

# Denial Of Application For Christopher Maddalone Building Project at 108 Montayne Lane SBL: 83.9-2-25

May 7, 2019

Per Article 9, Section VI, paragraphs [A](#) and [B](#), the proposed replacement structure exceeds lot coverage requirements by 94 square feet. Total lot coverage allowed is 1010 square feet with 0.33% increased coverage. The proposed replacement structure is 24 by 46 feet for a total of 1104 square feet.

Under [Article 4, Section IV](#), District Regulations, Dimensional Standards, the proposed structure does not meet the front yard setback requirement of 16.5 feet. It is proposed at 14.7 feet.

Under [Article 4, Section IV](#), District Regulations, Dimensional Standards, the proposed structure does not meet one of the side yard setback requirements of 13.2 feet. It is proposed at 13 feet.

Under [Article 4, Section IV](#), District Regulations, Dimensional Standards, the proposed structure also does not meet the shoreline setback of 75 feet. The proposed structure would be within 52 feet of the shoreline setback.