

ZBA STAFF REVIEW

Date Received: 6/23/20

PID #: D03060000

ZBA #: 20-00405

Property Address: 10 Bradley Street

Zone: A

Applicant: Barr Assoc. LLC

Owner: Thomas Dippel & Anne Nolte



Legal Description of the Project:

Fill for terrace within 5' of the property line and exceeding a ratio of 0.2 relative to the distance to the property line.

Variations Needed:

Sec. 32-8.3.2 for fill within 5' of the property line

Sec. 32-8.2.3 for fill exceeding a ratio of 0.2 relative to the distance from the property line

History:

Var. 3277 8/16/82 for setbacks and coverage for studio addition - GRANTED w/cond.
Var. 3399 11/14/83 for setbacks and bldg coverage for deck - DENIED
Var. 7284 6/24/14 for setbacks, ht., and bldg/total coverage to raise house & for addns.
Var. 7284 6/9/15 modified to allow enclosed lower level with non-conversion agreement
Var. 7284 4/25/17 modified to relocate a portion of the driveway coverage

Does this work constitute New Construction Definitions per §5? Yes No

Excavation & Fill Appl. Required? Yes No

P&Z Site Plan/ Special Permit Appl. Required? Yes No

Is this Application eligible for a Site Plan Waiver per § 43-5.2? Yes No

CAM? Yes No Is CAM Site Plan Required? Yes No List Sections: 31-10.6.5

Is ARB review required? Yes No

For Properties in Flood Zone:

Flood Zone/ Elevation (BFE): AE/11

Proposed First Floor Elevation:

Existing Average Grade:

Additional Height earned per §6-3.3:

Lot Area:

Gross Lot Area: 5000

Net Lot Area: 5000

Wetlands Steep Slopes

ZONE:	Variance?	Conforming?	Proposed	Existing	Required/ Allowed
Building Coverage:	---	---			
Total Lot Coverage:	---	---			
Setbacks:					
Front:	YES	NO	0'	0'	5'
Side:	---	---			
Rear:	---	---			

Signs:

Existing:

Required:

Proposed:

Additional Information & Notes:

The grading within 5' of the property line is not an exempt activity so will need a P&ZC approval for the excavation & fill.

Surveys showing the original grade prior to the fill and to show the approved grade by a prior variance was submitted for comparison to the proposal.

This application is now complete

Zoning Official Signature: *Sue Reynolds*

Date: 9/25/20

