



TOWN OF YARMOUTH  
Department of Planning & Development  
200 Main Street Yarmouth, Maine 04096  
WWW.YARMOUTH.ME.US

Fax: (207)846-2438

**MINOR SITE PLAN APPLICATION FORM**  
**ACCESSORY DWELLING UNITS**

Date: 3-4-21 Zoning District MDR Map 41 Lot 68 Ext.      Fee Paid 100<sup>00</sup>

Name of Owner/Applicant ERIK HELLSTEDT

Mailing Address 73 W ELM STREET

Phone 274.3609 Fax      Email EHELLSTEDT@GMAIL.COM

Street Address 73 W ELM STREET

Proposed Use ACCESSORY DWELLING UNIT

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

**Fee: \$100.00**

The Owner (or Applicant representing the Owner) hereby authorizes representatives of the Yarmouth Department of Planning and Development to enter upon and into the property for which this application has been made during normal business hours to make required inspections and observations appropriate to evaluating the site and processing this application.

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

Signature of Applicant

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

Print or type name and title of signer ERIK HELLSTEDT, OWNER

Surface Water and Groundwater: No owner of a lot, his agents or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents or successors in interest shall use blasting chemicals that generate perflorates.

ATTACHED:

DRAWINGS: HELLSTEDT LITTLE HOUSE

ISSUE: MARCH 4, 2021

Initials EH

## MINOR SITE PLAN APPLICATION

### PROJECT DESCRIPTION

A. Describe the overall project and proposed uses of property.

BUILD 900<sup>sq</sup> ADU ON LOT 41-68 NEAR BAKER ST  
CORNER OF PROPERTY. ~~PARKING WILL USE EXISTING DRIVEWAY.~~

B. Project details

NJC  
4/1/2021

1. Name and approval date of any subdivision for this site:

Subdivision lot numbers (if applicable) —

2. Assessor's Map number(s) 41 Lot number(s) 68

3. Existing zone(s) of the site MDR

Shoreland Overlay District — Yes X No

Affordable Housing District — Yes X No

Mobile Home Park Overlay — Yes X No

4. a. Total land area of site: LOT IS 0.8 ACRES, SITE OF ADU IS ~ 2,000<sup>sq</sup>

b. Total floor area proposed building in square feet (all floors): 900<sup>sq</sup>

c. Footprint of proposed building in square feet: 774<sup>sq</sup>

d. Height of proposed building: 22 feet 2 stories

e. Total number of proposed parking spaces: 1

f. Number of proposed handicap parking spaces: N/A

C. Include a plot/site plan showing the following existing and proposed conditions:

- Lot boundaries and dimensions at scale
- Zoning district
- Date of plan
- Property owner with deed reference
- Lot area
- Location and setback of all buildings
- Date of construction of single-family dwelling
- Separate floor layout of all finished levels
- All plumbing facilities, kind and location
- Use of all rooms
- All entrances/exits
- All partitions, temporary or permanent
- Location and type of all appliances

- n. Rights of way, public and private
- o. All easements
- p. Street names
- q. Sewerage facilities
- r. Off-street parking spaces

In permitting an ADU, the Planning Director and/or CEO shall find that:

- a. Exterior design of the accessory unit is compatible with the existing residence on the lot through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.
- b. The exterior design is in harmony with, and maintains the scale of the neighborhood.
- c. The accessory unit does not result in excessive noise, traffic or parking congestion.
- d. The property fronts on a public water main and public sewer line each with the capacity to serve the additional accessory unit.
- e. Major access stairs, deck entry doors, and major windows will generally be limited to the walls facing the primary residence. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory unit shall relate to the design of the primary residence and shall not visually dominate it or the surrounding properties.
- f. The orientation and location of the buildings, structures, open spaces and other features of the site plan are such that they maintain natural resources including heritage or significant trees and shrubs to the extent feasible and minimize alteration of natural land forms.
- g. Building profiles, location and orientation relate to natural land forms.
- h. One parking space shall be provided on-site for each a studio and or one bedroom accessory unit. Two parking spaces shall be provided on site for each a two bedroom accessory unit. Parking of the accessory unit is in addition to the required parking for the primary residence. Required parking spaces for the primary residence and the accessory dwelling unit may be provided in tandem on a driveway. A tandem arrangement consists of one car behind the other. No more than two cars in tandem may be counted towards meeting the parking requirement.
- i. A single-family dwelling exists on the lot or will be constructed in conjunction with the accessory unit. Only one ADU is permitted per lot.
- j. Accessory dwelling units are not eligible for variances to setbacks.
- k. Before obtaining a building permit for an ADU the property owner shall file with the registry of deeds a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
  - a. The accessory unit shall not be sold separately.
  - b. The unit is restricted to the approved size.
  - c. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the owner of record as the principal residence.
  - d. The above declarations are binding upon any successor in ownership of the property;
  - e. The deed restrictions shall lapse upon removal of the accessory unit.
- l. Units within an Accessory Structure shall not exceed 900 square feet. If an ADU occupies an entire single floor, the Planning Department may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

- m. An ADU may have no more than two (2) bedrooms.
- n. The water and sewage facilities shall meet all existing laws and codes.
- o. Approval of an accessory apartment shall be conditional on obtaining applicable building, plumbing, electrical and any other necessary municipal permits.
- p. The Fire Chief must review and sign off on the application.
- q. Unless part of the design of an existing single family dwelling the dwelling(s) shall have only one (1) front entrance and all other entrances shall be on the side or in the rear of the dwelling. A front entrance leading to a foyer with entrances leading from the foyer to the two (2) dwelling units is permitted. Outside stairways (either open or enclosed), that service an Accessory Dwelling Units on upper stories are not permitted.
- r. For an ADU located within an existing garage or other outbuilding, the structure is not required to approximate the exterior features of the existing single family dwelling, but any exterior modifications should be consistent with the architectural style of that structure unless the building is upgraded per the requirement of new structures or unless the new structure is designed in a traditional New England form such as a barn.
- s. An existing single family dwelling that is nonconforming solely due to lot size, lot width, lot frontage, lot coverage, height or setback requirements may be expanded to incorporate an Accessory Apartment subject to the requirements of Chapter 701 of the Yarmouth Code Article III for the expansion of other non-conforming single family dwellings.
- t. ADU's may be permitted on back lots.
- u. ADU's are not permitted on a lot with a non-conforming use.
- v. ADU's are not permitted on a lot with mixed uses.
- w. When an owner wishes to eliminate the accessory apartment proof of the removal of the second kitchen and the restoration of the apartment to its status before the conversion shall be submitted to the satisfaction of the Planning Department. The owner shall record a Release of the Declaration of Restrictions on the Land after inspection and confirmation by the Code Enforcement Officer.

#### MINOR SITE PLAN REVIEW PROCESS AND PROCEDURES

For minor site plan applications, the Department will mail such notice as detailed above within 7 days of determination of completeness of a complete application, as determined by the Director. The Director of Planning and Development shall not make a decision on the proposal for a period of ten (10) days after the mailing of abutter notification to provide an opportunity for public comment.

#### CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.



**Hellstedt Little House**  
Supporting Document  
4-5-21

Seeking approval for this Accessory Dwelling Unit, the applicant proposed that:

- a. This project will be compatible with the existing residence on the lot by mimicking the form and dimensions of the existing buildings on the lot. Gable rooflines, proportions, trim details, clapboard siding, and paint colors will match to the extent practical those of the homeowner's existing barn. The hemlock hedge will screen most of the building from view on Baker Street and the ADU structure will be incorporated into the garden design of the property.
- b. The exterior design is typical of the architectural vernacular of the neighborhood. The ADU structure will be proportionately smaller than other houses on Baker Street and designed to resemble a carriage house typical of the period of the neighborhood's development.
- c. The accessory unit will add one parking space and one traffic consistent with a residential unit in the neighborhood.
- d. The property fronts on a public water main and public sewer line each with the capacity to serve the additional accessory unit.
- e. The majority of windows and doors will be oriented inwards to the existing lot. No doors and only one second-floor window will face west to Baker Street. The remaining ten windows and access door will face south and east onto the gardens of the lot. The proposed ADU is of similar scale to the charming carriage house at 65 West Elm Street.
- f. The location/orientation of the ADU is designed to maintain the integrity of the lot's gardens as well as benefit from the screening provided by existing landscape features (mature trees and established hemlock hedge along Baker Street). One mature ash tree will be removed to improve driveway access to the ADU. To minimize root damage to these existing and mature plants, the driveway will be crushed stone and the foundation will be spaced away from the hemlock hedge.
- g. The proposed ADU's profile, location and orientation relate to natural landforms.
- h. A parking space will be provided on the proposed crushed-stone driveway to serve the single bedroom in the ADU. Parking spaces for the existing house will remain on the existing driveway on Cumberland Street.
- i. A single-family dwelling exists on the lot and only one ADU is being proposed for the property.

j. This ADU will require no variances to setbacks. The structure will be entirely within the front-yard setback on Baker Street and the rear-yard setback of the residence on 65 W Elm Street.

k. The property owner will file a deed restriction with the registry of deeds stating that:

- a. The accessory unit shall not be sold separately.
- b. The unit is restricted to the approved size.
- c. The use permit for the accessory unit shall be in effect only so long as either the main residence, or the accessory unit, is occupied by the owner of record as the principal residence.
- d. The above declarations are binding upon any successor in ownership of the property;
- e. The deed restrictions shall lapse upon removal of the accessory unit.

l. The proposed ADU does not exceed 900 square feet.

m. The proposed ADU has one bedroom.

n. Water and sewer services will meet all existing laws and codes. The sewer service will run into Baker Street and the water service (along with power and communications) will be supplied from the existing house.

o. The applicant will obtain all applicable building, plumbing, electrical and any other necessary municipal permits.

p. The Fire Chief will review and sign off on the application.

q. The proposed ADU has one entrance on the east facade of the building, looking away from Baker Street. There are no outside stairways serving the building. Egress windows will all be located on the east facade of the building.

r. The proposed ADU is a stand-alone building.

w. Should the property owner seek to eliminate the ADU, they will submit a notification to the Planning Department. After an inspection and confirmation by the Code Enforcement Officer, the owner shall record a Release of the Declaration of Restrictions on the Land.

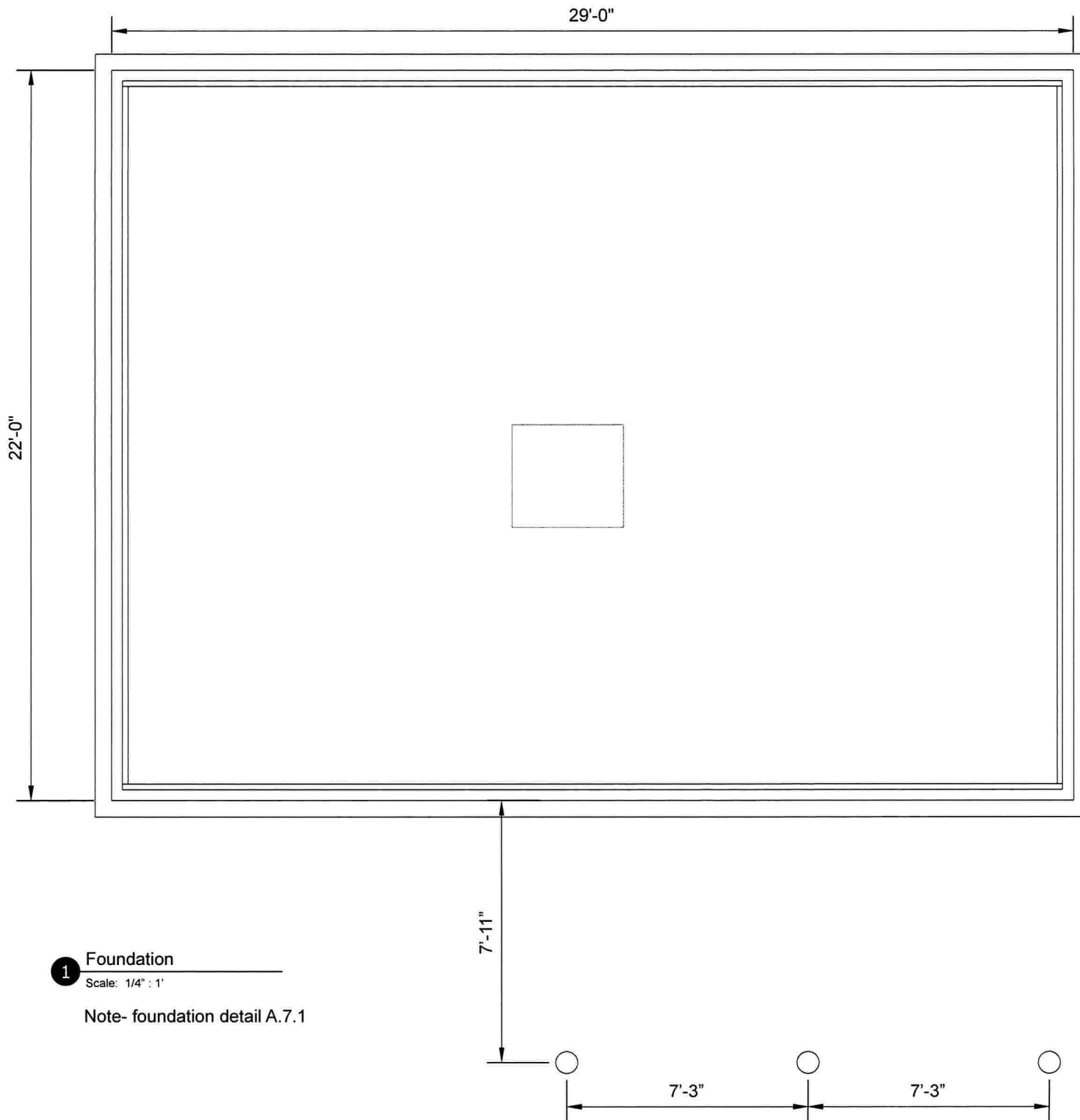


**PROJECT**  
Hellstedt Little House

**ISSUE**  
April 5, 2021

**FILE**  
Little House 4-5-21

**CONTENTS**  
A.1 Foundation  
A.2 1st Floor Concept  
A.3 1st Floor Plan  
A.4 2nd Floor Concept  
A.5 2nd Floor Plan  
A.6 Elevations  
A.7 Exterior Details  
A.8. Construction Section  
A.9 Site Plan  
A.10. Baker St Perspective



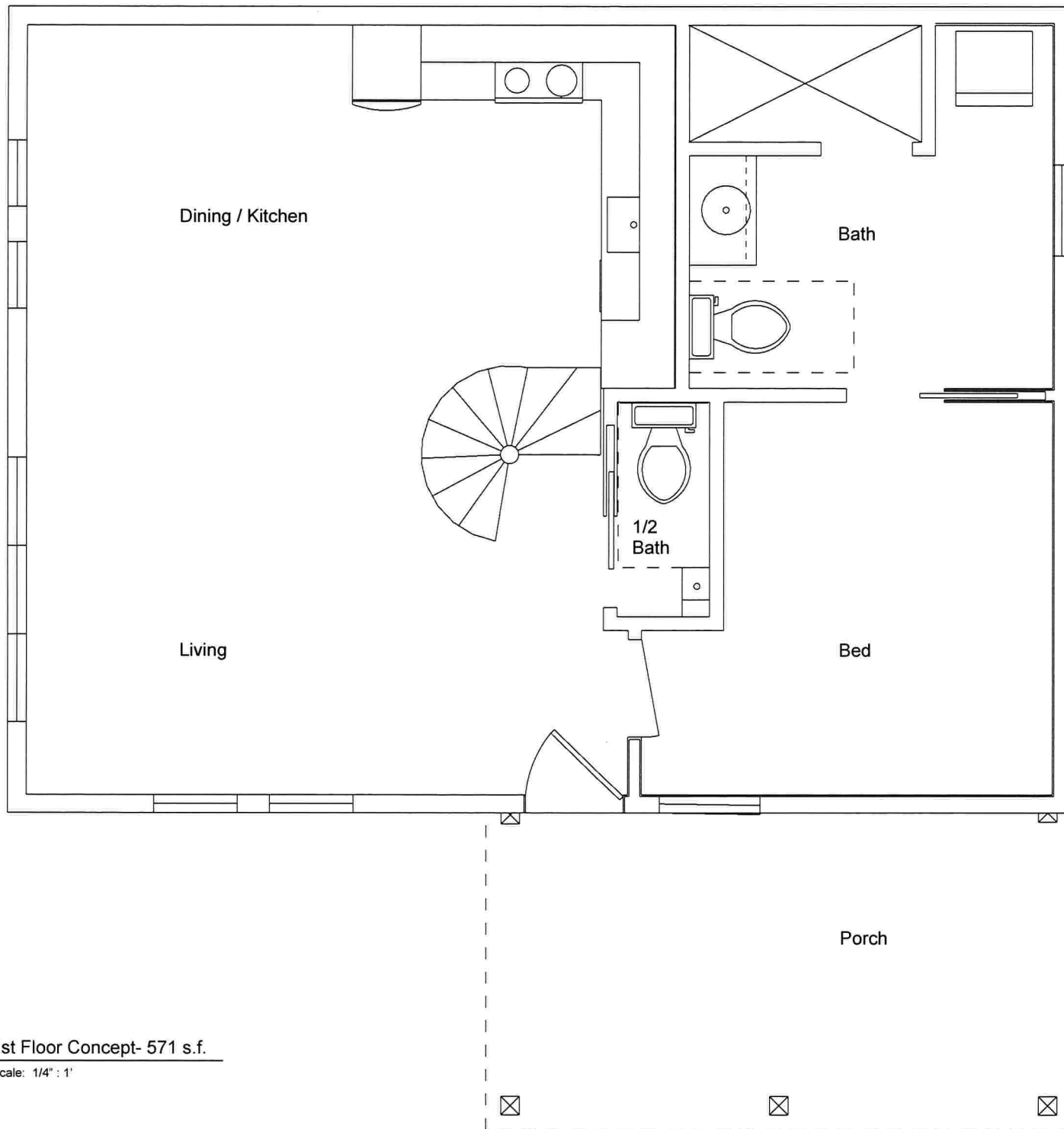
PROJECT  
Hellstedt Little House

DATE  
April 5, 2021

# Foundation

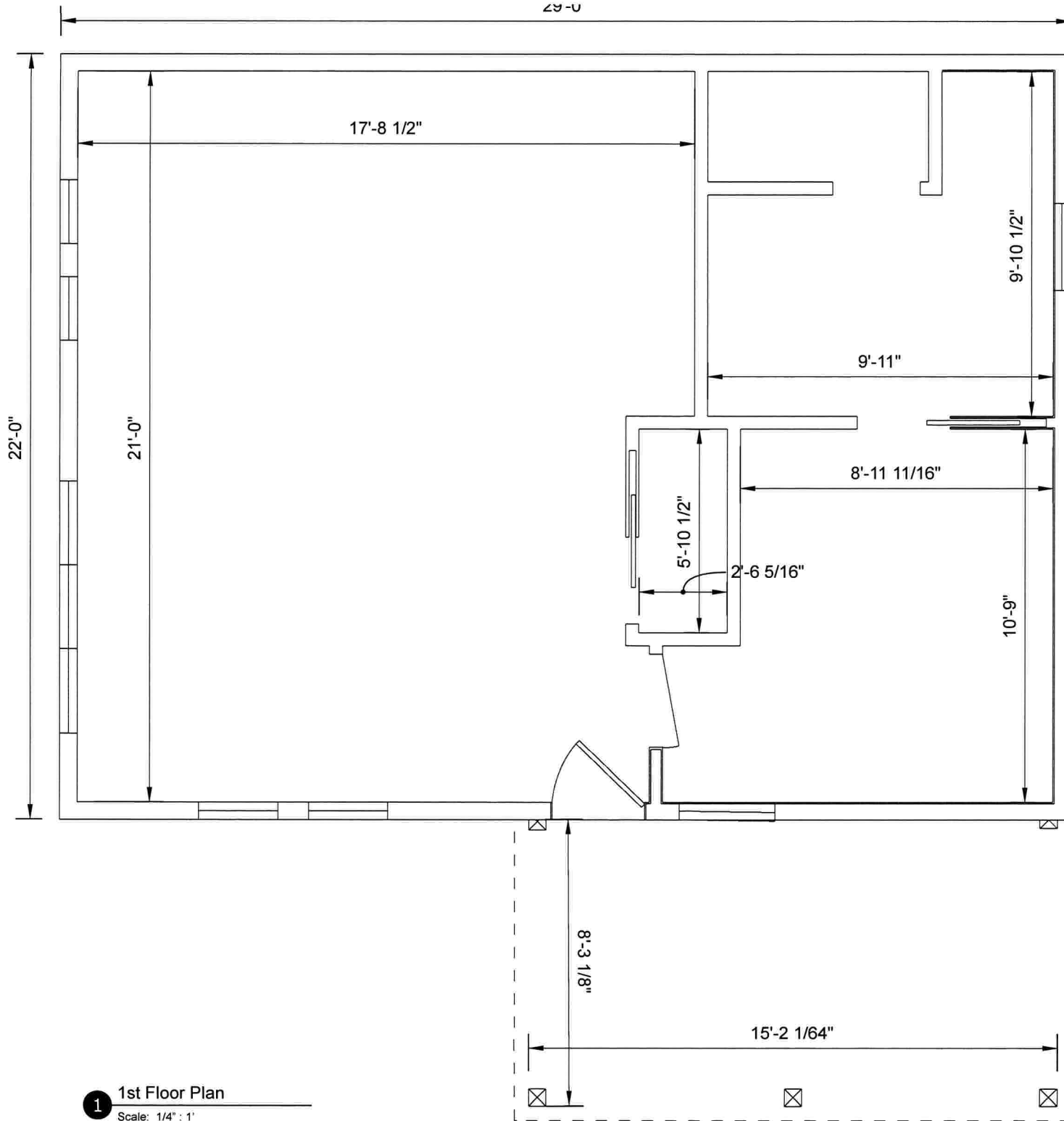
## A.1





**1** 1st Floor Concept- 571 s.f.  
Scale: 1/4" = 1'

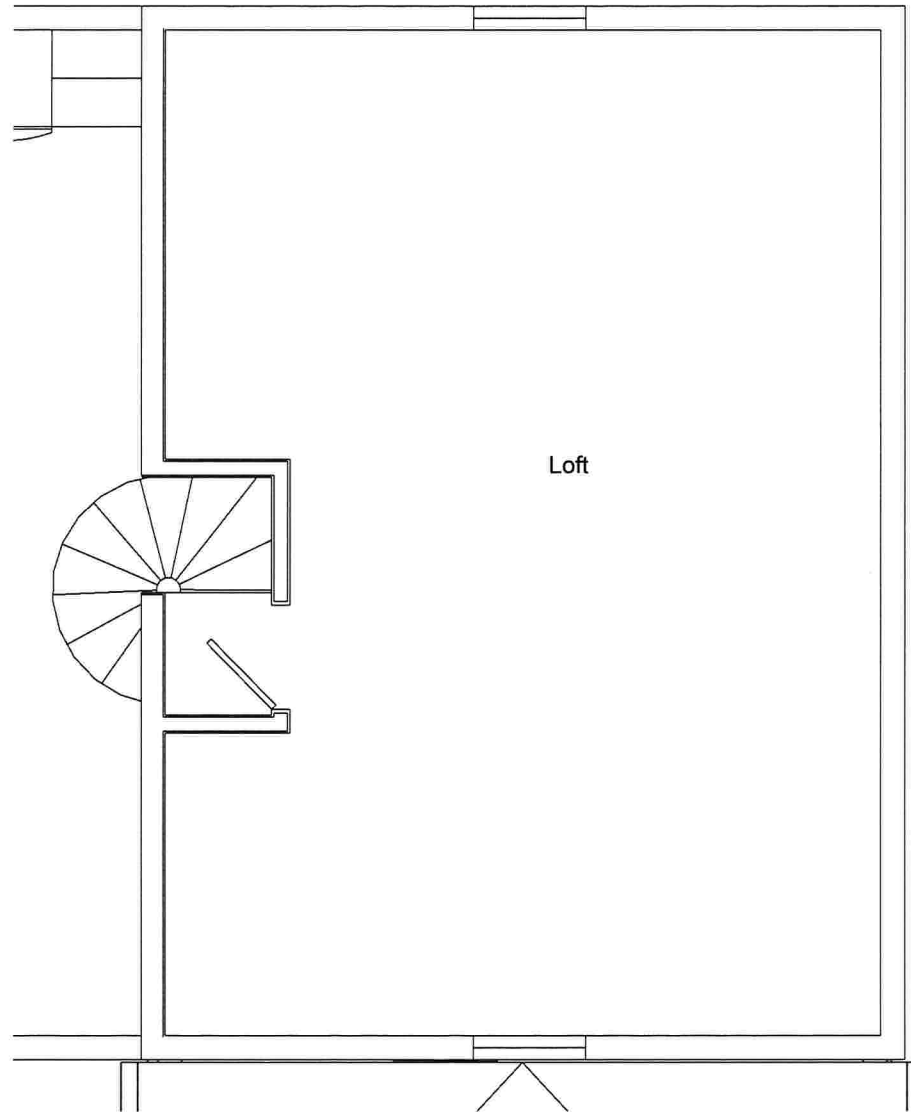
**PROJECT** Hellstedt Little House  
**DATE** April 5, 2021



PROJECT  
Hellstedt Little House

DATE  
April 5, 2021

1st Floor Plan



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Hellstedt Little House

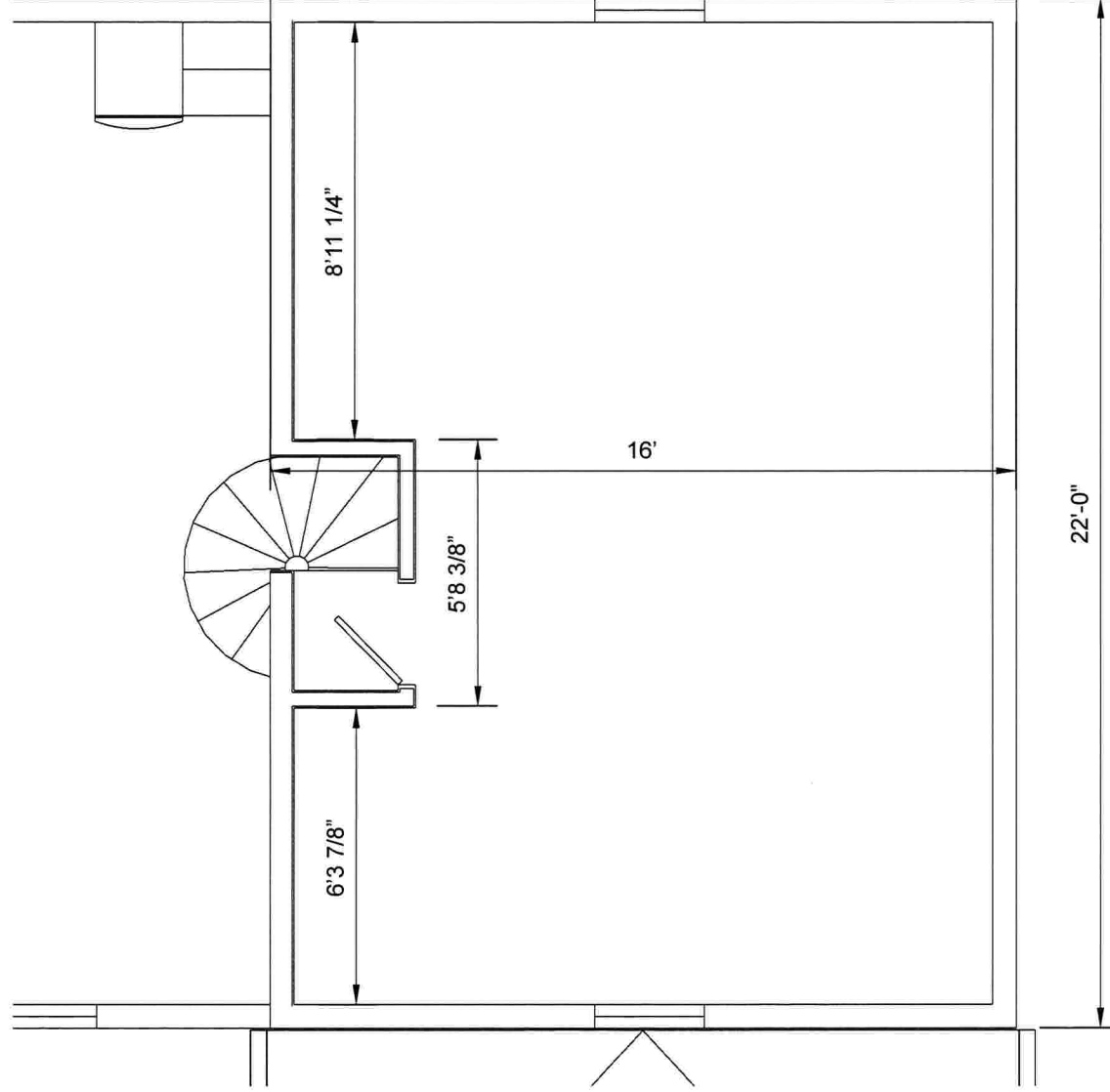
DATE  
April 5, 2021

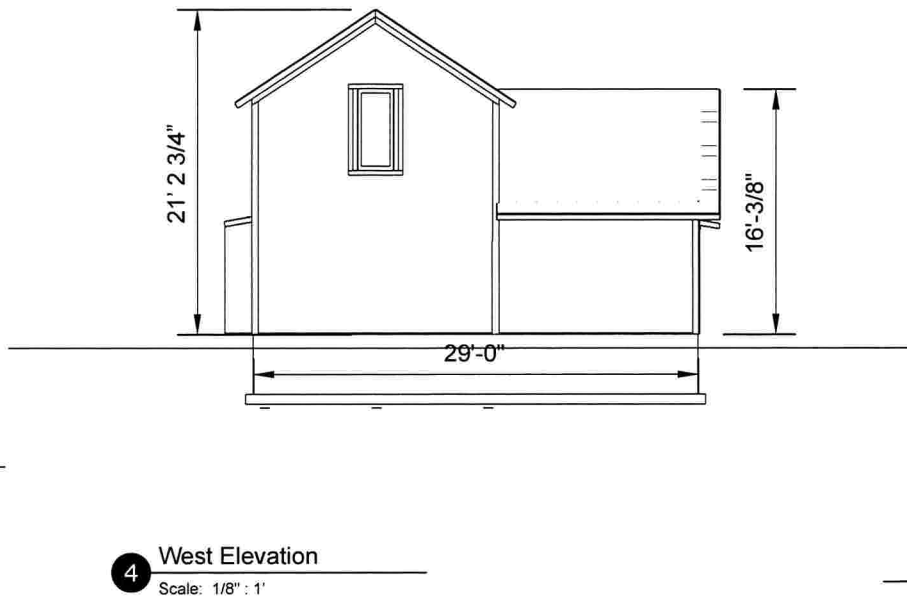
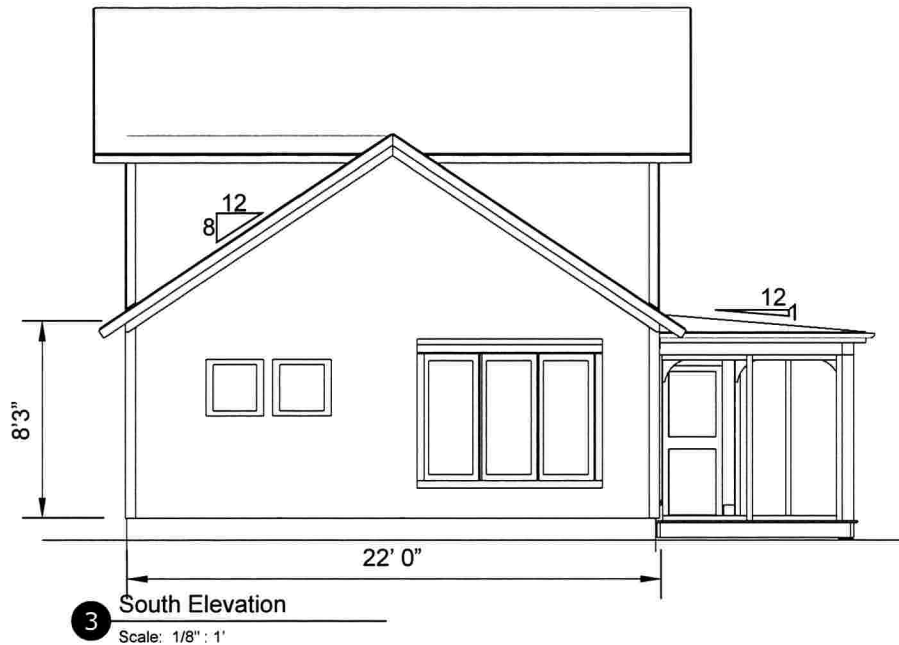
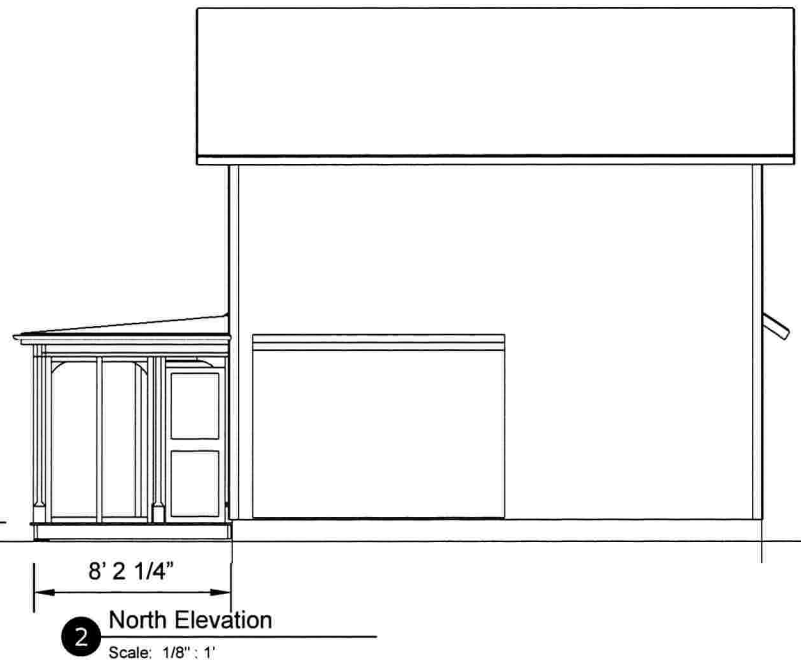
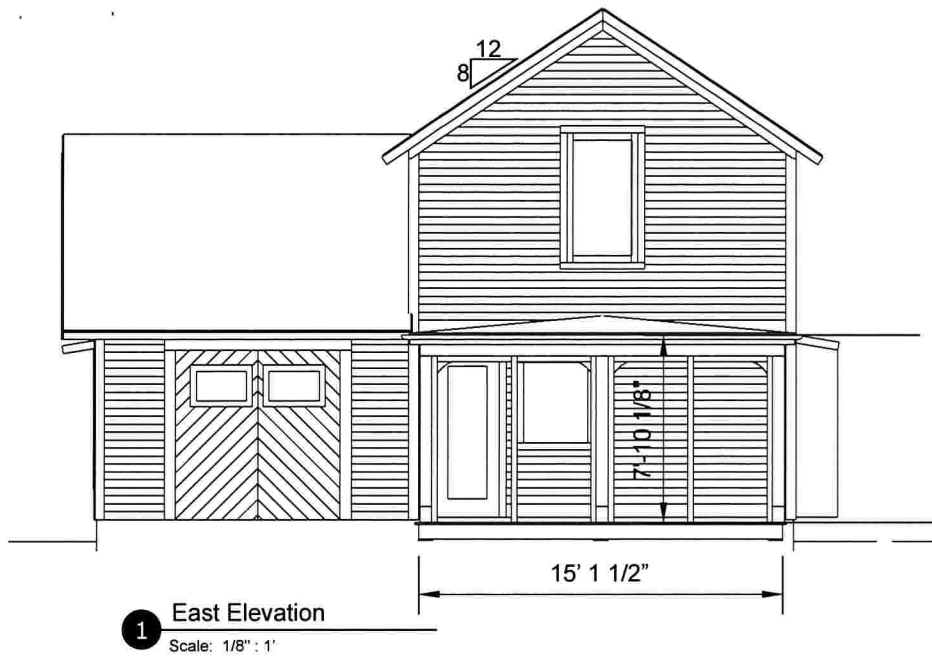
**1** 2nd Floor Concept- 304 s.f.  
Scale: 1/4" : 1'

1

## 2nd Floor Plan

Scale: 1/4" = 1'





**DATE**  
April 5, 2021

**PROJECT**  
Hellstedt Little House

# Elevations



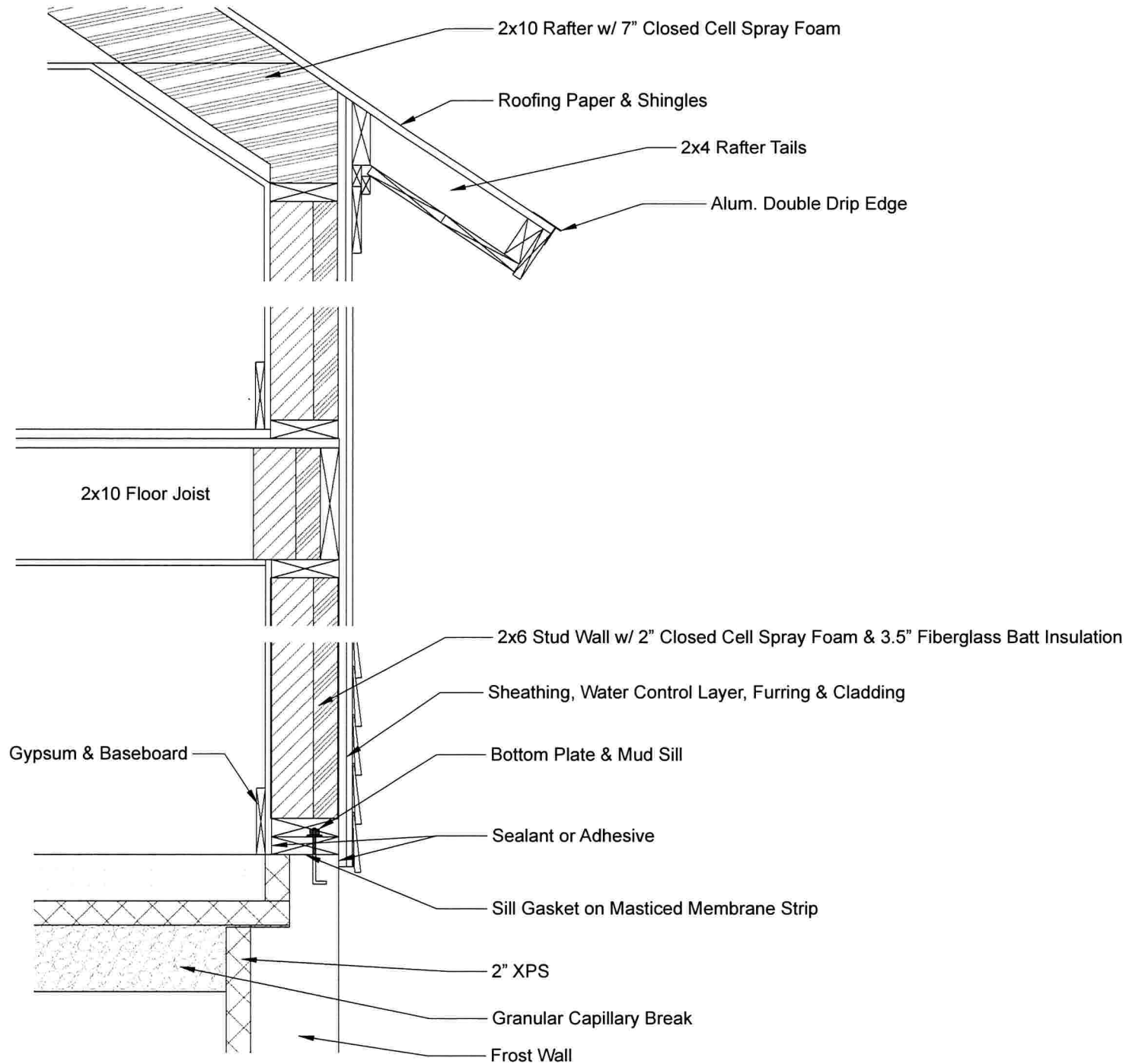
Structural  
or of  
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barn  
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DATE  
April 5, 2021

PROJECT  
Hellstedt Little House

# Exterior Details



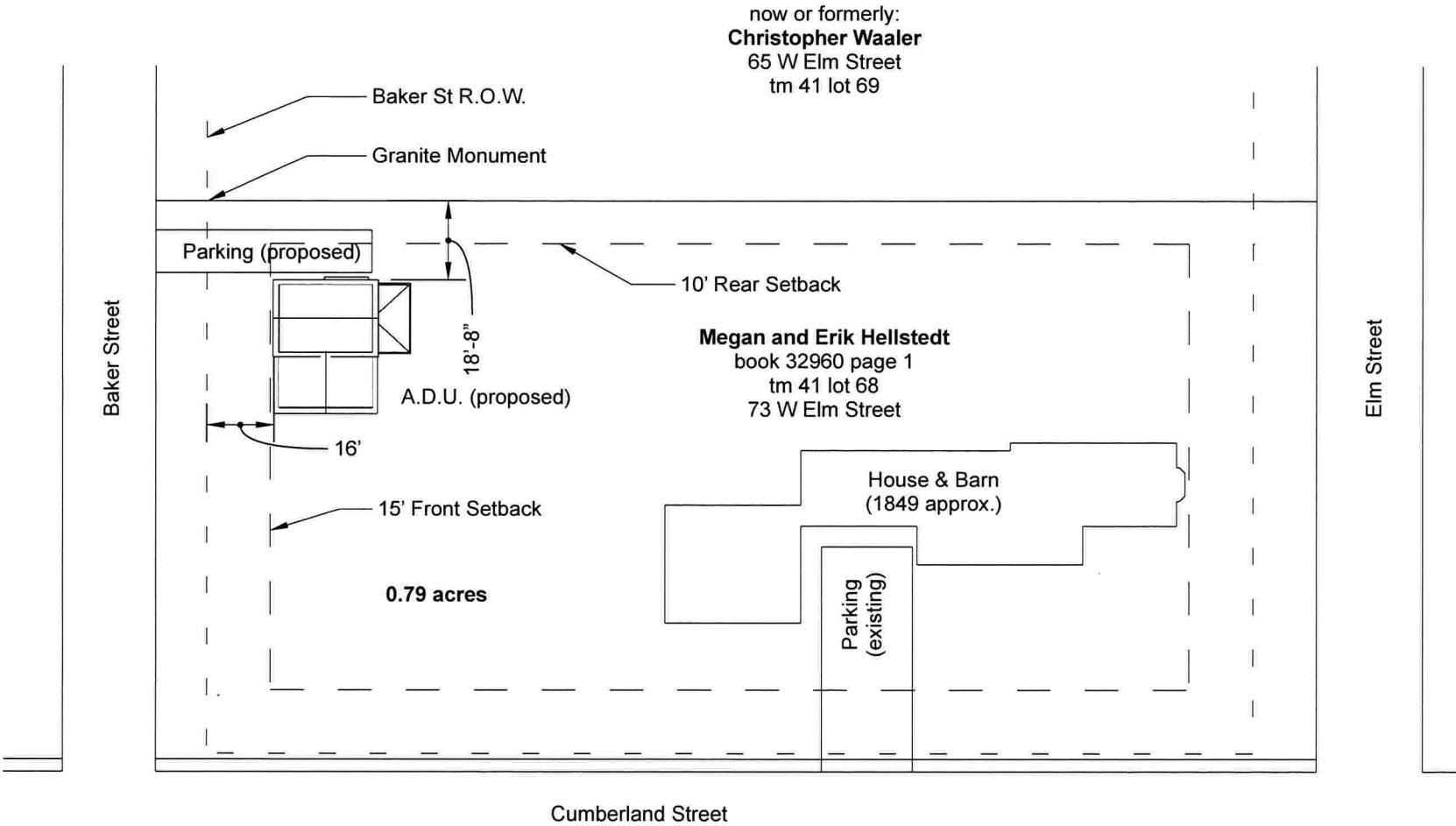


**1** Foundation - Wall Detail  
Scale: 1" : 1'

DATE  
April 5, 2021

PROJECT  
Hellstedt Little House

# Construction Section

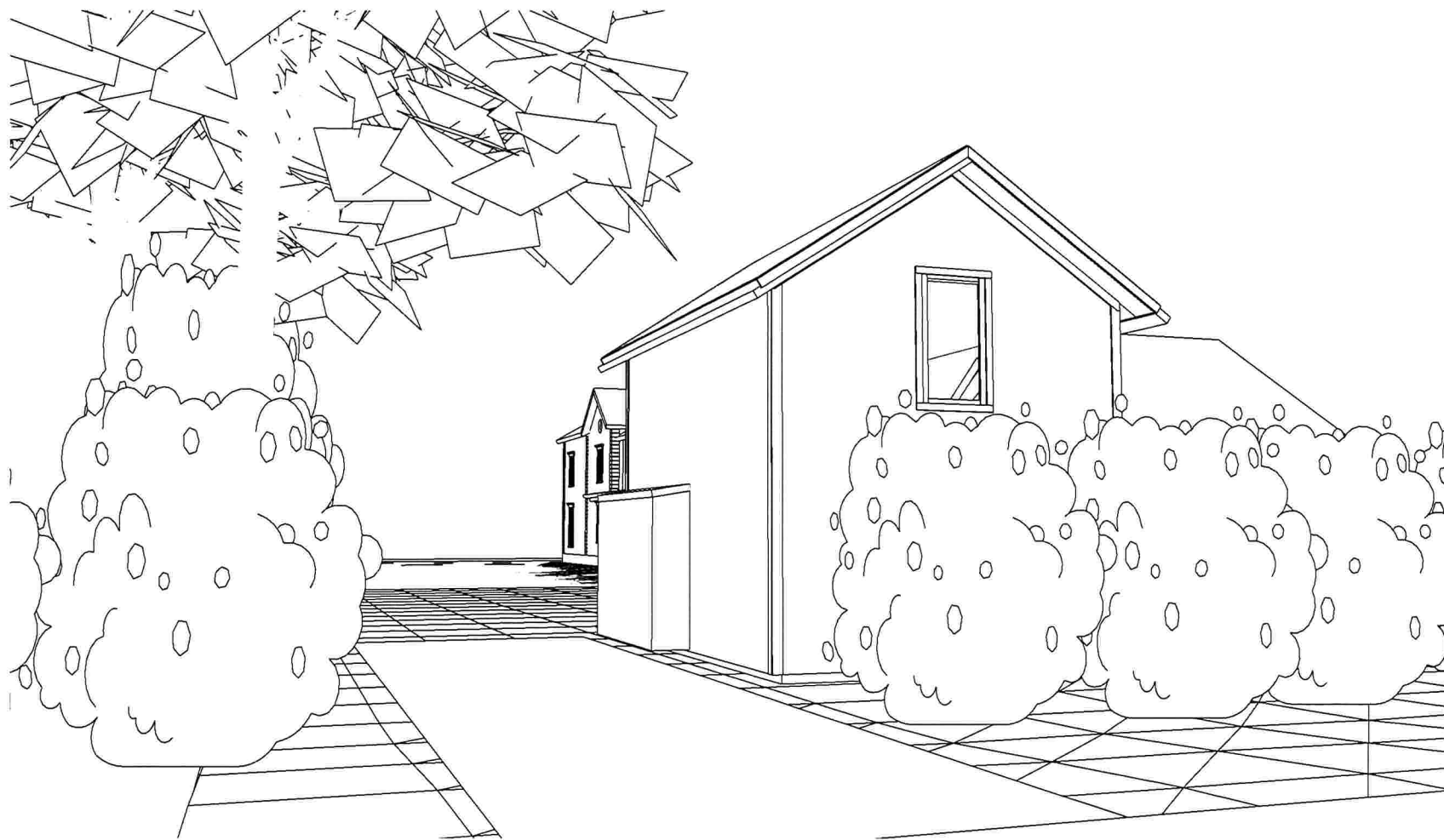


Notes:  
- MDR Zone

**DATE**  
April 5, 2021

**PROJECT**  
Hellstedt Little House

**Site Plan**



DATE  
April 5, 2021

PROJECT  
Hellstedt Little House

Baker St Perspective