

Applicant: Tim Higgins (Purchase/Sale Agreement)

Date: 9/13/15

Address: 690 6th Adams St (split from 680 Adams St)

C-B-L: 386-B-011

permit # 2015-01808

CHECK-LIST AGAINST ZONING ORDINANCE

revised site plan 9/13/15

Date - new

Zone Location - R-2 zone

Interior or corner lot -

Proposed Use/Work - build new single family home - one story - (20' x 20' garage ^{attached} at part of footprint) 58' x 28' & 12' x 21'

Seepage Disposal - - Subsurface -

Lot Street Frontage - 50' min - 100' 5' var (OK)

Front Yard - 25' min - 25' given - front steps - encroach - OK under section 14-425 - 45' footprint - 6' off building

Rear Yard - 25' min - 28' ^{38'} setback - (OK)

Side Yard - ^{1 1/2' var - not suitable} two story - 14' min - 13' on left - 26' on right - OK - if two stories need lot of 28' - has 34'

Projections -

Width of Lot - 80' min - 100' (OK)

Height - 35' max - 22' to ridge from lowest grade

Lot Area - 10,000 sq ft min - 10,000 sq ft given (OK)

Lot Coverage/ Impervious Surface - 20% = 2,000 sq ft

Area per Family - 10,000 sq ft (OK)

Off-street Parking - 2 spaces - 2 car garage provided - 20' x 22'

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

- ~ half of lot is in Falmouth - email from Justin Brown - all set for R permits

- partial daylight basement

deck per = 50 - $\frac{6}{24} = .75$

28 x 58 = 1,624

12 x 21 = 252

attached deck 4.5 x 4.5 = 20.25 OK

1970.25 sq ft

62 x 28 = 1736 58 x 28 = 1624

14 x 22 = 308

(attached) 5 x 5 = 25

deck = 5 x 10 = 50

1/2 (4 x 3) = 6

2125