

# RED ROBIN PASTURES, 61/63 COUNTY ST, DOVER.

## WAIVER REVIEW

Below is a summary of the requested waivers. Please note in some instances, we do not believe a waiver is necessary based on a review of local bylaws, but we have chosen to include a comment for the benefit of the ZBA.

### **GENERAL BY-LAWS**

#### **Chapter 185 ZONING BY-LAW**

- Table of Conventional Dimensional Requirements, as shown below:

Zoning District: **RI**

	<u>Required RI</u>	<u>Proposed (total)</u>	<u>Waiver</u>
Use Regulations	Single Family	Multifamily	Required
Minimum Lot Size	43560 sf	109,809 sf	None Required
Minimum Frontage	150'	269'	None required
Front Setback	40'	38'	Required
Lot line Setback	30'	28' to closest building	Required
Rear Setback	30'	245'	None Required
Building Height	35' or 2.5 stories	50' 3.5 stories.	Required
Perfect Square	150x150		None Required
Bldg. Lot Coverage	20%	15.1%	None Required
Parking	1.5 spaces/unit	1.8 spaces/unit	None Required

#### **Chapter 217 Sanitary Bylaws**

Section 217-3(6 a&b)- Sewage Disposal Systems 100' Setback requirement from Designated wetland areas

Section 217-3(7)- Prohibition of soil absorption system under parking area

**Chapter 263 Rules and Regulations for the Dover Wetlands Protection Bylaw**

Section 263-5-I - Vernal Pools. Any work within 100 feet of a Vernal Pool must not impair its capacity to function as a Vernal Pool.

Section 263-5-J-2 Setbacks – No disturbance & No Structure