

Applicant: Glen Morse

Date: 6/17/14

Address: 218 Washington St.

C-B-L: 10-A-15
permit # 2014-01234

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built in 1890.

Zone Location - B1b

Interior or corner lot -

Proposed Use/Work - converting two medical offices to a dwelling unit - adding 3rd floor.
Site improvements for two parking spaces

Sewage Disposal - public.

Lot Street Frontage - 50' min. - ^{65.27' given OK} ~~64' at street~~

Front Yard - max front yard 10' or average of lots on either side - ~~10'~~ on property line

Rear Yard - none - 11' zone behind - OK.

Side Yard - 10' - where abuts 1st fl residential use - on ~~left~~ ^{right} left - 36' from new addition
none - on left of 1st fl - 3.11' scaled OK
- 10' to line from concrete parking structure / storage

Projections -

Width of Lot - none.

Height - 45' - 44' measured from lowest grade in rear to top of stair tower addition (OK)

Lot Area - nomin. required - 6740 ϕ

Lot Coverage / Impervious Surface - $90\% = 6066 - 32.3\%$ (OK)

Area per Family - 435 ϕ per dwelling unit - (OK)

building 42 x 21.5	=	903 ϕ
addition 7.5 x 23	=	172.5 ϕ
car bumpat 16 x 18.5	=	296 ϕ
concrete parking / storage 23 x 24.9	=	572.7 ϕ
		<hr/>
		1944.2 ϕ
		235
		<hr/>
		2179

Off-street Parking - two spaces required - two shown (OK)

Loading Bays - N/A

Site Plan - Level I Minor

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 13 - zone C

max ^{lot} floor area of multi-unit building $\leq 10,000 \phi$ - footprint ^{1371.5 ϕ} ~~2179~~ (OK)