Yard - 20' min - ~~25' scaled~~ 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 (side street) - 12.5 scaled OK

Projections -

① using section 14-436(b)
~~80%~~ 1st floor footprint - ~~992.2~~ 992

Width of Lot - existing

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

two dormers add 45 ϕ
ell - 21 x 11.5 = 241.5 ϕ
286.5

Lot Area - 4500 ϕ min - 3886 ϕ assessors OK existing

286.5 / 992 29% increase

Lot Coverage / Impervious Surface - 50% = 1918 ϕ - 1144 w/ deck & bumpout OK
open space 20% = 767.2 832 ϕ in front & side of house OK

Area per Family - 1,000 ϕ OK for 3

② using section 14-433 for new decks
~~for side setback for~~
new deck 12' back to deck.
side - can be reduced to 5' - 7' scaled OK
rear - can be reduced to 5' - scales @ just under 20'

Off-street Parking - 3 spaces required - 3 shown - compact size approved by Tom Errico

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan - adding two units to existing single family - not subdivision

Shoreland Zoning/ Stream Protection - N/A.

Flood Plains - panel 14 - zone C