


Name: H. James Dermody, III and Jennifer M. Dermody, Trustees the Ten Gull Lane Realty Trust Map: 49

Address: 10 Gull Lane Parcel: 17.0

Zoning Bylaw - Section 2450 Zone: R-40

Lot Size	63,600	Max Gross Floor Area		Lot Coverage (Footprint)	
% used to determine GFA requirements	20%	First Floor	2748	Dwelling	2700
Maximum GFA =	12720	Second Floor	2493	Decks/porches	1377
10% allowance via ZBA special permit	1272	Existing garage 1st & 2nd floor	1285	Existing Garage	642
Total Max GFA plus allowance =	13992	Proposed Garage 1st & 2nd floor	859	Proposed garage	518
		Covered porch areas	628		
% used to determine lot coverage req.	20%	Deck areas	Do not count		
Maximum Lot Coverage	12720				
10% allowance via ZBA special permit	1272				
Total Max Lot Coverage plus allowance =	13992				
Building Height (see definition)	35' max	Total GFA:	8013	Total Lot Coverage:	5237
			12.6%		8.2%

Nonconforming Lot Size square feet	Maximum Gross Floor Area to Lot Area	Maximum Lot Coverage	Maximum Building Height	Per site plan dated 01/11/24 provided by D.H. Martin Engineering, Inc., proposed lot coverage is under max allowed. Per floor plans dated 11/15/23, provided by Local Studio, the proposed GFA is under the max allowed. Note: gabled roof walkway as indicated on floor plan is not shown on the site plan. To confirm existing home GFA, used plans dated 02/03/23, provided by Local Studio, as submitted with the existing home building permit. 04/29/24.
Less than 6,001	25%	25%	25 feet	
6,001 to 7,000	25%	25%	26 feet	
7,001 to 8,000	24%	25%	27 feet	
8,001 to 9,000	24%	25%	28 feet	
9,001 to 10,000	23%	25%	29 feet	
10,001 to 11,000	23%	25%	30 feet	
11,001 to 12,000	22%	24%	31 feet	
12,001 to 13,000	22%	23%	32 feet	
13,001 to 14,000	21%	22%	33 feet	
14,001 to 15,000	21%	21%	34 feet	
15,001 or more	20%	20%	35 feet	

Maximum Gross Floor Area: The sum of all horizontal floor areas for all residential structures located on the same lot, including garages, (except one-story garages with a maximum of 480 square feet), barns, sheds, covered porches greater than 200 square feet, but not including decks, cellars/basements with walls more than 50% below grade, and attics having less than 6'-6" floor to ceiling, providing no roof penetrations (i.e. dormers, skylights) and not accessed by fixed stairs.

Maximum Lot Coverage: The sum of all horizontal areas of all structures whether roofed or not, including decks and swimming pools that have a capacity of 4000 gallons or more in volume.

