



# Administrative Authorization Application Portland, Maine

Planning and Urban Development Department  
Planning Division

**PROJECT NAME:**

**Spinato / George Residence**

**PROJECT ADDRESS:**

**35/33 North Street**

**PROJECT DESCRIPTION (Please attach a sketch/plan of the proposal/development)**

**Removal of existing porch and interior  
stair to be replaced by new stair enclosure**

**APPLICATION FEE:**     \$50     (\$50.00) **CHART/BLOCK/LOT:**     14 A0 14    

**CONTACT INFORMATION:**

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| <b>Applicant – must be owner, Lessee or Buyer</b><br>Name: <b>Chris Spinato &amp;<br/>Chrissy George</b><br>Business Name, if applicable:<br>Address: <b>35 North Street</b><br>City/State : <b>Portland ME</b> Zip Code: <b>04101</b> | <b>Applicant Contact Information</b><br>Work #:<br>Home #:<br>Cell #: <b>551 427 8566</b> Fax#:<br>e-mail: <b>chris.spinato84@gmail.com</b>             |
| <b>Owner – (if different from Applicant)</b><br>Name:<br>Address:<br>City/State : Zip Code:  | <b>Owner Contact Information</b><br>Work #:<br>Home #:<br>Cell #: Fax#:<br>e-mail:  |
| <b>Agent/ Representative</b><br>Name: <b>Matthew Winch, Architect</b><br>Address: <b>41 Edgewood Ave</b><br>City/State : <b>Portland, ME</b> Zip Code: <b>04103</b>  | <b>Agent/Representative Contact information</b><br>Work #:<br>Home #:<br>Cell #: <b>207 450 0750</b> Fax#:<br>e-mail: <b>matthewwinch@earthlink.net</b> |

|  |   |
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| <b>Billing Information</b><br>Name: <b>Chris Spinato &amp; Chrissy George</b><br>Address: <b>35 North Street</b><br>City/State : <b>Portland ME</b> Zip Code: <b>04101</b> | <b>Billing Contact Information</b><br>Work #:<br>Home #:<br>Cell #: <b>551 427 8566</b> Fax#:<br>e-mail: <b>chris.spinato84@gmail.com</b> |
|--|---|

**Designated person/person(s) for uploading to e-Plan:**

Name: **Matthew Winch**  
e-mail: **matthewwinch@earthlink.net**

Name:  
e-mail:

Name:  
e-mail:

**CRITERIA FOR AN ADMINISTRATIVE AUTHORIZATION**

(see Section 14-523(4) on the last page)

**Applicant's Assessment**

Y(yes), N(no), N/A

- |   |                  |
|---|------------------|
| a) Is the proposal within the existing structure?                 | <b>No</b> _____  |
| b) Are there any new buildings, additions, or demolitions?        | <b>Yes</b> _____ |
| c) Is the footprint increase less than 500 sq. ft.?               | <b>Yes</b> _____ |
| d) Are there any new curb cuts, driveways or parking areas?       | <b>No</b> _____  |
| e) Are the curbs and sidewalks in sound condition?                | <b>Yes</b> _____ |
| f) Do the curbs and sidewalks comply with ADA?                    | <b>No</b> _____  |
| g) Is there any additional parking?                               | <b>No</b> _____  |
| h) Is there an increase in traffic?                               | <b>No</b> _____  |
| i) Are there any known stormwater problems?                       | <b>No</b> _____  |
| j) Does sufficient property screening exist?                      | <b>N/A</b> _____ |
| k) Are there adequate utilities?                                  | <b>Yes</b> _____ |
| l) Are there any zoning violations?                               | <b>No</b> _____  |
| m) Is an emergency generator located to minimize noise?           | <b>No</b> _____  |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <b>No</b> _____  |

## INSTRUCTIONS FOR ELECTRONIC SUBMISSION:

Please refer to the application checklist (attached) for a detailed list of submission requirements.

1. Fill out the application completely and e-mail the **application only** to [planning@portlandmaine.gov](mailto:planning@portlandmaine.gov) (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mail to you. Payments can be made on-line at [Pay Your Invoice](#) , by mail or in person at City Hall, 4<sup>th</sup> Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from [eplan@portlandmaine.gov](mailto:eplan@portlandmaine.gov) with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

**Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.**

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:  
Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.  
Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions  
Tab 3 - Preparing and uploading revised drawings and documents

[Applying Online Instructions](#)


5. When ready, upload your files and documents into the following folders:  
"Application Submittal – Drawings"  
"Application Submittal – Documents"
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

## APPLICANT SIGNATURE:

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**The granting of an Administrative Authorization, to exempt a development from site plan review, does not exempt this proposal from other required approvals or permits. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.**

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| Signature of Applicant:<br> | Date:<br><b>May 10, 2017</b> |
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**PROVISION OF PORTLAND CITY CODE**  
**14-523 (SITE PLAN ORDINANCE)**  
**RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

- (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.
- a/b. 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;
  - c. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - d. 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;
  - e/f. 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;
  - g/h. 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;
  - i. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - j. There are no evident deficiencies in existing screening from adjoining properties; and
  - k. 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.
  - l. There are no current zoning violations;
  - m. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
  - n. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.

If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.