PROJECT SITE: 53 FRONT ST

SITE: 3880 SF (TAX PARCEL MAP + PREVIOUS PERMIT)

ZONING: RM -40% PRINCIPAL +10% ACCESSORY
ADU-800 SF MAX. OR 30% GFA (650 SF EXEMPT FROM LOT COV.-DRB)

COVERAGE: ALLOWABLE: (Principal-40%+Accessory-10%):
1940 SF

EXISTING COVERAGE:
(45%) per previous permit
1767 SF

PROPOSED PRINCIPAL COVERAGE
Existing House, Driveway, Sidewalk (790+104)*
1191 SF
New Second Parking Spot
128 SF
New Storage and Sauna
153 SF

Proposed Coverage (excl. ADU): (38%)
1472 SF

New ADU
548 SF

Proposed coverage (w/ ADU): (52%)
2020 SF

(ADU PUSHES TOTAL COVERAGE (40%+10%)
150 SF ABOVE ALLOWABLE COVERAGE.
ALLOWABLE WITH 5.2.3(B) 10)

EXISTING ACCESSORY COVERAGE
Existing Front Porch, Existing Back Deck, (8%)
297 SF*

TOTAL PROPOSED COMBINED COVERAGE
(Principal plus accessory)
2317 SF

LOT COVERAGE ABOVE ALLOWABLE:
(Exempt per Zoning Reqs 5.2.3.b.10)
377 SF

STORMWATER: Proposed stormwater solution captures 332SF roof runoff
from main house and porch, as shown

SETBACKS:
As noted on plan

FRONT: Average of neighboring houses (2 sides each) +/- 5'

SIDES: 10% Lot Width (38.8') or the avg of 2 neighboring (of relevant side)

REAR: 25% Lot depth (25'). Accessory Structures permitted inside setback if height is
15' or less

*SF NUMBERS TAKEN FROM PREVIOUS PEWRMIT SUBMTTAL AS REQUESTED BY
ZONING ADMIN.

NOTE: PROPERTY FENCE LINES ARE SET AT 38.5' APART

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SITE PLAN

SCALE: 1"=1'-0"