

Applicant: Matt Provencal
Owner 11 Orchard Street LLC
Address: 11 Orchard St.

Date: 4/13/15
C-B-L: 61-D-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing garage - 26'x32' w/ 11'x19' back

Zone Location - R-4

Interior or corner lot -

Proposed Use/Work - convert existing overlay garage to single family home - w/ 2 car garage - 45'x30' w/ pergola

Sevage Disposal -

Lot Street Frontage - 50' min. - 116' on survey (OK)

* Front Yard - 25' 0' (average) 19 orchard 26'10" + 18'8" = 22.75' - 22.9' 5 min (OK)

* Rear Yard - 25' min - 25' shown OK

Side Yard - 1 1/2 stories - 10' min 14.4 on left (OK)

Projections - 2 1/2 " - 14' min 50.6 on right side (OK)

Width of Lot - 60' min

Height - 35' max - 33.8 from lowest grade to top of ridge - (OK)

Lot Area - 6000 sq ft min. - 9649 sq ft on survey - (OK)

Lot Coverage Impervious Surface - 30% = 2894.7 sq ft

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 1 space

Loading Bays - N/A

Site Plan - Level 1 F Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 13 - Zone C

32x6 = 192
45x30 = 1350
3x14 = 42
3x10 = 30

OK 1614 sq ft