

Richmond Properties LLC
Applicant: TP Properties LLC (Tim O'Donovan)

Date: 5/26/13

Address: 1062 Ocean Ave (Lot 14 Old Barn Estates) C-B-L: Lead 414-A 004 -
maybe 415-A 001?

CHECK-LIST AGAINST ZONING ORDINANCE

perm. # 203-0100

Date - old house demolished

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - demolish existing two family & detached garage - rebuild detached garage 36x28
same footprint - build new two story 5,776 sq ft family 28'x32' - with ~~detached garage~~
lower level - two car garage

Severage Disposal - city

Lot Street Frontage - 55' min - 116.4 (Ocean) + 162.18 (Wedgehead) = 278.9' ^{OK}

Front Yard - 25' min or average - 45.3 to slope
- 49.8 to porch

Rear Yard - 25' min - 62.5 to deck ^{OK}

Side Yard - 2 stories - 14' min - 19.5 scaled ^{OK}

Side yard side street - 20' min - 63.7 to porch

Projections - porch 32' x 5' ; 8' x 5' ; deck 12 x 6 ; deck 12 x 12 w/ 3.5 x 4 landing ; 12.5 x 35 stairs

Width of Lot - 65' min - 116 scaled ^{OK}

Height - 35' max - 27.9' scaled to ridge

Lot Area - 6500 sq ft min - 25,427 sq ft ^{OK}

Lot Coverage Impervious Surface - 35% = 8,899.75 sq ft

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

36 x 28 = 1008

28 x 32 = 896

32 x 5 = 160

5 x 8 = 40

12 x 12 = 144

3.5 x 4 = 14

12.5 x 25 = 437.5

2305.75 sq ft ^{OK}