

City of Portland

DEC 20 2023

PERMIT ISSUED

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 101433

This is to certify that MJ-DEVELOPMENT COMPANY LLC / MJ-DEVELOPMENT CO  
has permission to Re-new Single Family Home permit#090519  
AT 22 YALE ST CBL 436 A008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Gortens

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 22 YALE ST

CBL: 436- A-008-001

Issued to: MJ, DEVELOPMENT COMPANY LLC

Date Issued: 7/9/2012

**This is to certify** that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-05-1144-UI, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3  
SINGLE FAMILY DWELLING  
UNFINISHED BASEMENT  
TYPE 5-B  
IRC 2003

Approved:

7-9-12

*Don McPherson*

(Date)

Inspector

*[Signature]*

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1433	Issue Date:	CBL: 436 A008001
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Location of Construction: 22 YALE ST	Owner Name: MJ DEVELOPMENT COMPANY	Owner Address: 31 OLD CAMPUS DR	Phone:
Business Name:	Contractor Name: MJ DEVELOPMENT COMPANY	Contractor Address: 31 OLD CAMPUS DR Portland	Phone: 2077974380
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Vacant Land Connected w/ permit#090519 - Re-new Single Family Home permit#090519	Proposed Use: Vacant Land Connected w/ permit#090519 - Re-new Single Family Home permit#090519	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: Re-new Single Family Home permit#090519 <i>24' x 36' with Attached 22' x 24' garage</i>	Signature: <i>(KG)</i>	Signature: <i>(R)</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 11/17/2010	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>PANEL 7 zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0051 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>OK with conditions</i> <i>11/18/10</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**PERMIT ISSUED**

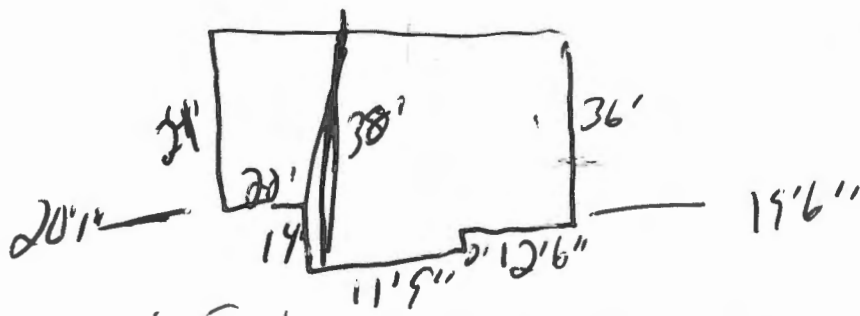
DEC 20 2010

City of Portland

### CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



3500psi Fimk  
2 #4 contain

4' of Washcoat Rebar

Need amended  
Site + Elevation  
Plans

All setbacks are met  
But does not match  
Site plan  
Will call Jim  
NLR

5-16-11

Need filter fabric

took pics okay to install when fabric is down

NLR

7-5-11

Plant Francis Pass

16c foil Loose wiring everywhere told contractor to  
Cleanup and call back

NLR

7-9-12 DAM Jim 776-1762 Final OK

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1433	Date Applied For: 11/17/2010	CBL: 436 A008001
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<b>Location of Construction:</b> 22 YALE ST	<b>Owner Name:</b> MJ DEVELOPMENT COMPANY	<b>Owner Address:</b> 31 OLD CAMPUS DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> MJ DEVELOPMENT COMPANY	<b>Contractor Address:</b> 31 OLD CAMPUS DR Portland	<b>Phone</b> (207) 797-4380
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Vacant Land Connected w/ permit#090519 - Re-new Single Family Home permit#090519	<b>Proposed Project Description:</b> Re-new Single Family Home permit#090519 -24' x 36' with attached garage 22' x 24'
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/18/2010

**Note:** **Ok to Issue:**

- 1) All of the previous conditions placed on permit #09-0519 are still in effect. There are no changes to the original submittal and none have been approved with this current application.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jonathan Rioux      **Approval Date:** 12/20/2010

**Note:** **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Fastener schedule per the IRC 2003
- 3) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 5) All conditions under permit# 090519 apply.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 12/02/2010

**Note:** **Ok to Issue:**

- 1) New one- or two-family home: NFPA 13D sprinkler system required. Hardwired photoelectric smoke and CO alarms with battery backup are required.  
A sprinkler permit is required from the City and State.

**City of Portland, Maine - Building or Use Permit**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0519	Date Applied For: 05/28/2009	CBL: 436 A008001
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<b>Location of Construction:</b> 22 YALE ST	<b>Owner Name:</b> MJ DEVELOPMENT COMPANY	<b>Owner Address:</b> 31 OLD CAMPUS DR	<b>Phone:</b> 207-797-4380
<b>Business Name:</b>	<b>Contractor Name:</b> MJ Development	<b>Contractor Address:</b> 31 Old Campus Rd Portland	<b>Phone:</b> (207) 776-1762
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths	<b>Proposed Project Description:</b> New Single Family Home 24x36 Colonial with Attached 22x24 Garage, Two Stories, 3 Bedrooms, Two & 1/2 Baths
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/02/2009  
**Note:** The site plan shows the grade going from 104' at the front right corner of the house to 99' towards the rear of the house. Added 5' to the elevation to calculate it from the lowest point. **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 06/10/2009  
**Note:** **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 3) The attic scuttle opening must be 22" x 30".
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 7) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 06/05/2009  
**Note:** **Ok to Issue:**

- 1) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 2) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

PERMIT ISSUED

<b>Location of Construction:</b> 22 YALE ST	<b>Owner Name:</b> MJ DEVELOPMENT COMPANY	<b>Owner Address:</b> 31 OLD CAMPUS DR	<b>Phone:</b> 207-797-4380
<b>Business Name:</b>	<b>Contractor Name:</b> MJ Development	<b>Contractor Address:</b> 31 Old Campus Rd Portland	<b>Phone:</b> (207) 776-1762
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 4) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

5/13/2010-amachado: Permit was issued on June 10, 2009. It has expired. Permit #10-0503 has been applied for to renew this permit.

6/1/2009-amachado: The dimensions of the building on the building plans don't match the dimensions of the building on the siteplan. Deck is called patio on the siteplan. The elevations don't match the contours and the siteplan says that there is a walk out basement which is not shown. Need pages 1 & 2 of the reduced building plans. Spoke to Jim Westcott.

6/2/2009-amachado: Received revised plans.

6/12/2009-Ldobson: MJ Development  
Jim Westcott  
31 Old Campus Drive  
Portland, ME 04103

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**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1433	Date Applied For: 11/17/2010	CBL: 436 A008001
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<b>Location of Construction:</b> 22 YALE ST	<b>Owner Name:</b> MJ DEVELOPMENT COMPANY	<b>Owner Address:</b> 31 OLD CAMPUS DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> MJ DEVELOPMENT COMPANY	<b>Contractor Address:</b> 31 OLD CAMPUS DR Portland	<b>Phone</b> (207) 797-4380
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PERMIT ISSUED

DEC 20 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

DEC 20 2019

City of Portland



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11.17 20 10

Received from Apex Management -

Location of Work 22 Yale St 3.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other Excavation

CBL: 163-A-8

Check #: 6351 Total Collected \$ 30

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or other charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>22 Yale St Lot #3</u>		
Total Square Footage of Proposed Structure/Area <u>17000</u>	Square Footage of Lot <u>80000</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>436-A-008</u> Block# Lot# <u>3</u>	Applicant <b>must be owner, Lessee or Buyer</b> Name <u>M.S. Development</u> Address <u>31 Old Campus Dr.</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>797-4380</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>120,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1595</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>Raw land.</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name: _____ Project description: <u>24'x36' Colonial 22'x24' Garage.</u> <u>2 1/2 Baths 3 Bedrooms 2 Floor</u>		
Contractor's name: <u>M.S. Development</u> Address: <u>31 Old Campus Dr.</u> Dept. of Building Inspections City, State & Zip: <u>Portland Me. 04103</u> City of Portland Maine Telephone: <u>797-4380</u> Who should we contact when the permit is ready: <u>Jim Wiscott</u> Telephone: _____ Mailing address: _____		

RECEIVED

Please submit all of the information outlined on the applicable Chapter 10B. Failure to do so will result in the automatic denial of your application.

In order to be sure the City fully understands the full scope of the project, the Department may request additional information prior to the issuance of a permit. For more information on this form and other applications visit the Inspections Division website at [www.portlandmaine.gov/inspections](http://www.portlandmaine.gov/inspections) or call the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the name of the project and that I have been authorized by the owner to make this application. I understand the laws of this jurisdiction. In addition, if a permit for work described in this application is issued, my authorized representative shall have the authority to enter all areas of the property for the purpose of inspecting the work and enforcing the applicable provisions of the codes applicable to this permit.

Extension of Existing Permit  
22 Yale St.

Signature: [Signature] Date: \_\_\_\_\_

This is not a permit; you may not commence work until you receive a permit.

Applicant: MJ Development Inc (Jim Wescott)

Date: ~~11/19~~ 11/18/10

Address: 22 Yeh St (Lot 3)

C-B-L: 436-A-008.  
permit #09-0519

CHECK-LIST AGAINST ZONING ORDINANCE

11/18/10 No changes to original approval

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build two story single family (24'x36') w/ attached garage (22'x24')

Sevage Disposal - City

Lot Street Frontage - 50' min - 84.71' given

Front Yard - ~~50' min~~ 25' min - 25' scaled

Rear Yard - 25' min - 37' scaled to deck

Side Yard - 1 1/2 story - 8' min 24.5' scaled on right  
2 story - 14' min 14' " " left

Projections - 12x8 deck

Width of Lot - 65' min - 84.71' given

Height - 38' max - 22.75' scaled, +5' for elevation - 27.75'

Lot Area - 6,500 sq ft min - 9114 sq ft given

Lot Coverage Impervious Surface - 35% = 3189.75 sq ft

Area per Family - 6,500 sq ft ok

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

Loading Bays - N/A

Site Plan - 2009-0051 (minor/minor)

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

24x36 = 864  
22x24 = 528  
8x12 = 96  
2x12 = 24

1512