Question for potential development of 37 Montreal St.

The thought for this proptery is to remove the existing building. Construct a new building, 4 stories high, to accommodate 8 units, the building would cover approximately 3500 – 4000 sf of ground coverage and be at or under the 45’ height requirement

Questions

#1 This building would have a flat roof, how is the height measurement taken, currently there is a slight grade to the proptery, is it half of the grade difference added, I know on a gable roof the measurement is taken half way up from fascia to ridge, not sure on a flat roof Height is taken from average grade. § 14-47 – Building, height of says “ to the highest point of roof beams in flat roofs”.

#2 Thinking about a roof top deck, does that have any effect on the 45’ height, also including some kind of small structure to accommodate a door for access With a roof deck the height would be measured to the top of the flooring of the deck. § 14-430 outlines height limits. Subsection (a) allows roof structures “for the housing of elevators, stairways…” to be “erected above the height limitation”.

#3 Thinking about under the building for parking, if an area is excavated to accommodate that, does that change how the building height measurement is taken The height measurement is taken from the average grade.

#4 With 8 units how many parking spots are required section 14-332.1(k) - one space per unit in the R-6 zone on the peninsula but under subsection (4) no parking is required for the first three units – so 5 spaces are required.

#5 Does this proptery have anything to do with the fort Sumner Park overlay I need to check with Planning on this and get back to you.

#6 Are there any other issues that would prevent approval for this project I can only answer zoning questions. I suggest that you look carefully at all the dimensional requirements for the R-6 zone section 14- 139 beyond lot size, land area per dwelling unit requirements, and setbacks there are also other things to look at like “Structure stepbacks” and Landscaped open space”. You also need to look at the building code and life safety code requirements. I suggest that to get your general questions answered that you schedule a pre-application meeting. Here is a link to the application from the Planning and Urban Development Department on the city website: http://www.portlandmaine.gov/DocumentCenter/View/2313

#7 what does the site plan review consist of , what would be possible reasons for not giving approvel These questions could be answered at a pre-application meeting but you can also contact Planning at planning@portlandmaine.gov