

Applicant: Dan LaBrie (AAL Builders)

Date: 12/9/14

Address: ²⁸⁴ 280 Harvard St.

C-B-L: 153-B-008

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build 26'x26' single family (2 stories) w/ front porch & rear deck

Sewage Disposal - public

Lot Street Frontage - 50' min. - 50' 5" min (OK)

Front Yard - 25' or average - 45.4' scaled to front steps (OK)

Rear Yard - 25' min - 28.4' scaled to deck (OK)

Side Yard - 1/2 stories - 8' min 16.9' on left (OK)
2 stories - 14' min 18' on right (OK) (to side steps)

Projections -

Width of Lot - 65' min - 65.28' scaled (OK)

Height - 35' max - 26.9' to ridge (OK)

Lot Area - 6500 sq ft min - 7405.2 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 2,591.82 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required - 2 beyond 25' setback

Loading Bays - N/A

Site Plan - Level I Minor Residential - permit # 2014-02742

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

Steps	4x5	= 20
houn	26x26	= 676
front porch	6x22	= 132
side entry	3.5x6.5	= 22.75
back deck	6x4.5	= 27
deck	10x10	= 100
		<u>980.75</u> OK