

# Zoning Compliance Check List

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BELMONT, MA

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



Property Address: Proposed Lot B-1 Waverley Terr.

Surveyor Signature and Stamp: [Signature]

Date: 10-02-15

<u>Per §4.2 of the Zoning By-Law</u>			
	REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)	5,000		5,000
Lot Frontage (feet)	50		66.67
Lot Area/Unit (sq. ft./d.u.)	-		-
Lot Coverage (% of lot)	30		29.4
Open Space (% of lot)	40		63.6
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20	20
	➤ 2nd Front Door (25%)		
	➤ Side/Side	10   10	12.33   12.34
	➤ Rear	16	19
Building Height:	➤ Feet	33	18.2
	➤ Stories	2 1/2	2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	-	-
	➤ Area (60%)	-	-
	➤ Length (75%)	-	-
<u>Per §6D of the Zoning By-Law</u>			
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks		
Front Doors:	Both Must Face Street <sup>(b)</sup>		
	STANDARD	PROPOSED	
Curb Cut (One per 70' Frontage) <sup>(c)</sup>	1	1	

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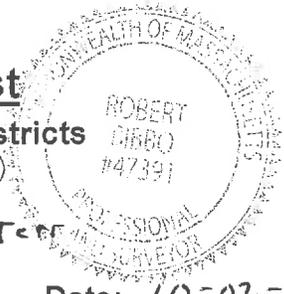
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- <sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.
- <sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- <sup>(c)</sup> A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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

# Zoning Compliance Check List

Properties Located within the GR Zoning Districts  
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Property Address: Proposed Lot B-2 Waverley Terr

Surveyor Signature and Stamp: [Signature]

Date: 10-02-15

### Per §4.2 of the Zoning By-Law

		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		4,000		4,957
Lot Frontage (feet)		45		66.09
Lot Area/Unit (sq. ft./d.u.)		-		-
Lot Coverage (% of lot)		25		24.5
Open Space (% of lot)		45		70
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20		20
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10   10		12.04   12.05
	➤ Rear	16		24.5
Building Height:	➤ Feet	32		20.9
	➤ Stories	2 1/2		2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	-		-
	➤ Area (60%)	-		-
	➤ Length (75%)	-		-

### Per §6D of the Zoning By-Law

HVAC:	Prohibited in Front Yard and Side and Rear Setbacks	
Front Doors:	Both Must Face Street <sup>(b)</sup>	
	<b>STANDARD</b>	<b>PROPOSED</b>
Curb Cut (One per 70' Frontage) <sup>(c)</sup>	1	1

- <sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.
- <sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
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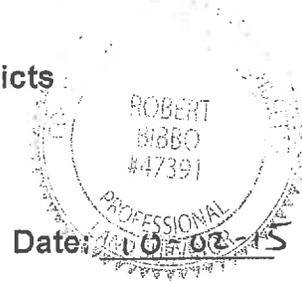
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# Zoning Compliance Check List

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

Property Address: Proposed Lot B-3 Waverley ST

Surveyor Signature and Stamp: [Signature]



<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		4,000		4,957
Lot Frontage (feet)		45		55
Lot Area/Unit (sq. ft./d.u.)		-		-
Lot Coverage (% of lot)		25		24.6
Open Space (% of lot)		45		70.3
Setbacks: (feet)	➤ Front <sup>(a)</sup>	20		20
	➤ 2nd Front Door (25%)			
	➤ Side/Side	10   10		15.24   20
	➤ Rear	16		18
Building Height:	➤ Feet	32		27.0
	➤ Stories	2 1/2		2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	-		-
	➤ Area (60%)	-		-
	➤ Length (75%)	-		-

<u>Per §6D of the Zoning By-Law</u>			
HVAC:	Prohibited in Front Yard and Side and Rear Setbacks		
Front Doors:	Both Must Face Street <sup>(b)</sup>		
	<b>STANDARD</b>	<b>PROPOSED</b>	
Curb Cut (One per 70' Frontage) <sup>(c)</sup>	1	1	

- <sup>(a)</sup> Front setback is equal to the average front setbacks of the abutting properties on either side.
- <sup>(b)</sup> The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
- <sup>(c)</sup> A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

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