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| --- | --- | --- | --- |
| ***Applicant:*** | Ton Jewell | ***Date:*** | 9/6/2016 |
| ***Address:*** | 757Congress St | ***C-B-L:*** | 047-A-019 &023 |
| ***Permit #:*** | Determination Request |  |  |

***CHECKLIST AGAINST ZONING ORDINANCE***

|  |  |
| --- | --- |
| ***Date*** |  |
| ***Zone Location*** | B-2b |
| ***Interior/Corner Lot*** | interior |
| ***Proposed Use/Work*** | Split the two assessing lots into Parcel A & Parcel B |
| ***Sewage Disposal*** | City |
| ***Lot Street Frontage*** | 20’ min. – Parcel A- 81.26 ‘ – OK; Parcel B – 25’ scaled - OK |
| ***Front Yard*** | No minimum, 10’ maximum for Parcel A – existing building – OK; Parcel B - using footnote 2 in sec. 14-185, the street frontage is less than 40’ and the lot is more than 100’ deep, so the maximum 10’ requirement does not apply |
| ***Rear Yard*** | 10’ min. – Parcel A- 10’ is being met at closest point – OK; Parcel B - existing building |
| ***Side Yard*** | zero |
| ***Projections*** |  |
| ***Width of Lot*** | N/A |
| ***Height*** | Existing structures |
| ***Lot Area*** | none |
| ***Lot Coverage/Impervious*** | Max. 90% impervious (none for residential uses) – Parcel A – 67% ; Proposed use of Parcel B is two residential dwelling units – does not apply |
| ***Area per Family*** | 435 sf Parcel B must be a minimum of 870 sf – lot is 8749 sf - OK |
| ***Off-Street Parking*** | Parcel A – depends on existing use, must be able to provide it on site, Parcel B for two residential units 2 spaces- two shown - OK |
| ***Loading Bays*** | N/A |
| ***Site Plan*** | N/A |
| ***SLZ/Stream Protection*** | None |
| ***Flood Plains*** | Not in flood zone |
| ***Notes*** |  |