

permits 2012-07-4434
2012-656.99

Applicant: The Village @ Ocean Gate / AKA Bayhouse

Date: 6/7/12

Address: 112 Nebury St

C-B-L: 20-E-9 part of 20-E-2

CHECK-LIST AGAINST ZONING ORDINANCE under 20-D-32

Date -

Zone Location - B-5b conditional rezoning C-47/C-52

Interior or corner lot -

Proposed Use/Work - to construct retail/comm. Along street level with 94 DU & 81 pkgs
Bldg 1 = 52 DU
Bldg 2 = 42 DU
Spis

Sevage Disposal - City/sh All consist of a minimum of 2 bldgs → 2 towers shown

Lot Street Frontage - Nomin

Front Yard - 10' MAX except 16' shall be allowed for parking garage entrance
→ 9' scaled - OK

Rear Yard -
Side Yard - None req

Projections -

Width of Lot -

Height - 74' MAX from AVERAGE grade / average grade elevation
57' 8 1/4" is the official height
66' lowest to highest in the plans - see sheets
Average grade elevation → 34.81

Lot Area - Nomin -

Lot Coverage / Impervious Surface - 100% lot cov.

Area per Family - MAX density shall be 110 DU. - 94 DU proposed

Off-street Parking - NO less than 80 spaces / 80 spaces on-site & the balance provide in the Ocean Gateway Garage
plus 6 spaces for retail employees → 50x stated in Garage for the retail

Loading Bays - Bldg 1 = 43 shown
Bldg 2 = 37 shown
80 shown

Site Plan -

2011-227 → Amendment to conditional rezoning / 2012-466-level III
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

shall include not less than 5,700 sq ft of commercial/retail space on ground level
- PBC may approve 5,200 sq ft (no less)
Along middle St & corner of Hancock