

Name: Neil Lefaiivre Map: 23.4
Address: 6 Bell Road EXT Parcel: 5.0
Zoning Bylaw - Section 2450 Zone: R-40

Lot Size	10,913	Max Gross Floor Area		Lot Coverage (Footprint)	
% used to determine GFA requirements	23%	First Floor	884	Existing dwelling	1522
Maximum GFA =	2510	Second Floor	315		
10% allowance via ZBA special permit	251	Enclosed porch	410		
Total Max GFA plus allowance =	2761	Deck	Does not count	Deck	243
		Proposed addition	400	Proposed addition	237
% used to determine lot coverage req.	25%	Shed	98	Shed	98
Maximum Lot Coverage	2728				
10% allowance via ZBA special permit	273				
Total Max Lot Coverage plus allowance =	3001				
Building Height (see definition)	30 ft max	Total GFA:	2107	Total Lot Coverage:	2099.7
			19%		19%

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 Town Assessor Data, plans provided by Empire Design Build dated 03/04/24, and Site Plan provided by Longfellow Design and Build, dated 03/15/24, the gross floor area and lot coverage are under the max allowed. 04/19/24.

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.