

Zoning Information

CBL 139 H004001
 Land Use Type Single Family
 Property Location 114 Mackworth Street
 Book and Page 26816/188
 139-H-4

Area of Lot 10,791 sf
 .2477 acres
 Min. Lot Size (14-90.4) 6,500 sf

Zone R-3
 ROS overlay
 Shoreland Zone 75' setback met

Setbacks (14.90D)
 Front Yard 25'
 Back Yard 25'
 Side Yard 14' (two story)
 not less than 8' - 28' total

Max Coverage (14.90E) 35%
 Area of Footprint 2,622 sf (incl. decks)
 Actual Lot Coverage 24.3%

Max Height (14.90G) 35'
 Actual Height
 (grade to parapet)
 High Side 21'
 Low Side 31'-4"
 (note - roof stair not considered story)

Area of House
 Existing 2,503 sf
 New 1,273 sf
 Increase in Area (volume) 50%

REVISIONS

- #1 - 9-7-14
 - Moved front deck stair to comply with setback requirements
 - Revised rear deck to comply with setback requirements

- #2 - 9-21-14
 -added footprint SF and revised FF Elev.
 -added utility information
 -identified existing plantings to remain
 -added new tree to front yard
 -added soil types
 -added areas of site disturbance and erosion control
 -added note related to contour information
 -added roof/foundation drain outlet location

