

Applicant: 15 Waller St.

Date: 5/18/15

Address: M2 Properties (422 Milica Boissonneau)

C-B-L: 140-C-21

Permit # 2015-00895

CHECK-LIST AGAINST ZONING ORDINANCE

Date - original building burned 3/29/11 - demo permit issued 4/12/13

Zone Location - R-5

Interior or corner lot - rebuild nonconforming - set backs & use - three unit building
 Proposed Use/Work - footprint attached garage - 28' x 24.5' = 686
 building 27' x 28' x 47' = 1316
 w/ 3' x 12.75' = 38.25

Sevage Disposal - City

Lot Street Frontage - 50' min - 74' (OK)

Front Yard - 20' or average - * using section 14-385 - w/ 13' now - 14.15' (OK) - average is 13.25' (OK)

Rear Yard - 20' min - 11.7' scaled - OK - less nonconforming than original garage

Side Yard - 2 1/2 stories - 14' - 10' on left scaled - OK can reduce one yard to 8' if 28' bld in setback
 * landing using 14-425 (OK)
 - 36' on right

Projections - 2 sets of entry porches - 5.33 x 5.6' + 4 x 2.6' = 18.4 = 40.
 5.33 x 15.88' deck = 83.4

Width of Lot - 90' for multiplex - 74' - * OK because using nonconforming factor

Height - 35' max - 31.67' scaled - 79/9 ft 14-385 extended with 10/21/15
 216.25 proposed OK

Lot Area - 6000 ft² for multiplex - building (as 3 unit) excluded as of June 1986 (OK)

Lot Coverage Impervious Surface - 40% = 3167.6

Area per Family - 3 family - 6000 ft² - * OK - building was a three unit
 left Leiner's letter allowed

Off-street Parking - 3 spaces
 exclusion of nonconforming use
 10/21/15. (14-385)

Loading Bays - N/A

Site Plan - Level I Minor Residential Zone

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A

- original garage was 24' x 30' - replacement (OK)
 - * original building was hip roof but - flat roof not as high as ridge
 volume would be similar OK - 14-385