

Applicant: 25 Hillcrest Ave

Date: 7/12/13

Address: Higgins Builders (Tim Higgins)

C-B-L: 260-C-218

Permit # 2013-01449

CHECK-LIST AGAINST ZONING

ORDINANCE

* revised plans 8/6/13

Date - new

Zone Location - R-3

Interior or corner lot - corner

Proposed Use/Work - build two story single family w/ one story det attached garage

Sewage Disposal - public

Lot Street Frontage - 50' min - ~~46' min~~ 51' min (OK)

Front Yard - ~~50' min~~ 25' min - 25' to front of porch

Rear Yard - ~~25' min~~ 25' to front corner of porch - 46' to rear from garage corner

Side Yard - 20' on side street
15' on 1/2 story or 1/2 story corner pt - 15' on left side (OK)
2 stories - 14' - 2' on right (OK)

Projections -

Width of Lot - 65' min - 88' (OK)

Height - 35' max - 28.75 scaled to roof ridge

Lot Area - 6,500 sq ft min - 12,101 sq ft (OK)

Lot Coverage Impervious Surface - 35% = 4,235.35 sq ft

Area per Family - 6,500 sq ft (OK)

Off-street Parking - two spaces - 18' x 20.5' in garage -

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - zone X

* Section 14-403 applies

porch	24x6	=	144
deck	10x10	=	100
garage	23x26	=	598
house	28x32	=	896

1738 sq ft (OK)