

Comments submitted 12/16/13
Comments submitted 12/19/13

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-255 Application Date: 11/14/2013
CBL: 016 D002001 Application Type: Level III Site Plan Under 50,000 sq f
Applicant: EMT LLC
Project Name: 118 on Munjoy Hill
Address: 118 CONGRESS ST
Project Description: 12 Residential Units with Retail Space.
Zoning: B1

*Note Text change
to allow this goes
to Dec 16th Council
for height 50' B1
zone ground floor
commercial space*

Other Required Reviews:

- | | | |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> Storm Water | # Units _____ | <input type="checkbox"/> Historic Preservation |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other: |
| # Lots <u>14</u> | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

Distribution List:

Planner		Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 11/27/2013

CITY OF PORTLAND, MAINE

PLANNING BOARD

Stuart O'Brien, Chair
Timothy Dean, Vice Chair
Elizabeth Boepple
Sean Dundon
Bill Hall
Carol Morrisette
Jack Soley

February 3rd, 2014

RECEIVED

Ed Theriault
EMT, LLC (118 Condominiums, LLC)
118 Congress Street
Portland, ME 04101

FEB - 6 2014

Dept. of Building Inspections
City of Portland Maine

Project Name: "118 on Munjoy Hill" Condominium
12 unit residential, and 2 unit commercial, condominium
Project ID: #2013-255
Project Address: 118 Congress Street
CBL: 16-D-2
Applicant: Ed Theriault, EMT, LLC (118 Condominiums, LLC)
Planner: Jean Fraser

Dear Mr Theriault:

On January 28th, 2014 the Portland Planning Board considered and approved a Level III Final Site Plan and Subdivision proposal for the construction of a 4-story 14 unit condominium building at 118 Congress Street, comprising 2 commercial units totaling approximately 1800sq ft floor area, 18 parking spaces on the ground floor to the rear of the commercial units, and 12 residential units above.

The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance and Site Plan Ordinance and voted 7-0 to approve the application with the following waivers and conditions as presented below.

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations, contained in the Planning Board Report for the public hearing on January 28, 2014 for application #2013-255 (118 Congress Street) relevant to Portland's Technical and Design Standards and other regulations, and the testimony presented at the Planning Board hearing:

1. The Planning Board voted 7-0 to waive the Technical Design Standard Section 1.14 *Parking Lot and Parking Space Design* to allow for 13 of the indoor parking spaces to measure 18 feet by 8'6".
2. The Planning Board voted 7-0 to waive the Technical Design Standard Section 1.14 *Parking Lot and Parking Space Design* to allow a drive aisle of less than 24 feet, as shown on Plan P12.

DEVELOPMENT REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing on January 28, 2014 for application #2013-255 (118 Congress Street) relevant to the Site Plan and Subdivision reviews and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

1. SUBDIVISION

The Planning Board voted 7-0 that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:

- i. That the Subdivision Plat shall be finalized to the satisfaction of the Planning Authority, Corporation Counsel, and Department of Public Services and include detailed references as advised by the Associate Corporation Counsel in e-mail dated 1.23.2014 and relevant conditions; and
- ii. That a Stormwater Management Agreement and all easements shall be finalized to the satisfaction of the Corporation Counsel prior to the issuance of a Certificate of Occupancy; and
- iii. That the Condominium Association documents shall include references to the Stormwater Maintenance Agreement and Stormwater Inspection and Maintenance Plan, landscape maintenance (including in ROW) and all easements and licenses and be reviewed and approved by Corporation Counsel prior to the recording of the Subdivision Plat; and
- iv. That the applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment & erosion control plan based on City standards and state guidelines. A maintenance agreement for the stormwater drainage system as described in Attachment J and Plans 10 and 11 of this Report, shall be approved by Corporation Counsel and Department of Public Services, and submitted and signed prior to the issuance of a Certificate of Occupancy with a copy to the Department of Public Services; and
- v. That the applicant shall submit revised plans and associated documentation, for review and approval by the Planning Authority and City Arborist prior to the issuance of a building permit, to address the comments by the City Arborist, Jeff Tarling, dated 1.22.2014 regarding the street tree location, species and long term maintenance of the other plantings in the ROW; and
- vi. That the applicant shall make a contribution to the City's Street Tree Fund of \$1400 (for 7 trees) prior to the issuance of a certificate of occupancy.

2. SITE PLAN REVIEW

The Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following condition(s) of approval:

- i. The applicant shall submit a revised building design that results in the decks on St Lawrence Street being within the property boundaries while maintaining the current quality of design in regards to facade articulation and variation of form, for review and approval by the Planning Authority prior to signing of the Subdivision Plat; and
- ii. That the applicant shall obtain a license from the City Council, subject to review and approval by the Corporation Counsel's office, for any building features associated with the approved design that extend over the City right-of-way, prior to the release of the signed Subdivision Plat; and
- iii. That the applicant shall obtain easements or temporary construction agreements for all work outside the boundaries of the site; these (if any) shall be reviewed and approved by Corporation Counsel and the recorded copies shall be provided to the Planning Authority prior to the issuance of a building permit; and
- iv. That the applicant may be required to install a crosswalk on Congress Street at the easterly side of the St. Lawrence Street intersection. The City's Crosswalk Committee may review the subject location and identify recommendations for installing a crosswalk. If deemed appropriate by the Crosswalk Committee the applicant shall be responsible for implementation of all features of the crosswalk including but not limited to pavement markings, signage, and ADA compliant ramps; and
- v. That the applicant shall submit the revised civil engineering plans to address the Engineering Review comments of Dave Senus dated 1.16.2014 for review and approval by the Planning Authority prior to the issuance of a building permit; and
- vi. That the applicant shall submit a revised Landscape Improvement Plan to address the City Arborist comments of 1.22.2014 in respect of the site landscape (buffering and additional trellis), to also address CPTED principles as relevant, for review and approval by the Planning Authority and City Arborist prior to the issuance of a building permit; and

- vii. That the applicant shall submit the plans, documents and other materials to address the Traffic Review comments of Tom Errico dated 1.23.2014 in respect of loading and servicing and impact on street parking/City's Traffic Schedule, for review and approval by the Planning Authority, Department of Public Services and Parking Division prior to the issuance of a Certificate of Occupancy; and
- viii. That the applicant shall submit, for review and approval by the Planning Authority and the Department of Public Services prior to the start of any work on site, a revised Construction Management Plan that addresses the comments of Tom Errico dated 1.23. 2014; and
- ix. That the two adjustable "flood" lights on the front of the building over the commercial unit windows shall be adjusted in accordance with the City's Technical Standard 12 "Site Lighting" Section 12.4.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in the Planning Board Report for the public hearing on January 28, 2014 for application #2013-255 (118 Congress Street), which is attached. The standard conditions of approval are listed below.

The Planning Board, in considering this project, were aware that the associated building projections (including decks) over the ROW would need a license to be approved by the City Council and that there were staff concerns about this aspect of the project. The Planning Board voted 5-2 (Dean and Hall opposed) to send a Communication to the City Council outlining the basis of the Board's support for the projections on this particular project.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the posting of a performance guarantee. The performance guarantee must be posted prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.
2. **Subdivision Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.
3. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
4. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
5. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
6. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
7. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
8. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

9. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
10. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
11. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
12. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov.

Sincerely,



Stuart O'Brien, Chair
Portland Planning Board

Attachments:

1. Associate Corporation Counsel comments dated 1.23.2014
2. City Arborist comments dated 1.22.2014
3. Engineering Review (Woodard & Curran) comments 1.16.2014
4. Traffic Engineering Review comments dated 1.23.2014
5. Plan P12
6. P. B. Hearing Report for the public hearing on January 28, 2014 re application #2013-255 (118 Congress Street)
7. City Code Chapter 32
8. Sample Stormwater Agreement
9. Performance Guarantee Packet

Electronic Distribution:

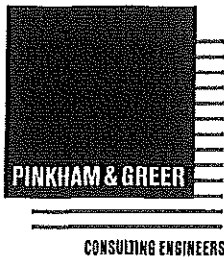
Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Phillip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Service

Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Jennifer Thompson, Associate Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Paper Copies:

Thomas S Greer, PE

Thomas Federle Esq., Federle Mahoney



28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

MEMO: 118 on Munjoy Hill

DATE: 11/13/13

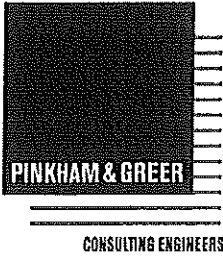
1. To the best of our knowledge, this project does not need any State or Federal Permits. It will be reviewed by the State Fire Marshalls' office as part of the building permit application.
2. Zoning Summary: This project complies with the zoning requirements of the B-1 zone. Below are the dimensional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

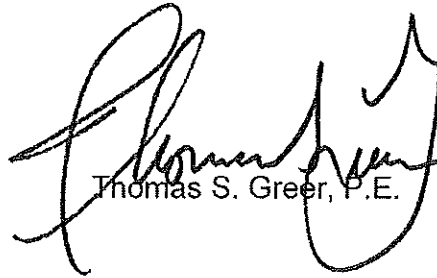
Abuts residential zone.
25 Mountain
residential 1st
floor use
B-D 10-B-6
(no more 20' height
in residential zone)

to building.

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.

Marge Schmuckal - Fwd: 118 Congress Street

From: Barbara Barhydt
To: Schmuckal, Marge
Date: 9/16/2013 2:36 PM
Subject: Fwd: 118 Congress Street
CC: Jaegerman, Alex

Hi Marge:

Alex and I met with Tom, David Lloyd and Ed Theriault (we met with him before on this site) about their ideas to redevelop the site. When we met with them before they were envisioning 6 residential units in the B-1 zone, but now they have a scheme with 18 units. They met with us to discuss zone change options.

Two questions came up that we need your input on:

1. The B-1 has a 20 foot rear yard setback if the abutting property is in residential use. There is a jog in the property line, so how do you interpret that. I have a rough sketch of the site, which I can share with you.
2. The question below. The overall building footprint exceeds 10,000 sf, but the area within the existing B-1 zone is less than 10,000 sf and a portion of that first floor would be retail. How would you interpret this?

Thanks. Let me know when we can discuss this (at our 11 a.m. meeting tomorrow?)

Barbara

>>> Tom Federle <tom@federlemahoney.com> Monday, September 16, 2013 2:05 PM >>>
Barbara and Alex-

Thanks for meeting with us today. Let us know Marge's thoughts regarding floor area of a multi-tenant building [14-165(g)] in the context of a condominium partially in the B-1 and partially outside of it. Not sure that condominium owners are "tenants" making this a "multi-tenanted building". If so, the first floor area that is within the B-1 zone will be below the 10,000 sf requirement. It would exceed the B-1 standard only if that portion of the first floor that is outside of the B-1 were included in the calculation.

Best,

Thomas B. Federle

Federle Mahoney, LLC
254 Commercial Street
Portland, ME 04101

(207) 899-0155

Ann Machado - Fwd: Re: 118 Congress- rear setback issue

From: Jean Fraser
To: Barhydt, Barbara; Machado, Ann
Date: 12/5/2013 4:44 PM
Subject: Fwd: Re: 118 Congress- rear setback issue

Barbara and Ann

I looked at the B1 text and I don't think there can be a use unless there is a building- so I tend to agree with Tom. The R-6 zone allows other uses besides residential so technically the (vacant) lot on St Lawrence could be developed for eg prof offices and not trigger the B1 wording.

Thanks
Jean

>>> Tom Federle <tom@federlemahoney.com> 12/5/2013 4:34 PM >>>
Jean-

We caught this too. We intend to setback the entire building in the SE corner 20' from the lot southeast of us because it has a residential first floor use. The remainder of our rear property abuts the B-1 zone (not a residential zone) and a lot that does not have a first floor residential use—no setback is required here. We will depict the zoning boundary as well as lot lines and nearby buildings.

Thanks,

Thomas B. Federle

Federle Mahoney, LLC
254 Commercial Street
Portland, ME 04101

(207) 899-0155

From: Jean Fraser <JF@portlandmaine.gov>
Date: Thursday, December 5, 2013 4:15 PM
To: Tom Federle <tom@federlemahoney.com>
Cc: David Lloyd <lloyd@archetypepa.com>, Tom Greer <TGreer@pinkhamandgreer.com>
Subject: 118 Congress- rear setback issue

Tom

It appears that there may be a bigger issue re the rear setback than I realized and I suggest you hold off on making any revisions to the decks on the rear until tomorrow.

I was under the incorrect impression that the Zoning Administrator had determined that there should be a 5 foot setback but I don't believe that is the case- it appears that a bigger setback (20 ft) may be required by the B1 ordinance wording (which caveats the "none" for rear yard setback) and I am waiting for written confirmation of where and what applies here (I will have these comments by the end of today or latest tomorrow morning).

It would be helpful for a surveyor to show on the draft plat precisely where the B1/R6 zone line falls, where the abutting lot lines fall, and the location of all nearby buildings as these are all factors in the zoning determination.

Thank you
Jean

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-255
Date: 12/6/2013

Comments Submitted by: Ann Machado/Zoning on 12/6/2013

118 Congress Street is located in the B-1 Neighborhood Business Zone. The project calls for two retail units and twelve dwelling units. The first floor will have the two retail spaces along Congress Street with 18 parking spaces in the rear of the building accessed off of St Lawrence Street. The proposed use requires 12 parking spaces which is being met. The existing building on the lot will be demolished. The lot is 10,728 square feet. The minimum street requirement of 50' is being met. The front of the property faces Congress Street. The front and side setbacks for the first floor are being met. Above the ground floor on the second through fourth floors on the west and north sides of the building the enclosed (frosted glass) living areas and decks appear to encroach 2.5' over the side and front property lines. Part of the rear yard of the property abuts a property (52 Monument Street) with a first floor residential use which requires a 20' setback for that part of the lot. This is not being met at the present. The building is 5'3" from the rear and the three decks scale at two feet from the property line. The maximum height of 45' is not being met but there is a proposed text amendment to change the maximum height to 50'. The maximum impervious surface ratio of 90% is being met. The maximum floor area of 10,000 square feet for a multi-tenant building is being met. The minimum lot area per dwelling unit requirement of 435 square feet is being met.

- A1.01 - 12/6/13 meets 20' rear setback behind 25 monument st.
- new footprint 8981⁴
- Jean's email - extends - 2.6' into rear of way - 3' off building
 - west 3' x 19.5'
 - North/West 22.5 x 3
 - Northwest 20.5 x 3
- balcony ok w/ lane

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2013-255
Date: 12/9/2013

Comments Submitted by: Ann Machado/Zoning on 12/9/2013

Looked at revised plans submitted 12-6-13. A1.1 shows that the proposed building now meets the 20' rear setback behind 25 Monument Street. The overall footprint of the structure has been reduced to 8,981 sf. Parking spaces 15-18 have been reduced to 8.5' by 18'. A1.02 shows that the length of the deck & enclosed glass bumpout has been reduced to 19.5'. on the western elevation towards the rear of the building. The enclosed (glass) living areas and the decks on floors two through four still encroach 2.5' over the property line on the west and north sides of the building and still extend 3' off the principal structure. The two blade signs shown on A1.01 are not being approved at this time.

Ann Machado - Re: Fwd: 118 Congress Street

From: Ann Machado
To: Barbara Barhydt; Jean Fraser
Date: 12/10/2013 7:56 AM
Subject: Re: Fwd: 118 Congress Street

Barbara -

Jean and I have talked about this. The way the ordinance is written for the B-1 zone, there is no rear setback except where the property abuts a residential zone or a first floor residential use. The B-1 zone extends beyond the rear of 118 Congress Street into the lots behind. 93 St Lawrence (16-D-10) is vacant. 25 Monument (16-D-9) has a first floor residential use. That is why the building now meets the 20' rear setback where it abuts that property.

Ann

>>> Barbara Barhydt 12/9/2013 5:02 PM >>>
Hi Ann:

Jean forwarded these to me and I think they are still showing a balcony in the rear. Is that okay?

Barbara

>>> Jean Fraser Monday, December 09, 2013 4:55 PM >>>
Caitlin

As you know there are neighbors who are concerned re height in the context of the text amendment. I imagine they will also comment at the Workshop on Dec 17th.

It would probably be good for the Planning Board to have urban design comments in the context of the B1 and multi-family Design Standards as both refer to scale being compatible with surrounding buildings.

The renderings (attached) suggest is a bit big..... (I attach the latest floor plan and elevations). I have also attached the existing building/surrounding buildings footprints (the proposed building covers most of the site) in case it helps. The neighbor on Congress Street will be shadowed- but we do not have a shadow ordinance requirement.

Or maybe you could suggest other info that would help re this?

thanks
Jean

Applicant:

Date: 12/15/13

Address: 118 Congress St.

C-B-L: 16-D-002

Site Plan - 2013-235

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - B-1

Interior or corner lot -

Proposed Use/Work - build 4 story building - 2 retail spaces on 1st floor w/ parking ^{18 spaces} & storage
12 residential units - 2nd - 4th floor

— Sewage Disposal - public

— Lot Street Frontage - 50' min - 216.9' total (OK)

— Front Yard - maximum - ten feet or average depth of nearest developed lots, on either side if less
then lot - 5' given (OK)

* Rear Yard - none except if abuts residential zone or 1st floor residential use - 20' min
(92' setback - vacant B-1E from 20' for area behind 35' Amendment only)

Side Yard - none except

side yard - side street - 10' max > 5' given (OK)

Projections -

— 10' min - 10.1' (OK)
106 Congress - 1st floor residential

— Width of Lot - none

— Height - 45' but text amendment - city council - Dec 16, 2013

— Lot Area - on peninsula - none for business! none for residential required - 10,728 sq ft

— Lot Coverage / Impervious Surface - 90% - 89% given (OK)

— Area per Family - 435 sq ft x 12 = 5,220 sq ft area required (OK)

— Off-street Parking - 1 per unit = 12 spaces - 18 shown

Loading Bays - N/A retail if over 2000 sq ft both under 2000 sq ft - not need parking (OK)

Site Plan - Level III - 2013-235

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Parcel 14 - Zone C

— X maximum first floor area of multi-tenant building no > 10,000 sq ft - 11,225 sq ft given (OK)
revised A1.01 12/16/13 8981 sq ft

16-D-10 93 St Lawrence - vacant - B-1 + R-6 - Lawrence Gross - vacant
16-D-11 Pa St Lawrence - " - Lawrence Gross? Barbara Gilly - Far family
16-D-9 3 family - residential use - 25 Movement