

83 Monument Street

83 Monument is a single family residence that was built in 1868. There is a detached two car garage that sits behind the house.

The proposed project is to add a two story addition between the house and the garage, connecting the garage to the house. The garage will be pushed back 6' toward the rear of the property, keeping the left side wall of the garage and extending it back. It is important to keep this wall, as it maintains the needed distance for a usable turn around at the bottom of the driveway. There will be a two story addition above the garage – the garage will be in the basement.

The site is non-conforming with the frontage. The required frontage in Residence B is 125' and this lot has 75.64'. The lot is conforming in area. The required in Residence B is 20,000 square feet and this lot has 22,777 square feet. The structure is non-conforming on the left side set-back.

The special permit is required because we are extending a non-conformity on the left side setback and we are adding more than 50% of the existing square footage.

The structure is non-conforming with the side setback. The closest part of the house is 7.9' and 6.8' to the roof. The existing garage is 6.4' to the building and 5.6' to the roof. The new proposed addition is 8.7' to the building and 7.6' to the roof. Pushing the garage back has the building at 7.2' and the roof at 6.1'.

The existing house square footage is 1696 square feet. The existing detached garage is 642 square feet. The allowable square footage without asking for a special permit would be 3843 square feet. The proposed square footage on the first and second floor is 4017 square feet. The new garage is 576 square feet and is in the basement.

The FAR for the site is 6666.48 square feet.