

Applicant: Peter & Deborah Murray

Date: 8/14/12

Address: 104 North St.

C-B-L: 12-Q-004

permit # 2012-08-4658

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-6 - vs city small residential lot development - see Margel's determination letter dated Dec. 29, 2011

Interior or corner lot -

Proposed Use/Work - build new 2 1/2 story single family home w/ attached 2 car garage.

Sevage Disposal - public

Lot Street Frontage - N/A

Front Yard - no more than 10' - 3' scaled to 5 steps - 10' to building (OK)

Rear Yard - need minimum 10' setback between buildings or sum of heights $\div 5$ - greater of two
- 15' min rear yard if not on side yards, min 4' 54.5 - 4.5 = 50' setback scaled OK

Side Yard - left side - 10' 11 3/4" between buildings - 14' 10" (OK) | right side - 11' 11.8" between houses - 15' (OK)
prop. - min 4' - 12.75' OK. | prop. min. of 4' - 4' shall exactly.

Projections -

Width of Lot - none

Height - min 2 stories of living space above average grade of adjacent street frontage - 2 1/2 (OK)
max. 45' - 31' 5" min (OK)

Lot Area - no minimum - 10,000 Φ max. lot area = 5834 Φ OK

Lot Coverage/Impervious Surface - Open space - has deck 20x9 26x28 = 728

Area per Family - 725 Φ (OK) 20x13.5 (17.33x9 = 156) 20x20 = 400
2nd floor deck 76x7 = 532

Off-street Parking - 1 space required - 2 car garage OK 1607 footprint

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 14 - zone C