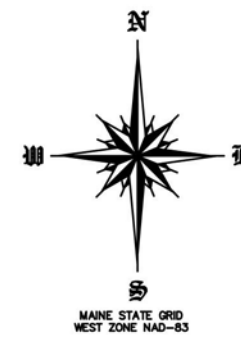


CLIFTON STREET



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.

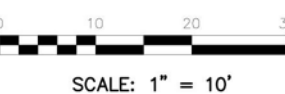
NOTE:  
Existing foundation is over the  
required sideyard and rear  
yard setback. Foundation  
walls at garage will be  
replaced with new walls and  
size of garage adjusted to  
comply with setbacks to face  
of foundation  
Sideyard = 8' (min.)  
Rearyard = 25'

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

### REVISIONS

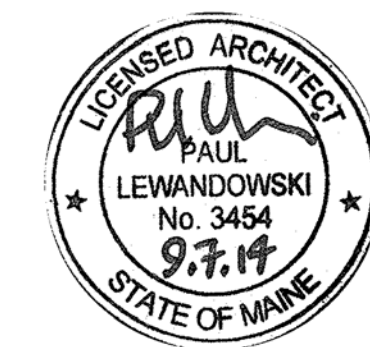
#1 - 9-7-14

- Moved front deck stair to comply with setback requirements
- Revised rear deck to comply with setback requirements



SCALE: 1" = 10'

1 Property Line  
1" = 20'-0"



LS100

Scale 1" = 20'-0"

Site Plan / Survey

Project number 2014-19  
Date 8.19.14

9/7/2014 10:53:37 AM