Applicant:	InvestmentCore LLC/Rockwood Design Studio	***Date:***	6/13/17
Address:	1 Monument St (neighboring property)	***C-B-L:***	016 A003
Permit #:	2017-00838		

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

CHECKLIST AGAINST ZONING ORDINANCE – For Neighboring Property after sale of land

Date	1845
Zone Location	R-6
Interior/Corner Lot	Corner
Proposed Use/Work	Sell 526 sf of land to adjoining property at 5 Monument St.
Sewage Disposal	City
Lot Street Frontage	20' min – lot will have 32' on Monument St and 63' on Munjoy St - OK
Front Yard	5' min – house 0' – existing nonconf. (no changes)
Rear Yard	10' min – house 0' – existing nonconf. (no changes)
Side Yard	Left – 5' min – house 10' to new property line – OK Right (Side street – Munjoy) – no minimum required
Projections	N/A
Width of Lot	20' – proposed 32' - OK
Height	No new construction proposed - OK
Lot Area	2,000 sf min – proposed 2,175 sf - OK
Lot Coverage/Impervious	60% lot coverage = 1,305 max allowed – proposed 1,227 sf – OK 20% min landscaped open space = 435 sf min – current 177 sf proposed 177 sf – Landscaped open space will be reduced by sale of land but owner of 1 Monument has agreed to replace with equivalent area – see agreement.
Lot area/DU	725 sf min – proposed 725 sf (3 legal DU's)
Off-Street Parking	None required
Loading Bays	N/A
Site Plan	N/A
SLZ/Stream Protection	N/A
Flood Plains	Zone C
Notes	