Existing Hardlot

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

~~Applicant~~ Owner: Portland 1379 Holdings LLC

Date: 10/14/14

Address: 67 Quebec St.

C-B-L: 14-M-0

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1880

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - split buildable lot from this lot

Sewage Disposal - City

Lot Street Frontage - 40' min - 50.18"

Front Yard - 10' or average - existing OK

Rear Yard - 20' min. - existing OK

Side Yard - 3 stories - 10' min - 13' on left OK

Projections -

Width of Lot - 40' min - 50' included OK

Height - 45' max - existing

Lot Area - 4500 ϕ min - ~~5040~~ 4933 ϕ OK per boundary survey

Lot Coverage/ Impervious Surface - 50% = 2466.5 ϕ / 1607 ϕ per assessor's

Area per Family - 1,000 ϕ

Off-street Parking - 1 space required

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - NA

Flood Plains -

20% open space = 986.6 ϕ - ≈ 1920 ϕ