

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2014-050 **Application Date:** 04/14/2014
CBL: 003 C001001 **Application Type:** Plan Amendment - Staff Level II
Applicant: 130 EASTERN PROMENADE LLC /GEOFFREY MINTE
Project Name: Conversion and Renovation of Apt. Bld.
Address: 130 Eastern Prom
Project Description: Conversion and renovation of existing residential apt. building (containing 11 rental
 apts.) into 4 residential condominiums and associated site work.
Zoning: R-6

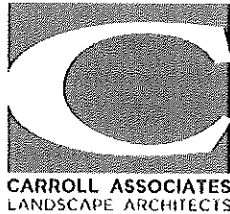
Other Required Reviews:

- | | | |
|---|---|--|
| <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> 14-403 Streets | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> Storm Water | # Units _____ | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input checked="" type="checkbox"/> Other: Plan Amendment |
| # Lots _____ | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

Distribution List:

Planner	Barbara Barhydt	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Nennifer Thompson
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 6/27/2014



April 11, 2014

Ms. Barbara Barhydt, Planner
Planning and Urban Development Department
389 Congress Street, 4th Floor
Portland, ME 04101

**RE: 130 Eastern Promenade
Development Review Amendment Application
City Project ID: 2013-236
CBL: 003 C001001**

Dear Barbara,

On behalf of 130 Eastern Promenade, LLC, Carroll Associates is pleased to submit the enclosed Level 2 Development Review Amendment Application for the City's review and approval. This is considered an Amendment to an approved plan due to an increase in the number of residential units being proposed, reduction in parking spaces, and other site/architectural modifications.

This property has undergone a number of reviews and received a number of approvals over the last few years. It is worth briefly summarizing these to bring Staff up to date.

- The original application was approved by the Planning Authority on June 20, 2011 for 3 residential units and 6 on-site parking spaces.
- On May 31, 2012 the Planning Authority extended the Site Plan Approval to June 27, 2014. The extension was granted due to a weak real estate market and the applicant was unable to start construction within the allotted timeframe.
- On December 19, 2013 an Amendment was approved by the Planning Authority. The reason for the amendment was a change in ownership and minor site/architectural modifications.

The applicant is excited about renovating this wonderful home and about moving forward to see this structure come back to its former historic self. However the applicant would like to make some modifications to the approved Site Plan to make the project more cost effective, more buildable, and more saleable. The biggest component of this requested Amendment is that the applicant would like to eliminate the carport and replace it with a 4th studio type unit. The proposed unit will be located in the same footprint as the previously approved carport and will not encroach any further into any of the building setbacks than the existing 'grandfather' (non-conforming) apartment does today. By adding this additional unit, the previously approved parking ratio of two/unit cannot be maintained and thus the applicant would like to reduce the parking to the minimum standard requirement of one/unit. Driveway (location and width), parking configuration, and reduced stall dimension modifications are also being proposed as part of this Amendment. In general the modifications consist of the following items:

Site Items

1. Replace carport with residential unit.
2. Reduce on-site parking from 6 (2 /unit) to 4 (1/unit).
3. Reconfigure driveway and parking (2-parallel & 2 compact head in).
4. Extend internal sidewalk along rear faces of units & relocate trash/recycling.

Architecture

1. Addition of studio type unit (4th unit - approximately 670 sf).

The property is located at 130 Eastern Promenade at the corner of Wilson Street. The proposed renovations include converting the 3-story main structure and 1-story addition from 11 apartments to a 4-unit condominium. We are excited about the potential that exists to fully renovate such a valuable property facing onto the Eastern Promenade, and know that it will provide a significant upgrade to the neighborhood once completed.

Proposed architectural improvements include removal of the existing one story structures (barn/garage, apartments (to be rebuilt as unit #4), and a deck) at the rear and sides of the property, complete renovation of the existing 3-story building, and construction of a small addition to the southeast side of the main building. The main entrance to the units will be from the south side; where a common entrance proposed for units 1-3 located in the main building and a separate entrance for the studio unit. The result respects and enhances the architectural massing of the existing building and will be a major improvement over its current condition.

Proposed site improvements include a slight relocation of the driveway on Wilson Street, where it will provide access to parking, building entrance, and trash storage. There are 4 proposed parking spaces, 2 which are along the drive aisle and 2 compact spaces. New concrete sidewalks along Wilson Street are proposed for approximately 45 feet, where the proposed driveway relocation, underground utilities, and proposed street tree pit, will require disturbance of the existing walk. On the east side of the property a common area will be developed that includes a lawn and gardens for the resident's use. All work shall be performed as prescribed in applicable Chapter 14/Land Use Ordinances and Technical Standards, as indicated on the plans.

Enclosed you will find the following items that have been revised or changed since the last approval in December 2013. It was requested by the Department that only items that have changed since the last approval be submitted.

- Application Fee (\$250 Staff Amendment Review)
- City of Portland -- Level II Development Review Application
- Site Plan Review Standards Narrative
- Statement of Financial Capacity
- Architectural Narrative
- Fire Safety Summary
- Construction Management Plan
- Stormwater Management Report
- Ability to Serve / Capacity Letters from Portland Water and Portland Sewer Dept.
- HVAC Specification Sheets

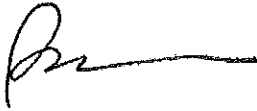
Project: 130 Eastern Promenade
Date: April 11, 2014

SITE DRAWINGS:

<u>PDF Title (on CD)</u>	<u>Drawing Title</u>
C2	L-1.0 Site Preparation Plan
C3	L-2.0 Site Layout & Materials Plan
C4	L-3.0 Site Grading Plan
L1	L-4.0 Landscape Plan
C5	L-5.0 Site Details
C6	L-5.1 Site Details
C7	D-1.0 Drainage Plan
A1	A-1 Building Floor & Roof Plans
A2	A-2 Building Elevations

You will note that we have provided 1 hard copy (written documentation & plans (24"x36" and 11"x17")), as well as an electronic copy of each, which can be found on the enclosed CD. Please feel free to contact our office if you have any questions or concerns. We look forward to working closely with you during the review and approval of this project.

With Regards,
CARROLL ASSOCIATES



Patrick J. Carroll, Principal

CC: 130 Eastern Promenade, LLC
Mark Mueller Architects

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	7,906 sq. ft.
Proposed Total Disturbed Area of the Site	7,906 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	5,639 sq. ft.
Impervious Area (Total Proposed)	6,126 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	4,149 sq. ft.
Building Footprint (Total Proposed)	3,315 sq. ft.
Building Floor Area (Total Existing)	8,349 sq. ft.
Building Floor Area (Total Proposed)	6,710 sq. ft.
Zoning	
Existing	R-6
Proposed, if applicable	Same
Land Use	
Existing	residential apts
Proposed	residential condos
Residential, If applicable	
# of Residential Units (Total Existing)	11 apts
# of Residential Units (Total Proposed)	4 condos
# of Lots (Total Proposed)	1 lot
# of Affordable Housing Units (Total Proposed)	N/A
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	N/A
# of One-Bedroom Units (Total Proposed)	1
# of Two-Bedroom Units (Total Proposed)	3
# of Three-Bedroom Units (Total Proposed)	0
Parking Spaces	
# of Parking Spaces (Total Existing)	2 spaces
# of Parking Spaces (Total Proposed)	4 spaces
# of Handicapped Spaces (Total Proposed)	0 spaces
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	2
Estimated Cost of Project	\$ 1,000,000

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-236 2014-050 **Application Date:** 10/17/2013
CBL: 003 C001001 **Application Type:** Plan Amendment - Staff Level II
Applicant: 130 Eastern Promenade, LLC. /Eileen Simko-Minte
Project Name: Plan Amendment - Renovate Residential Bld.
Address: 130 EASTERN PROMENADE 4.D4
Project Description: Renovate existing 3 story residential apt. bld. Containing 11 rental apartments into 3 residential condominiums and associated site work.
Zoning: R6

Other Required Reviews:

<input type="checkbox"/> Traffic Movement	<input type="checkbox"/> 14-403 Streets	<input type="checkbox"/> Housing Replacement
<input type="checkbox"/> Storm Water	# Units _____	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots _____	<input type="checkbox"/> Shoreland	
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Distribution List:

Planner	Nell Donaldson	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
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Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Comments needed by 2/18/2014

Marge Schmuckal - 130 Eastern Prom

From: Marge Schmuckal
To: pcarroll@carroll-assoc.com
Date: 2/12/2014 2:35 PM
Subject: 130 Eastern Prom

Hi Pat,

As a follow up to our earlier meeting today, section 14-336 states that a parking setback of at least 5' is not required. But that the parking shall meet the front yard setback.

Also, 14-333 states that required off-street parking must 1st try to be located on-site. However, with the proper documentation/leases as spelled out in the Ordinance, required off-street parking shall be located not more than 300 feet away.

I hope that helps you,
Marge

12:30



Memorandum
Department of Planning and Urban Development
Pre-Application Meeting Request

To request a pre-application meeting please fill out the form below with as much detail as possible. Return the form along with any electronic drawings or supporting documentation via e-mail to Desiree Kelly, dmk@portlandmaine.gov. Two 30 minute meetings will be scheduled each Wednesday from 12:00-1:00 p.m. in Room 209, 2nd Floor of City Hall. These meetings are by appointment only and can be scheduled by Desiree Kelly at the e-mail address above or by telephone 207-874-8720.

Contact Information	
Name:	Patrick Carroll
E-Mail Address:	pcarroll@carroll-assoc.com
Phone:	207-772-1552
Proposed Project Information	
Chart, Block, Lot (s)	Map 3-C, Lots 1 and 2
Address	130 Eastern Promenade
Current Use	residential apartments (vacant)
Proposed Use	residential
Lot Size	7,906 sf
New Building or Addition Sq. Ft.	650 sf +/-
New impervious surface area	6,300 sf
Brief description of proposed project: Project was approved in December 2013 for renovation of existing building to three residential units, with a carport providing 3 parking spaces and outdoor storage for tenants (total of 6 off street parking spaces). Owner would like to replace carport with a fourth residential unit in same location. Site plan is essentially the same, however parking is reconfigured to a total of 4 PS (1 ps/ du).	

14-336 R-6
not required in
S1 set back
But shall meet
The front set
set back

Me → info on parking of 6 site get to Pat Carroll -
you need C & O's for the bldg now
Do Cronology on # of units to make a decision on Subdivisions
14-333
not more than
300' (ADA)

From: PUD Calendar
Date: 2/12/2014
Time: 12:30 PM - 1:00 PM
Subject: Patrick Carroll - 130 Eastern Promenade
Attachments: 130 EP- Preapp request 021014.pdf; 130 EP-driveway option B .pdf

Good Morning Desiree,

Attached is a request for a pre-application meeting with the Planning Staff regarding an amendment to a Site Plan approval to allow a fourth residential unit on the property at 130 Eastern Promenade. Adding this fourth dwelling unit has become necessary to make the project financially feasible. We anticipate no significant changes to the site plan to accommodate this unit, it will replace the carport which was originally proposed, and the parking is slightly reconfigured to provide for a total of 4 off-street parking spaces. See attached Site Concept Plan. We will be following up with a new floor plan for the fourth unit and elevations of the buildings fyi.

Key issues to discuss might be:

- **Permitting process-** can this be reviewed as an amendment to the Level 2 permit or does it need to go through a Level 3 review? The original building housed 11 apartments, and was approved for 3 condominiums in 2009, and amended in 2013 due to change in ownership and other modifications.
- **Historic.** Will this project be subject to HP review?
- **Parking/ traffic.** We are proposing to maintain the existing curb cut on Wilson (+/- 20 ft wide) and providing 4 full size spaces on-site. Is there any flexibility in reducing the parking to 3 on-site spaces? It appears the fee in lieu only applies in non-residential zone districts, is this being considered for residential uses? Reducing the parking would free up the south side of the site and allow a larger landscape buffer between the building and parking/ neighboring properties
- **Stormwater management.** We are proposing to continue with the same stormwater management strategy as originally approved, the addition roof will be directed towards the rain garden, the driveway and parking area will drain to Wilson Street.

I am hopeful that we can meet with staff by the end of the month so we can keep the project on track for a summer construction start. The Owners are committed to restoring this amazing building, and we all agree it will be a great addition to the Eastern Promenade neighborhood. Please contact me if you have any questions or need additional information.

Regards, Pat

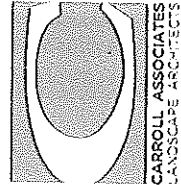
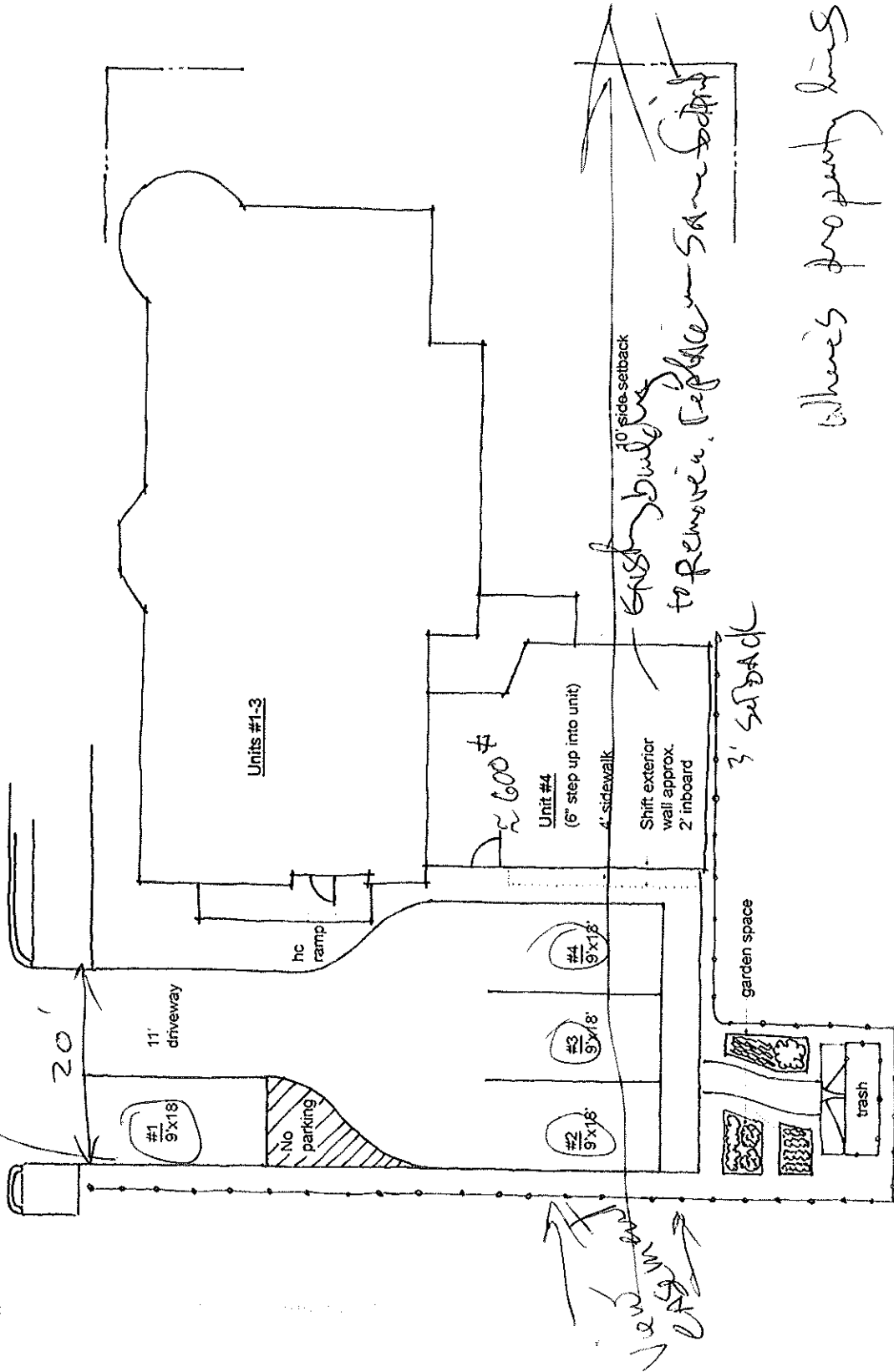
Patrick J. Carroll

Carroll Associates Landscape Architects

207-772-1552 (w)

5' from property line - check it is 2-6

Wilson Street



130 Eastern Promenade
Parking Option B - head in parking

1-27-2014