

Applicant: Matthew Mulkam

Date: 9/25/14

Address: 4 Adams St, Peabody Island

C-B-L: 84-M-007 1008
Permit # 2014-02164

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1850 - demopermit 2014-01540 - new house - existing garage

Zone Location - IR-2

Interior or corner lot - Corner lot.

Proposed Use/Work - build new 36'x28' single family cape w/ two dormers in ~~front~~ ^{on lot} ~~in front~~ & full dormer to ~~west~~ ^{east} on side. -

Sewage Disposal - public

Lot Street Frontage - 70' min - 88.97' + 20.39' + 163.01' = 272.37' total (OK)

Front Yard - 25' min (facing Adams St) 35.7' scaled to steps (OK)

Rear Yard - 25' min - 85' scaled to steps (OK)

Side Yard - 20' min (New Island Ave side) - 21' scaled on side street (OK) side entry stair in setback (OK) sec. 14-425.
- 27.5' scaled on east (OK)

Projections - ^{5' x 6'} ~~5' x 6'~~ ^{5' x 4.9'} ~~5' x 4.9'~~, deck 11.5' x 11' - stairs 2' x 4', front; front stairs 2' x 4', side entry 2' x 4'

Width of Lot - 80' min - 86' scaled (OK)

Height - 35' max - 25' to ridge scaled (OK)

Lot Area - 29,000 sq ft min - existing lot (had a single family home on it) - 12,243 sq ft given (OK)

Lot Coverage Impervious Surface - 20% - 2,448.6 sq ft

36 x 28 =	1008 sq ft
11.5 x 16 =	184 sq ft
2 x 4 =	8 sq ft
2 x 4 =	8 sq ft
2 x 4 =	8 sq ft
5 x 6 =	30 sq ft
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	1246 sq ft

Area per Family - N/A

Off-street Parking - two spaces required - existing parking

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

garage =	982 sq ft
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	2228 sq ft

(OK)

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 - Zone C

* garage was a separate cottage built before 1957 & converted to a garage (79-00354)