

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

**MEMORANDUM**

**TO:** Planning Board

**FROM:** Matthew Nazar, Director of Development Services  
Susan Redmond, Assistant Planner

**DATE:** May 7, 2014

**RE:** **Barry Hobbins – 112 Sewall Street**

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OR

**SUMMARY OF REQUEST**

**Request:** Rezone 112 Sewall Street into an Institutional/Business/Professional District (BP) contract zone which includes business and professional offices and services and one and two family dwellings.

**Owner:** Robert L. Witham, Jr., Michele T. Witham

**Applicant:** Barry Hobbins

**Location:** 112 Sewall Street

**Zoning:** Low Density Residential District (RA)

**Tax Map Number:** Map 26, Lot 116

**Existing Land Use:** Single family residence

**Proposed Rezoning:** Institutional/Business/Professional District (BP)

**SUMMARY OF SUBMITTAL PACKAGE**

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Purchase and Sale Agreement
4. Existing Conditions Plan
5. Agent authorization letter

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## **Areas of Concern**

None.

## **Staff Review**

**The Bureau of Engineering** does not have any concerns.

**The Bureau of Code Enforcement** did not comment on the application.

**The Bureau of Planning** does not have additional comments.

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### **1. Consistency with the 2007 Comprehensive Plan**

The River/State Government Complexes section of the 2007 Comprehensive Plan states “The residential and State Capitol areas should be maintained, and significant non-residential intrusion limited or prohibited.” There is a mix of residential and office uses along this section of Sewall Street. The proposal is consistent with the 2007 Comprehensive Plan.

### **2. Consistency with Established Land Use Patterns**

As previously stated, there is a mix of residential and office uses along this section of Sewall Street. The proposal is consistent with established land use patterns.

### **3. Creation of an Isolated District Unrelated to Adjacent Districts**

There is a BP zone on the opposite side of Sewall Street. The proposal will not create an isolated district unrelated to adjacent districts.

### **4. Potential Impact on Utilities, Roads, and Services**

Utilities, roads, and services exist at this location. There will not be a significant impact on utilities, roads and services.

### **5. Changed or Changing Neighborhood Conditions**

A number of the lots on this stretch of Sewall Street have converted from residential use to office use. The rezoning is justified by a changed or changing conditions.

## **Text of Proposed Amendment**

The lot known as Assessor's Map 26, Lot 116 shall be rezoned in accordance with Section 1.6.1(A)(iv)(b) of the Augusta Land Use Ordinance. The new zone shall be an Institutional/Business/Professional (BP) contract zone which includes business and professional offices and services and one and two family dwellings.