

Contractor: Asa Gorman
Architect/Agent - Paul Lewandowski

Surveyor: Barry Allen

Applicant: Jeffrey Bean

Date: 9/3/14

Address: 114 Mackworth St.

C-B-L: 139-H-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - original house built 1954

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - demolish existing house & ~~rebuild~~ build new house - 2 stories - on ~~smaller~~ existing foundation that has been redved to meet side, rear & front setbacks

Severage Disposal -

Lot Street Frontage - 65' min - 120.25' given (OK)

Front Yard - 25' min or average - 24.18' (OK)
average is based on setback from house blk.

$34 \times 2.6 = 79.4$
 $57 \times 6 = 342$

Rear Yard - 25' min - 25' scaled to rear of new garage wall (OK) using section 14-425 for rear landing.

Side Yard - ~~two stories~~ - 8' min - 8' garage - car house 6' from side street (OK) 8' stairs

Side street - 20' min - 30.79 on Baxter Blvd. side (OK)

Projections -

Width of Lot - 65' min - ~~102.60~~ scaled (OK)

bulkhead 5.5 x 5 =

Height - 35' max - 30' to ^{roof} deck from lowest grade (OK)

$26 \times 47 = 1222$
 $9 \times 12.5 = 112.5$
 $18.75 \times 26 = 487.5$
 $3 \times 19.5 = 58.5$
 $20.5 \times 22.5 = 461.25$
 $17 \times 7 = 119$
 $8 \times 12.5 = 100$

Lot Area - 6500 sq ft min - 10,791 sq ft given (OK)

Lot Coverage Impervious Surface - 35% = 3,776.85 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required = one in garage! one in driveway (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - Property in shoreland - structure is well beyond 75' setback.

Flood Plains - Panel 7 - zone X