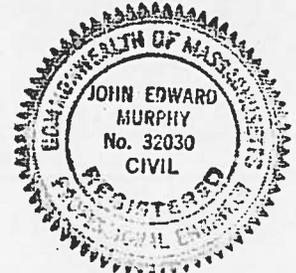


# Zoning Compliance Check List

Properties Located within the GR Zoning Districts  
(To be Completed by a Registered Land Surveyor)



Property Address: 22 Waverley St.

Surveyor Signature and Stamp: John E. Murphy, P.E. Date: 8-7-14

<b>Per §4.2 of the Zoning By-Laws</b>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		7,000		10,000		10,000	
Lot Frontage (feet)		50 <small>(By special Permit)</small>		50		50	
Lot Area/Unit (sq. ft./d.u.)		3,500		10,000		5,000	
Lot Coverage (% of lot)		30%		16.2%		30.0%	
Open Space (% of lot)		40%		65.4%		51.3%	
Setbacks: (feet)	➤ Front	20.0'		19.9'		19.9'	
	➤ Side/Side	10'	10'	18.6'	3.6'	125'	10.0'
	➤ Rear	20'		113.95'		50.7'	
Building Height:	➤ Feet	33'				26.77'	
	➤ Stories	2 1/2				2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	< 50%				25.0%	
	➤ Area (60%)	< 60%				37.7%	
	➤ Length (75%)	< 75%				N/A <small>(No Dormer)</small>	
<b>Per §6D of the Zoning By-Laws</b>							
		REQUIRED		PROPOSED			
Front Doors:	➤ Both Must Face Street						
	➤ Setback (25%)						
Curb Cut		one		One			
HVAC:	➤ Prohibited in Front Yard and Side and Rear Setbacks	✓					

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

**Proposed Duplex Addition  
22 Waverley Street**

**Zoning Compliance Check List Supporting Calculations  
August 7, 2014**

**I. Lot Coverage**

**1. Existing House (Based on 1948 House Location Survey by J. Selwyn)**

a. Main House = 25.6' x 30.5'	=	780.8 sf
b. Front Porch & Alcove = 25.6' x 7.8'	=	199.7 sf
c. Addition on Back = 14.4' x 27.9'	=	401.8 sf
d. Window Projection = 7.1' x 2.4'	=	17.0 sf

**Sub-Total Main House Area = 1,399.3 sf**

**e. Deck & Stairs**

i. Deck = 17.5' x 8.6'	=	150.5 sf
ii. Stairs = 17.5' x 4.0'	=	70.0 sf

**Sub-Total Deck & Stairs = 220.0 sf**

**Total Existing House Lot Coverage = 1,619.8 sf**

**f. Existing Lot Coverage = 1,619.8 sf / 10,000 sf = 16.2%**

**2. Proposed Duplex & Garage**

a. Proposed House = 41.25' x 27.5'	=	1,134.4 sf
b. Garage = 22.0' x 20.0'	=	440.0 sf

**Total Proposed House & Garage = 1,574.4 sf**

**3. Removal of Deck & Replacement Landing & Stairs**

a. Removal of Deck / Stairs	=	-220.5 sf
b. Replacement Landing & Stairs	=	25.6 sf

**Net Lot Coverage Reduction = 194.9 sf**

**4. Total Proposed Lot Coverage**

a. Existing House Coverage	=	1,619.8 sf
b. Proposed House Coverage	=	1,574.4 sf
c. Net Reduction by Deck Removal	=	-194.9 sf

**Total Lot Coverage = 2,999.3 sf**

**d. Prop. Lot Coverage = 2,999.3 sf / 10,000 sf = 30.0%**

**Proposed Duplex Addition  
22 Waverley Street**

**Zoning Compliance Check List Supporting Calculations  
August 7, 2014**

**II. Open Space**

1. Existing Open Space	
a. Existing House & Deck Total Area	= 1,619.8 sf
b. Existing Driveway Area	
i. Main Driveway = 10.0' x 102.0'	= 1,020.0 sf
ii. Parking Area = 26.0' x 23.0'	= 598.0 sf
Sub-Total Driveway Area	= 1,618.0 sf
c. Existing Front Walkway = 19.9' x 7.0'	= 139.3 sf
d. Existing Shed = 8.0' x 10.0'	= 80.0 sf
Total Existing Non-Open Space Area	= 3,457.1 sf
d. Existing Open Space Area	
i. Total Lot Area	= 10,000 sf
ii. Total Existing Non-Open Space Area	= -3,457.1 sf
Total Existing Open Space Area	= 6,542.9 sf
e. Exist. Open Space % = 6,542.9 sf / 10,000 sf	= 65.4%
2. Proposed Open Space	
a. Lot Coverage by Bldgs. & Structures	= 2,999.3 sf
b. Proposed Driveway Area	
i. Main Driveway = 10.0' x 125.0'	= 1,250.0 sf
ii. Outside Parking Area = 19.0' x 15.0'	= 285.0 sf
iii. Deduct New Lndg/Strs = 3.2' x 8.0'	= -25.6 sf
iv. Garage Apron Area = 22.0' x 10.0'	= 220.0 sf
Sub-total Proposed Driveway Area	= 1,729.4 sf
c. Exist. Hse. Front Walkway = 19.9' x 7.0'	= 139.3 sf
Total Proposed Non-Open Space Area	= 4,868.0 sf
d. Proposed Open Space Area	
i. Total Lot Area	= 10,000 sf
ii. Total Prop. Non-Open Space Area	= -4,868.0 sf
Total Proposed Open Space Area	= 5,132.0 sf
e. Prop. Open Space % = 5,132.0 sf / 10,000 sf	= 51.3%

**III. Building Height (New House)**

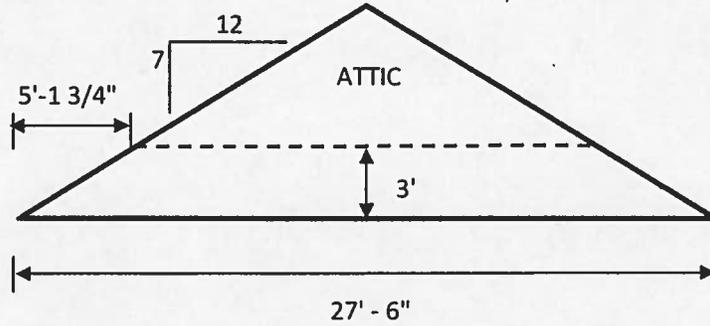
1. Elevation at Mid-Roof Level	= 92.27 ft
2. Average Ground Elevation	= -65.5 ft
Building Height	= 26.77 ft

**Proposed Duplex Addition  
22 Waverley Street**

**Zoning Compliance Check List Supporting Calculations  
August 7, 2014**

**IV. 1/2 Story Calculations**

**1. Perimeter (Proposed)**



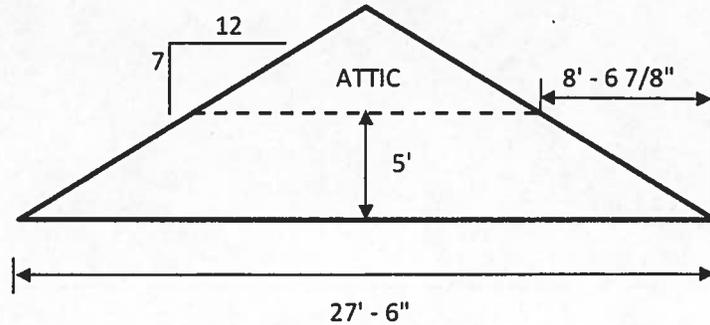
Wall Length at Gable End 3 feet above Attic Floor =  
 $27' - 6'' - (2 \times 5' - 1 \frac{3}{4}'') = 17' - 2 \frac{1}{2}''$

Perimeter for 2 Gable End Walls =  $2 \times 17' - 2 \frac{1}{2}'' = 34' - 5''$  (34.42 ft)

Perimeter of House Footprint =  $(2 \times 27' - 6'') + (2 \times 41' - 3'') = 137' - 6''$

Percent Perimeter =  $\frac{1}{2} \text{ Story} / \text{House Perimeter} = \frac{34.42'}{137.5'} = 25\%$

**2. Area (Proposed)**



Wall Length at Gable End 5 feet above Attic Floor =  
 $27' - 6'' - (2 \times 8' - 6 \frac{7}{8}'') = 10' - 4 \frac{1}{4}''$  (10.354')

Width of Attic Above 2nd Flr. =  $41' - 3''$

Area of Attic with Headroom Greater than 5 feet =  $10.354' \times 41.25' = 427.1 \text{ s.f.}$

Second Floor Area =  $27.5' \times 41.25' = 1,134.4 \text{ s.f.}$

Percent Attic Area w/H.R. > 5' to 2nd Flr. Area =  $\frac{427.1 \text{ s.f.}}{1,134.4 \text{ s.f.}} = 37.7\%$