



**SITE DATA**

LOCATION: 1342 CONGRESS STREET  
 PORTLAND, MAINE  
 TAX MAP 191 LOTS B-16/77  
 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:**

MINIMUM LOT AREA:	REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK:	43,560 SF	94,181 SF
MINIMUM REAR YARD SETBACK:	20 FT	20.8 FT
MINIMUM SIDE SETBACK:	8 FT	8.9 FT
MINIMUM SIDE SETBACK (1 STORY BUILDING):	20 FT	20.4 FT
MINIMUM SIDE SETBACK (2 STORY BUILDING):	40 FT	20.4 FT
MINIMUM SIDE SETBACK (3 STORY BUILDING):	35 FT	<35 FT
MINIMUM HEIGHT:	35 FT	<35 FT

**PARKING REQUIREMENTS:**

PARKING STALL LAYOUT:	REQUIRED	PROVIDED
STANDARD 90°:	9' X 18'	9' X 18'
DRIVE ALONG (W/IN TRAFFIC):	24 FT	24 FT

PARKING SPACES REQUIRED:  
 NEIGHBORHOOD CENTER = 1 SPACE/150 SF  
 (4,575 SF) 1 SPACE/750SF = 6 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

**Tighe & Bond**  
 Consulting Engineers  
 www.tighebond.com

Professional Seal: State of Maine, License No. 15789, Exp. 12-31-15

**Jewish Community Alliance of Southern Maine**  
 Proposed Neighborhood Center  
 Portland, Maine

April 03, 2015

OVERALL SITE PLAN  
 SCALE: AS SHOWN  
 C-2A

1. 5/8/15 REVISED FOR PB WORKSHOP	DATE	DESCRIPTION
J0094-SITE.dwg	J0094-SITE.dwg	J0094-SITE.dwg
GWV	GWV	GWV
BLM	BLM	BLM