

New House Lot

Contractor - Redfern Homes - Jonathan Curry

Applicant: Craig Bramley & Kimberly Simmons

Date: 10/14/14

Address: 71 Quebec St (split from 67 Quebec St)

C-B-L: 14-M-048  
(split from 14-M-013)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-b

Interior or corner lot -

Proposed Use/Work - new 3 1/2 story single family w/ (57x19) & (10'x39.5') w/docks on 2nd & 3rd flrs. <sup>3 1/2 stories</sup> / <sup>2 stories</sup>

Sewage Disposal - City

Lot Street Frontage - 40' min - 49.3' s/w <sup>boundary survey</sup> (OK)

Front Yard - 10' min or average - 0' average - 4' scaled to OH 2nd floor (OK)

Rear Yard - 20' min - 21' scaled to street (OK)

Side Yard - 3 stories - 10' min <sup>3 1/2 stories</sup> (OK)  
4 stories - 12' min - 10' scaled on right (OK)  
10' shown on left (OK)

Projections -

Width of Lot - 40' min - 44.38' scaled (OK)

Height - 45' max - 45' shown (OK)

Lot Area - 4500 sq ft min - 4519 sq ft on boundary survey (OK)

Lot Coverage/ Impervious Surface - 50% - 2,259.5 sq ft 15.13% (OK)

Area per Family  $\leq 1,000$  sq ft

Off-street Parking - 1 space provided - OK - 1 garage, 1 inc. spot.

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Parcel 14-201C

Open space 20% - 903 sq ft > 2201 sq ft (OK)

3rd floor - 1283 - 2/3 = 722 sq ft  
4th floor - 400 sq ft  
OK 3 1/2 stories