

VARIANCE PLAN



hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 6 BRYN MAWR RD

WELLESLEY MA
 OWNER: 6 BRYN MAWR RD LLC
 DATE: 06-06-22 DEED: 26260-449
 ZONE: SR-10 PLAN: 1542-31
 SCALE: 1"=30' MBL: 180-45
 COMP'D: DJT FLD. BK: 663-130
 CAD: DJT JOB #: 7489
 FILE: BRYNMAWR6PROP2

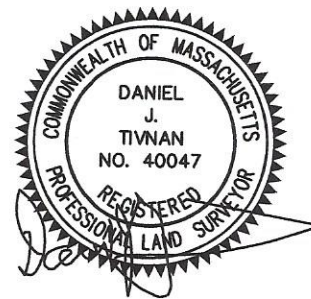
I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.

EXISTING LOT COVERAGE 983 S.F. 14%
 PROPOSED LOT COVERAGE 1624 S.F. 24%

ZONE SR-10

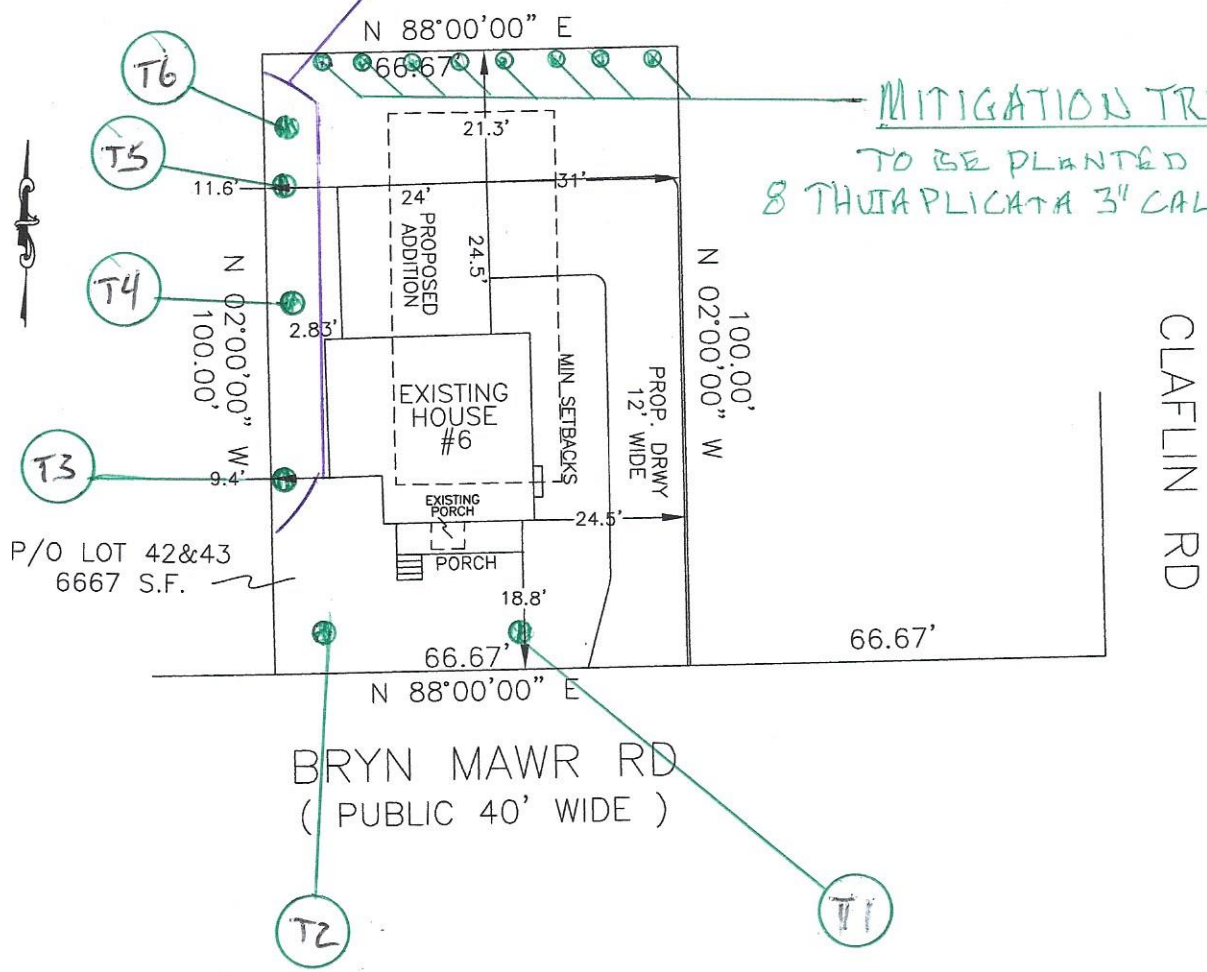
REQUIRED	PROVIDED
MIN FRONTAGE 60'	66.67'
MIN AREA 10,000 S.F.	6667 S.F.
MIN FRONT SETBACK 30'	18.8'
MIN SIDE SETBACK 20'	9.4'
MIN REAR SETBACK 10'	21.3'

HEIGHT FROM AVERAGE GRADE 32.56'
 OR ELV 133.56'



CRZ BARRIER

*MITIGATION TREES
 TO BE PLANTED
 8 THUJA PLICATA 3" CALIPER*



P/O LOT 42&43
 6667 S.F.

CLAFLIN RD

BRYN MAWR RD
 (PUBLIC 40' WIDE)