

New House Lot

Owner - W.A. One
 Applicant: Diversified Properties Inc. (Jim Wolf)
 Address: Lane Ave, (Split from 1670 Forest Ave)

Date: 10/2/14
 C-B-L: 310-E-030 (will be 310-E-032)
 permit # 2014-02272

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~R2~~ New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build a new two story, 30' x 24' style family home, w/ front porch

Sevage Disposal - city / public

Lot Street Frontage - 50' min - 69.15' (per survey) OK

Front Yard - 25' min - 25' exactly b front steps OK

Rear Yard - 25' min - 56.7' scaled to bulkhead OK

Side Yard - 2 stories - 14' min - 9' on right scaled, 37' on left - OK total is 46' - only need 28' - not less than 8'

Projections - front steps (porch) 4' x 3', side landing stairs 4 x 6

Width of Lot - 65' min - 69.5' OK (scaled)

Height - 35' max - 28.45' b ridge from grade - OK

Lot Area - 6,500 sq ft min - 8,677 sq ft (given on survey) OK

Lot Coverage Impervious Surface - 35% = 3,036.95 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 18' x 18' area beyond 25' setback

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 6 - zone X

24 x 28 =	672 sq ft
2 x 11 =	22 sq ft
porch 4 x 11	44 sq ft
bulkhead - 5.33 x 7 =	37.31 sq ft
stairs 4 x 3	12 sq ft
" 4 x 6	24 sq ft
	<hr/>
	811.31 sq ft <u>OK</u>