

~~Proposed new single family~~ Proposed House Lot.

Applicant: Cassi Brooks & Kimberly Crabb
Address: (Lot split from 116 Bradley St)
108 Bradley St.

Date: March 12, 2015
C-B-L: 178-F-004
permit # - 2015-00365

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1952

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - ~~it is remaining existing lot conforming~~ build a new single family home on lot split from 116 Bradley St. 35' x 26' 1 1/2 stories
35' x 29', 1 1/2 stories.

Sewage Disposal -

Lot Street Frontage - 50' min - 66.78' (OK)

Front Yard - 25' min or average - average given as 21.5' - 22.9' to front stairs (OK)

Rear Yard - 25' min - 77.4' rear from bulkhead (OK)

Side Yard - ~~1 1/2 story 8'~~ - proposed base is 1 1/2 stories - 13.33' x 17'10" area of second floor is open below.
~~2 story 14'~~ - 8' min - 13.5' on left

Projections - (OK) - 18' max

Width of Lot - 65' min - 66.78' given OK (OK)

Height - 35' max - 26' sided to ridge (OK)

Lot Area - 6500 sq ft min - 907 (OK)

Lot Coverage Impervious Surface - 35% = 907 x 3174.57 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required - 26' x 31' deep beyond setback 10' wide (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 - zone C

~~existing footprint 2330~~
(permitted)

26 x 35 = 910
15.5 x 3 = 46.5

bulkhead 5 x 6 = 30
bed stairs - 7 x 2 = 14

front stairs 7 x 2 = 14

OK (1014.5) sq ft