

Applicant: Home for the Aged

Date: 11/5/14

Address: 777 Stevens Ave

C-B-L: 146-C-005-014

Site Plan - 2014-202

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing building

Zone Location - 6A

Interior of corner lot - ~~add 54 elderly units~~

Proposed Use/Work - add 58 elderly units - 4 story / 5 story building

Sewage Disposal -

Lot Street Frontage -

Front Yard - 10' or average  
Stevens Ave is front - 90' setback (OK)

Rear Yard - 20' - 50' setback OK

Side Yard - principal structure 45' - 10' 55' on corner street (OK)

Projections - side yard on street - 10' 7 45' - 15' Poland street already existing bldg, OK  
14' - 136 (a)(2) multi families  
- min unit size 600 sq ft

Width of Lot -

Height - 65' max - 62' from lowest grade to garage to roof

Lot Area - 4 acres - 4.15 acres (OK)

Lot Coverage/ Impervious Surface - 40% lot coverage - 30% given (OK)  
20% open space - 26% given (OK)

Area per Family - 1,000 for first 3  
1,200 after 1st 3 - 64,200 for 54 units - 99,200 for 54 units + 34,200 for intermediate car  
~~199,400~~ 171,700 (OK)  
83,500

Off-street Parking - one space per unit - existing - 39 - new 54 = need 9597  
providing 151

Loading Bays -

Site Plan - Level III 2014-202

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Use L-2 for setbacks

MEMORANDUM

To: FILE  
From: Shukria Wiar  
Subject: Application ID: 2014-202  
Date: 11/6/2014

Comments Submitted by: Ann Machado/Zoning on 11/5/2014

This property is located in the R-6A residential zone.

The proposed addition of ~~54~~ independent dwelling units is a permitted use in the zone. *58 units w/ an amendment*

The front, rear, and side setbacks are all being met for the proposed building.

The minimum lot size of 4 acres is being met.

The maximum lot coverage of 40% is being met.

The open space ration of 20% is being met.

93 parking spaces are required for the existing and proposed buildings (39 for existing building & 54 for new building). 151 spaces are being provided. *155 spaces w/ amendment need 97 no*

The minimum area per dwelling unit requirement is being met. For the 124 existing SNILUs, 99,200 sf of land area is required. For the 36 Intermediate Care units, 8,350 sf of land area is required. For the 54 independent units, 64,220 sf of land area is required. The total land area required for all the units is 171,750 sf. The lot is 181,100 sf.

I need more information on the height of the building. I need to know what the average grade is for the building.

The elevation drawings show the roof at 52' above Level 1. Parts of the roof go above this. I understand that some areas are the stair towers but what is the section above the roof on the Northeast elevation?

~~I also need to know what the floor area is for the smallest proposed unit. For a multi-family in the R-6 zone, the floor area of a dwelling unit must be a minimum of 800 sf.~~

*65' for  
6A off  
Permissible*

*181.89 - 54.57*

*107*

*97 on ground*

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**MEMORANDUM**

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**Comments Submitted by: Ann Machado/Zoning on 2/5/2015**

Based on the letter submitted by Robert Metcalf on November 25, 2014 and Exhibit A - Average Grade Calculations the new addition is meeting the maximum height requirement of 65'. All other zoning requirements are still being met . See memo dated 11/5/14.

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