

Proposed - New House lot

Applicant: Diversified Properties

Date: October 21, 2013.

Address: 60 Huntington Ave

C.B.L.: 42410-0-001, 002, part of 003
permit # 2013 - 02334

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build 94' x 32' Cape w/ full dormer on rear.

Sevage Disposal - public

Lot Street Frontage - 50' min - 100.8' scaled on Huntington Ave - OK

Front Yard - 25' or average - 34' scaled from front steps

Rear Yard - 25' min - 25' scaled to doghouse

Side Yard - two lots - 14' min - 46.5' scaled on from house - right side - OK
Side yard structure - 20' min - 20' scaled - OK

Projections -

Width of Lot - 65' min - ~~100.8'~~ 99' scaled - OK

Height - 35' max. - 23.4' scaled from ridge - OK

Lot Area - 6500 sq ft min. - ~~5125.4~~ 9135.6 - OK

rear steps 7 x 1.5 = 10.5
side steps 4 x 1.5 = 6
32 x 24 = 768
6 x 5.33' = 32
front steps 5 x 1.5 = 7.5

82.4 OK

Lot Coverage Impervious Surface - 35% = 3197.46 sq ft

Area per Family - 6500 sq ft - OK

Off-street Parking - 2 spaces required - 8' x 18' shown beyond 25' setback.

Loading Bays - N/A

Site Plan - Level I Minor residential site plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

* Huntington Ave is front yard.