

PORTLAND MAINE

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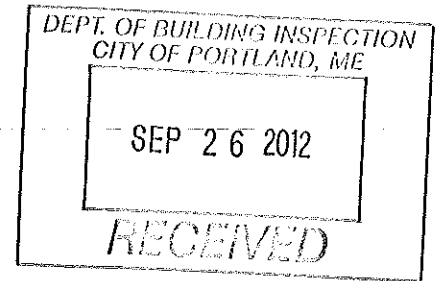
Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

September 26, 2012

Mark Smith and Stephanie Dunn
41 Cumberland Avenue
Portland, ME 04101

Mark Mueller
100 Commercial Street #205
Portland, ME 04101



Project Name:	43 Cumberland Avenue Apartments	Project ID:	2012-08-4743
Address:	43 Cumberland Avenue	CBL:	013 K062 001
Applicant:	Mark Smith and Stephanie Dunn		
Planner:	Planner		

Dear Mr. Smith and Ms. Dunn:

On September 26, 2012, the Planning Authority approved a Level I: Minor Residential site plan application for one addition of residential unit at the existing triplex and a single family home at 43 Cumberland Avenue. The application included a Level I: Site Alteration site plan for a four-car parking lot at 43 Cumberland Avenue. The decision is based upon the application, documents and plans as submitted by Mark Mueller and prepared by Mark Mueller Architects and dated July 24, 2012. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance and the R-6 Infill Development Design Principals and Standards.

WAIVERS

The Planning Authority waives the site plan ordinance standard, Section 14-523 (d)(2)(c) that states '(t)he construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,500 square feet' to allow a gravel parking lot. The applicant is proposing the installation of a subsurface detention/infiltration pipe and trench in the parking and driveway area of the site that will infiltrate the parcel's stormwater runoff. The proposed development anticipates infiltrating stormwater for the 2, 10, 25 and 100 year storms. The proposed stormwater design was reviewed and approved by the Department of Public Services and the Deputy Engineer supports the waiver.

The Planning Authority waives the Technical Standard, Section 14-526 (b) (2) (b) (iii) Street Trees, provided that the applicant shall contribute \$800 to the City of Portland Tree Fund for the cost of required street trees.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via email at shukriaw@portlandmaine.gov

Sincerely,



Alexander Jaegerman, FAICP
Planning Division Director

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File