



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**  
**1552 SF +388 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*
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**TOTAL PROPOSED COMBINED COVERAGE 2317 SF**  
**(principal plus accessory)**

LOT COVERAGE ABOVE ALLOWABLE: 377 SF  
(EXEMPT PER ZONING REGS 5.2.3.b.10)

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 SUBMITTAL AS REQUESTED BY ZONING ADMIN.

NOTE: PROPERTY FENCE LINES ARE SET AT 38.5' APART



**PERMIT SUBMTTAL  
REVISED**

**53 FRONT STREET**  
Kirsten DeLuca / Victor Gould

SHEET NAME  
**SITE PLAN**

JOB #	D-G
DATE	8.10.21
	R8.26.21
	R9.22.21
	R 11.4.21
DRAWN BY:	AKT
PHASE:	PERMITTING

**PZ-1**

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SCALE: 1/4"=1'-0"