

LOT DATA

MAP 7B2, LOT 25
BOOK 51566/PAGE 216

ZONING—RESIDENTIAL (R30)
LOT SIZE (MIN REQD) —
45,000 SF — 2 FAMILY
30,000 SF — 1 FAMILY
ACTUAL — 6,607 SF± (.15 AC)

FRONTAGE (MIN REQD)
200' — 2 FAMILY
150' — 1 FAMILY
ACTUAL — 47.00'

SETBACKS
FRONT (MIN REQD) — 20'
EXIST — 23.5'
PROPOSED — 5.5'±

SIDE, REAR (MIN REQD) — 10'
NORTH —EXIST — 6.6'
PROP — 9'±
SOUTH —EXIST UNCHANGED —3.7'
EAST —EXIST UNCHANGED —55.6'

HEIGHT (MAX ALLOWED) — 35'
EXIST — 22'±
PROPOSED — 29'±

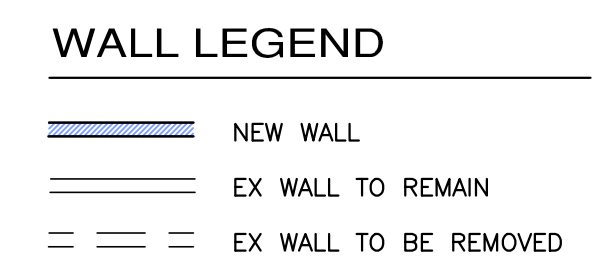
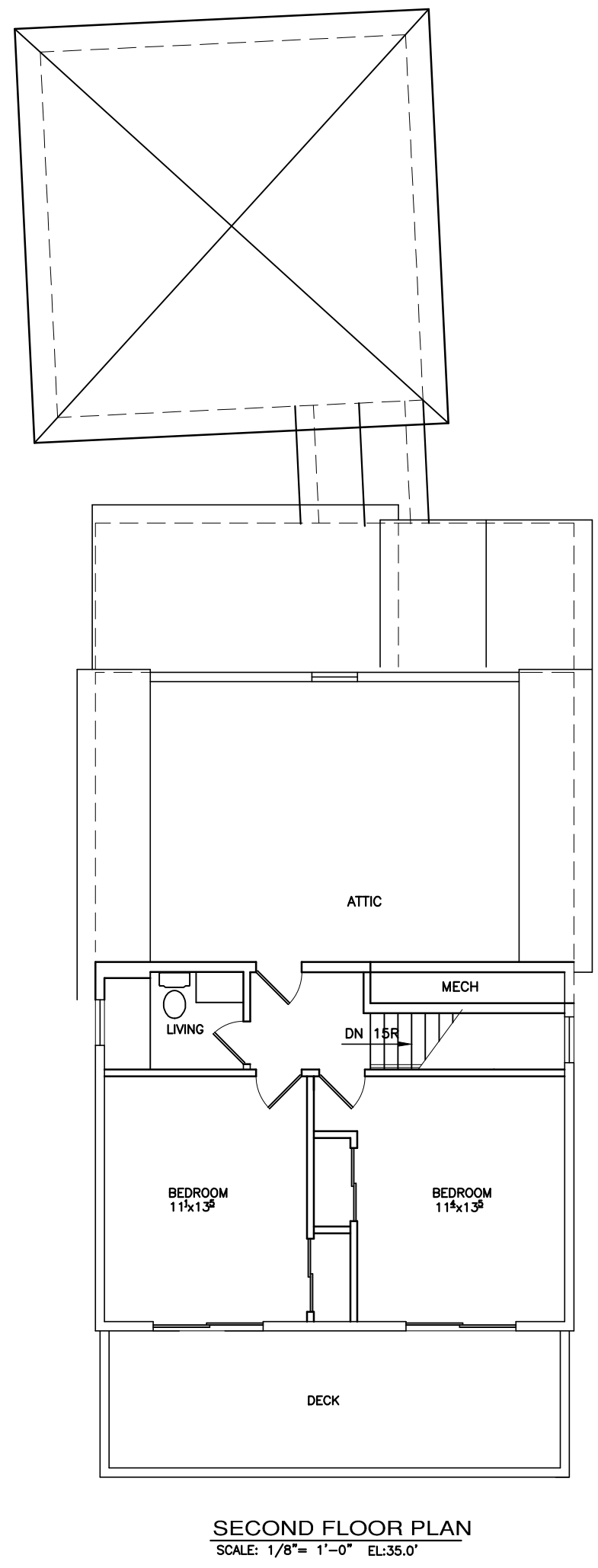
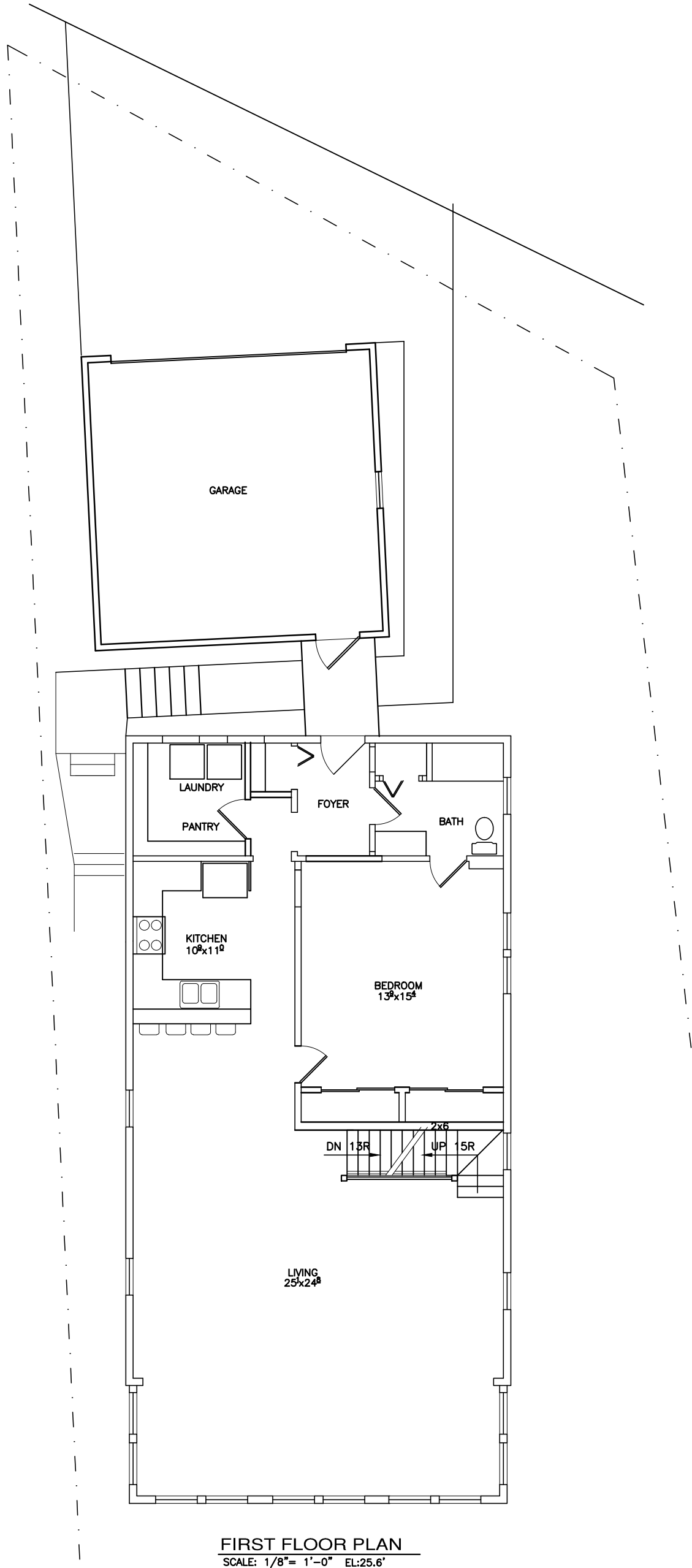
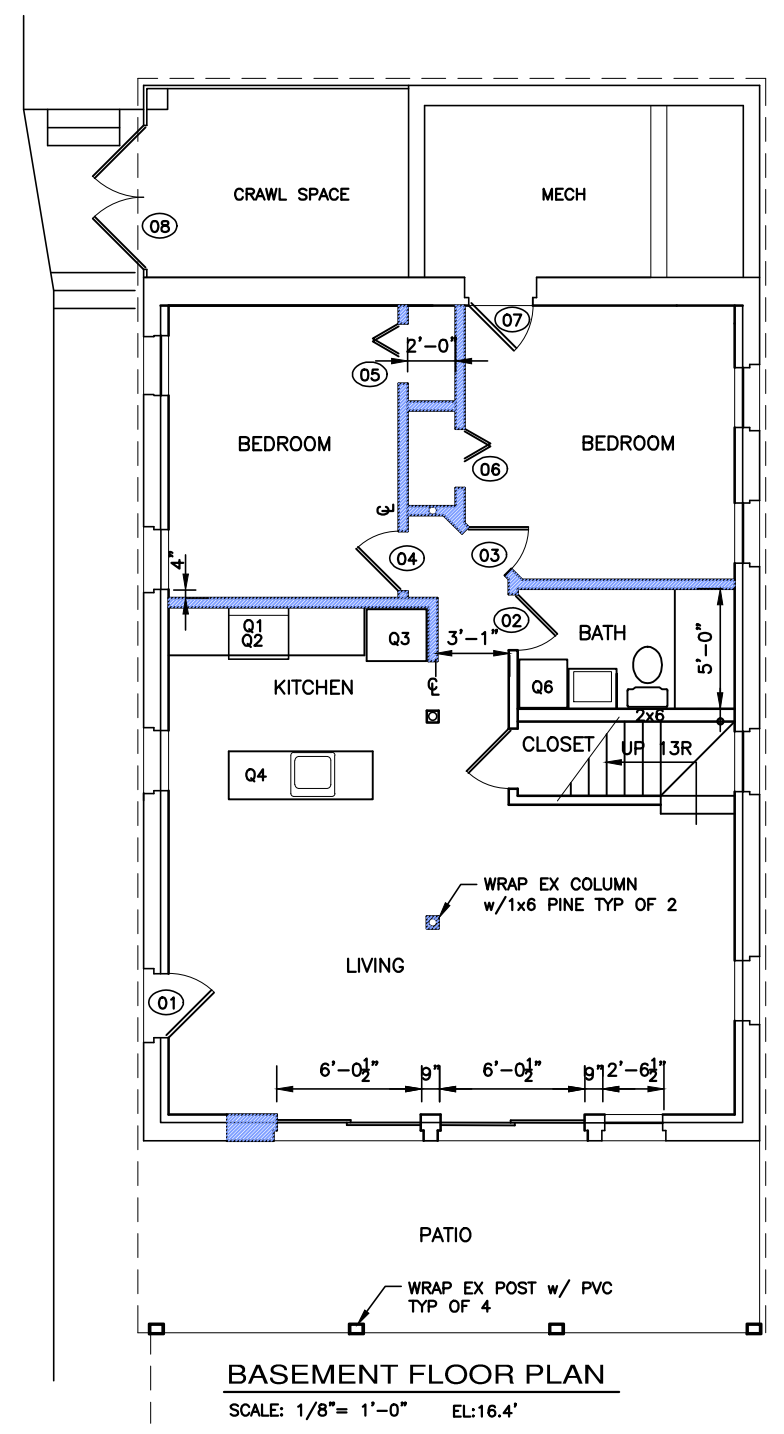
BUILDING COVERAGE —
2 FAMILY — NR
1 FAMILY — 25% MAX
EXIST — 19.9%±
PROPOSED — 27.3%±

IMPERVIOUS COVERAGE —
NO REQUIREMENT

FLOOR AREA RATIO — 25% MAX
EXIST — 34.4%±
PROPOSED — 42.4%±

FEMA MAP — 25023C0494J
FLOOD ZONE VE21 & X
BUILT — 1948 — "PRE-FIRM"

TOWN SEWER
TOWN WATER
NATURAL GAS



PHASE 2 ADDITIONS & RENOVATIONS

to

15 CLEVELAND WAY ONSET, MA

for

LOAN LACOY

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DATES	
PRELIMINARY OVERALL PLAN	5.25.20
REVISE KITCHEN AREA	6.5.20
ZBA / CONCOM	6.5.20

PROJECT 1252	DRAWING NO A2.1
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