

Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 9 WESTLUND ROAD

Surveyor Signature and Stamp: _____

Date: 4-8-2016

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9000	6480	6480
Lot Frontage (feet)		75	72	72
Lot Coverage (% of lot)		25%	15.7%	24.85%
Open Space (% of lot)		50	77.4%	64.7%
Setbacks: (feet)	➤ Front ^(a)	20'	20'	20.0'
	➤ Side/Side	10 10	14.6 12.5	14.6 10.5
	➤ Rear	27	28.1	28.75
Building Height:	➤ Midpoint (feet)	30	11.7	27.96
	➤ Ridge (feet)	34	18.5	33.89
	➤ Stories	2½	1	2½
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	$176.16 \div 2 = 88.08$	below Rft	Below Rafter
	➤ Area (60%)	954 (60%)	105 sf	463 (29%)
	➤ Length (75%)	75%	48' 5" / 50%	14.87% / 47.07ft
HVAC ^(b)	Prohibited in Front Yard and Side and Rear Setbacks - non in Setbacks			

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

(b) Includes all outdoor mechanical equipment and fuel storage systems

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

