

ZONING CALCULATIONS		VARIANCE INFORMATION
MIN. LOT AREA:	80,000 SF	DUE TO PRE-EXISTING SUBSTANDARD LOT SIZE (PER SECTION 42 OF THE ZONING BYLAWS), A VARIANCE IS BEING REQUESTED FOR THE ENLARGEMENT OF THE NON-CONFORMING STRUCTURE.
EXISTING SITE AREA:	.42 ACRES (18,295 SF)	
MAX. LOT COVERAGE:	5% (914 SF)	THE PROPOSED ENLARGEMENT CONSISTS OF A NEW DECK ON THE REAR OF THE PROPERTY.
EXISTING BUILDING (COVERAGE):	2,760 SF	
PROPOSED COVERAGE	3,260 SF	
MAX. BUILDING HEIGHT:	30' (UNALTERED)	DUE TO THE SUBSTANDARD LOT SIZE, THE NEW DECK WILL NOT FIT WITHIN THE ALLOWABLE SIDE LOT SETBACKS.
SETBACKS		
FRONT:	25'	
SIDE:	25'	
REAR:	25'	THE PROPOSED DECK IS APPROXIMATELY 500 SF.
APPLICANT		
RICHARD & NANCY STEINBERG 20 MONUMENT AVENUE BENNINGTON, VT 05201		

LEGEND	
	PROPERTY BOUNDARIES
	SETBACKS
	EXISTING TREES/TREE LINE
	ADJACENT STRUCTURES

**STEINBERG RES. - DECK**  
20 MONUMENT AVE., BENNINGTON VT, 05201

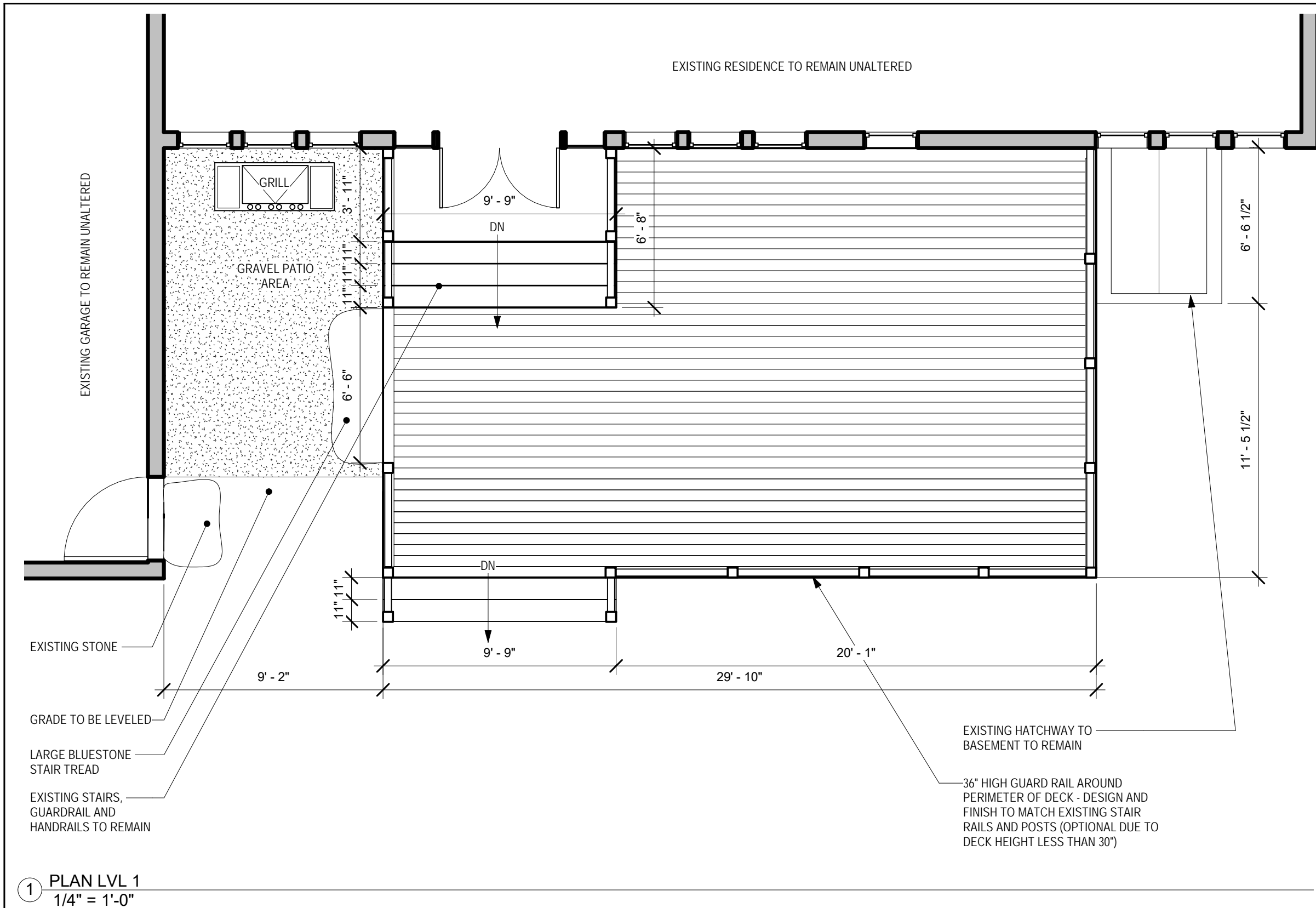
**A-1**  
NOT FOR CONSTRUCTION  
DATE: 08.24.20

DRAWING: \_\_\_\_\_ SITE PLAN \_\_\_\_\_ JOB NO. \_\_\_\_\_ Project Number \_\_\_\_\_

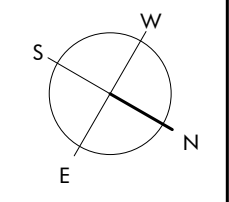
C E N T E R L I N E  
A R C H I T E C T S  
302 MAIN ST. BENNINGTON, VT 05201  
DRAWN BY: AG, RG  
P: 802-447-8699  
WWW.CLARCH.COM

1 SITE PLAN  
1/32" = 1'-0"

8/24/2020 7:44:30 AM



**CENTERLINE ARCHITECTS**  
 302 MAIN ST. BENNINGTON, VT 05201  
 P: 802-447-8699  
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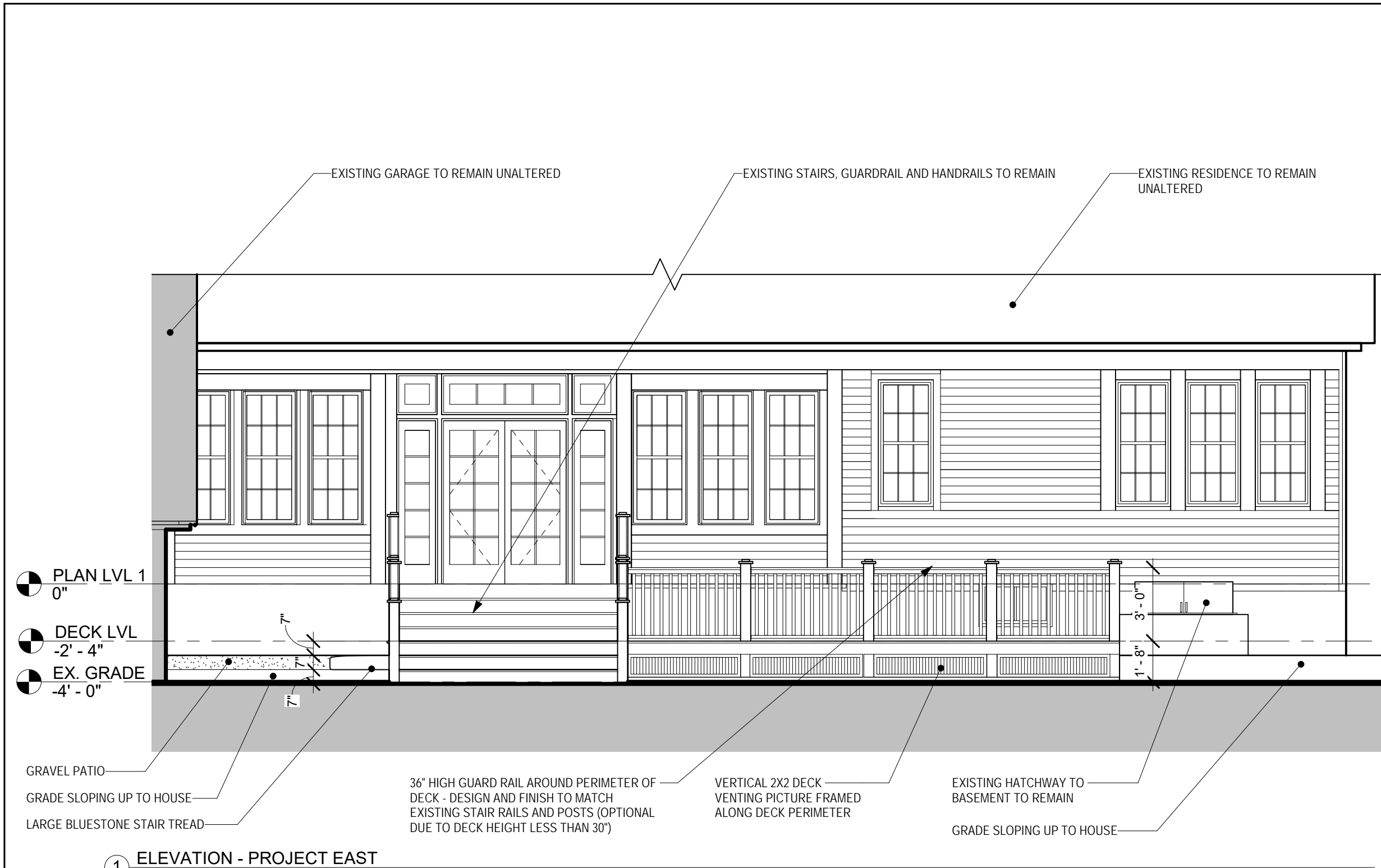
**STEINBERG RES. - DECK**  
 20 MONUMENT AVE., BENNINGTON VT, 05201

**DRAWING:** ENLARGED PLAN - LVL 1 | JOB NO. | Project Number

**A-2**  
 NOT FOR CONSTRUCTION  
 DATE: 08.24.20

8/24/2020 7:46:35 AM

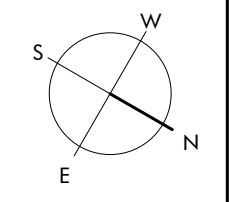
1 PLAN LVL 1  
 1/4" = 1'-0"



- PLAN LVL 1  
0"
- DECK LVL  
-2' - 4"
- EX. GRADE  
-4' - 0"

① ELEVATION - PROJECT EAST  
1/4" = 1'-0"

**CENTERLINE ARCHITECTS**  
302 MAIN ST. BENNINGTON, VT 05201  
DRAWN BY: AB, TG  
P: 802-447-8699  
WWW.CLARCH.COM

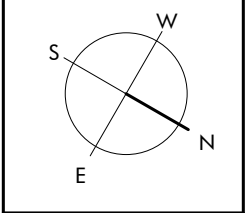


**STEINBERG RES. - DECK**  
20 MONUMENT AVE., BENNINGTON VT, 05201  
DRAWING: PARTL. ELEV. - PROJECT EAST    JOB NO.    Project Number

**A-3**  
NOT FOR CONSTRUCTION  
DATE: 08.24.20

8/24/2020 7:44:58 AM

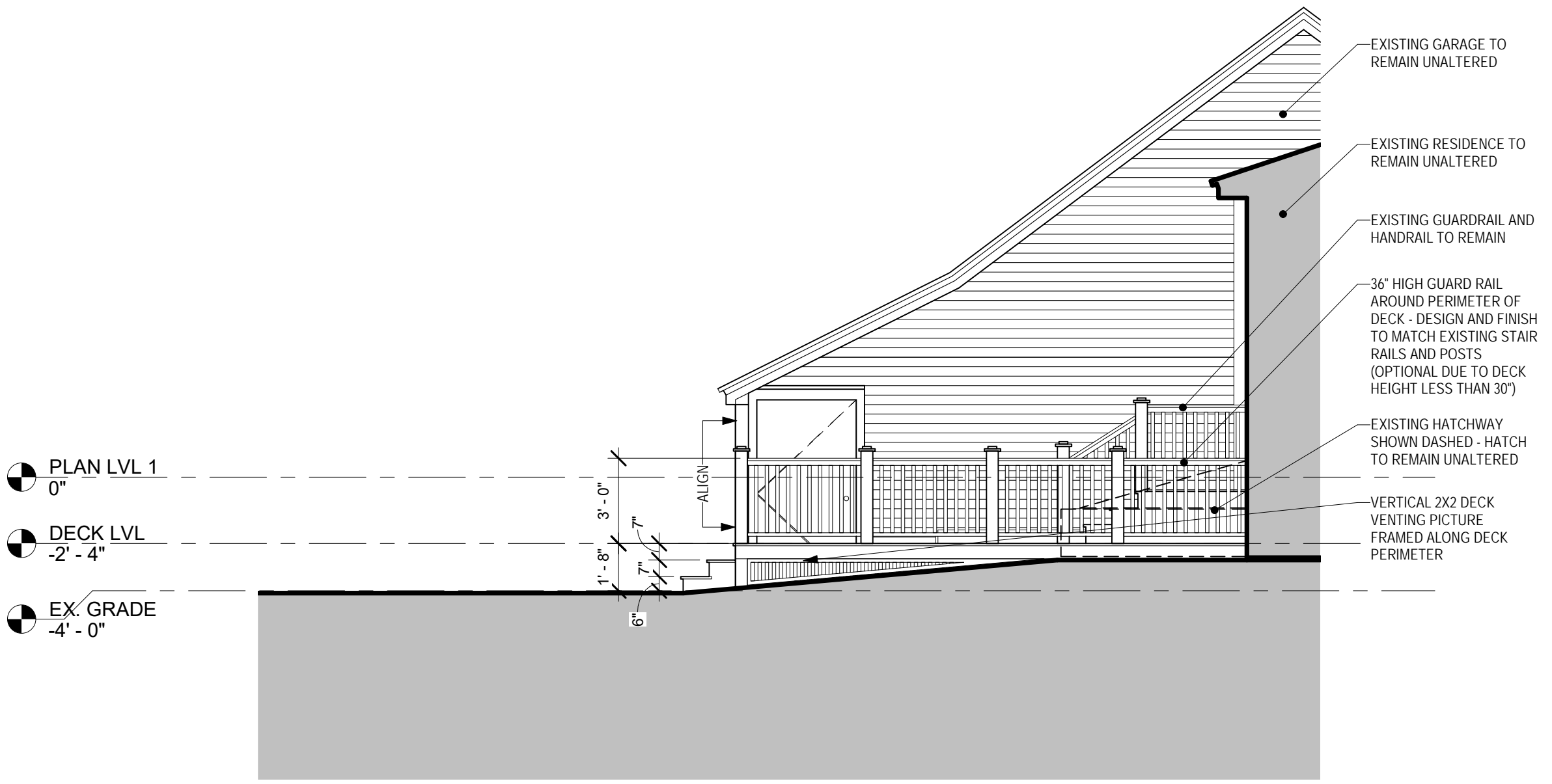
**CENTERLINE ARCHITECTS**  
 302 MAIN ST. BENNINGTON, VT 05201  
 DRAWN BY: AG, RIG  
 P: 802-447-8699  
 WWW.CLARCH.COM



**STEINBERG RES. - DECK**  
 20 MONUMENT AVE., BENNINGTON VT, 05201

DRAWING: PARTL. ELEV. - PROJECT NORTH      JOB NO.      Project Number

**A-4**  
 NOT FOR CONSTRUCTION  
 DATE: 08.24.20



PLAN LVL 1  
0"

DECK LVL  
-2' - 4"

EX. GRADE  
-4' - 0"

① ELEVATION - PROJECT NORTH  
 1/4" = 1'-0"