

Conditional Use (81 Longview Drive)
Compliance with Chapter 14 sec 78 of the City of Portland Code of Ordinances

Accessory Dwelling Unit

2a. I believe that the threshold of the unit being considered of no more than 30% of the gross floor area will be satisfied

Main House:

Upper level 1296 sq. ft.

Lower lever (approximately 80% of the 1248 sq. ft. has been estimated to have its floor to ceiling height above the average adjoining ground level

Proposed new garage 988 sq. ft.

Total square footage (1296+1248+988= 3532 sq.ft)

Total square feet of proposed accessory unit (1026 sq.ft.)

Percentage of proposed accessory to total gross area (1026/3532= .29) 29%

2b. Lot Area 15,000 square feet

2c. No open outside stairways or fire escapes above ground floor being considered

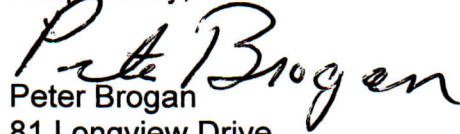
2d. Building design will maintain single family appearance and design will be compatible to current structure

2e. Property landscape and driveway will be arranged to properly screen vehicles from adjacent properties and streets

2f. Unit will be occupied by owner

2g. Parking will be provided as required by division 20 of this article

Respectfully,



Peter Brogan

81 Longview Drive

Portland, Maine 04103