

Owner - Mark Thistle  
Applicant: Greg McCormack

Date: 12/3/14

Address: 21 Mayfield St.

C-B-L: 293-C-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - P-1

Interior or corner lot -

Proposed Use/Work - build 2 1/2 story duplex (2 townhouses) 44' x 22'

Sevage Disposal - public

Lot Street Frontage - 50' min. - 50.84' given OK

Front Yard - 20' or average - 39.26 scaled

Rear Yard - 20' min. - from deck - 24' scaled OK

Side Yard - 2 1/2 stories - 14' min. - 12.46 on right - 10.36 on left. need 1/2 of 28' - has 28.82' OK  
can be reduced to 8' if add to other side - OK

Projections -

Width of Lot - 60' min. - 50.14 scaled - Muzel's determination letter dated 9/27/06 determined this was a lot of record. - only <sup>yard</sup> dimensional need to be met. not lot width

Height - 35' max. - 31.27 scaled to ridge. OK

Lot Area - 6207  $\phi$  according to survey OK

Lot Coverage Impervious Surface - 40% = 2482.8  $\phi$

house 22x44 = 968  
entry 6x4 = 24  
deck 10x10 = 100  
dashore 6.5x575 = 3737.5  
1129.8  $\phi$  OK

Area per Family - 3,000  $\phi$  - OK (need 2,000 for duplex)

Off-street Parking - OK 4 spaces total - 2 per unit - 2 spaces in front beyond 20' - 18' x 18'  
- 2 spaces behind 18' x 18'

Loading Bays - N/A

Site Plan - Permit # 2014-02688 (Level I Minor Residential Site Plan)

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - 2am X