

Shoreland Development Plan Application

SDP-21-2

Submitted On: Mar 04, 2021

Applicant

Corey Papadopoli
 (207) 288-0313
 corey@elliottarchitects.me

Location

2 OLD FERRY LANE
 KITTERY, ME 03904

Project Information

Size of Waterbody

> 1 Acre

Will this project create one acre or more of disturbed area? If yes, you will be required to file a MDEP Notice of Intent to Comply with the Maine Construction Permit. Excavation will require a Maine Dep certified contractor in erosion control measures.

No

Full description of the project

The new use will be the same as the existing: single-family residence with two bedrooms. But we would like to renovate it significantly. The house and lot are non-conforming. The house is within the 25' water setback. It is within sideyard setbacks as well. Furthermore, the property is small enough that it is not possible to move the house back to make it more compliant. Based on our interpretation of the Zoning Ordinance, we are proposing to not encroach upon the water any more than the current structure. We are proposing maintaining the existing foundation and footprint of the building while replacing the floor and roof structure. The height of the roof would not extend above the highest point of the existing roof.

Lot Size (SF)

8530

Base Zone

Residential-Urban (R-U)

Overlay Zone(s)

OZ-SL-250 Shoreland Overlay Zone\Water Body/Wetland Protection Area 250'

true

OZ-SL-75 Shoreland Overlay Zone Stream Protection Area 75'

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OZ-CFMU Commercial Fisheries/Maritime Uses Overlay Zone

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OZ-RP Resource Protection Overlay Zone

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Project within buffer of overlay zone?

WITHIN 100FT or 75FT (0-100FT from Highest Annual Tide) see sect. A, B, C, D, F Planning Board Review

A. Devegetated Area - Parcel Devegetation

% Allowed (Enter 20% , 50%, 60% or 70% per narrative above)

50

Existing (sf) Devegated Area within 250' Shoreland Overlay Zone

3105

Proposed (sf) Devegated Area within 250' Shoreland Overlay Zone

3337

% Existing Devegated Area within 250' Shoreland Overlay Zone

36.4

% Proposed Devegated Area within 250' Shoreland Overlay Zone

22

B. Building Footprint - Principle and Accessory Structures

Structure distance from Highest Annual Tide or upland edge of wetland (FT)	Building Coverage Existing (sf)
10.9	1459.4
	(%) Building Coverage Allowed
	20
Building Coverage Proposed (sf)	(%) Building Coverage Existing
1673.5	17.1
(%) Building Coverage Proposed	(%) Increase of Coverage
19.6	14.6
Type of Construction	Value (\$) of Construction
Demo/Rebuild	750000

C. Building Height

Bldg. Height Existing (FT)	Bldg. Height Proposed (FT)
18	18

D. Certifications

I certify I have provided, to the best of my knowledge, information requested for this application that is true and correct and I will not deviate from the Plan submitted without notifying the Code Enforcement Departments of any changes.
true

I understand an approved Shoreland Development Plan must be recorded in the York Country Registry of Deeds and I am responsible for incurred costs.
true

I understand calculations for area, volume, and de-vegetated areas must be included on the final plan and certified by a State of Maine registered architect, landscape architect, engineer, or land surveyor
true

Applicant is
Architect

ZONING DATA PER KITTERY ZONING ORDINANCE
(E-CODE ONLINE 08/19/2020):

BASE ZONE: Residential-Urban (R-U)
OVERLAY ZONE: Shoreland (OZ-SL-250')

REQUIREMENTS:

Residential-Urban (R-U)
MINIMUM LAND AREA: 20,000 Sq Ft
PER DWELLING UNIT: 20,000 Sq Ft
MINIMUM LOT SIZE: 100 Ft
MINIMUM STREET FRONTAGE: 30 Ft
MINIMUM FRONT YARD: 15 Ft
MINIMUM REAR AND SIDE YARDS: 20%
MAXIMUM BUILDING COVERAGE: 35 Ft*MAXIMUM BUILDING HEIGHT: 35 Ft*

Shoreland (OZ-SL-250')
MINIMUM SHORE FRONTAGE: 50 Ft
MAXIMUM DEVEGETATED COVERAGE: 20%
HIGH WATER SETBACK: 100 Ft

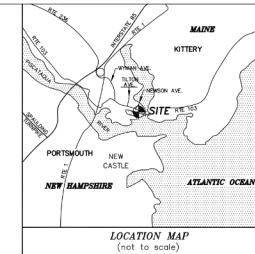


USGS DISK
DESIGNATION - R99
PID - 000511
NAVD88 ELEVATION - 33.86'

WHIPPLE ROAD

PLAN REFERENCES:

- "PROPOSED SITE PLAN FOR PROPERTY AT 192 WHIPPLE ROAD, KITTERY, YORK COUNTY, MAINE, OWNED BY MARJORIE E. PERKINS, PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED MAY 25, 2020, AND ON FILE AS PROJECT No. 20640.
- "EXISTING CONDITIONS PLAN FOR PROPERTY AT 2 OLD FERRY LANE, KITTERY, YORK COUNTY, MAINE OWNED BY MARJORIE K. KUNKEL REVOCABLE TRUST, PREPARED BY NORTH EASTERLY SURVEYING, INC., DATED AUGUST 31, 2020, AND ON FILE AS PROJECT No. 20726.



NOTES:

- OWNERS OF RECORD:
TAX MAP 17 LOT 14
THE FORBES-TAYLOR TRUST
CATHERINE B. TAYLOR, TRUSTEE
Y.C.R.D. BOOK 18310 PAGE 154
DATED JULY 17, 2020
- TOTAL EXISTING PARCEL AREA:
TAX MAP 17 LOT 14
8,530± SQ. FT. TO HIGHEST ANNUAL TIDE
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR CONSTRUCTION. NONCONFORMING CONDITIONS APPLY. REFER TO THE TOWN OF KITTERY LAND USE AND DEVELOPMENT CODE.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- REFERENCE IS MADE TO Y.C.R.D. BOOK 1419 PAGE 149 WHICH CALLS "...TO THE END OF THE STONE WALL; THENCE TURNING AND RUNNING SOUTH NINE DEGREES WEST THIRTY SEVEN (37) FEET TO A PIPE NEAR THE END OF A SEA WALL; THENCE CONTINUING TO THE PISCATAQUIA RIVER; THENCE TURNING AND RUNNING WESTERLY BY SAID RIVER ONE HUNDRED SIXTEEN (116) FEET MORE OR LESS TO A PIPE..."
- REFERENCE IS ALSO MADE TO A CORRECTIVE DEED Y.C.R.D. BOOK 1452 PAGE 62 WHICH CALLS "...TO A PIPE SET IN THE GROUND AT THE END OF SAID STONE WALL; THENCE TURNING AND RUNNING SOUTH 59° WEST THIRTY SEVEN (37) FEET TO A PIPE HUB SET IN THE GROUND THREE (3) FEET SOUTHERLY FROM THE END OF A CEMENTED SEA WALL; THENCE TURNING AND RUNNING NORTHWESTERLY AND WESTERLY ON A CURVE, BY THE SOUTHERLY SIDELINE OF SAID CEMENTED SEA WALL ONE HUNDRED THIRTY EIGHT (138) FEET, MORE OR LESS TO A HUB SET IN THE GROUND, SAID HUB BEING THIRTY SIX (36) FEET MEASURED FROM THE SOUTHERLY CORNER OF THE DWELLING HOUSE ON THE WITHIN CONVEYED LOT..."
- A SHED APPEARS TO ENCROUGH ON TO THE TOWN OF KITTERY TAX MAP 17 LOT 15. CONSULTATION WITH A TITLE ATTORNEY IS ADVISED.
- PORTIONS OF THE PROPERTY FALL WITHIN A SPECIAL FLOOD HAZARD AREA. REFERENCE IS MADE TO FEMA FIRMETTE 230171 0005 D, MAP REVISED JULY 3, 1986.
- FLOOR AREA: 1,459.4 SF. BUILDING COVERAGE: 1,602.1 SF.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

DEVEGETATED CALCULATION:

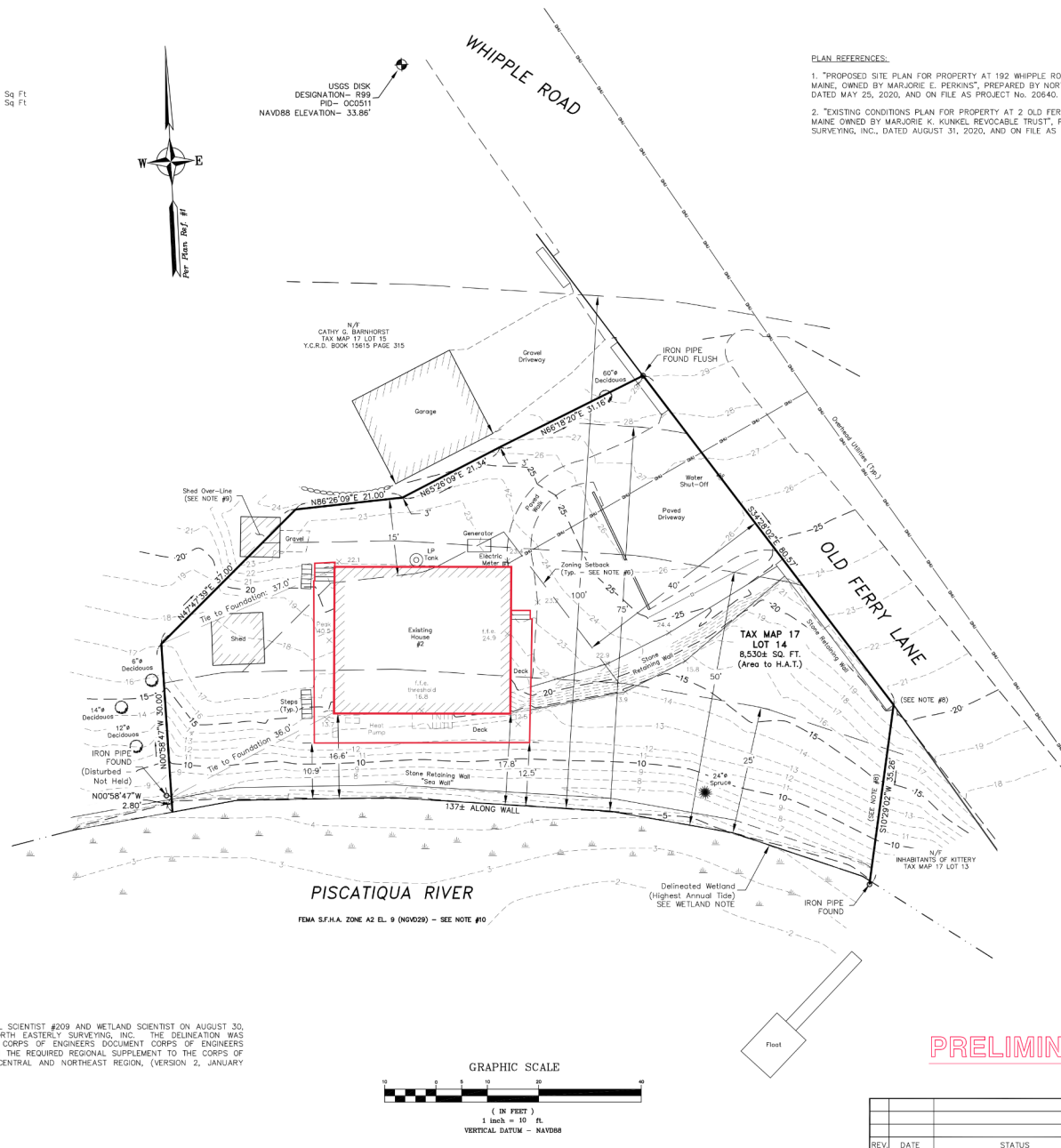
LOT AREA: 8,530± SQ. FT.

EXISTING:

HOUSE	981± SQ. FT.
PAVEMENT	882±
RETAINING WALLS	832± SQ. FT.
DECK	429± SQ. FT.
SHEDS	122±
GRAVEL	22±
STEPS	20± SQ. FT.
UTILITIES	18±
CURBING	9± SQ. FT.
TOTAL	3,105± SQ. FT. (36.4%)

WETLAND NOTE:

A PORTION OF JOSEPH W. NOEL, MAINE LICENSED SOIL SCIENTIST #209 AND WETLAND SCIENTIST ON AUGUST 30, 2020. THE FLAGS WERE SURVEY LOCATED BY NORTH EASTERLY SURVEYING, INC. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

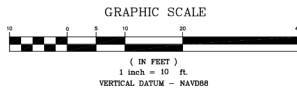


PISCATAQUIA RIVER

FEMA S.F.H.A. ZONE A2 EL. 9 (NOV029) - SEE NOTE #10

TAX MAP 17
LOT 14
8,530± SQ. FT.
(Area to H.A.T.)

PRELIMINARY



REV.	DATE	STATUS	BY	CHKD	APPD.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
2 Old Ferry Lane
Kittery, York County, Maine
OWNED BY
The Forbes-Taylor Trust
Catherine B. Taylor, Trustee
c/o Matt Elliott - Elliott Architects
86 Main Street, Blue Hill, Maine 04614

North
EASTERLY
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904
(207) 439-6333

SCALE: 1" = 10'
PROJECT NO: 20726
DATE: 12/7/2020
SHEET: 1 OF 1
DRAWN BY: A.H.P.
CHECKED BY: A.M.P.
DRAWING No: 20726 EXISTING CONDITIONS
FIELD BOOK No: "KITTERY #30"

Tax Map 17 Lot 14

NOTES:

TAX MAP 17, LOT 14

OWNER:
THE FORBES-TAYLOR TRUST
18504 CALLE LA SERRA
RANCHO SANTA FE, CA 92091

BASE ZONE: R-U
OVERLAY ZONE: OZ-SI-250
BUILDING COVERAGE: 1,673.5 SF
DEVEGETATED AREA: 3,337 SF
BUILDING HEIGHT: 18'

CODE ENFORCEMENT OFFICER APPROVAL:

DATE: _____



TAYLOR RESIDENCE

2 OLD FERRY LANE
KITTERY, MAINE

SHORELAND DEVELOPMENT PLAN

SD1.0

DATE: 02.28.2021
REVISION:
DRAWN BY: ECS

