


Name: Susan Page Map: 23.1
 Address: 37 Bourne Neck Drive Parcel: 71.0
 Zoning Bylaw - Section 2450 Zone: R-40

Lot Size	7,998	Max Gross Floor Area		Lot Coverage (Footprint)	
% used to determine GFA requirements	24%	First Floor	668	Dwelling	668
Maximum GFA =	1920	Enclosed porch (rear)	200	Enclosed porch (rear)	200
10% allowance via ZBA special permit	192	Shed	64	Shed	64
Total Max GFA plus allowance =	2111	Proposed front porch	224	Mounted canopy/gazebo (not including patio)	144
				Proposed front porch	224
% used to determine lot coverage req.	25%				
Maximum Lot Coverage	2000				
10% allowance via ZBA special permit	200				
Total Max Lot Coverage plus allowance =	2199				
Building Height (see definition)	27' Max	Total GFA:	1156	Total Lot Coverage:	1300
			14.5%		16.3%

Nonconforming Lot Size square feet	Maximum Gross Floor Area to Lot Area	Maximum Lot Coverage	Maximum Building Height
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

Per site plan dated March 2024, provided by Canal Land Surveying and Permitting Inc, the proposed Lot Coverage is under the max allowed. Floor plans not provided for GFA calculation. Utilized both Site Plan and Town Assessor data for GFA calculation, the proposed GFA is under the max allowed. 04.26.24.



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.