

Applicant: Maine Investment Properties, LLC  
Address: <sup>by-</sup> 126 Veranda St (Lot A) (Tim McCony)

Submission Site Plan - 2013-058  
Date: 10/11/13  
C-B-L: 431-~~00~~M-005  
Permit # 0013-02269

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R5

Interior or corner lot -

Proposed Use/Work - two story duplex - 32x23 & 13x24

Sewage Disposal - city

Lot Street Frontage - 50' min - 52.75' scaled

Front Yard - 20' or average - 21' scaled to bay window - OK

Rear Yard - 20' min - 37.66' scaled to stairs - OK

Side Yard - 2 sides - 12' min - 8' on right - OK on borrow from left - need total of 24' has 31.8'

Projections -

Width of Lot - 60' min - 61' scaled rear of building - stairs are considered accessory and not part of principal structure - OK

Height - 35' max - 29.5' scaled to ridge - OK

Lot Area - 6000 sq ft min - 6005 sq ft min

Lot Coverage Impervious Surface - 40% = 2402 sq ft

$$- 32 \times 23 = 736 \text{ sq ft}$$

$$- 13 \times 24 = 312 \text{ sq ft}$$

Area per Family - 3,000 sq ft for one or two family (OK)

$$\text{deck} - 9 \times 7 = 63$$

$$\text{stairs} - 40.5$$

$$\text{bay window} - 27$$

$$\text{1178.5 sq ft OK}$$

Off-street Parking - 4 spaces required - 18x36 - 4 spaces

stair - 14-336  
can park in front yard for duplex if one driveway

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X