

January 13, 2004

Marge Schmuckal  
Zoning Administrator  
Panning & Urban Development

Re: 11 Salem Street (57-K-17)

Marge,

Per your phone call yesterday regarding the setback determinations for my proposed duplex, please find copies of the materials I included in my site plan application for the left and right side setbacks. In addition, I am including materials regarding the rear setback, although the proposed location of the structure is 25 feet from that property line (17 feet in rear deck location).

I utilized the height definition set forth in Sec 14-47: '*...the vertical measurement from grade to a level midway between the level of the eaves and the highest point on pitched or hip roofs*'. Accordingly, I physically measured the right and left abutters, and (because the rear yard is so deep), estimated the height of the rear abutters @ 40 feet (although it is quite evident that they are much less than that). Based on this data, the setback determinations are as follows:

**Right Setback**

Height of abutting structure      22 Feet  
Height of proposed structure      30 Feet  
Combined height                      52 Feet

52 ft / 5 = 10 ft 3 inches      *OK*  
Proposed location is 25 feet from abutter.

**Left Setback**

Height of abutting structure      20 Feet  
Height of proposed structure      30 Feet  
Combined height                      50 Feet

50 ft / 5 = 10 ft  
Proposed location is 11 feet from abutter.

**Rear Setback**

Height of abutting structures(est)      40 Feet  
Height of proposed structure              30 Feet  
Combined Height                              70 Feet

70 ft / 5 = 14 Feet  
Proposed location is 25 feet (structure) & 17 feet (deck) from abutter

Please call if you have any questions.

Regards,  
*P. Coyne*  
Peter M. Coyne  
939-6126

