

Subject: 163 Christie St / As Built / FOR
OFFICE USE ONLY

To: Mark Moeller
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A review was completed between the
office site plan dated 6-15-15
and the as built dated 6-2-21. The office
plan and the as built do
not match.

Approved building coverage / 1835.8
SF / 20.73%.

As built building coverage / 1579 SF. /
17.8%.

The new garage is 198 SF larger than
than the old garage, but the
building coverage is 256.8 SF less.

Needs to be reevaluated.

Approved lot coverage / 4231.39 SF /
47.78%.

As built lot coverage / 4818 SF /
49.88%.

Needs to be reevaluated.

There is no delineation from any
surfaces, such as pavers, grass,
blacktop, and location of fencing.

There was no approved kitchen on the
plan. Kitchen is 1 foot off the
property line, and 3 feet from the
house. Three feet is required
from the property line and 10 feet from
the house.

There was no approved shed in the side
yard, which is now on the
property line, and 3 feet from the
house. Any accessory structure in
the side yard requires a 10 foot
property line setback and a 10
foot setback from the building.

No prior approval for the spa.

There was no garage expansion on the
site plan.

Any new garage requires 3 feet from
the side and rear yard.

FYI I only have the 2 drawings, not the file.

Dan Melfi / Zoning Official

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