



ZONING ANALYSIS Relevant Zone(s) B1

All Projects:

	Required	Proposed
Lot Size	None	18,056 SF
Area Per Dwelling Unit	-	-
Minimum Street Frontage	20'	127' Washington Ave- 135' Ocean Ave
Front Yard Minimum	None	N/A
Front Yard Maximum	None	N/A
Rear Yard	5'	Washington Side > 5' provided
Yard Right	None	Ocean Side > 5' provided
Yard Left	None	5' Washington side
Side Street Setback	10'	None
Step Back	10'	N/A
Maximum Lot Coverage	-	20%
Minimum Lot Coverage	-	20%
Maximum Height	35'	<35'
Open Space	-	29%
Maximum Impervious Area	90%	71%
Pavement Setback	-	5'
Floor Area Ratio	-	0.19
Off Street Parking Spaces	7	19
Loading Bays	-	-
Other 1	See attached	-
Other 2	-	-
Other 3	-	-

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size	N/A	N/A
Minimum Lot Area per Dwelling	N/A	N/A
Maximum # Units per Building	N/A	N/A
Maximum Building Length	N/A	N/A
Maximum Accessory Building Length	N/A	N/A
Minimum Setbacks	N/A	N/A
Minimum Building Separation	N/A	N/A
Minimum Open Space	N/A	N/A

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density	N/A	N/A	N/A
Height	N/A	N/A	N/A
Setback Reduction	N/A	N/A	N/A
Recreation Space	N/A	N/A	N/A
Maximum Accessory Building Length	N/A	N/A	N/A
Minimum Setbacks	N/A	N/A	N/A
Minimum Building Separation	N/A	N/A	N/A
Minimum Open Space	N/A	N/A	N/A
Explanatory Text 1 (optional): -			
Explanatory Text 2 (optional): -			
Explanatory Text 3 (optional): -			

June 4, 2018

Monte's Fine Foods: 788 Washington Avenue **Compliance with Zoning Requirements**

The following narrative describes how the project complies with the following review standards as outlined in the City of Portland Design Manual Section (d) B-1 and B-1B Neighborhood business and B-2 and B-2B Commercial Business Zones.

The goal of the proposed addition is to preserve the character of the existing building, a historic gem for Portland, currently housing Angelone's Pizza. As is, the existing building does not comply with the "urban street wall" standard. However, upon reviewing the B-1 provisions of the zoning ordinance, it was the zoning staff's interpretation that building additions do not need to meet the maximum front yard and side street requirements of 10 feet. This is based on Section 14-161(a) of the ordinance which states that "Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3)."

The proposed addition expands upon its current use as a restaurant to include an accessible market, outdoor seating and a future bakery. The varying elevation of the new addition also adds more character to the building.

The entrances are directly accessible from a sidewalk in a public right-of-way. In order to create a more activated and inviting street front, the existing tinted windows that make up a large portion of the current façade are being replaced with clear windows. In the new portion, sizeable windows encourage visual connection with pedestrians, with supplemental higher windows being added to add light to the back of house areas of the commercial kitchen.

The proposed addition preserves the classic character of the existing building while creating a quiet addition in the back through the use of dark, muted color and simple form. The flat roofline being maintained throughout the design conveys a relationship between the old and new portions of the building. The taller portion of the addition and new trellis celebrate the charm of the existing building, add architectural interest and establish a better-defined entrance. We are also proposing to patch and repair, as practically feasible, the existing white enamel panels at the East side of the existing building. The new addition will use materials that compliment the existing and create a cohesive presence with the neighborhood. Please refer to elevations.

Lastly, the owner will be providing an easement for a new sidewalk at the site, as well as closing existing curb cuts to increase walkability of the street corner. New plantings and street trees between the sidewalk and surface parking have also been proposed to create a buffer between the private and public space.

Please see attached table for compliance with Chapter 14 B-1 Zone dimensional standards.

Zoning Summary		Kaplan Thompson Architects
Chapter 14		June 4, 2018
Project address	788 Washington Ave., Portland, ME	
Project type	Specialty Foods Store	
City Zone	B1	
Legal ID	CBL 163 E005 & E006	
Lot Area	18056 or 0.4145 acres	
Permitted Uses	Multiple Uses Allowed	
Existing Uses	Pizzeria	
Proposed Use	Specialty Foods Store & Restaurant	
Guidelines	NA	
B-1		
Dimensional Requirements	Required / Allowed	Provided
Min Lot Size:	None	18056 SF
Min Lot Width	None	
Min Street Frontage:	20'-0"	127'-0" Washington St 135'-0" Ocean Ave.
Min Front Yard	None	N/A
Max Front or Side Yard:	No Max Requirement. Per City of Portland Interpretation: additions do not need to meet the maximum front yard and side street requirements of 10 feet. This is based on Section 14-161(a) of the ordinance which states that "Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3)." Section 14-165(c)(3) no longer exists, as the previous dimensional standards were condensed into a table that is now simply identified as Section 14-165. However, we did not find that there was any intent in that reformatting process to remove the exemption for additions from the maximum setback requirements.	N/A
Min Rear Yard:	Principal: None, except 10'-0" if abutting a residential zone	None Required. Abutting lot is B-1 zoned at the joint property line
	Accessory: None, except 5'-0" if abutting residential zone	N/A
Min Side Yard:	None, except 5'-0" if abutting residential zone	East property line: > 5'-0" provided
	Accessory: None, except 5'-0" if abutting residential zone	None required at Ocean Ave.
Structure Stepbacks	Portions of a structure above 35 ft, no closer than 10 ft from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone.	n/a structure < 35'-0"
Max Structure Height	Off-peninsula: 35 ft., except where abutting R-6	< 35'-0"
Floor Area:	Total maximum first floor area for nonresidential uses per structure: 10,000 SF (structures which existed prior to B1/B-1b zones exempt)	
	Total maximum floor area per retail establishment: 5,000 SF	3,443 GIA provided, 3,615 SF footprint
Other Requirements		
Off-street Auto Parking (per Division 20 - Sec 14-332)	Retail stores: One (1) parking space for each two hundred (200) square feet of first floor area in excess of two thousand (2,000) square feet not used for bulk storage and one (1) parking space for each seven hundred (700) square feet, or major fraction thereof, for each floor above the first floor not used for bulk storage. Restaurants or establishments constructed and intended for the dispensing of food and drink as the principal activity: One (1) parking space for each one hundred fifty (150) square feet, or major fraction thereof, of floor area not used for bulk storage or food preparation.	19 Provided
Off-street Bicycle Parking	2 bike spaces for every 10 vehicle parking spaces for the first 100 required vehicle spaces...plus 1 per 20 if over 100	> 4