

Erin Zwirko

From: julia libby <juliadlibby@gmail.com>
Sent: Tuesday, January 9, 2024 6:01 PM
To: Erin Zwirko
Subject: 251 west main
Attachments: 11 Exhibit 1 — Dimensional Standards 6.pdf

Hi Erin,

I was looking again at the LD2003 implications on my lot and proposal and realized I hadn't fully considered what could happen on the lots if the subdivision were to be approved. I had initially thought that having MDR standards apply would be sufficient but looking again, as it is submitted, I believe that the new lots technically would be open to the new dwelling unit allowance ordinance. I do not want this to be the case, so I am attaching Exhibit 1 with a tiny amendment to prevent 701 Sec II EE from applying to the proposed lots. This will prevent the possibility of up to 4 units being built on each new lot under the new rules. If you could please include the updated version in my submissions.

Thank you,

Julia

EXHIBIT 1

MDR Dimensional Standards and Proposed CZA Standards

This is the sole zoning for the Parcel, and except as otherwise set forth in the following conditions, all other requirements of the surrounding MDR Zoning District will apply. Ch. 701 Sec II.EE. shall not apply.

Zoning Provision	Existing MDR Requirement Subj. to Title 30-A MRSA 4314 (3.E)	Modified Requirement		
		Lot A	Lot B	Lot C
Minimum Lot Width	130 feet	80 feet		
Minimum Lot size	1 acre	None		
Building Height	35 feet	35 feet		
Front Setback Primary minimum	15 feet	15 feet		
Front Setback Primary maximum	—	—	—	Front setback + 45 feet
Front Setback Secondary	—	15 feet	—	
Side Yard Setback*	10 feet	10 feet	See Exhibit A*	10 feet
Rear Yard Setback*	15 feet	—	15 feet	See Exhibit A*
Location of Outbuildings	—	Min: Front Setback + 20 feet		
Frontage Buildout	—	30% min 75% max		
Parking Location	—	Front Setback + 20 feet		
Parking Spaces	2 per unit	1 per dwelling unit		
Max. Lot Coverage	—	Building Area**		
Architectural Standards	—	See Ch. 703 Article 5.M. Yarmouth Zoning Ordinance		
Landscape Standards	—	See Ch. 703 Article 5.N. Yarmouth Zoning Ordinance		

* To maintain consistency of development within the subdivision, and to accommodate a Forest Management Plan, the side and rear setbacks vary between Lots A, B and C. In addition to the table above, Exhibit A, the Final Approved and Recorded Subdivision Plat, also indicates all setbacks for each lot. Taken together, the setbacks within each lot result in a 'Building Area' (depicted on Exhibit A).

**For the purposes of the Doughty Woods Subdivision, Building Area is defined as: The area of a lot that falls within, is defined and bounded by, the applicable front, side and rear setbacks, within which all development of structures (as defined in Ch. 701 of the Yarmouth Zoning Ordinance) must occur. Notwithstanding the provisions of the Forest Management Plan applicable to Lots B and C, the Historic Preservation Standards applicable to Lot A, or the Landscape and Architectural Standards of Ch. 703, any development within the setback areas shall be subject to the standards of the MDR zone.