Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/17/15

Applicant: James Wolf
River Trails Inc, owner (Burt Wolf)

Date: 8/11/15

Address: 8 Basket Lane
(Lot 18 Riverwalk subdivision)

C-B-L: 390-A-018.
permit # 2015-01818.

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - C40 - contract zone (~~issued~~ amended Dec. 2012, & Feb. 2013)

Interior or corner lot -

Proposed Use/Work - new two story - 26'x 28' single family w/ attached 18'x24' garage

Sewage Disposal - public

Lot Street Frontage - 50' min - 79.41' on basket lane (OK)

Front Yard - 10' min - 10' to steps - 15.8 to house - (OK)

Rear Yard - 20' min or 25' - 48.5 to deck (OK)

Side Yard - 12' min - 12.8 scaled - (OK)
side yard side street 12' min - 43.3' scaled - (OK)

Projections -

Width of Lot - 50' min

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

Lot Area - 6,000 ¢ - 10,373.¢ given (OK)

Lot Coverage/Impervious Surface - 40% = 4,149.2 ¢

Area per Family - 6,000 ¢

Off-street Parking - 2 spaces required - garage 2 cars ~~17.35 wide~~ inside (driveway)

Loading Bays - N/A

26 x 28 = 728
18 x 24 = 432
6 x 6 = 36
6 x 5.33 = 31.8 ¢
12 x 12 = 144
1371.8 ¢ (OK)

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

min. floor area - excluding garage - 1,000 ¢ 728 1st floor + 728 2nd floor - 1456 ¢ (OK)
plus and garage -