

Applicant: Vincent Maria

Date: 5/7/15

Address: Three Palm Design Build
House Island (Northern half)

C-B-L: 110-A-001
permit # 2015-00775

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - F-B (use IR-1 for residential use)

Interior or corner lot -

Proposed Use/Work - build two story building w/ garage, ~~storage~~ storage, bathroom mechanical on 1st floor w/ dwelling unit above. - 4x4 2nd floor deck
Sewage Disposal - private

Lot Street Frontage - 100' - no road on House Island - gravel drives

(West) Front Yard - 30' min. - facing building #1 - 228.02' between 2 buildings

(East South) Rear Yard - 30' min. - facing building #2 - 100.35' between 2 buildings

Side Yard - 20' min - north - 275.5 to edge
- south - 122.28 to edge

Projections -

Width of Lot - 100' min

Height - 35' max per grade - 24' ealed from lowest grade to ridge (OK)

Lot Area - 746,631 ϕ - 17.139 acres - min. lot size 60,000 (w/out public water) 4 dwelling units = 240,000 ϕ 240,000 ϕ

Lot Coverage Impervious Surface - 20% = 149,326.2 for all 4 structures (OK)

Area per Family - N/A

24 x 44 = 1056
12 x 36 = 432
deck 4 x 9 = 36
1524 ϕ

Off-street Parking - ~~N/A~~ no road two car plus garage

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/Stream Protection - whole island - but no setback for structures in

Flood Plains - panel 14 - zone C F-B zone - most of island is cleared beyond 75' shoreland setback.

* Beyond IFW & wildlife shorebird Roosting Habitat