

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: *James R. Keenan*

Date: 08/24/2015

<u>Per §4.2 of the Zoning By-Laws</u>							
		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		25%	
Open Space (% of lot)		40%		N/A		62%	
Setbacks: (feet)	➤ Front	14.6		N/A		14.6	
	➤ Side/Side	10.00	10.00	N/A	N/A	12.00	10.30
	➤ Rear	36.9		N/A		86.30	
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		25%	
	➤ Area	60%		N/A		55%	
	➤ Length	75%		N/A		50%	
<u>Per §6D of the Zoning By-Laws</u>							
		REQUIRED		EXISTING		PROPOSED	
Front Doors:	➤ Face Street	YES		N/A		YES	
	➤ Setback	29.40		N/A		28.90	
Curb Cut		2		N/A		2	
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		5,000.00		14,701.00
Lot Frontage		50.00		72.00
Lot Area/Unit		3,500.00	14701/2=	7,350.50
Lot Coverage (% of Lot)	.3 * 14701=4410.30	30% Max.	3661/14701=.25	25%
Open Space (% of Lot)	.4 * 14701=5880	40% Min.	9182/14701=.62	62%
Lot Depth				195.27
Building Front Setback	(20 + 9.1)/2=	14.55		14.70
Building Rear Setback	195.27 * .2	39.05		86.30
Building Left Setback		10.00		12.00
Building Right Setback		10.00		10.30
25% of Front Setback			14.55 * .25	3.64
Unit 1 Front Setback		14.55		14.70
Unit 2 Front Setback	14.6 + 3.6=	18.20		18.10
Front Door Setback (Unit 1)				25.80
Front Doors Setback(Unit 2)	25.8 + 3.6=	29.40		28.90
Building Height Feet		33.00		25.60
Building Height Stories		2.50		2.50
Garage Height Feet		15.00		14.30
Cellar	.6 * 8'=	4.8'(60%)	7'/8'=0.88	7'(88%)
½ Story Perimeter	103.7/207.3=	0.50	(17.3+17.3+17.3)/207.3=	0.25
½ Story Area	1595/2659=	0.60	1474/2659=	0.55
½ Story Length	37.35/49.80=	0.75	24.9/49.80=	0.50
Front Doors Face Street		Yes		Yes
Curb Cut	1 /70' of frontage	2.00	72' frontage	2.00
HVAC Front yard		None		None
HVAC Side/Rear Setbacks		None		None
Gross Livable Area(GLA)			4,962	
Lot Area			14,701	
GLA/Lot Area Ratio			4962/14701=	0.34