

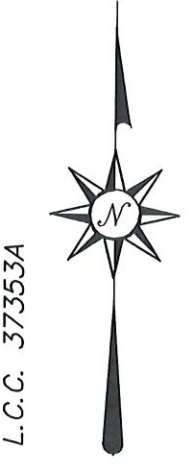
**LEGEND:**

- Existing Spot Elevation
- Existing Contour
- Light Post
- Utility Pole
- Hydrant
- Existing Septic Component
- Cable service
- Water service
- Electric line/service
- Gas line/service
- Test Hole location
- Concrete bound found
- Manhole cover
- Existing tree

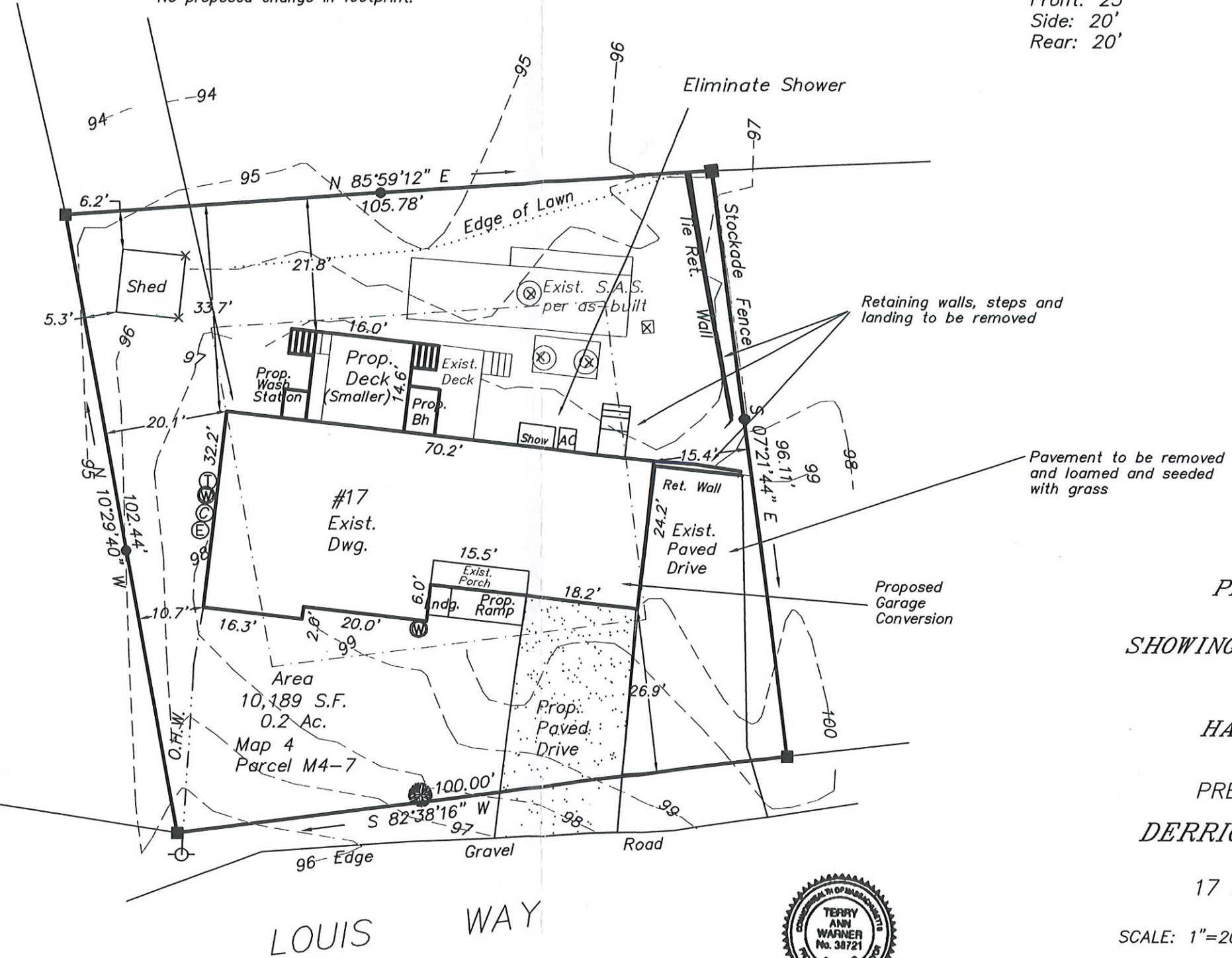
Proposed work will include remodeling of interior of house and addition of second floor. No proposed change in footprint.

ZONE: R-H-1  
Pre-existing, Non-conforming

SETBACKS:  
Front: 25'  
Side: 20'  
Rear: 20'



ZONING DIST. R-H-1	Required	Existing	Proposed
Min. Lot Area	40,000	10,189	10,189
Min. Lot Frontage	150'	100.00'	100.00'
Front Setback	25'	26.9'	26.9'
Side Setback	20'	10.7'	10.7'
Side Setback	20'	15.4'	15.4'
Rear Setback	20'	33.7'	21.8'
Maximum Height Feet	30'	15.5'	24.3'
Maximum Height Stories	2 1/2	2	2
Max. Building Coverage	30%	20.2%	20.2%
Max. Site Coverage	35%	37.4%	28.4%



Pavement to be removed and loamed and seeded with grass

Retaining walls, steps and landing to be removed

Proposed Garage Conversion

PLAN OF LAND  
SHOWING PROPOSED ADDITION  
IN  
HARWICH, MA.

PREPARED FOR:  
DERRICK TALLMAN

17 LOUIS WAY

SCALE: 1"=20'      JUNE 9, 2021  
Rev. 12/21/2021  
Rev. 11/2/2022

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Existing bldg. cov. = 2055/10,189=20.2%  
Existing lot cov. = 3806/10,189=37.4%  
Proposed bldg. cov.=2055/10,189=20.2%  
Proposed lot cov.=2857/10,189=28.4%

Scale: 1"=20'



Terry A. Warner