



CITY OF PORTLAND

TO: Bill Needleman, Planning Division

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Site Plan Review for 746 Stevens Ave., UNE, Westbrook College
145 B-42 - R-5 Zone

DATE: November 16, 2000

I have reviewed the new parking layouts and lecture hall proposals. This campus is located within the R-5 zone. This is an allowable institutional use under a conditional use appeal which the Planning Board has the authority to approve. It is my understanding that a conditional use approval for the expansion is part of this project packet.

The new lecture hall meets the R-5 zone setbacks. It is a one story structure with the closest abutting neighbor being the Evergreen Cemetery. With Stevens Avenue considered the front of this campus lot, there is only an 8 foot required side setback.. The closest side property line is approximately 122 feet away. All setbacks have been satisfactorily met.

Parking setbacks have also been met. Please note that section 14-336 does not apply to parking lots for over six vehicles. However, section 14-337 states. "Where off-street parking for more than six vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than 25 feet to any residential structure on an adjoining lot." I have interpreted that to mean actual lived-in residential structure. I do not believe that this section is meant to encompass accessory structures such as sheds or garages that are not living spaces. The closest residential structure to a proposed parking lot, is the McDonald property. The closest portion of the house is approximately 57 feet from the parking spaces, and therefore complies with the ordinance.

These parking lots shall also meet the requirements of section 14-340 entitled, "Construction requirements when more than six vehicles parked." I believe that this section of the ordinance will more than be met with all the other planning and public works design standards and requirements.