

Applicant:	David Morash	Date:	9-2-2016
Address:	124 Allen Ave	C-B-L:	342- B-016 & 342-B-023
Permit #:			

CHECKLIST AGAINST ZONING ORDINANCE

Date	
Zone Location	R-5; rear part of lot 12.5' deep is R-3
Interior/Corner Lot	interior
Proposed Use/Work	Is lot 342-B-023 buildable under section 14-120(b) small residential lot development?
Sewage Disposal	city
Lot Street Frontage	Small lot 40' - 42' shown – OK; developed lot 50' – 62.65 given -OK
Front Yard	Small lot – none required; developed lot - existing
Rear Yard	Small lot – none required; developed lot – 20' – 23' to stairs -OK
Side Yard	Small lot – 7' – no footprint shown; developed lot – right side existing, left side – 12' – 12.5' to stairs - OK
Projections	
Width of Lot	Small lot – 40' – 42' shown –OK; Developed lot 60' -63.5 scaled for principal structure (rear deck is accessory to the principal structure) - OK
Height	No height restriction
Lot Area	Small lot 5,000 sf – 5012 sf- given – Ok; developed lot 6,000 sf – 7568 sf
Lot Coverage/Impervious	Small lot 50% -no footprint provided; developed lot 40% - 2084 sf footprint, 27.5% lot coverage - OK
Area per Family	Small lot – must be single family home; developed lot 3,000 sf – two family – OK
Off-Street Parking	Small lot – will need to provide two off street spaces
Loading Bays	
Site Plan	
SLZ/Stream Protection	
Flood Plains	
Notes	Maximum lot size 14-120(b)(2)(b) 13,000 sf – original lot is 12,580 sf - OK