



PLANNING & ZONING PERMIT REVIEW

PERMIT STATUS:
Approved
PERMIT MODIFIED
No

PROPERTY ADDRESS 7 FAIRFIELD AVE
TENANT ADDRESS
Master Permit ID 3771
GIS ID D03097000
PERMIT NUMBER 40916
ZONING DISTRICT A
Permit Type Raise Building - Residential

Applicant Name	William Achilles	Owner Name	Richard Stein & Roselle Shubin
Applicant Address		Owner Address	7 FAIRFIELD AVE
Secondary Address	8 Anson St Bdgpt 06606	Secondary Address	
Applicant Phone	203-259-5828	Owner Phone	347-756-2817
Email Address	wachilles@aol.com	Email Address	rastein@msn.com

Residential Projects:		Commercial Projects:	
New House No	Swimming Pool No	New Building No	Signage No
Addition No	Tennis Court No	Building Addition No	Excavation and Fill No
Interior Renovations No	Other Yes	Interior Renovations No	Site Changes No
Accessory Structure No		Restaurant Patio Permit No	Temp Zoning Permit No
Specify Other raise house - FEMA		Retail to Retail No	Other No
		Specify Other	

Existing Property Uses single family dwelling

Project Description

raise house to meet FEMA with 1st floor at el 12 MSL, expanded front , rear and side stairs/landings for access, raised a/c & generator, stair & platform to access electric panel

Sanitary Service Type	Sewer	Septic Health Dept Approval Date	
ZBA Case No		ZBA Approval Date	
P&Z Comm Approval No		Approval Date	

Title of Survey Site Plan	Richard Stein, 7 Fairfield Ave.		
Prepared By	Charles L Leonard IV	Prepared Date	2/10/2016
		Rev Date	

Title of Building Plans	Proposed House lifting, Stein Res, 7 Fairfield Ave		
Prepared By	Achilles Architects	Prepared Date	2/10/2016
Number of Pages	5: A1-A5	Rev Date	

3/7/16

Property Address 7 FAIRFIELD AVE

Permit Number 40916

Lot Area Calculations:		Subtract 80% for:		Substantial Improvement No	
Gross Lot Area	5,000.00 ft ² sq	Steep Slopes	No	1/2 Market Value of Building	
Net Lot Area	sq	Wetlands	No		
Building Coverage:			Total Coverage:		Average Existing:
Allowed	35.4%	Allowed	53.4%	Grade	6.40 ft
Proposed	39.82%	Proposed	57.82%		
Setbacks:				Stories:	Height:
Allowed	Front 20.00 ft	Side 3.70 ft	Rear 25.00 ft	Allowed	2.00 31.00 ft
Proposed	Front 5.00 ft	Side 3.70 ft	Rear 16.00 ft	Proposed	2 31.00 ft
Signage:				Parking Spaces:	
Wall Sign	No	Allowed	Proposed	Required	2.00
Free Standing	No	Allowed	Proposed	Provided	2.00

Prior Approvals		Date	Prior Approvals	
Health/Sewer	No	_____	ZBA Variance Number	No For _____
Conservation W/PLO/IWW/Aquifer	No	_____	P&Z / ARC	No For _____
Drainage/Grading/Driveway	No	_____	Flood Erosion Board	No For _____
Flood Zone	No	AE/11	Historic District Commission	No For _____
Floodway	No	_____	Other	

ALL ITEMS WITH A "YES" OR CHECKED BELOW ARE REQUIRED FOR A ZCC

Foundation As-Built Survey Req'd BEFORE framing	No	Final Construction Cost	No	ZCC Required	Yes
Final As-Built Survey, incl. but not limited, to:	Yes	Owner Authorization	Yes		
Topography /Grading	No	Elevation Certificate	Yes	Construction must meet Flood Plain Regulations	No
Final Building Height	Yes	Floor Elevations	Yes	All conditions of P&Z and /or ZBA must be adhered to	No
Subsurface Structures	Yes	Parking Spaces	No	Lot to remain single family use with one kitchen	Yes
Cellar or Basement Calcs	No			Sediment & Erosion Controls	Yes
Final P&Z Dept. Inspection	Yes			Sediment & Erosion Control MUST BE Installed & Maintained through construction until lot is stabilized.	Yes
Attic Yes Half-story confirmation by Architect	No			Excavated materials cannot be used to change the approved gradings and drainage.	Yes
Final Health Dept. Inspection /Approval.	No			All Building, Structures, Patios, and all mechanical Equip. incl. A/C Condensers, Pool Equip, and generators must meet all setbacks.	Yes
Final Conservation Dept. Inspection /Approval	No			Work cannot exceed the scope of this permit and must be built to conform to approved building plans and survey/site plans above.	Yes
Final Engineering Inspection /Approval: Drainage /Grading /Sewer /Driveway	No			Public Act 03-144 explained to applicant.	Yes
Final Engineering	No				
Drainage required	No	Sewer Required	No		
Grading Required	No	Driveway	No		
Lot to be stabilized prior of zoning inspection.	Yes				

Conditions of Approval

Raising the house to meet FEMA allows for an addition 225 s.f. of coverage, additional ht to 31' midpt, and staying in the setbacks without a variance

- Permit Void If:**
1. Work or activity not commenced within 1 yr of the date of issuance.
 2. Construction authorized not completed within 2 yrs of the date of issuance.

chk. 10823

Failure to comply with the conditions of approval of this permit shall constitute a violation of the Regulations.

Construction Cost 135,000.00 Permit Fee \$405.00 ZCC Fee \$40.00 State Fee \$60.00 Total \$505.00 Fee Paid Yes

Zoning Official Susan Reynolds Signature *Susan Reynolds* Applicant Signature *WM Achilles*

Issued Date 3/7/2016 12:32:49 PM