

4/21/14 No response to email on Peer Review comments  
 5/6/14 response  
 Applicant: PH Warren Ave LLC Date: 2/19/14  
 Address: 421 Warren C-B-L: 2<sup>nd</sup> fl - 11-06

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 303-A-10  
 304-B-28

Zone Location - B-4

Interior or corner lot -

explain

About 4000 sq ft each  
 300'  
 70 x 400 = 28,000  
 25,040 sq ft multiple  
 unit commercial

Proposed Use/Work - multi-unit commercial Bldg

Sewage Disposal - City

Lot Street Frontage -

54.78

Front Yard - 20' min or AVERAGE for closer - 54.85 shown

Rear Yard - 20' min - 20' plus shown same

Side Yard - 1-2 stay 10' - showing 20' at the closest.  
 20' also on the reverse

Projections -

Width of Lot - 60' min - 60' + shown

Height - 65' max - showing less - 1 floor only - less than 20'

1/2 min

Lot Area - 418,313 sq ft given for new lot 10,000 sq ft min 409,000 13.75%

Lot Coverage Impervious Surface - 80% max

418,313 / 10,000 = 41.8313 = 41.83%

Area per Family - N/A ~ 1450 sq ft

Off-street Parking - ? use is generic offices req 1 per 400 sq ft if only busines, mfg, indst & not retail

Loading Bays - 1 per 1000 sq ft or 28 spaces needed / 418,313 shown 36 shown

Site Plan - 2014-016 level III site plan preim

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - note flood area Panel 6 - Zone X

Floor Area Ratio: (R-3 closest) .55 max,

25,040  
 28,000  
 418,313 / 409,000 = .0612