

Shoreland Zone Expansion Calculations – done by Chris Stacey, Zoning Specialist

Volume

Pre-1989

First Floor – $40' \times 21' \times 8' = 6,720$ cu ft

Second Floor (primary cube) – $40' \times 17' \times 9' = 6,120$ cu ft

Second Floor (gambrel wedges) – two wedges at 320 cu ft each = 640 cu ft

Peak of gambrel – one wedge at 2,040 cu ft

Basement more than 2/3 above grade = $12' \times 21' \times 8' = 2,016$ cu ft

TOTAL = 17,536 cu ft

30% max expansion allowed = 5,260 cu ft

Post-1989 expansions

2001 permit:

First floor – bay window $12' \times 5' \times 1.5' = 90$ cu ft

Second floor – Two dustpan dormers on south side – each a 36 cu ft wedge = 72 cu ft

Two dustpan dormers on north side – each a 30 cu ft wedge = 60 cu ft

Large gambrel dormer on south side consists of:

- Primary cube $11' \times 9' \times 1' = 99$ cu ft
- Wedge between cube and roof = 58 cu ft
- Peak wedge = 132 cu ft

Large shed dormer on north side – 112 cu ft wedge

Total 2001 expansion = 632 cu ft

Proposed 2016 expansion

First floor – enclose entry porch $11' \times 13' \times 8' = 1,144$ cu ft

TOTAL POST-1989 EXPANSIONS = 1,776 cu ft < 5,260 cu ft max allowed – OK

Floor Area

The 2016 porch enclosure does not entail a floor area expansion – it is converting a one-story open porch to a one-story enclosed porch with no footprint expansion.