

**Ann Machado - Permit #2013-02269 - 126 Veranda Street - new duplex**

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**From:** Ann Machado  
**To:** timothy@ohearninsurance.com  
**Date:** 10/11/2013 3:20 PM  
**Subject:** Permit #2013-02269 - 126 Veranda Street - new duplex  
**CC:** Philip DiPierro; Shukria Wiar

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Tim -

I have done my initial zoning review and at this point I cannot sign off for zoning.

The submitted plot plan pdf - Site Plan of Proposed House done by Sebago Technics does not meet the Site Plan Boundary Survey Requirements that are spelled out on pages 4 & 5 of the Level I Minor Residential Site Plan Application. It is missing numerous items that are required.

As far as zoning is concerned, the main issue is that the proposed structure does not meet the lot width requirement for the R-5 zone. Section 14-120(a)(6) gives the minimum lot width as sixty (60) feet for a duplex. Section 14-47 defines lot width as "the distance parallel to the front of the building measured between side lot lines through the part of the principal building where the lot is narrower". The lot width at the rear of the building scales at around 47' across which is well under the minimum 60' width required.

Section 14-121(a) requires off street parking for the use of the property. Section 14-332(a)(1) requires two parking spaces for each dwelling unit for a new building. The site plan needs to show four parking spaces that also meet the requirements of section 14-336. A parking space is 9' wide by 18' deep.

The instructions for Electronic Plan Submittal Requirements for Electronic Plan Review requires that a graphic scale be included on each plan. This is so we can calibrate our measuring tool when reviewing plans electronically. They also indicate how submitted plans should be labeled. Instead of submitting a file "named "Plot Plan" the instruction gives naming examples. It should be something like C1 Site Plan.

Since this is a subdivision there should be a electronic file submitted that shows the approved subdivision plat.

I can not go any further with my zoning review until the proposed building meets all the requirements of the R-5 Zone and the site plan meets the requirements listed in the application.

Please feel free to contact me if you have any questions.

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