New House Lot

Contractor - Redfern Homes - Jonathan Culley

Applicant: Craig Bramley & Kimberly Simmons Date: 10/14/14

Address: 71 Quebec St (split from 67 Quebec St) C-B-L: 14-11-0 (split from

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CHECK-LIST AGAINST ZONING ORDINANCE Date: 12/08/14

Date - new

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - new 3½ story single family w/ (57x19) & (10'x39.5') w/ decks on 2nd & 3rd floors (3½ stories, 2 stories)

Sewage Disposal - City

Lot Street Frontage - 40' min - 49.3' scaled (OK)

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

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

Side Yard - 3½ stories (OK) - 10' min - 10' scaled on right (OK)
4 stories - 12' min 10' shown on left. (OK)

Projections -

Width of Lot - 40' min - 49.31' scaled (OK)

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

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

Lot Coverage/ Impervious Surface - 50% - 2,259.5 ϕ 1513 ϕ (OK)

Area per Family - 1,000 ϕ

Off-street Parking - 1 space per unit - OK - 1 in garage, 1 in carport.

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

Open space 20% - 903 ϕ > 2205 ϕ (OK)

3rd floor - 1083 - ⅓ = 722 ϕ
4th floor - 400/49
OK
3½ stories