

INTRODUCION/SUMMARY

Steven and Roberta Cope are filing for a building permit for a single family, single story, two bedroom, ranch-style home on an unimproved lot at 19 Hodgins St. The project lies entirely within the R-5 zone and meets all of the R-5 small lot development standards as defined by the Land Use Ordinance.

The owners intend to construct the house on the western corner of the lot. The side-yard setback from the northwestern property line will be 10 ft (7 ft minimum) and the front-yard setback from the southwestern property line will be 20 ft (20 ft minimum). The finish floor elevation has been modified from the original site plan and has increased from 22 ft to 23 ft in order to achieve proper foundation and cellar drainage. The new FFE will allow for 1/8" of elevation per foot for the drainage as it ties into the the drain manhole labeled FD-3 on the site plan. Considering the extent of the required drainage, the applicant anticipates the disturbance of the entire lot with the possible exception of the southern and eastern boundaries. There is no existing vegetation to preserve but, the owners will plant two new street trees as indicated on the site plan.

This proposal meets the criteria for a Level 1 – Minor Residential Development Review Application and is being submitted as such.

PROJECT DATA

Existing Zoning:	Residential R-5 small lot development
Existing Use:	Vacant lot
Proposed Use:	Single family house
Parcel Size:	5557 SF (including easement)
Proposed Building Footprint:	914 SF

RIGHT TITLE AND INTEREST

The owners of the property are Steven and Roberta Cope. The applicant has provided a copy of a Quitclaim Deed recorded at the Cumberland County Registry of Deeds (Book 30394 Page 138).

EASEMENTS

The owners have included copies of all easements relating to the property.

FIRE SAFETY

The owners intend to meet all fire code regulations as set forth in the NFPA fire code and Section 3 of the City of Portland Technical Manual and have provided a copy of a quote to install a NFPA #13 wet pipe sprinkler system designed to meet these requirements.