

Applicant: Silver Beach LLC & Elizabeth Baum

Date: 5/22/14

Address: 83 Wellwood Rd

C-B-L: 14060038; 160-F040

Permit # - 2014 - 01059

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new two-story single family home - w/ accessory dwelling unit
& ~~three car~~ garage (24x38) (45x24) (24x26)

Sewage Disposal - City

Lot Street Frontage - 50' min

Front Yard - 25' min - 35.5' scaled to corner of deck (OK)

Rear Yard - 25' min - 65' to back corner
- 60' to possible deck or porch (OK)

Side Yard - two-story 14' min - 79' scaled on left OK
- 43' " " right OK

Projections -

Width of Lot - 65' min - 184.6' scaled (OK)

* Height - 35' max - sides @ 32' bridge (OK)

Lot Area - 6700 sq ft - 33,092 sq ft given - OK

garage/ADU	45x24	=	1080
deck	24x64	=	1536
porch	37x12	=	444
	23x8.5	=	195.5
		=	3255.5 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 11,582.2 sq ft

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces for single family & 1 space for accessory dwelling unit

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

* ZBA granted Conditional Use Appeal on June 5, 2014