

## Zoning Compliance Check List

### Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: 52 WHITE ST.

Surveyor Signature and Stamp: \_\_\_\_\_

Date: 11/10/2015

<b><u>Per §4.2 of the Zoning By-Laws</u></b>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		7000		14701		14701	
Lot Frontage (feet)		70		72.00		72.00	
Lot Area/Unit (sq. ft./d.u.)		3500		N/A		7350.5	
Lot Coverage (% of lot)		30%		N/A		28%	
Open Space (% of lot)		40%		N/A		56%	
Setbacks: (feet)	➤ Front	14.6		N/A		14.6	
	➤ Side/Side	10.00	10.00	N/A	N/A	13.00	10.1
	➤ Rear	36.9		N/A		96.1	
Building Height:	➤ Feet	33.00		N/A		25.60	
	➤ Stories	2.5		N/A		2.5	
1/2 Story (feet) (Per §1.4)	➤ Perimeter	50%		N/A		31%	
	➤ Area	60%		N/A		59%	
	➤ Length	75%		N/A		38%	
<b><u>Per §6D of the Zoning By-Laws</u></b>							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street	YES		N/A		YES	
	➤ Setback	15.70 min.		N/A		16.40	
Curb Cut		2		N/A		1	
HVAC:	➤ Front Yard	NONE		N/A		NONE	
	➤ Side/Rear Setbacks	NONE		N/A		NONE	

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



**BOYES-WATSON**  
ARCHITECTS

	Calculation	Required	Calculation	Proposed
Lot Area		<b>7,000.0</b>		<b>14,701.0</b>
Lot Frontage		<b>70.0</b>		<b>72.0</b>
Lot Area/Unit		<b>3,500.0</b>	14701/2=	<b>7,350.5</b>
Lot Coverage (% of Lot)	.3 * 14701=4410.30	<b>30% Max.</b>	4097/14701=.28	<b>28%</b>
Open Space (% of Lot)	.4 * 14701=5880	<b>40% Min.</b>	8280/14701=.56	<b>56%</b>
Lot Depth			(195.27 +173.7)/2=	<b>184.50</b>
Building Front Setback	(20 + 9.1)/2=	<b>14.6</b>		<b>14.6</b>
Building Rear Setback	184.5 * .2=	<b>36.9</b>		<b>96.1</b>
Building Left Setback		<b>10.0</b>		<b>13.0</b>
Building Right Setback		<b>10.0</b>		<b>10.1</b>
25% of Front Setback			14.55 * .25	<b>3.6</b>
Front Door Setback (Unit 1)				<b>19.3</b>
Front Doors Setback(Unit 2)	19.3 - 3.6=	<b>15.7</b>		<b>16.4</b>
Building Height Midpoint		<b>33.0</b>		<b>25.6</b>
Building Height Ridge				<b>30.2</b>
Building Height Stories		<b>2.5</b>		<b>2.5</b>
Garage Height Midpoint		<b>15.0</b>		<b>14.3</b>
Garage Height Peak				<b>18.5</b>
Cellar (Below Ground Height)	.6 * 7.5'=	<b>4.5'(60%)</b>	6.5'/8.5'=0.76	<b>6.5'(76%)</b>
½ Story Perimeter	111.6/223.2=	<b>50%</b>	(4x17.3)/223.2=	<b>31%</b>
½ Story Area	1487/2479=	<b>60%</b>	1468/2479=	<b>59%</b>
½ Story Length	47.85/63.8=	<b>75%</b>	24.2/63.8=	<b>38%</b>
Front Doors Face Street		<b>Yes</b>		<b>Yes</b>
Curb Cut	1 /70' of frontage	<b>2 Max</b>	72' frontage	<b>1.00</b>
HVAC Front yard		<b>None</b>		<b>None</b>
HVAC Side/Rear Setbacks		<b>None</b>		<b>None</b>
Total Livable Area(TLA)			5,051	
Lot Area			14,701	
TLA/Lot Area Ratio			5051/14701=	<b>0.34</b>