



Applicant: Higgins Builders, Inc (Tom Higgins)
Address: 27 Humboldt St (lot 2)

Date: 10/10/13
C-B-L: 410-D-025!026
perm. # 2013-02267

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Nov

Zone Location - R3

Interior or corner lot - ϕ

Proposed Use/Work - build two and a half story single family home 26x28 - rear deck
partial daylight basement

Sevage Disposal - public

Lot Street Frontage - 50' min - 65' given (OK)

Front Yard - 25' min average - 26' to house - 20' to front porch OK 14-423 - 6' out 4x8 (OK)

Rear Yard - 25' min - 38' to steps off deck (OK)

Side Yard - 1 or 1/2 story - 8' min - 9' on right side - can reduce side yard - need total of 32' - has 37' (OK)
25' to house - 14' min - 28' on left

Projections - 2 1/2 stories - 10' min

Width of Lot - 65' min - 65' scaled (OK)
6' x 5' projection does have

Height - 35' max - 31.7' scaled to peak of ridge from lowest grade (OK)

Lot Area - 6500 ϕ min - 6507.8 ϕ given (OK)

Lot Coverage Impervious Surface - 35% = 2277.7 ϕ

Area per Family - 6500 ϕ (OK)

Off-street Parking - 2 spaces required - 20' x 18' - by and front yard (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - zone X

X partial daylight basement

26x38 = 728
6x5 = 30
6x8 = 48
4x6.5 = 26
10x8 = 80
5x3 = 15
3.5x6.5 = 22.75

949.75 (OK)