

205 Allen Ave

2013-0133A

343-D-6,7,8

Marge Schmuckal - Request for more information

From: Marge Schmuckal
To: wnelsen1@maine.rr.com
Date: 6/26/2013 4:41 PM
Subject: Request for more information
CC: Barbara Barhydt
Attachments: R-5 zone requirements for multiplex.pdf

Hi Wayne,

I have your application for the change of use to add (legalize) an additional unit for a total of four dwelling units. I am attaching a copy of the Zoning regulations regarding the zone that you are in (R-5). You must address each condition. It is difficult on your submitted floor plans for me to answer them myself. I also want to be sure that unit #3 is not reduced in size to be under what is required in this section.

I also need a better site plan that shows the specific parking spaces that are available and to indicate on the plans where the new unit is to be located. I do know that you have applied for a site plan with planning, so you will not need to address that condition.

Your permit is on hold until I can be able to review these conditions.

Thank you,

Marge Schmuckal

Zoning Administrator

14-117(2)2

2. Multiplex development with three (3) or more horizontally or vertically attached dwelling units or a series of such attached dwelling units and the construction of at least one (1) building on a parcel of less than two (2) acres, provided that:
 - a. The land area requirement for a multiplex shall be six thousand (6,000) square feet of land area per dwelling unit; except that a multiplex with two hundred fifty (250) feet or more of street frontage needs only forty-five hundred (4,500) square feet of land area per dwelling unit;
 - b. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - c. No open outside stairways or fire escapes above the ground floor shall be constructed;
 - d. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units;
 - e. Such development shall be subject to article V (site plan) of this chapter for site plan review approval and shall conform to the R-5 Design Standards.