



CITY OF PORTLAND

TO: Penny Littell, Corporation Counsel

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: 1250 Congress Street - 190-D-001 – R-P zone

DATE: August 11, 2000

Presently the R-P, residential-professional zone, requires a side yard of 12 feet for a two story building and a front yard of 20 feet, which allows a reduction for averaging the setback using structures on both sides. I have reviewed the Public Works plans which denotes where both the existing and proposed City line will be located. Using the proposed City line, the setback along Congress Street scales out to be approximately 21 feet. Therefore the existing building setbacks will not be made nonconforming by the new City line. This will hold true for both the front and side setback requirements. It is uncertain as to whether the Congress Street line was originally considered a front yard or a side yard. In either case, a nonconformity will not be created by this new Congress Street alignment.