

SITE DATA

LOCATION: 1342 CONGRESS STREET
 PORTLAND, MAINE
 TAX MAP 191 LOTS B-16/17

OWNER: ROMAN CATHOLIC BISHOP OF PORTLAND
 510 OCEAN AVENUE
 PORTLAND, MAINE 04103

ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 PROPOSED USE: NEIGHBORHOOD CENTER AND SCHOOL*

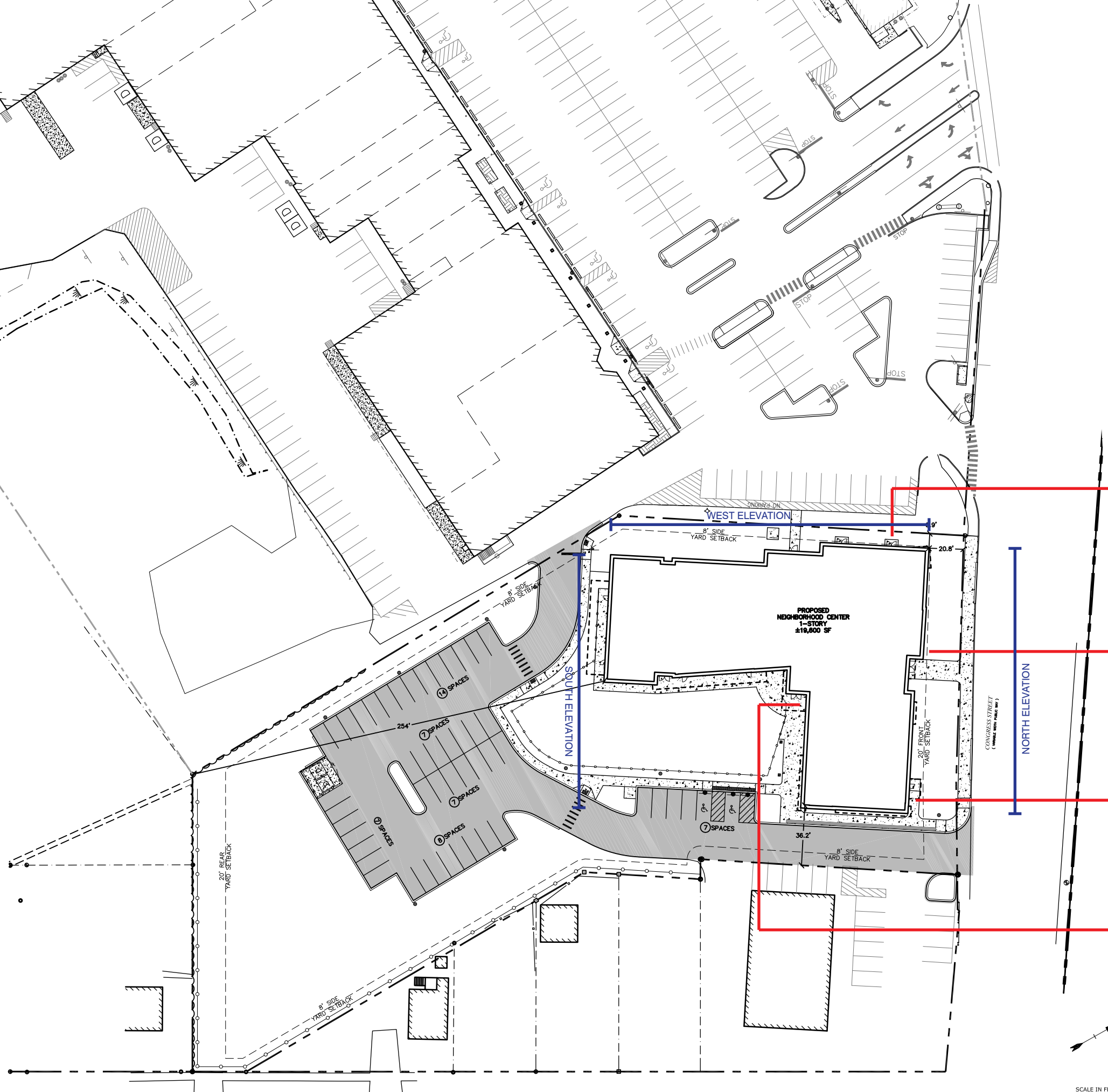
*ALLOWED WITH CONDITIONAL USE APPROVAL

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 SF	94,161 SF
MINIMUM STREET FRONTAGE:	50 FT	204 FT
MINIMUM FRONT YARD SETBACK:	20 FT	20.8 FT
SIDE SETBACK - 1 STORY BUILDING:	8 FT	8.8 FT
REAR SETBACK:	20 FT	25.4 FT
MAXIMUM BUILDING LOT COVERAGE:	40 %	20.4 %
MAXIMUM HEIGHT:	35 FT	<35 FT

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
PARKING STALL LAYOUT:		
STANDARD 90°:	9' x 18'	9' x 18'
DRIVE AISLE WIDTH:		
90° (2-WAY TRAFFIC):	24 FT	24 FT
PARKING SPACES REQUIRED:		
NEIGHBORHOOD CENTER = 1 SPACE/150 SF (4,375 SF)*1 SPACE/150SF =	30 SPACES	
SCHOOL = 1 SPACE/STAFF MEMBER (14 STAFF MEMBERS)*1 SPACE =	14 SPACES	
OFFICE = 1 SPACE/400 SF (2,000 SF)*1 SPACE/400SF =	5 SPACES	
TOTAL PARKING REQUIRED	49 SPACES	50 SPACES



SIGN 3
 SAM L. COHEN
 COMMUNITY HALL
 SIGN DIMENSION: 10'-0" x 2'-0"
 SIGN AREA: 20 SF

SIGN 1
 ALFRED OSHER CAMPUS
 JEWISH COMMUNITY ALLIANCE
 OF SOUTHERN MAINE
 SIGN DIMENSION: 15'-0" x 6'-9"
 SIGN AREA: 101 SF

SIGN 4
 JEWISH FAMILY SERVICES
 SIGN DIMENSION: 3'-6" x 4'-0"
 SIGN AREA: 14 SF

SIGN 2
 MORRIS A. AND BERTHA LEVINE
 PORTLAND JEWISH
 COMMUNITY CENTER
 SIGN DIMENSION: 6'-3" x 1'-9"
 SIGN AREA: 11 SF

