

28annah Avenue
 Portland, Maine 04103
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MEMO: 118 on Munjoy Hill

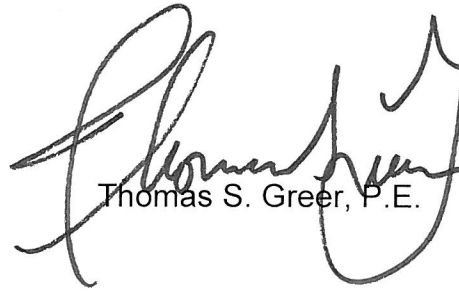
DATE: 11/13/13

1. To the best of our knowledge, this project does not need any State or Federal Permits. It will be reviewed by the State Fire Marshalls' office as part of the building permit application.
2. Zoning Summary: This project complies with the zoning requirements of the B-1 zone. Below are the dimensional standards.

ZONE INFORMATION		
Existing Zone: B-1, Neighborhood Business Zone		
Proposed Zone: B-1 with a Zoning Amendment Request		
Proposed Use: Commercial Space and Multifamily Dwellings		
Space Standards	Required	Proposed
Minimum Lot Size	None	0.25 Ac.
Minimum Street Frontage	50 Feet	121.9 Feet
Minimum Front Yard	10 Feet Max.	0.5 Feet
Minimum Rear Yard	None	5.3 Feet
Minimum Side Yard	None *	10.1 Feet
Minimum Side Yard on a Side Street	10 Feet Max.	0.5 Feet
Minimum Lot Width	None	118.5 Feet
Maximum Building Height	45 Feet **	50 Feet
Maximum Impervious Surface Ratio	90%	89%
Floor Area	10,000 sq. ft. Max.	9,122 Sq. Ft.
Minimum Area per Dwelling Unit	435 Sq. Ft.	894 Sq. Ft.
Off Street Parking	1 Space Per Unit	18 Spaces
* Except that where a side yard abuts a residential zone or a first floor residential use, a minimum of ten (10) feet is required.		
** A Zoning text amendment is requested allowing 50 feet		

3. At the current time, we believe the project requires a waiver for the number of the street trees. We propose to pay a fee to the City Tree Fund.
4. The site is fully developed. There are no natural features on site.

5. There is not enough room on site for the required street trees. The solid waste from this project will be handled by a private waste hauler. A recycling room and trash room are provided in the parking area. The retail spaces will hold waste inside until pick up day.
6. Signs for the project are shown on the Architectural plans. They consist of two 3' by 3' blade signs for the retail spaces and an embossed lettering for the residential units.



Thomas S. Greer, P.E.