



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/14

Applicant: Eutell

Date: 3/17/14

Address: 118 Congress St

C-B-L: 16-D-02

2014-00464

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - B-1

Interior or corner lot -

Proposed Use/Work - new for story bldg - two commercial units 1st floor, 12 residential units - floors 2-4

Sevage Disposal - public

Lot Street Frontage - 50m - 216.9' bldg (OK)

Front Yard - maximum - 10' or average - 1.5 given (OK)
overhangs will need city license

Rear Yard - none except 20' when abuts residential (OK)

Side Yard - none except - 5' when abuts 1st floor residential - 10' - given (OK)
side street - max 10' - 3 ft (OK)

Projections -

Width of Lot - none -

Height - 50' max. (commercial 1st floor) 50' shown w/ average grade - 146.71'

Lot Area - minimum - 10,720 sq ft

Lot Coverage Impervious Surface 90% ~~89.85%~~ 96.55.2 - 9457 proposed = 88% OK.

Area per Family - 435 sq ft - 5220 sq ft for 12 units (OK)

Off-street Parking - 1 per unit - min of 12 - 18 shown

Loading Bays - N/A

Site Plan - Level II 2013-25T

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone

1st
- max floor area - multi-unit 10,200 sq ft - 8884 sq ft (OK)