

Applicant: 12 White Birch Lane (duplex building)

Date: 7/12/15

Address: Birch Lane LLC (King Wrenskan)

C-B-L: 343-D 016, 437-A-113
permit # 2015-01176

CHECK-LIST AGAINST ZONING ORDINANCE

Date - PRVD - 1985 - 27 units originally

Zone Location - R-1-PRVD

Interior or corner lot -

Proposed Use/Work - add one unit to existing duplex - by converting garage / laundry room

Sewage Disposal -

PRVD
+ 12 units per building max

Lot Street Frontage - existing

- 100 ft open space ratio
300 ft per unit 8400 ft

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot - N/A

Height - existing

Lot Area - 2 acres gross - 169,000 ft² (3.88 acres) 209000

Lot Coverage/ Impervious Surface -

Area per Family - 3,000 ft² per unit of net land area - 28 x 3000 = 84,000 ft² - total area available 111,800 (OK)

Off-street Parking - ~~needed 27 x 20 = 540 + 1 = 541 total~~ OK because adding one unit

Loading Bays - 28 units for 1-53 existing parking spaces exceed one per unit spaces.

Site Plan - Admin authorization 2015-200

Shoreland Zoning/ Stream Protection - on property but not where duplex is.

Flood Plains - on property not where building is Pined 7 - zone X