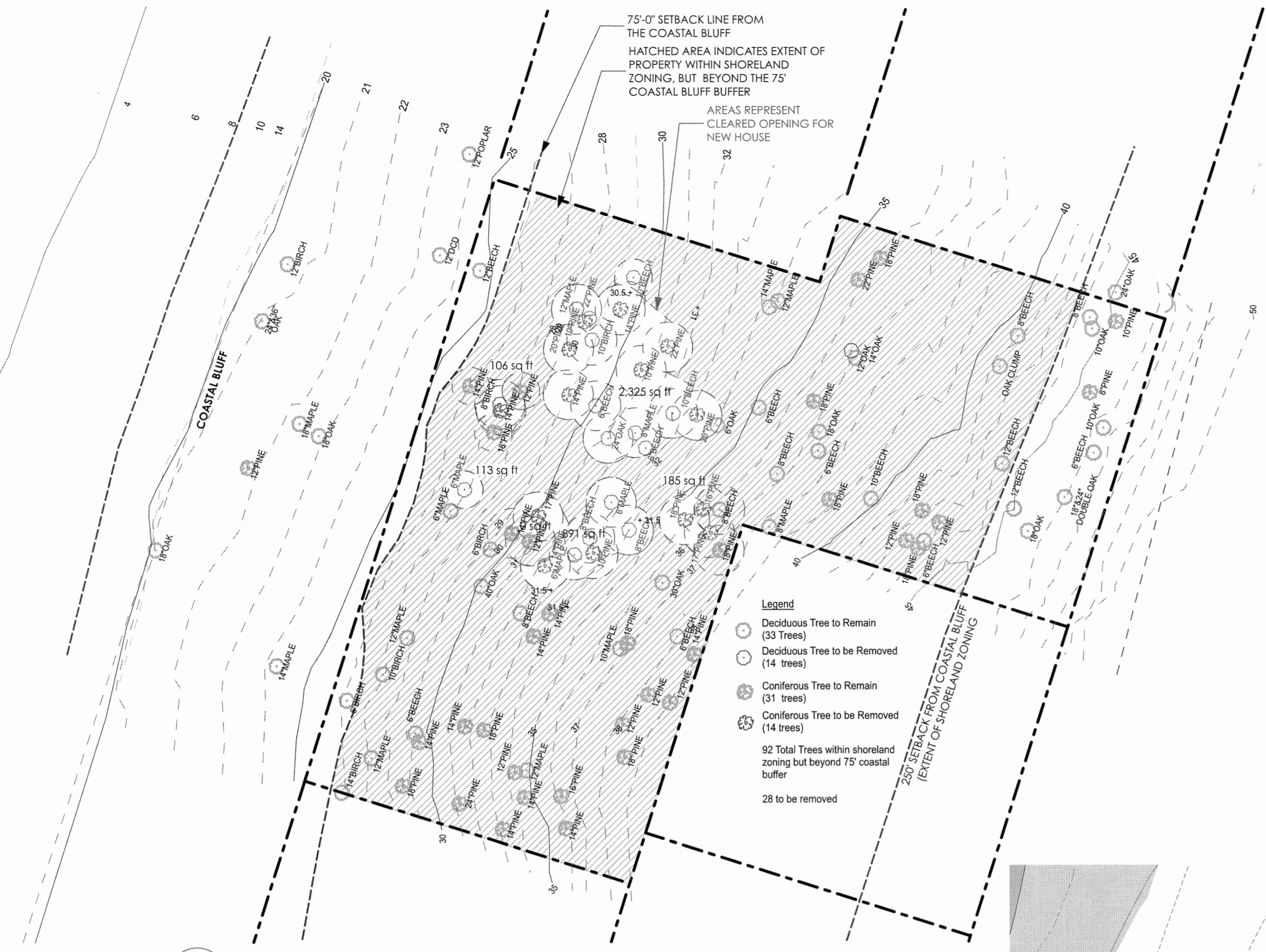




PORTLAND GIS MAP NOT TO SCALE



EXISTING SITE / TREE CLEARING DIAGRAM SCALE: 1" = 30'

ZONING ANALYSIS

Project Address: Crescent Ave Great Diamond Island ME 04109
Map: 0838 Lots: 6,10,11
Local Zoning Ordinance: Portland Maine Zoning Ordinance (Rev. 6-1-2015)
Zone: IR-2, Island Residential
Special Zone Considerations: Shoreland Zoning Overlay
Allowable Use: Single Family Residential, et al.

Project is located near a Coastal Bluff indicated as "Highly Unstable"

Dimensional Requirements (Sec 14-145.11):
Minimum Lot Size: 20,000sf Actual Lot Size: 33,324sf
Minimum Street Frontage: 70' Actual Lot Width: 120.5' @ Road, 202.1' @ Water side

Lot Size is Conforming
Min. Front Yard Setback: 25' Proposed Min Front Yard Setback: 25'
Min Side Yard Setback: 20' Proposed Min Side Yard Setback: 20'

Min. Rear Yard Setback: 25' Proposed Min Rear Yard Setback: 25'
Maximum Building Height: 35' Proposed Building Height: See South Elevation 1/A-2.2. Less than 35'

Height Definition: "The vertical measurement from grade, or the predevelopment grade on the islands, to the highest point of the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest points of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves."

Proposed Building Setbacks and Height are Conforming

Developed Area Requirements:
Maximum Lot Coverage = 20% of lot area
Lot Area = 33,324sf
Maximum Lot Coverage = 6665 sf

Proposed:
Proposed 2 Story Dwelling (two-story dwelling, breezeway, Garage & Path, Eaves and Rakes do not exist) = 2,293sf
Proposed Driveway = 1,675 sf
Proposed Deck (To Be Built By Owner) = 651sf

Proposed Developed Area: 4,619sf
Proposed Developed Area as % of Lot: 13.8%
Area of Land Remaining for Lot Coverage = 2,046 sf

Clearing or Removal of Vegetation Within 75'-0" buffer of Coastal Bluff (Sec. 14-449 (c) 1-4): None proposed.

Clearing or Removal of Vegetation Beyond 75'-0" buffer of Coastal Bluff (Sec. 14-449 (c) 2 (pg. 14-575)): Selective cutting of not more than forty (40%) percent of the volume of trees four (4) inches or more in diameter, measured four and one-half (4 1/2) feet above ground level, shall be allowed within any ten-year period at distances greater than seventy-five (75) feet, horizontal distance, from the normal high water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation.

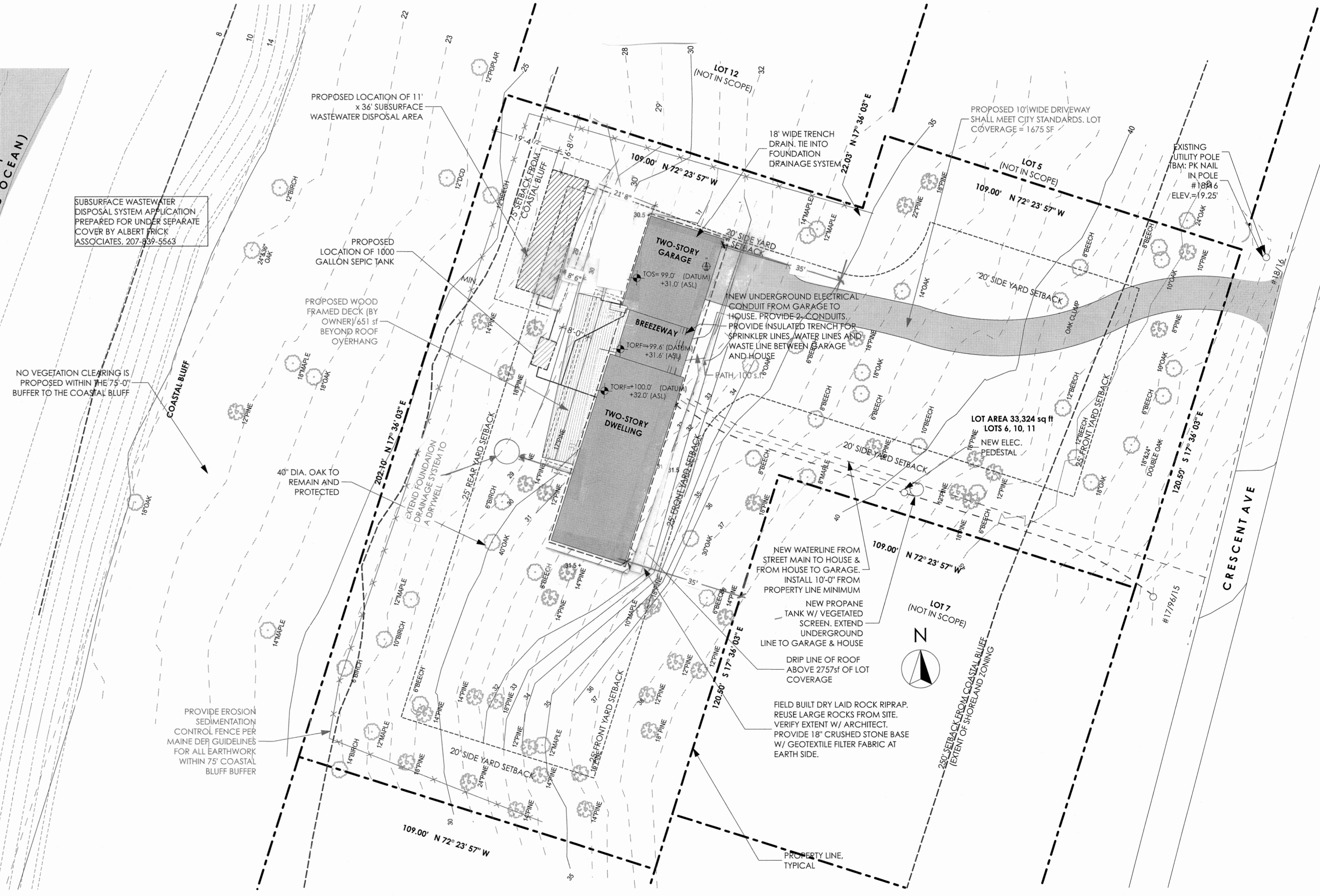
Allowed: 40% of trees by Volume can be Removed (Extent is from 75' setback to 250' SLZ setback.

Total Existing Trees by Volume = 102,930 s.f.
Proposed: Existing Trees to remain by Volume = 76,009 s.f.
Proposed: Existing Trees to be removed by Volume = 30,575 s.f.
Proposed: Percent of trees to be Removed by Volume = 40%

Cleared Opening: No more than 25% of the lot may be a "cleared opening", including areas previously cleared.

Existing Lot has not be previously cleared
Existing Lot = 30,040 s.f. (Extent is from 75' setback to 250' SLZ setback).
Proposed Lot "cleared opening" = 3,582 s.f.
Percentage of "cleared opening" to Existing Lot = 11.92%

(ATLANTIC OCEAN)



PROPOSED SITE PLAN SCALE: 1" = 20'

STUDIO MANAGER:
PROJECT ARCHITECT:

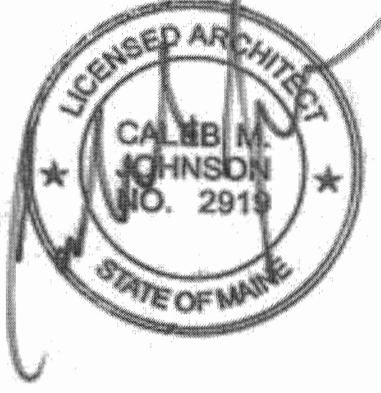


Table with columns: CHANGES THIS ISSUE, DATE, DESCRIPTION

Table with columns: SUBMISSIONS, DATE, ISSUE, DESCRIPTION

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PROJECT STATUS:
Permit Set

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