

New Lot

Applicant: Melinda Schott

Date: 1/31/14

Address: Split from 218 Washington Ave.
* new address is 210 Washington Ave.

C-B-L: existing lot 10-A-15 - * new lot
perm. # 2014-00695 10-A-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - B1b

Interior or corner lot -

Proposed Use/Work - build new single family home.

Sevage Disposal - public

Lot Street Frontage - 50' min. ~ 50' given (OK)

Front Yard - max 10' or average (average) 15' (OK)
16' given 202 Washington = 3'
218 Washington = 0' average = 15'

Rear Yard - none (11b no residential use)

Side Yard - 10' if lot for residential use - 202 Washington is single family - 218 Washington is lot for
* - left side - ~~10' or 15'~~ - 16' or 15' OK
OK 10' or 15' on right

Projections -

Width of Lot - none

Height - 45' max - OK scaled from top of roof to lowest grade - 35.25' (OK)

Lot Area - none - 5000 sq ft

Lot Coverage Impervious Surface - 90% (OK)

garage footprint = 980
pavement = 7.5 x 15 = 112.5

Area per Family - 435 sq ft

11 x 23 = 253

Off-street Parking - 1 space required - 1 car garage (OK)

deck 6 x 28 = 168

6 x 6 = 36

Loading Bays - Level I Minor Residential

1549.5 sq ft / 5000 = 30.9% (OK)

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

floor area - single story, <= 5000 sq ft first floor (OK)
have - 695
garage - 288 / 980 OK