

Applicant: ~~30 Monvment St~~

Date: December 22, 2014

Address: 30 Monvment St

C-B-L: 16-E-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - original house built 1860 - demolished under permit #2014-0226

Zone Location - Rb

Interior or corner lot - interior

Proposed Use/Work - build new 22x48 single family

Sewage Disposal - public

Lot Street Frontage - 40' - 34' existing - existing developed lot.

Front Yard - rebuilding in same footprint on front. 0 setback - 10' or average.

Rear Yard - 20' min. - ~~20' setback~~ 16.75 to rear stairs

- section 14-~~436~~ 385 allows nonconforming structure (setbacks & land area) due to decay same footprint & shell - rebuild within year.

Side Yard - 10' min. - ~~10.11' or 11.75' on right~~ OK - because within original footprint

Projections - left side is existing - new 1' off.

Width of Lot - 40' min - existing but developed lot OK

- Section 14-436(b) to go up. 80% of 12414 = 9928.8 new ground floor = 927.29

Height - ~~30~~ 45' max

Lot Area - 4500 sq ft - 2380 sq ft existing but developed.

Lot Coverage Impervious Surface - 50% = 1190 sq ft

1st & 2nd floor - less than existing since ~~22x48~~ footprint is smaller.

Area per Family - 1,000 sq ft (OK)

proposed 20x26 = 520

2346.67 x 21.79 = 5115.77

landscaping - 3.72 x 16.72 = 55.51

1091.2 (OK)

Off-street Parking - 1 space required - 1 space in garage

Loading Bays - N/A

Site Plan - Level I Minor Residential - 2014-02723

~~22x48~~ (OK)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

20% open space 476 sq ft OK -