

DePaola – Crowninshield
Proposed Major Subdivision Application
“William H. Baker Homestead Plat” -10 Oak Dell Rd.
Waiver Request

Dated: April 20, 2021 (Revised: Aug. 29, 2023)

The Applicants: Christopher DePaola & Lindsey Crowninshield, requests the following waivers under

ARTICLE 4. - Dimensional Regulations

Sec. 401. - Schedule of dimensional regulations;

Min. Lot Size and Maximum Density;

Residential District R-10

Required Lot Aea:

1-Unit = 10,000 Sq.Ft.
2-Units = 15,000 Sq.Ft.

The Application is requesting to create a substandard New Lot “B” with an area of 4,048.Sq.Ft. one Primary Structure with (1) Unit in an R-10 Zone & thereby creating an additional substandard Lot “A” with (2) Units in (1) Primary Structure. The remaining land area proposed for Lot “A” = 5,936.Sq.Ft.

Therefore a waiver of Required Lot Area of 9,064.Sq.Ft. request for Lot A & Area of 5,953.Sq.Ft. for Lot “B” from the following above Sec. 401. Where a Total Lot Area of 25,000.Sq.Ft. would be required for (3) Units.

Min. Corner Side Yard Setback;

Residential District R-10

Required Corner Side Setback = 20 feet

Therefore the Application is requesting **A Waiver of 12.0 Feet** request from the Required 20 Feet, to maintain a 8.0’ foot setback to the northerly property-line.

Residential District R-10

~~**Two Household Detached Structure or Single Household Detached Structure with Accessory Apartment (with public sewer) Allowed.**~~

Therefore the Application is requesting to ~~**Maintain (2) “Primary” Structures on a Single 10,000. Sq.Ft. Lot**~~

Sec. 712. - Parking for accessory apartments.

All parking spaces for the principal dwelling and accessory apartment shall meet the following criteria:

~~B. No more than two (2) outdoor parking spaces shall be located in the required front yard. All other parking spaces shall be either located in outdoor parking spaces in a side or rear yard or in a garage or carport;~~

Response:-

~~Due to the Existing Characteristic of the Site & the minimal Lot depth of 55.8' feet, the Applicant is requesting to maintain the existing (4) Parking Spaces in the Front yard Setback~~

C. Where there are more than two (2) outdoor parking spaces for the accessory apartment, screening and/or landscaping as provided in the subdivision and land development regulations shall be required in order to minimize the visual impact on adjacent property used for residential purposes.

Response:

The Applicant has provided landscaping on site and shall enhance the parking area as noted on the Site Plan provided, to minimize the visual impact to the adjacent properties. Any other location on the site shall impact the adjoining properties negatively.

Subdivision & Land Development Regulations

ARTICLE V • PROCEDURE FOR REVIEW AND APPROVAL OF PLATS AND PLANS:

C. Procedure for Approval :

Article V., Section C. 4. Major Land Development and Major Subdivision:

- a. Review Stages - Major Plan review shall consist of four stages of review: (1) preapplication meeting(s);
- (2) conceptual master plan;
- (3) preliminary plan;

The Applicant would request a waiver to Combine the “Conceptual Master Plan” & “Preliminary Plan” stages & hearing Process.

(Planning Board Granted Above, Hearing Date: 4/27/2021)

Respectfully & on behalf of the applicants

Amy N. Sonder

Amy N. Sonder,
Surveyor & Site Designer
Easterbrooks & Associates, LLC