

Applicant: Nicholas Sichterman

Date: 6/5/15

Address: 28 Winthrop St

C-B-L: 12-5-006

permit # 205-00885

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing house built in 1880 - being demolished under this permit.

Zone Location - R-1

Interior or corner lot -

Proposed Use/Work - demolition existing building - rebuild same footprint further from property lines.

Sevage Disposal - city

Lot Street Frontage - 20' min. - 32' on Fox St - front of lot.

Front Yard - 5' or the average depth - 5' 5 min (OK)

Rear Yard - 10' min - 21' 5 min (OK)

Side Yard - 5' ~~or~~ min - 11' 5 min OK  
side yard on side street = 0' - 3' 5 min OK

Projections -

Width of Lot - 20' min. - 32' ~~front~~ <sup>stair</sup> OK

Height - 45' max - 38' to ridge from lowest point (OK)

Lot Area - min 2000  $\phi$  - 2080  $\phi$  (OK)

Lot Coverage Impervious Surface - 60% = 1248

18x33 = 594  $\phi$   
entry porch 4x15 = 60  

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654  $\phi$  (OK)

Area per Family - 725  $\phi$

Off-street Parking - no spaces required for 1st 3 units.

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - zone C  
Structure setbacks above 3' - N/A

20% open space - 20' x 32' = 640  $\phi$  / 2080 = 30.7% (OK)