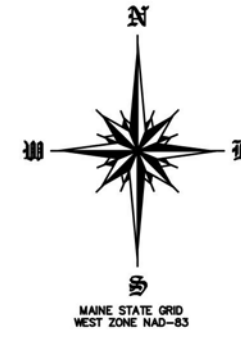


CLIFTON STREET



MACKWORTH STREET

BAXTER BOULEVARD

Zoning Information

CBL	139 H004001
Land Use Type	Single Family
Property Location	114 Mackworth Street
Book and Page	26816/188
	139-H-4
Area of Lot	10,791 sf
Min. Lot Size (14-90.4)	.2477 acres
	6,500 sf
Zone	R-3
ROS overlay	
Shoreland Zone	75' setback met
Setbacks (14.90D)	
Front Yard	25'
Back Yard	25'
Side Yard	14' (two story)
	not less than 8' - 28' total
Max Coverage (14.90E)	35%
Area of Footprint	2,622 sf (incl. decks)
Actual Lot Coverage	24.3%
Max Height (14.90G)	35'
Actual Height	
(grade to parapet)	
High Side	21'
Low Side	31'-4"
(note - roof stair not considered story)	
Area of House	
Existing	2,503 sf
New	1,273 sf
Increase in Area (volume)	50%

SKETCH PLAN OF
LAND OF
JEFFREY J. BEAN & JILL M. KEREKES
114 MACKWORTH ST. PORTLAND, MAINE 04103

COMPILED BY
LOST CORNER LAND SURVEYING, LLC
22 CHERRY DRIVE, NORWAY, MAINE 04268
lostcornersurvey@gmail.com 207-749-4630

DATE OF SURVEY: JULY 9, 2014 DATE OF PLAN JULY 9, 2014
JOB NO. 14-32, FIELD BOOK 5, DRAWING FILE: BEAN

BARRY M. ALLEN
MAINE PROFESSIONAL LAND SURVEYOR #1271

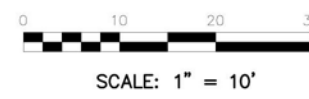
-paul lewandowski AIA
116 Clark Street, Portland, ME 04102
207.712.7362
pr.lewandowski@gmail.com

Bean/Kerekas Residence
114 Mackworth Street, Portland, Maine

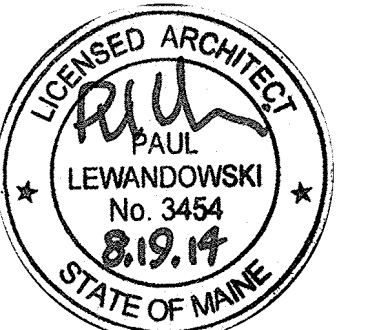
NOTE:
Existing foundation exceeds
minimum front yard setback
of 25' and 24.18'
(neighboring property
existing setback).
Foundation wall will be
reconstructed to meet
24.18' setback to face of
foundation.

NOTE:
Existing Foundation is over the
required sideyard and rear
yard setback. Foundation
walls at garage will be
replaced with new walls and
size of garage adjusted to
comply with setbacks to face
of foundation
Sideyard = 8' (min.)
Rearyard = 25'

75' SETBACK FROM 11.8' HIGH SIDE
HIGH SIDE OF 2013 AS DETERMINED
BY THE MAINE DEPT. OF ENVIRONMENTAL
PROTECTION



1 Property Line
1" = 20'-0"



LS100

Scale 1" = 20'-0"

Site Plan / Survey

Project number 2014-19
Date 8.19.14

8/21/2014 9:40:34 PM