



**SITE ZONING ANALYSIS:**

PROPERTY CBL: ACCESSOR MAP NO. 111, LOT B, PLOT 6

DATE: 1933 BUILDING CONSTRUCTION STARTED

PARCELS: 32 & 33

ZONE: R-5

FLOOD MAP: 2300500717F  
NOT IN FLOOD PLAN

AREAS:

PROPERTY TOTAL = 8,008 S.F.

EXISTING BUILDING FOOTPRINT AT GRADE = 1,594 S.F.  
PROPOSED ADDITIONAL FOOTPRINT AT GRADE = 236 S.F.

PROPOSED TOTAL BUILDING FOOTPRINT = 1,830 S.F.  
PROPOSED PERCENTAGE INCREASE = +14.8%

MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA  
EXISTING LOT COVERAGE = TWENTY (20) PERCENT  
PROPOSED LOT COVERAGE = TWENTY-THREE (23) PERCENT

EXISTING IMPERVIOUS PAVING = 2,551 S.F.  
PROPOSED IMPERVIOUS PAVING INCREASE = 0

EXISTING PERVIOUS PAVING = 650 S.F.  
PROPOSED PERVIOUS PAVING DECREASE = 123 S.F.

HEIGHTS:

EXISTING BUILDING 2 1/2 STORIES TALL  
MAXIMUM ALLOWED HEIGHT = 35 FT.  
PROPOSED HEIGHT CHANGE = NONE

SETBACKS:

FRONT = 20 FT. (AVERAGE ADJACENT RULE N/A BEFORE 1957)  
REAR = 20 FT. (PRIMARY AND ATTACHED)  
SIDES = 14 FT. (2 1/2 STORIES)

**NOTE:** THIS SITE PLAN IS BASED ONLY ON PORTLAND, MAINE'S TAX ASSESSOR MAPS AND PORTLAND, MAINE'S G.I.S. MAP DATA AND NOT BASED ON ANY LEGAL SURVEY AND LOCATIONS ARE ONLY APPROXIMATE. THIS DRAWING IS FOR DISCUSSIONARY PURPOSES ONLY AND NOT A LEGAL DRAWING FOR DETERMINING LEGAL PROPERTY LOCATIONS.

**A RESIDENTIAL ADDITION FOR:  
120 BAXTER BOULEVARD  
PORTLAND, MAINE 04101  
HOWARD YEE - OWNER**

DATE: 15 JULY 2011  
DRAWN BY: SPR  
SCALE: 1"=20'-0"  
DRAWING NAME: EXISTING SITE PLAN

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