

ZONING DISTRICT: RM

MIN. LOT SIZE: 6,000 S.F.
MAX. LOT COVERAGE = 40%

FRONT: Max/Min: +/- 5-ft of ave. of 2 adjoining properties on both sides.
SIDE: Min: 10% or 5'
REAR: Min: 25% or 20'

THIS IS A NON-CONFORMING LOT.

Sec. 5.3.5 Nonconforming Structures

(a) Changes and Modifications:

Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity except as provided below.

Within the residential districts, and subject to Development Review Board approval, existing nonconforming single family homes and community centers (existing enclosed spaces only) that project into side and/or rear yard setbacks may be vertically expanded so long as the expansion does not encroach further into the setback than the existing structure. Such expansion shall be of the existing nonconformity (i.e. setback)

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 1,750 S.F.*
EXISTING HOUSE: 764 S.F.
EXISTING PORCHES: 159 S.F.
EXISTING DRIVEWAY: 154 S.F.
EXISTING WALKWAY: 22 S.F.

EX. LOT COVERAGE TOTAL: 1,099 S.F. = 62.8%

PROPOSED LOT COVERAGE

LOT SIZE: 1,750 S.F.*
HOUSE: 764 S.F.
PORCHES: 159 S.F.
DRIVEWAY: 154 S.F.
LANDING & STAIR: 18 S.F.

PROP LOT CVG TOTAL: 1,095 S.F. = 62.6%

* lot area and location of property lines are based off tax parcel map & land survey completed by registered land surveyor Gordon Harlow dated March 1996 and filed as record in volume 328.

DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE

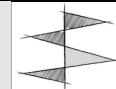
NOTE ON WEST AND EAST PROPERTY LINES

PROPERTY LINE LOCATION IS DEPICTED IN TWO LOCATIONS ON THE WEST AND EAST. THE WEST LOCATION IS CURRENTLY UNDER DISPUTE. ONE OF FOUR PROPERTY OWNERS AT #4-8 STRONG STREET HAS SHOWN PREVIOUSLY THAT THE PROPERTY LINE IS 1'-9 1/2" WITHIN OUR WESTERN EXTERIOR WALL ON AN APPROVED ZONING PERMIT (20-0914CA). THE TWO LOCATIONS DEPICTED ARE THE TWO DIMENSIONS STATED IN A 1919 DEED AND ARE IN CONFLICT. THE DESIGN DEPICTED AVOIDS THE WESTERN PROPERTY LINE BY PLACING THE 2ND STORY 5'-0" FROM THE FACE OF OUR EXISTING HOME, 3'-0" PLUS FROM THE DISPUTED LOCATION.

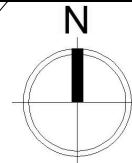
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GIANNONE & ALOISI HOME

14 STRONG STREET, BURLINGTON, VT

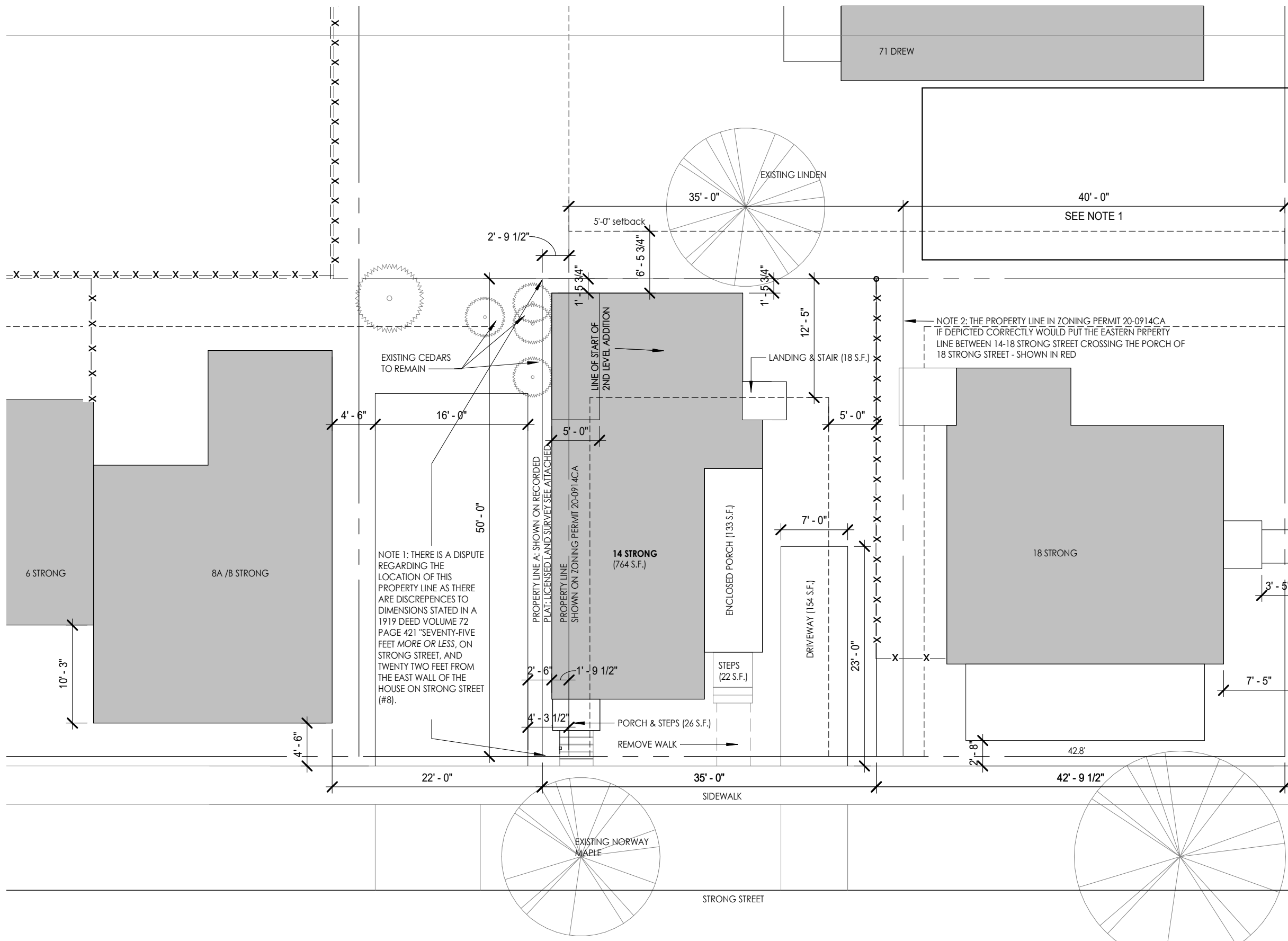


HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840



DATE: 12/10/20
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PLAN - EXISTING
SHEET NO:
A.01



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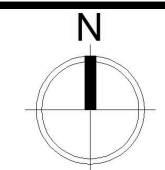
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 architecture
 431 Pine Street, Suite 314, Burlington, VT 05401
 802.793.9840



DATE: 12/10/20
 SCALE: As indicated
 DRAWN BY: MA
 CHECKED BY: MA
 PHASE:

SITE PLAN-NEW
 SHEET NO:
A.02