

### Harbor District - Permit Application Checklist

Applicant: Maeve Green    Permit #:S-1942    Date: June 12, 2024

Project Address: 25833 Oak St

Identification

General Information

Proposed Use and Lot

Sketch or Site Plan

Existing Structure location and exterior dimensions

Proposed Structure

Location of proposed or existing well and septic

Location of public roads and right-aways

Location of shoreline within 500 ft

Location of structures on abutting lots within 10 ft of property lines

Depths of all yards including decks, porches, etc F:25 S:10 RLS:35

Development Plan Section 14

Height – 40'                      Accessary Building Height – 20'

Floor Area – 768 sq ft Min Total                       600 sq ft 1<sup>st</sup> floor on multi story

Special Uses: Living Quarters Above as long as 600 sq ft on main floor

Underground Utilities

Buffer Strip Required     Y/N

Required to preserve and incorporate natural features such as woods, streams and open spaces

Non-Conforming Replacement – Does not exceed general height, size, or scope of existing Building -

Wall faces shall not be increased in width or height

No greater impairment of views to Bay

No increase in # of buildings, structures, dwelling units, or businesses

Development Plan Required     Y/N    **Site Plan included**

COMMENTS: Proposed addition to existing structure gives a side-yard setback of 5' which does not comply with Section 6.13 (c)(1)(a) Minimum Requirements of Side-yard setback of 10'.

Motion to Approve

Motion to Approve with Conditions:

Motion to Deny made by: Taylor-Blitz 2<sup>nd</sup> by: Pryor. All in favor. **DENIED**

Motion to Postpone

### Finding of Fact

Description of the request/application Applicant proposes an addition to east side of current structure which would leave a side-yard set back of five feet.

Motions Made Taylor-Blitz motion to Deny, 2<sup>nd</sup> by Pryor. All in Favor Denied

### Each Standard and the reasons why the standard was or was not met

Harbor District Section 6.13. Minimum Requirements for Side-Yard Setback is ten feet (10') as outlined in (c) Development Regulations (1) (a) . Applicant proposal allows for only five (5) foot setback .

### Any Conditions attached to an approved request

### Post Decision Documentation of Planning Commission Decisions

x  Signed by Recording Secretary (3) copies  
(1) Applicant, (2) Planning Commission (3) Official File

\_\_\_\_\_ Copy of approved minutes along with letter to Applicant noting the action taken and any conditions - Recording Secretary  
Date sent to Applicant \_\_\_\_/\_\_\_\_/\_\_\_\_\_

Cynthia Pryor

7-10-2024

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Date