

STATE OF MAINE

_____ COUNTY REGISTRY OF DEEDS
 RECEIVED _____, 20____
 AT _____ h _____ m _____ M AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

THE PLANNING BOARD VOTED 6-0 (BOEPPLE ABSENT), ON THE BASIS OF THE APPLICATION, PLANS, REPORTS AND OTHER INFORMATION SUBMITTED BY THE APPLICANT; FINDINGS AND RECOMMENDATIONS CONTAINED IN THE PLANNING BOARD REPORT AND ADDENDUM FOR THE PUBLIC HEARINGS ON OCTOBER 12 AND 25, 2016 FOR APPLICATION 2016-172 RELEVANT TO PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND OTHER REGULATIONS; AND THE TESTIMONY PRESENTED AT THE PLANNING BOARD HEARING:

1. THE PLANNING BOARD FINDS, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRES THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE I-27, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW THE AISLE AS DEPICTED IN THE PROPOSED SITE PLAN;

2. THE PLANNING BOARD FINDS, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRES THAT A STANDARD PARKING SPACE BE 9' X 18', THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW FIVE 8' X 15' SPACES;

3. THE PLANNING BOARD FINDS, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14) WHICH REQUIRES A MINIMUM SEPARATION BETWEEN DRIVEWAYS OF 20 FEET FIGURE I-27, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW 11 FEET OF SEPARATION BETWEEN THE SITE DRIVEWAY AND THE ADJACENT DRIVEWAY TO THE EAST;

4. THE PLANNING BOARD FINDS THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES IN THE RIGHT-OF-WAY. THE PLANNING BOARD WAIVES THE SITE PLAN STANDARD (SECTION 14-526 (B) (III)) TO ALLOW FOR A CONTRIBUTION OF \$1,000 TO PORTLAND'S TREE FUND TO BE SUBSTITUTED FOR THE PROVISION OF ADDITIONAL TREES ON SITE

KEY
 C.E. - COMMON ELEMENT
 L.C.E. - LIMITED COMMON ELEMENT
 - UNIT BOUNDARY

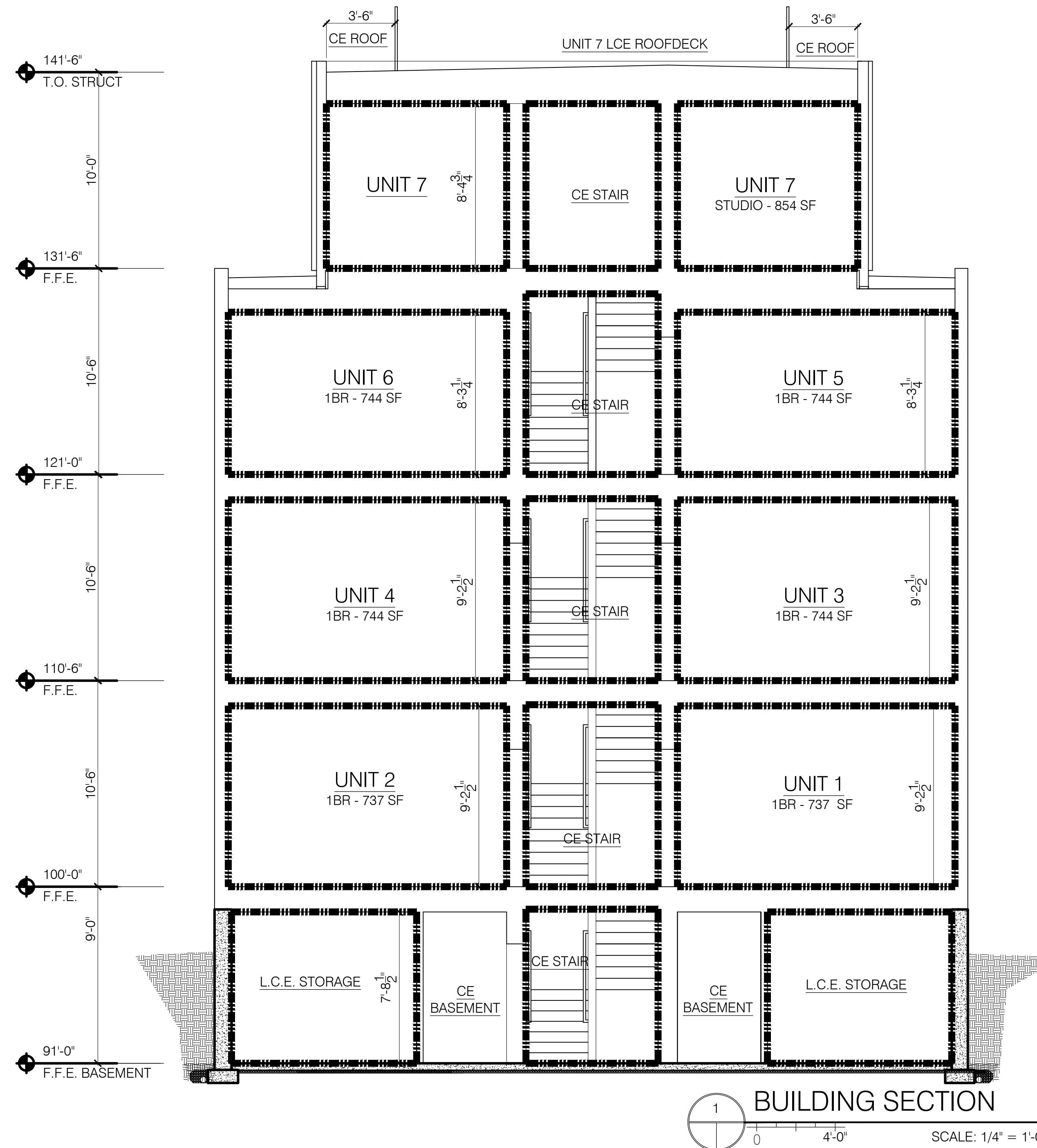
NOTES:

INTERIOR DIMENSIONS AND AREAS AS SHOWN ON THIS PLAN ARE CALCULATED FROM THE FACE OF FINISH WALL. HOWEVER, ACTUAL UNIT DIMENSIONS MAY VARY SLIGHTLY AS THE UNIT BOUNDARIES, AS FURTHER DETAILED ON THE CONDOMINIUM DECLARATION, GENERALLY INCLUDE THE THICKNESS OF ANY FINISH MATERIALS SUCH AS PLASTER, DRYWALL, OR PAINT, THE EXTERIOR SURFACES OF DOORS, AND THE EXTERIOR SURFACE OF WINDOW PANES. THIS PLAN IS INTENDED TO DEPICT THE PERIMETER BOUNDARIES OF THE UNITS, AND IS GENERALLY ACCURATE FOR THAT PURPOSE, EXCEPT AS SPECIFICALLY ADDRESSED IN THE DECLARATIONS, WHICH IS CONTROLLING THE THE EVENT OF ANY DISCREPANCY.

PARKING SPACES DESIGNATED ON THE PLANS AND/OR PLAT LABELED "LCE" FOLLOWED BY AN ALPHABETICAL LETTER DESIGNATION [NOT BY A UNIT NUMBER] ARE SUBJECT TO THE DECLARANT'S RIGHT TO ASSIGN SUCH SPACES TO A SPECIFIC UNIT PURSUANT TO AN AMENDMENT TO THIS DECLARATION, A DEED CONVEYING A UNIT, OR AN INSTRUMENT EXECUTED IN THE SAME MANNER AS A DEED ASSIGNING SUCH PARKING SPACE, FOLLOWING WHICH SUCH PARKING SPACE MAY BE REASSIGNED BY SUCH UNIT OWNER TO A DIFFERENT UNIT PURSUANT TO A RECORDED INSTRUMENT, A COPY OF WHICH SHALL BE PROVIDED TO THE ASSOCIATION;

DECLARANT'S RIGHTS:

THE RIGHT TO ASSIGN AS LIMITED COMMON ELEMENTS THOSE PARKING SPACES SHOWN ON THE PLAT AND/OR PLANS WHICH ARE DESIGNATED AS BEING SUBJECT TO THE DECLARANT'S RIGHT TO ASSIGN SUCH SPACES, WHICH THE DECLARANT MAY ASSIGN TO A SPECIFIC UNIT PURSUANT TO AN AMENDMENT TO THIS DECLARATION, IN A DEED CONVEYING A UNIT, OR AN INSTRUMENT EXECUTED IN THE SAME MANNER AS A DEED ASSIGNING SUCH PARKING SPACE, FOLLOWING WHICH SUCH PARKING SPACE MAY BE REASSIGNED BY SUCH UNIT OWNER TO A DIFFERENT UNIT PURSUANT TO A RECORDED INSTRUMENT, A COPY OF WHICH SHALL BE PROVIDED TO THE ASSOCIATION



Condominium Documents
 Merrill Place Condominiums
 Building Section
 Land Located at: 30 Merrill Street
 Portland Maine 04104
 Record Owner: Banner Properties LLC
 Address: 126 Underwood Road
 Falmouth, Maine 04105

Bild Architecture
 PO Box 8235
 Portland, ME
 04104
 207.408.0168
 evan@bildarchitecture.com

12/21/16
 EVAN A
 CARROLL
 No. 3687
 STATE OF MAINE

PROJECT NO. **15018**
 PROJECT NAME **MERRILL PLACE CONDOMINIUMS**
PORTLAND, ME

CONDO DOCUMENTS REVISIONS
 1 | 2 | 3 | 4 | 5

DRAWN BY **EMW**
 SHEET TITLE **BLDG SECTION**

ISSUE DATE **12/21/16**
 SHEET SCALE **1/8" = 1'**

G

101