

Applicant: A Better Maine LLC - Tom Landry

Date: 5/23/13

Address: 227 York St.

C-B-L: 44-E-002

Permit # 2013-009916

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing house built 1860 - demo permit 2013-00992

Zone Location - B-1

Interior or corner lot -

Proposed Use/Work - rebuild single family home on old footprint (smaller) - 19.25 x 36.25'  
28.5' x 15.25' - lower level to remain vacant - two full stories above lower level

Sewage Disposal - city

Lot Street Frontage - min. 50' or average w/in 200' - average is 49.67'  
note 25' existing - OK because legally nonconforming

Front Yard - max 10' or average - .25' - (OK) right on property line

\* Rear Yard - 20' (abuts residential zone) - (OK) rebuilding in old footprint - .76'  
proposed setback to shed 2.7' ~~feet~~

\* Side Yard - none on left - OK  
right 10' (abuts residential) 21' 1st floor use - legally nonconforming footprint rebuild  
prob was 2.25' - now 3' (OK)

Projections -

Width of Lot - hard

Height - 45' max

Lot Area - norm - 1824 sq ft

Lot Coverage (Impervious Surface) - 95% = 1641.6 sq ft

Area per Family - 435 sq ft (OK)

Off-street Parking - 1 space required - (OK) legally nonconforming

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel

house - 19.25 x 36.25 = 697.81

15.25 x 28.5 = 434.63

4 x 8 = 32

18 x 3 = 54

1218.41 sq ft

possible parking space 144 (8 x 18)

1362.41 (OK)

\* using section 14-436(b) to add raise the roof on the 1st floor - w/ reduction in footprint the total floor area will be less than existing.