Harborview Townhouses – 127 York Street -044-A-4 & 5

R-6 Residential Zone

**5/26/2011** On this date I met with Jamie Broadbent and Jonathan Culley to go over my zoning concerns. These comments supersede my previous comments on April 12, 2011 and April 22, 2011.

Please note that on May 19, 2011 the Zoning Board of Appeals reversed the zoning interpretation concerning land area per dwelling unit. The applicant is allowed to have the total 19 dwelling units on this proposal with 12 residential dwelling units in the existing building and 7 newly proposed dwelling units in a separate building on the same lot.

The current drawings submitted to me show that the new building is meeting the maximum building height of 45 feet (44.62 feet is being shown using an average grade of 50.88 feet). These same plans better explain the mezzanine area on the third floor and what the floor to ceiling height is (17’) in order to be considered a single floor height for purposes of determining required setbacks. The project is considered to be a three story building for purposes of setbacks. All the required setbacks for the proposed building are being met.

The applicant did show me on 4/18/11 that the maximum open space ratio is being met at 23%. The revised plans just shown to me have not changed that ratio.

The applicant is still working with the fence along the street line. I will reserve compliance with the fence provisions of the Ordinance when I see the final concept drawings.

The applicant is meeting all the parking requirements for the 19 dwelling units located on the Portland Peninsula.

Marge Schmuckal

Zoning Administrator

6/9/11 I have received revised plans on 6/7/11 that show the fencing details to be 4’ high within 25’ of the street line. There is a dumpster enclosure that is 6' high which is not a concern to the Traffic Engineer.  The enclosure is separate from the fence issue - MES