

New Lot

Owner - Jack Stearns LLC
Applicant: Nick Estes (buyer)
Address: 425 Allen Ave

Date: March 9, 2015

C-B-L: 401-A-019 (split from
perm. # 2015-00338 401-A-017)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - vacant land -

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build a new single family home - 2 stories - $\approx 32' \times 28'$ w/ attached

Sewage Disposal - public two car garage

Lot Street Frontage - 50' - 50' min - (OK)

Front Yard - 25' or average - 128.5 scaled to street (OK)

* Rear Yard - 25' min - 32' to corner of home - 25.58' min to deck

Side Yard - 8' min 1 story - left side scale @ 15.3' (OK)

Projections - 14' min 2 story - right side porch scale @ 14.6' (OK)

Width of Lot - 65' min - 66.4' scaled (OK)

Height - 35' max - 29'4" min to ridge (OK)

Lot Area - 6,500 ϕ min - 13,163 ϕ

* Lot Coverage/Impervious Surface - 35% = 4,607.05 ϕ

Area per Family - 6,500 ϕ

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

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

Carved porch 6' x 16'	= 96
32' x 28'	= 896
20' 1/2' x 10'	= 200
4' x 12'	= 48
	<hr/>
	1240
6.5 x 11 =	104
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	1344 ϕ