

New House lot

Applicant: Susan Small

Date: 4/28/14

Address: 39 Mayfield St (beyond #29 - to the left)

C-B-L: 145-B-032

Permit # 2014-00663

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 24' x 24' garage - built 1970

Zone Location - R-5

Interior or corner lot - interior

Proposed Use/Work - build one story single family home

Sevage Disposal - public

Lot Street Frontage - 50' min. - 100' given

Front Yard - ~~50' min~~ 20' min. - 32.46' scaled (OK)

Rear Yard - 20' min. - 37.64' scaled to "avoid possible fire conflict"

Side Yard - 1 or 1/2 story - 8' min. 15.25' on left (OK)
2 stories - 12' min. 44.72' on right

Projections -

Width of Lot - 60' min. - 98.3' scaled (OK)

Height - 35' max. - 20' scaled from grade to ridge (OK)

Lot Area - 6,000 sq ft min - 11,916 sq ft (OK)

(Lot Coverage) Impervious Surface - 40% = 4766 sq ft

(shed) 10 x 12 = 120

31.5 x 40 = 1260

6.5 x 32.5 = 211.25

porch 6.5 x 7.5 = 48.75

Area per Family - 3,000 sq ft for 1 or 2 family - (OK)

1570

1640 (OK)

Off-street Parking - 2 parking spaces - one in garage, one parallel to road setback 20' (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 - Zone X

~~needs to use section 14-403 but so far beyond the lot to the end of the lot~~