

Agent - Josh Sengry

Applicant: Tyler & Katie Jenkins

Date: 5/21/15

Address: 107 Monument St

C-B-L: 17-C-16

CHECK-LIST AGAINST ZONING ORDINANCE  
permit # 2015-01002  
revised siteplan 8-6-15.

Date - demolished existing house (2008-00131)

Zone Location - R1

Interior or corner lot -

Proposed Use/Work - build new 3 story single family home

Sevage Disposal - public

Lot Street Frontage - 20' min - 40.61 given (OK)

\* Front Yard - 5' or average - ~~old~~ old house that was demolished was @ .86' - (OK) which property line  
\* proposed - 2.33 or 1.5

\* Rear Yard - 10' min - 10' scaled (OK) in rear portion

\* Side Yard - 5' or curb reduced to 0' w/ permanent maintenance easement - right side is 2.4' (OK)  
- left side 10.5' scaled  
measurement for 4' (OK) 11.5' steps

Projections -

Width of Lot - 20' min - 40.50' scaled (OK)

Height - 45' max - height bridge is 35' (OK)

Lot Area - 2000 sq ft min - 2984.59 sq ft

Lot Coverage Impervious Surface - 60% - 1790.75 sq ft (OK)

Area per Family - 725 sq ft (OK)  
open space - 20% - 596.59 sq ft

Off-street Parking - none required for first 3 units

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 14 - zone C

Structure setbacks - no higher than 35' - 10' from side property line - max height is 35' (OK)  
- 15' from rear.

Open space -

$$\begin{aligned}
 264 &= 22 \times 12 & 12.8 & \text{OK} \\
 11.5 \times 12.5 &= 206.25 & 2.3 & \\
 7.5 \times 5.5 &= 41.25 & & \\
 3.5 \times 21 &= 73.5 & & \\
 \hline
 & & & 
 \end{aligned}$$

$$\begin{aligned}
 6 \times 4.58 &= 27.5 & 482.10 & \\
 5.5 \times 12.5 &= 68.75 & 37.5 & \\
 \text{Side deck} & 14 \times 6.5 &= 120.25 & \\
 \text{steps} & 14 \times 6.1 &= 85.4 & \\
 \hline
 & & 1188 & \\
 & & 1188 & 
 \end{aligned}$$

OK