

TOWN OF YARMOUTH
Department of Planning and Development
200 Main Street Yarmouth, Maine 04096

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BACK LOT ADMINISTRATIVE APPROVAL APPLICATION FORM

Date: 12/1/10 **Zoning District:** RR **Map:** 13-13 **Lot:** **Ext:**

Property Owner Anne Turner
Applicant, if other _____
Mailing Address 747 East Main Street_Yarmouth 04096
E-mail Address annelewisturner@gmail.com
Phone 207-415-3644
Fax _____

Evidence of Right/Title/Interest in Subject Property: Provide a deed, purchase agreement, or other evidence attached to application.

Property Location

Street Address 747 East Main Street
Existing Use/# Lots 1
Proposed Use/# Lots 2
Recording Book & Page _____

The Town will correspond with only one contact person/agent for this project. Please provide the requested information regarding the contact person/agent.

Contact person/agent Anne Turner
Mailing Address above
E-mail Address _____
Phone(s) _____
Fax _____

I certify that, to the best of my knowledge, all information provided in this application form and accompanying materials is true and accurate.

Signature of Owner/Applicant Date

(If signed by Owner's agent, provide written documentation of authority to act on behalf of applicant.)

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

 Anne L Turner
Print or type name and title of signer

Back Lot Provision
Chapter 701, Article IV.F.1

1. RR - Backlot

Notwithstanding the requirements of ARTICLE II.O, Access and ARTICLE IV.D.5, minimum street frontage one family home may be located on a lot, herein called a back lot, subject to the standards set forth in this Section. These provisions also apply to the LDR and MDR zones per Sections IV.G.1 and IV.H.1 respectively.

A lot of record as of June 14, 1990, including a lot which is nonconforming because it does not meet the lot frontage or lot width requirements of this zoning district, may be divided to create not more than one back lot, provided the standards of this section are met.

a. Standards:

- (1) One lot has at least 50 feet of frontage on a public street, and if nonconforming as to lot frontage or lot width, the frontage of that lot is not reduced, except that an easement may be provided for access to a back lot, and the remaining lot area of the original lot is no less than the applicable minimum lot size of the zone in which it is located.

Street Frontage: 309 feet

- (2) The back lot meets the applicable minimum lot size of the zone in which it is located.

Front and Back Lot Size: The front lot is 7.2 acres; the back lot is 13.8 acres.

- (3) Access to the back lot is provided by a private Driveway to be constructed within a 30 foot right of way which the back lot owner either owns or has an easement to cross and which intersects with an accepted Street. The improved portion of the Driveway shall be a minimum of 14 feet in width.

Access Driveway Description: Existing driveway was built 40 years ago to the house and shop on property. The driveway is 450 feet long, and approximately 11 feet wide. There are two turnarounds adjacent to the house. The larger of the two is approximately 22' x 20'.

- (4) The private Driveway does not provide access to more than two back lots and its intersection with a public Road is a minimum of 50 feet from another private Driveway accessing a back lot.

Driveway Description/Distance from other Driveway: There are no other private driveways to other back lots.

The home to be constructed on the back lot shall be at least distance equal to the applicable lot width of the zone in which it is located from the public Road providing

access to the lot. In addition the setback requirements of the zone in which the home is located shall apply.

Setback of Back Lot Home from Public Street: (Zoning Setbacks shall be depicted on Back Lot Plan) The home on the proposed back lot was built 40 years ago. It is 450 feet back from East Main Street.

- (5) Building permit applications are reviewed and approved in writing by Town officials, including the Town Engineer and Building Inspector, in accordance with the following standards:
 - (a.) The Fire Chief and Town Engineer shall ensure that emergency vehicles are provided with adequate turn around space and adequate access to the house. The turn-around shall be at least 75' away from the Building and constructed per the attached detail, unless waived by the Town Engineer.
 - (b.) The Town Engineer shall approve detailed construction drawings to ensure that the driveway design and construction meet the following standard engineering and construction specifications:
 - i.) All erosion and sedimentation control devices shall use the Best Management Practices as defined by the Cumberland County Soil and Water Conservation Service and shall be in place prior to the start of any construction.
 - ii.) The access Road shall be constructed in accordance with the attached cross section. The requirements will be 14' minimum travel width and 15" depth of type-C MDOT gravel.
 - iii.) All drainage improvements shall be completed in accordance with the Best Management practices as defined by the Cumberland County Soil and Water Conservation Service.
 - iv.) All culverts shall be sized to accept a 25-year storm event. Documentation and drainage calculations shall be provided to the Town Engineer when requested. The homeowner shall pay for the drainage analysis.
 - v.) No access Road shall exceed a 6% grade for gravel or 8% grade for pavement unless waived by the Town Engineer.
 - vi.) Construction material shall be in conformance with the Town's Sewer, Subdivision, and other applicable ordinances, and the Town's contractor's handbook, and shall be approved by the Town Engineer.

vii.) The homeowner shall pay for all test pit work. The testing may include gradation, compaction, or other applicable tests to verify that the materials meet Town specifications.

(c.) All applicable Federal, State, and local permits have been obtained.

- (6) The Town Engineer shall inspect and certify in writing that all improvements have been made in accordance with the Town Ordinances. The certification shall be given to the Code Enforcement Officer for his/her records.
- (7) No certificate of occupancy shall be issued until completion of all Roadway improvements have been certified by the Town Engineer.
- (8) No certificate of occupancy shall be issued until the applicant shows evidence satisfactory to the Planning Director or their designee that there is an adequate supply of potable water for the residence.

Staff Comments or Conditions of Approval:

Signature: _____ **Date:** _____

Note: A recording plat shall be submitted for signature with note:

Approved by the Director of Planning & Development, Town of Yarmouth, under Back Lot provisions of Chapter 701, Article IV.F.1	
Signature: _____	Date: _____

Upon approval and signature of recording plat, the plat shall be recorded in the Cumberland County Registry of Deeds, and a mylar copy and three paper copies of the recorded back lot plan showing book and page of recording shall be submitted to the Town of Yarmouth for its permanent record.