

Contractor - Minjoy Hill Homes (Ran Com)

Applicant: Nancy Bogg & Mark Kiefner

Address: 100 Sheridan St.

Date: 10/9/14

C-B-L: 013-J-016 & 018

Permit # 2014-0230

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ^{existing} two family built - 1894 ; adding separate single family

Zone Location - R-6

permit # 2014-02322
cannot two family
to one residential
condo.

Interior of corner lot -

Proposed Use/Work - build a detached single family home ^{Residential condo} on existing lot w/ existing two family

Severage Disposal -

New single family - 21' x 28' garage on 1st floor - 3 stories - 36' x 30'

Lot Street Frontage - 40' min - 90.4 given on boundary survey

* Front Yard - 10' or average - ^{0'} boundary survey shows 62' Sheridan 106' Sheridan ^{20'} ~~to front~~ ^{off} centerline (OK)

* Rear Yard - 20' min - 20.9 b rear deck, 15' b 2nd floor angled bumpout

Side Yard - ^{3 stories} 10' min - 10.06 scaled on left - ~~15' min~~ (OK)
4 stories is 12'

existing hood - 1023
~~36.7 x 22.75 = 834.9
7.1 x 12.9 = 91.59
14.27 x 11.4 = 205.5
4.55 x 5.32 = 24.1~~

Projections - landing steps 4.3 x 12.4

Width of Lot - 40' min - 90.2 scaled (OK)

36' x 30' = 1080 1156.2
43 x 12.4 = 533.2

Height - 45' max - 41.6' to highest point from lowest grade

Lot Area - 4500 sq ft min - 5562 sq ft given (OK)

bumpout 108 x 4.6 = 496.8

Lot Coverage Impervious Surface - 50% = 2781 sq ft

1183 sq ft

Area per Family - 1,500 sq ft. OK for 3 dwelling units.

~~2781~~ 2237.1 sq ft

Off-street Parking - one space for new single family & 2 for existing 2 family - two garages

Loading Bays - N/A

Site Plan - Level I Minor Residential site plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

* The use of the property w/ this permit & permit # 2014-02322 will be two residential condos.