



Application for Exemption from Site Plan Review
 Portland, Maine
 Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: 45 North Street exterior renovation
 PROJECT ADDRESS: 45 North Street Portland, Maine

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
Remove existing front steps and side porch
and replace with new

CHART/BLOCK/LOT: 14-A-9

CONTACT INFORMATION:

RECEIVED

OWNER/APPLICANT

CONSULTANT/AGENT

Name: Mark White
 Address: _____

Name: Stephen K Murphy
 Address: 133 Lexington Avenue
Portland, Maine

JUL 27 2009
 City of Portland
 Planning Division

Zip Code: 04101

Zip Code: 04103

Work #: _____

Work #: _____

Cell #: 329-1655

Cell #: 671-6291

Fax #: _____

Fax #: _____

Home #: _____

Home #: 678-8514

E-mail: Timothy@Maine.r.com

E-mail: smurphy17@maine.r.com

Criteria for Exemptions:
 (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(Yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y. 8x16 porch</u>	<u>Y</u>
b) Are there any new buildings, additions, or demolitions?	<u>YES</u>	<u>Y</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>NO</u>	<u>2</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N/A</u>	<u>Y</u>
e) Are the curbs and sidewalks in sound condition?	<u>N/A</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>N/A</u>	<u>Y</u>
g) Is there any additional parking?	<u>N/A</u>	<u>Y</u>
h) Is there an increase in traffic?	<u>N/A</u>	<u>2</u>
i) Are there any known stormwater problems?	<u>NO</u>	<u>2</u>
j) Does sufficient property screening exist?	<u>N/A</u>	<u>Y</u>
k) Are there adequate utilities?	<u>YES</u>	<u>Y</u>

Planning Division Use Only Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature: Barbara Barnhardt Date: July 28, 2009

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

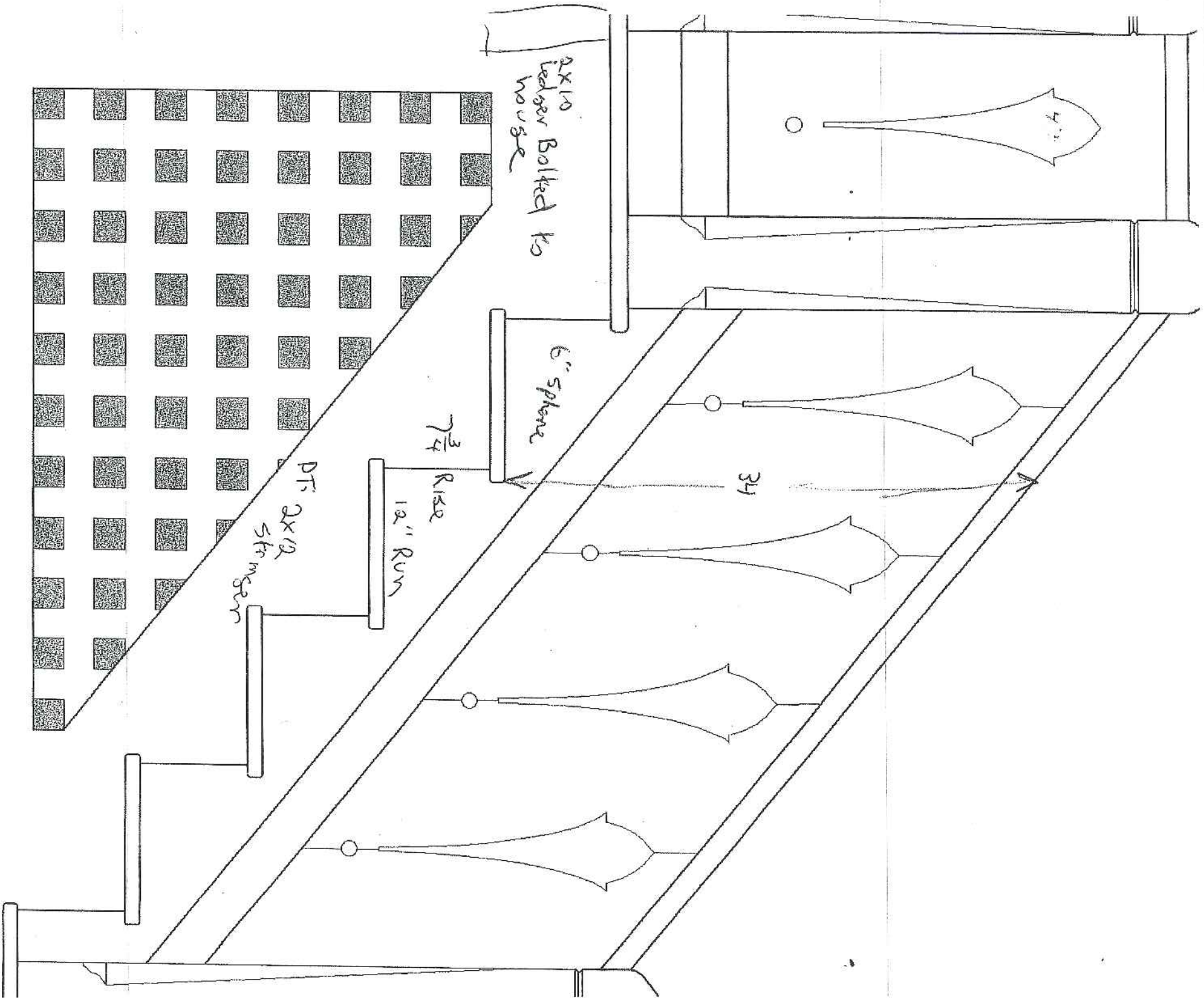
IMPORTANT NOTICE TO APPLICANT

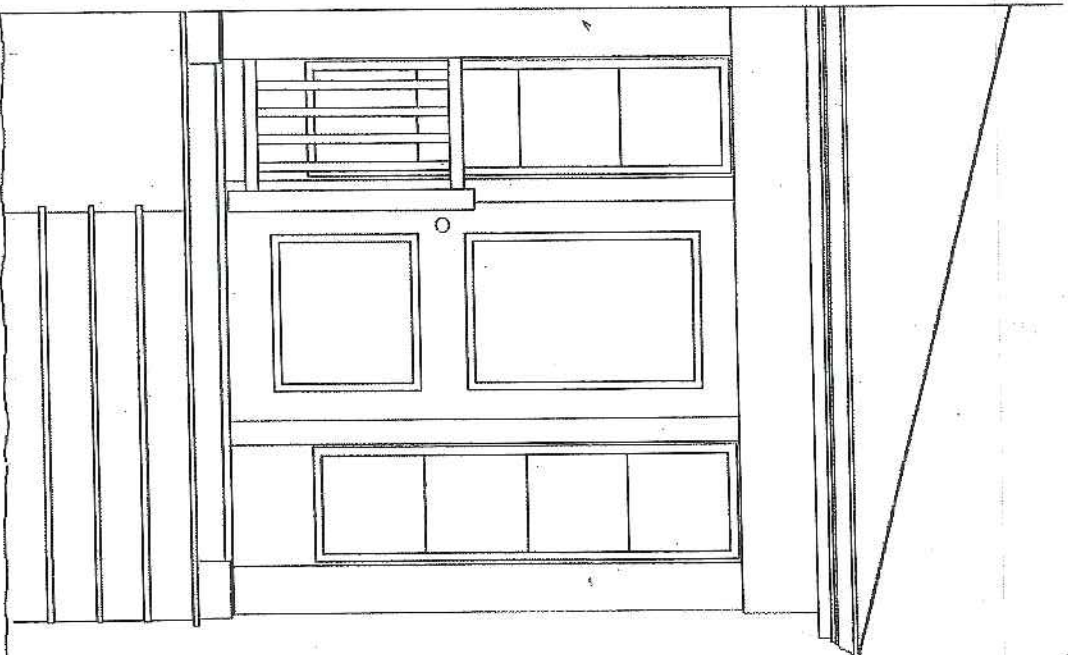
An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



SOUTH ELEVATION OF
PROPOSED REAR PORCH

8x16

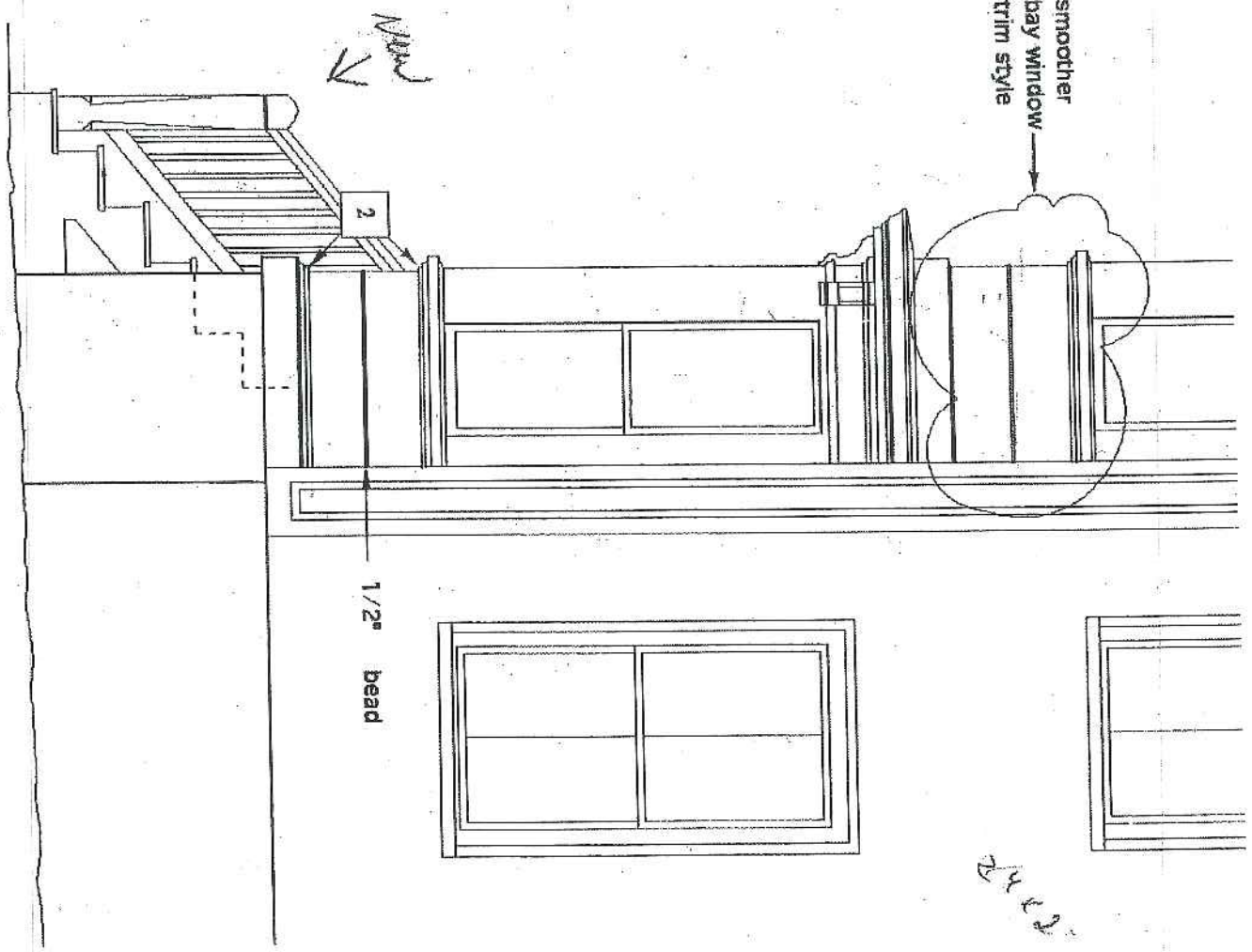




WEST ELEVATION OF
PROPOSED REAR PORCH

C16

MARK WHITE HOUSE
45 NORTH STREET PORTLAND, MAINE
3/8" = 1'-0" MARCH 17, 2009



smoother
bay window
trim style

North
↙

2

1/2" bead

1/2"

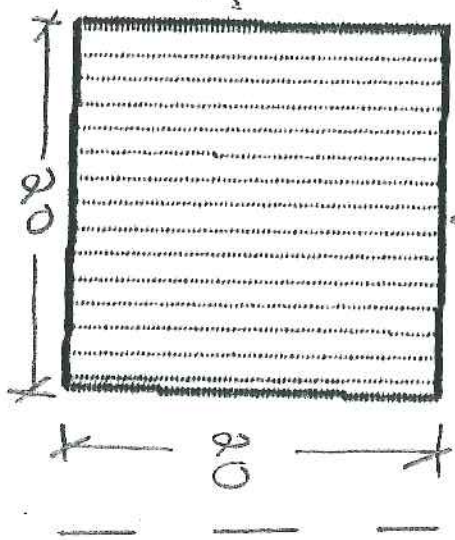
305

014

EXISTING PORCH 6'x48'
PROPOSED PORCH 8'x16'

30'±

EXISTING GARAGE

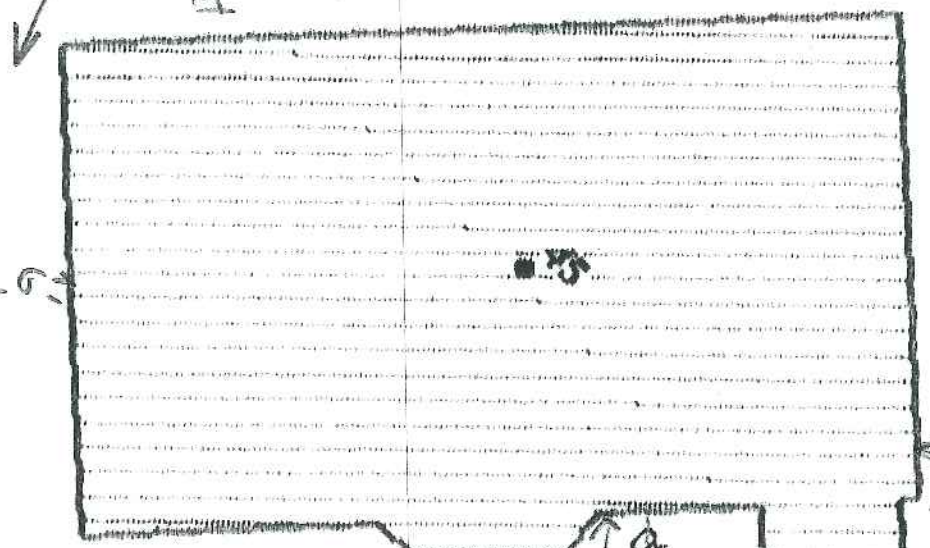


Boundary

5289

45 North St

PROPOSED
NEW WOODEN
TAIR 6'x6'
IMPROVING
RISE TO MEET
CODE



16' 1"

50

White, Mark



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Portland, Maine
04101

