

# New Single Family

Applicant: W.A. One - owner  
 Divulsified Property - Applicant  
 Address: 1670 Forest Ave. - Lane Ave.

Date: 8/19/14

C-B-L: 310-E-30, 31, 32, 33, 34  
 will be 310-E-30 part of 31

## CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~house lot~~ New - land split from 1670 Forest  
 garage existing

existing garage  
 - 8' off new rear.  
 (coltside)  
 - 35' 35.21' on left  
 - 17' on right.

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build a new 26' x 28', two story house.

Sewage Disposal - city

Lot Street Frontage - 50' min. - 80' given (OK)

Front Yard - 25' min - 22' scaled to porch - OK using section 14-425.  
 - 27' scaled to house.

Rear Yard - 25' min - 50.5' scaled to bulkhead (OK)

Side Yard - 2 strips - 14' min - 9' on left - ok can borrow from right - need 28'  
 1st strip - 8' min 39' on right. from land. has 48' total

Projections - front porch 5' x 8.6', bulkhead 7' x 4.33' (doghouse), - side entry (left)  
~~4.9 x 4.33~~ 4.9 x 4.33

Width of Lot - 65' min - 80' scaled (OK)

Height - 35' max - 28' scaled to ridge (OK)

Lot Area - 6500 sq ft min - 8876 sq ft given (OK)

Lot Coverage Impervious Surface - 31% = 3099.6 sq ft

have 26 x 28 = 728  
 8.6 x 5 = 43

Area per Family - 6500 sq ft - (OK)

bulkhead 7 x 4.33 = 30.31

Off-street Parking - 2 spaces required - two in garage.

Garage - 24 x 26 = 624

Loading Bays - N/A

Side steps - 4.9 x 4.33 = 21.22  
 1446.13 (OK)

Site Plan - Level 2 Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel b - Zone X