

120 Upper A Street
Peaks Island, Maine
Permit Application and Design Notes

Project Description

The proposed project will replace an existing bathroom area of the house that is 6 feet by 13 feet with a new area that is 6 feet by 20 feet. The new roof will match the roof on the remaining portion of the existing house. A part of the existing deck in the front of the house will be removed (42 sq. ft.). To the north of the replaced portion of the house, a new deck with roof, 10 feet by 10 feet, will be constructed. On the east side of the house, two windows will be replaced. All of this work is further described below and is shown on the plan drawings.

Site Plan Summary

The Site Plan shows the location of the house on the property and the location of the adjacent houses. The existing house has a deck across the front of the building, with a deck and stairs on the east side of the house to access the front door located on the front east side of the house. A recent survey by Royal River Surveying Company included property pins set in all four corners of the property. The topography is nearly flat, with a slight slope towards the east, parallel to Upper A Street.

The house and deck are existing, non-conforming structures. The front stairs and most of the deck will remain, but the west side of the deck will be removed to the zoning side setback line (20 feet from the property line.) At the back (north side) of the house, an addition will be added for the same width as the removed deck (6 feet) to the edge of the existing house, which is the same distance from the side property line as the existing deck. The addition will allow a back door to be installed; there is currently no second door to the house. This change will result in the amount of non-conformance on the west side of the property to remain the same as existing-- 32 feet-- but located 6 feet farther from the road, so reducing the amount of non-conformity from the front line. There will be no change to the existing non-conforming dimensions on the east side of the house.

On the north side of the house, a deck with roof is proposed. This deck structure is located to comply with all zoning setback requirements. A replacement septic system was recently permitted and is being installed north of the house, also.

House Floor Area Summary

The existing house is 20 feet by 26 feet with an attached bathroom in the back, 6 feet by 13 feet. There is a deck across the whole front of the house, plus an additional 4 by 8 foot deck and stairs on the east side of the house to access the front (and only) door. The bathroom space will be removed and replaced to the full 20 foot width of the house, adding a new back door and entry area. This replacement structure will have a roof to match the existing main house, so a small amount of storage will be added to the second floor. The second floor has a low roof, with knee walls that would be 8'-6" apart at 4 feet high. The floor area summary table below pertains to these parts of the project that are within the existing, non-conforming, setbacks. In addition, the project will include a 10 by 10 foot deck with roof that meets the current setback requirements.

Location	Existing	Proposed
Deck (first floor level)	152 sq. ft.	110 sq. ft.
First Floor	598 sq. ft.	640 sq. ft.
Second Floor	144.5 sq. ft.	195.5 sq. ft.
Total	894.5 sq. ft.	945.5 sq. ft.