

LOCATION MAP
 Assessors' ID: 6B-E1-38
 Deed: Book 27798, Page 259
 Plan: Book 60, Page 135, Lot 38
 Plan: Book 102, Page 121

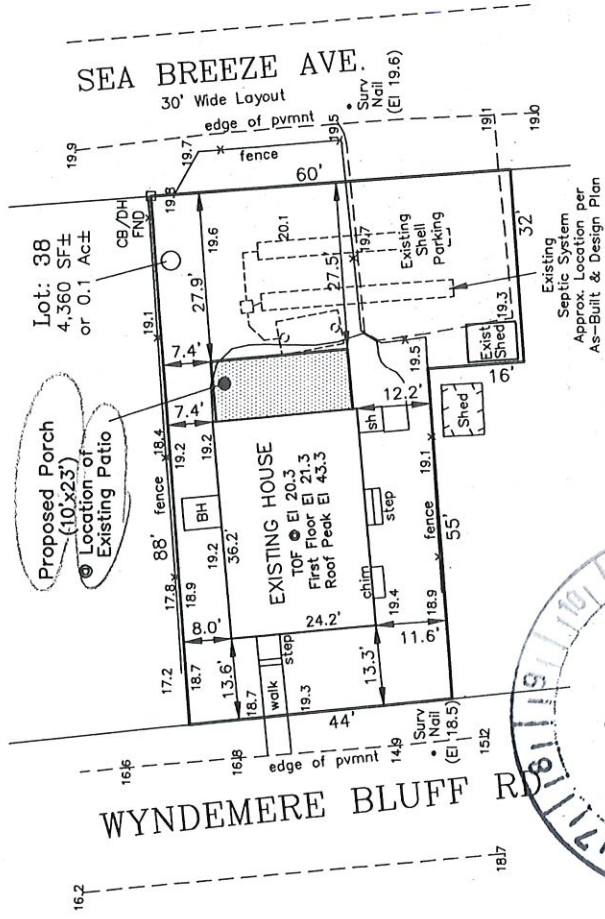
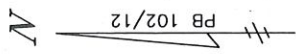
Zoning Compliance

Zone: R-H-2	Zoning Art. VI	Existing	Proposed
Min Front Setback	25'	13.3', 37.7'	13.3', 27.5'
Min Side Setback	20'	7.4', 11.6'	unchanged
Min Rear Setback	20'	NA	NA
Building Coverage	(1,308 sf) 30% max	(974 sf) 22.3%	(1204 sf) 27.6%
Site Coverage	35% max	(1,526 sf) 48.1%	unchanged

Building Height Calc.

Average Existing Grade = $(19.4+19.2)/2 = E1 19.3$
 Highest Roof Ridge = E1 43.3
 Building Height = $E1 43.3 - E1 19.3 = 24'$

MORAN ENGINEERING ASSOC., LLC
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Michael & Maureen Clancy
 37 Wyndemere Bluffs Rd Harwich Port, MA
 PROJECT: 21-017 DATE: 7/19/21



NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District

