



PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

TO: CHAIR AND MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: ANN MACHADO, ZONING SPECIALIST

SUBJECT: 25-27 CYPRESS STREET, 344-G-029 - R-5

DATE: FEBRUARY 24, 2010

On September 3, 2009 the City Council amended the City Code and added section 14-120(2) to allow small residential lot development for single family homes in the R-5 residential zone. This change to the City Code was the result of property owners in the R-5 residential zone who either had vacant lots that couldn't be developed under section 14-120(1) or had oversized lots that couldn't be split because they didn't meet the criteria of section 14-120(1).

Section 14-120(2) allows a developed lot in the R-5 residential zone to be split into two lots if the original developed lot is a minimum of 11,000 square feet (6,000 square feet for the developed lot and 5,000 square feet for the new lot) and a maximum of 12,000 square feet. Under section 14-120(1)(a)(1) the minimum residential lot size is 6,000 square feet. Section 14-120(2) reduces the minimum required lot width to forty feet. Under section 14-120(1)(f) the minimum lot width for a single family in the R-5 zone is sixty feet. Section 14-120(2) also reduces the minimum required street frontage to forty feet. Under section 14-120(1)c) the minimum street frontage is fifty feet.

The applicant would like to apply the R-5 small lot standards to his lot which is over the stated maximum lot size of 12,000 square feet. His lot is 12,293 square feet.