

owner
Applicant: Brema Heaps; Todd Heasley

Date: 11/25/13

Address: 20 Park Ave, Pecks Island

C-B-L: 80087-C-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NW

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - build one story single family home.

Sewage Disposal - private, city water.

Lot Street Frontage - 100' min - right of way that existed as of July 15, 1985 - 21' along Pleasant.

Front Yard - 30' min - 217' scaled OK

Rear Yard - 30' min - 105' scaled OK

Side Yard - 20' min - 24' on left. scaled OK
- 82' scaled on right side OK

Projections -

Width of Lot - 100' min - 141' scaled OK

Height - 36' max grade - 23.9' scaled from ridge to lowest grade

Lot Area - 40,000 sq ft if public water - 61,664.3 sq ft

Lot Coverage Impervious Surface - 20% = 12,332.86

Area per Family - N/A

Off-street Parking - 2 parking spaces shown

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning Stream Protection - edge of property in shoreland, structure not within it.

Flood Plains - panel 15 - zone C

Will Winkelman - architect, front yard is Pleasant Ave -