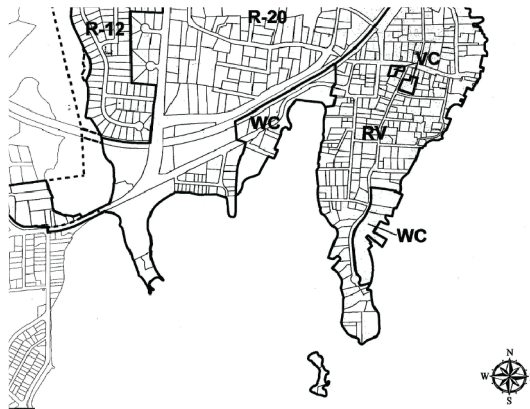


the ink-to-stone letters



‘dodging bullets’

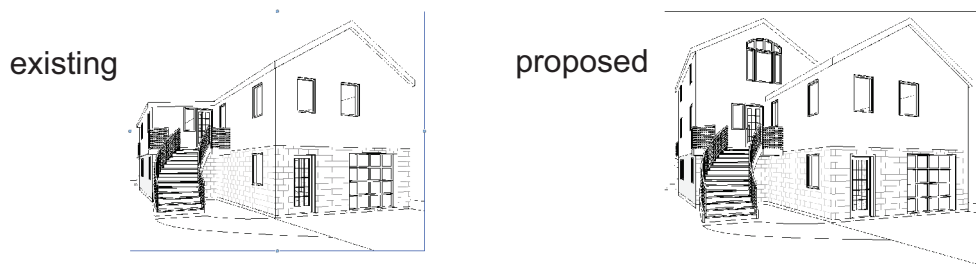


**Zoning Map**

January 14, 2008

[www.stuartpeaslee.com](http://www.stuartpeaslee.com)

**Getting started** is the critical step for building. Typically called a Pre-design phase in the industry, it has many names, feasibility studies, development appraisals, staging and they all represent due diligence. Investing time and effort can defy patience, but the outcome from a methodical process in early stages will have bigger returns on the choices and possibilities while also revealing potential pitfalls. The important considerations include **zoning codes review** as the first step, to determine of what is allowable “**as-of-right**” on each property’s designation. In this stage, one factors in that many folks will look at what their neighbors have done and assume this is allowable everywhere else, that is not the case. By simply looking around the neighborhood, possibilities and their assumptions cloud judgment. Instead, start with the address, identify which zoning designation is found on the zoning map, dive into the regulations. The approaches codes provide are often subject to interpretations of each situation and it will take time to research and review each particular case. This is critical in information gathering phase: **list the best options and choices**, based on facts.



This example is a shoreline ranch-style home being considered for an addition by the owners. Our preliminary zoning review found several non-conforming site conditions in the allowable yard dimension requirements. On first glance, the assumption would be to halt the project, yet there is another option, schedule a meeting with the town zoning official with the initial studies in hand, consideration through a **Variance** process is possible: stay tuned...

... a month later, the research was complete, the zoning determination was conclusive. In order to meet all requirements under the FEMA jurisdiction, the entire building would need extensive modifications beyond the client's budgetary limits. This would complete the process, no further considerations would be pursued. Hence, this approach invested a reasonable amount spent to obtain clarity, a resolution was in now in-hand. Time well spent, sometimes isn't prudence the better part of valor!

[www.stuartpeaslee.com](http://www.stuartpeaslee.com)

