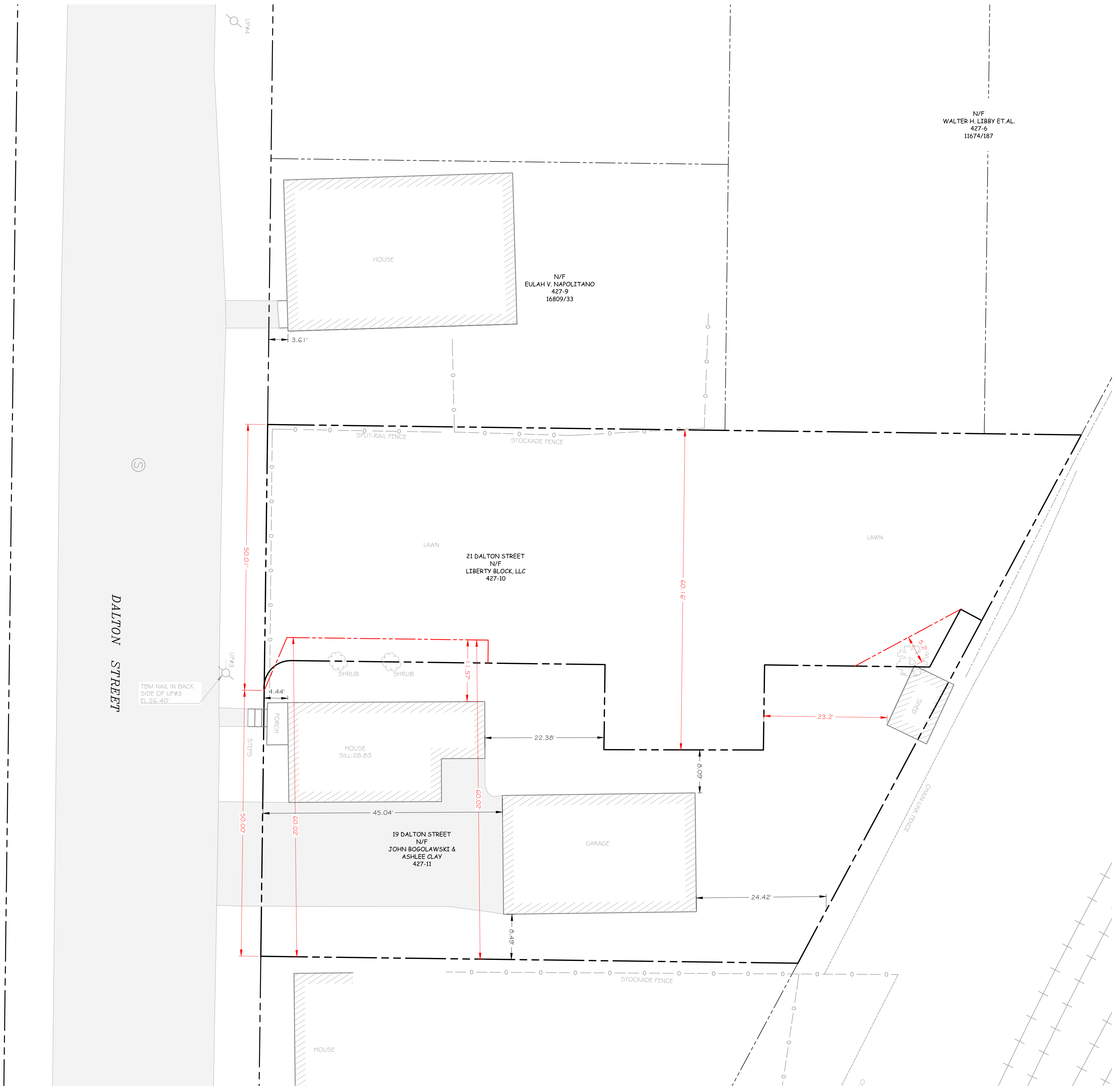


LEGEND	
EXISTING	PROPOSED
— — — — —	— — — — —
— — — — —	— — — — —
▨	▨
— ○ — ○ —	— ○ — ○ —

PROPERTY LINE  
ABUTTER LOT LINE  
EDGE OF PAVEMENT  
BUILDING  
WOOD FENCE

**PLAN REFERENCES**  
EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON PLAN ENTITLED "DRAFT PLAN OF LAND LOCATED AT 19 & 21 DALTON STREET, PORTLAND, MAINE" DATED JULY 21, 2016, PREPARED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE.

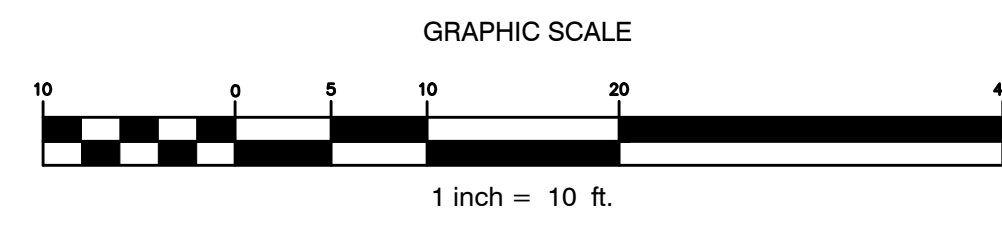
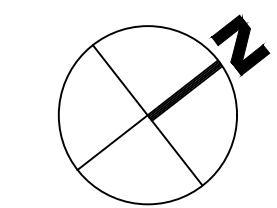


**ZONING INFORMATION - 19 DALTON STREET:**

	REQUIRED	PROPOSED
1. ZONE: R5		
2. LOT AREA:	6,000 SF	6,253 SF
3. MAXIMUM LOT COVERAGE :	40%	25.3%
4. MINIMUM STREET FRONTAGE:	50 FT	50 FT
5. FRONT YARD:	AVG. OF EXISTING	4.4 FT (HOUSE, EXISTING) 45.0 FT (GARAGE, EXISTING) 23.2 FT (SHED)
6. SIDE YARD:	8 FT (> 100 SF) 5 FT (< 100 SF)	8.1 FT (GARAGE) 11.6 FT (HOUSE) 5.2 FT (SHED)
7. REAR YARD:	20 FT (> 100 SF) 5 FT (< 144 SF)	22.4 FT (HOUSE, EXISTING) 24.4 FT (GARAGE, EXISTING) 0 FT (SHED, EXISTING)
8. LOT WIDTH:	60 FT	60.0 FT

**ZONING INFORMATION - 21 DALTON STREET:**

	REQUIRED	PROPOSED
1. ZONE: R5		
2. LOT AREA:	6,000 SF	6,446 SF
3. MAXIMUM LOT COVERAGE :	40%	N/A
4. MINIMUM STREET FRONTAGE:	50 FT	50 FT
5. FRONT YARD:	AVG. OF EXISTING	N/A
6. SIDE YARD:	8 FT	N/A
7. REAR YARD:	20 FT	N/A
8. LOT WIDTH:	60 FT	60.2 FT



**Zoning Determination**  
19 & 21 Dalton Street  
Portland, Maine

**Liberty Block, LLC**  
796 Forest Ave  
Portland, Maine 04103

**PRELIMINARY - NOT FOR CONSTRUCTION**

Rev.	Date	Description	Drawn	Check
1	9/2/16	Issued for Zoning Determination	DEPT	SWC
2	11/22/16	Revised per City Staff Comments	DEPT	SWC

Sheet Title:  
**Zoning Analysis Plan**

Job No.:	292	Sheet No.:	
Date:	Sep. 2, 2016		
Scale:	1" = 10'		
Drawn:	SWC		
Checked:	WRW		

**C1.0**