

Proposed House Lot.

Applicant: Jean & John Gullner

Date: 5/13/13

Address: Lot 1 - ~~293 Island Ave~~ 293 Island Ave
(Split from 48 Pleasant Ave.)

C-B-L: 87-K-022, 008's 029.
*will be 087-K-029

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - construct new 2 story single family home, 14.5' x 22.5' + 31' x 14.5' w/ two decks/porches & outside shower.

Sewage Disposal - public.

Lot Street Frontage - 70' min - 129, 84' given OK

Front Yard - 25' min or average - 30' scaled to porch (OK)

Rear Yard - 25' min ~~20' min~~ 46.5' scaled (OK)

Side Yard - 20' min - 30.5 scaled on left from porch; 31 scaled from porch (OK)

Projections - ~~5' min~~ 5' scaled on right (OK)

Width of Lot - 80' min - 132' scaled (OK)

Height - 35' max (preconstruction grade) - 25.5' to top of ridge (OK)

Lot Area - 2,000 sq ft min - 20293.5 sq ft

40 58.7 sq ft
4220 sq ft
12984 proposed (OK)

Lot Coverage Impervious Surface - 20% =

Area per Family - N/A

Off-street Parking - two spaces required - two spaces shown

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Parcel 15 - Zone C