

Comments Submitted 1/23/13

City of Portland

Development Review Application
Planning Division Transmittal Form

Application Number: 2013-258 **Application Date:** 11/19/2013
CBL: 014 C021001 **Application Type:** Level III Site Plan Under 50,000 sq f
Applicant: RANDOM ORBIT INC /Peter Bass
Project Name: Marquis Lofts - Lafayette Street
Address: 33 LAFAYETTE ST
Project Description: Redevelopment of existing church to 6 flats on 3 floors about ground level parking
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 checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Other:
# Lots <u>6</u>	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

Distribution List:

Planner	Nell D.	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
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 11/27/2013

MEMORANDUM

To: FILE
From: Nell Donaldson
Subject: Application ID: 2013-258
Date: 1/23/2014

Comments Submitted by: Marge Schmuckal/Zoning on 1/23/2014

This lot was most recently used as a church. The Assessors indicate a build date of 1951, The applicant wants to demo the existing building and build a 4 story building with 6 residential condominiums. The applicant is also proposing to use the R-6 small residential lot development under 14-139(b). The property meets the qualifications for use of the small lot dimensional requirements. The property had been not used for residential purposes as of January 1, 2005 and the lot existed as of January 1, 2005 and the lot is under 10,000 square feet in size (6,139 s f).

Proposal is meeting all the dimensional requirements of the small lot provision. I reviewed and recalculated the setback information submitted with the application. The maximum building height is 45 feet. The applicant submitted information that the building height is 43' 4". This figure is based upon the lowest grade to the 1/2 way point on the pitch. Using an allowance to average the grade, the height would be a little bit less than what was given. The project meets the building height.

The land are per dwelling unit at 725 s.f. is being met with the proposed 6 condos. Also the six parking spaces are being shown on the submittal.

This project is meeting all the R-6 small lot requirements. Separate permits are required for building permits.

Marge Schmuckal
Zoning Administrator
City of Portland

Applicant: Random Orbit / Peter Bass Date: 11/19/13 & 1/23/14
Address: 33 Lafayette St C-B-L: 1A-C-021

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6 - using R-6 in-fill "Marquis Lofts" Condos

Interior or corner lot -

Proposed Use/Work - currently a Church - changed use to 6 Residential DG
2 units per floor - yes, condos
condos?

Sewage Disposal - City

Lot Street Frontage - N/A in R-6 in-fill

Front Yard - 10' max - 9' at furthest

Rear Yard -
Side Yard - meet the height adding 5 - see work sheet

Projections -

Width of Lot - N/A

Height - 45' max - not averaging grade is showing 43' 4" (lowest grade to highest)

Lot Area - ~~4000~~ per assessors 6139^{sq ft} per survey ok under 10,000^{sq ft} max under R-6 in-fill

Lot Coverage/ Impervious Surface -

Area per Family - 725^{sq ft} per unit 725 x 6 = 4350^{sq ft} min

Off-street Parking - 6 parking req - 6 shown on ground floor

Loading Bays - N/A

Site Plan - 2013 - 25% - level III - prelim first

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - not in zone C panel 1A

Assessors claim church built in 1951

Zoning Code Summary
 6 Unit Condominium Development
 35 Lafayette St.
 Random Orbit, Inc. Developer

Zone: R-6 Small lot designation
 Lot Size: 6,139 sq. ft. = 0.141 acres

	R-6 Small Lot Code	Proposed
Lot Size	No Minimum Max. 10,000	6139 sq.ft. ✓
Front Yard	Less than 10 ft	Less than 10 ft. ✓
Rear Yard	15ft or Greater	16'6" ✓
Side Yard:	Height of abutting building + Height of Proposed building/5	

Right Yard:

Required set back between buildings:
 Height of abutting building 34'
 Plus Height of Proposed 43'-4"
 Divided by 5 = 15.6

I scaled 15.7' of to property line

Left Yard

Required set back between buildings:
 Height of abutting building 28'-6"
 Plus Height of Proposed 43'-4"
 Divided by 5 = 14'-4"

to abutting bldg

17'6"
16" to lot line

yes scaled

45

14'-4" to abutting bldg

21'6"
10' to lot line
43'-4"

yes

Maximum Structure Height
 Height Calculation:

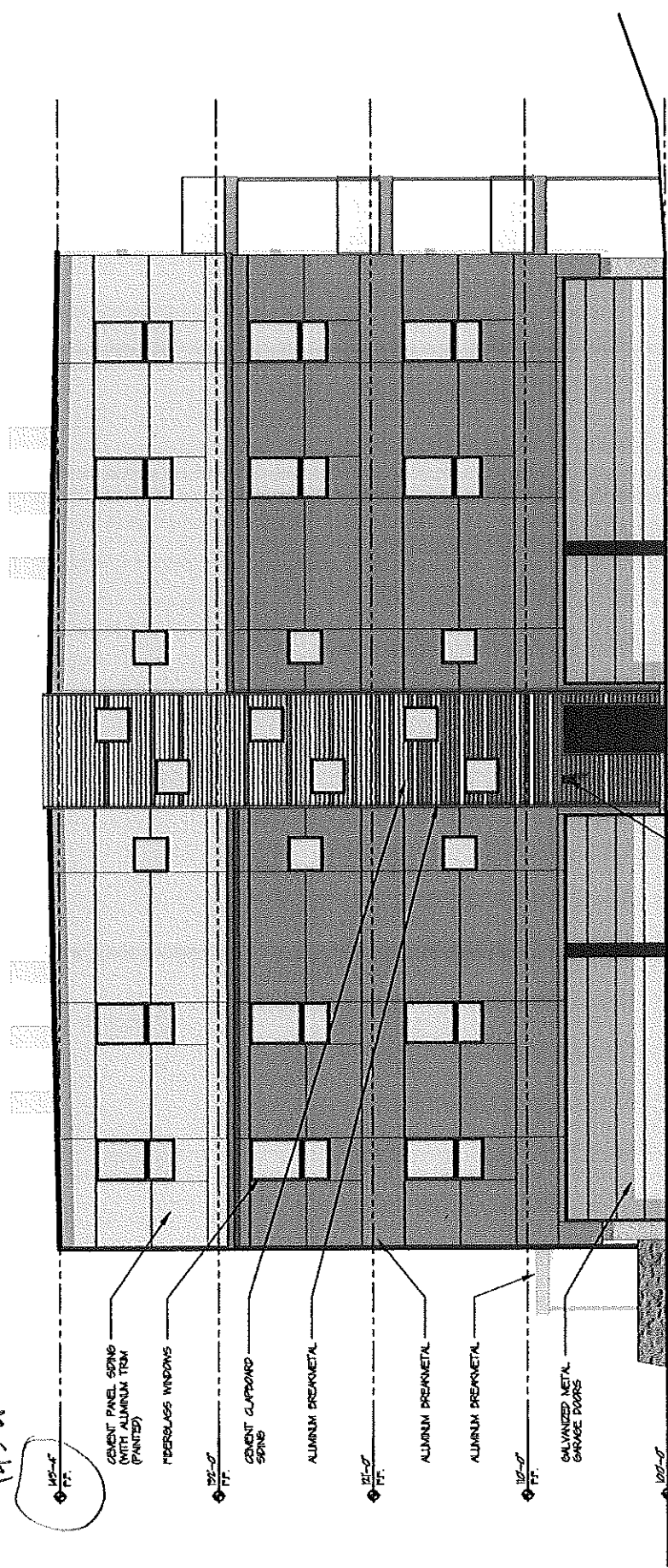
East Corner	44'2"
South Corner	44'2"
West Corner	44'2"
North Corner	41'0"
Average Height	43'4"

Minimum Lot Width: None 61.73 ft

Minimum Land Area Per Dwelling: 725

Allowable Units:	8	6 ✓
Required On Site Parking	6	6 ✓

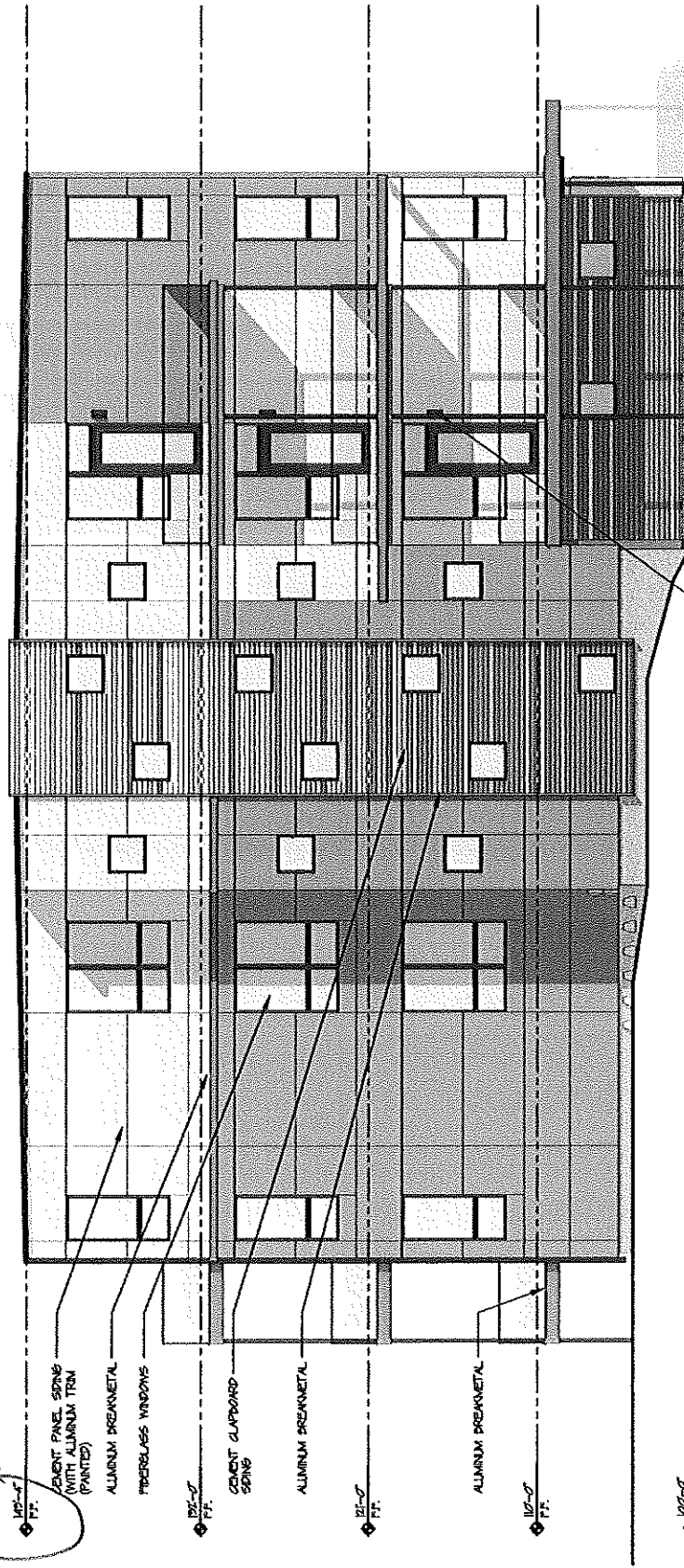
143A



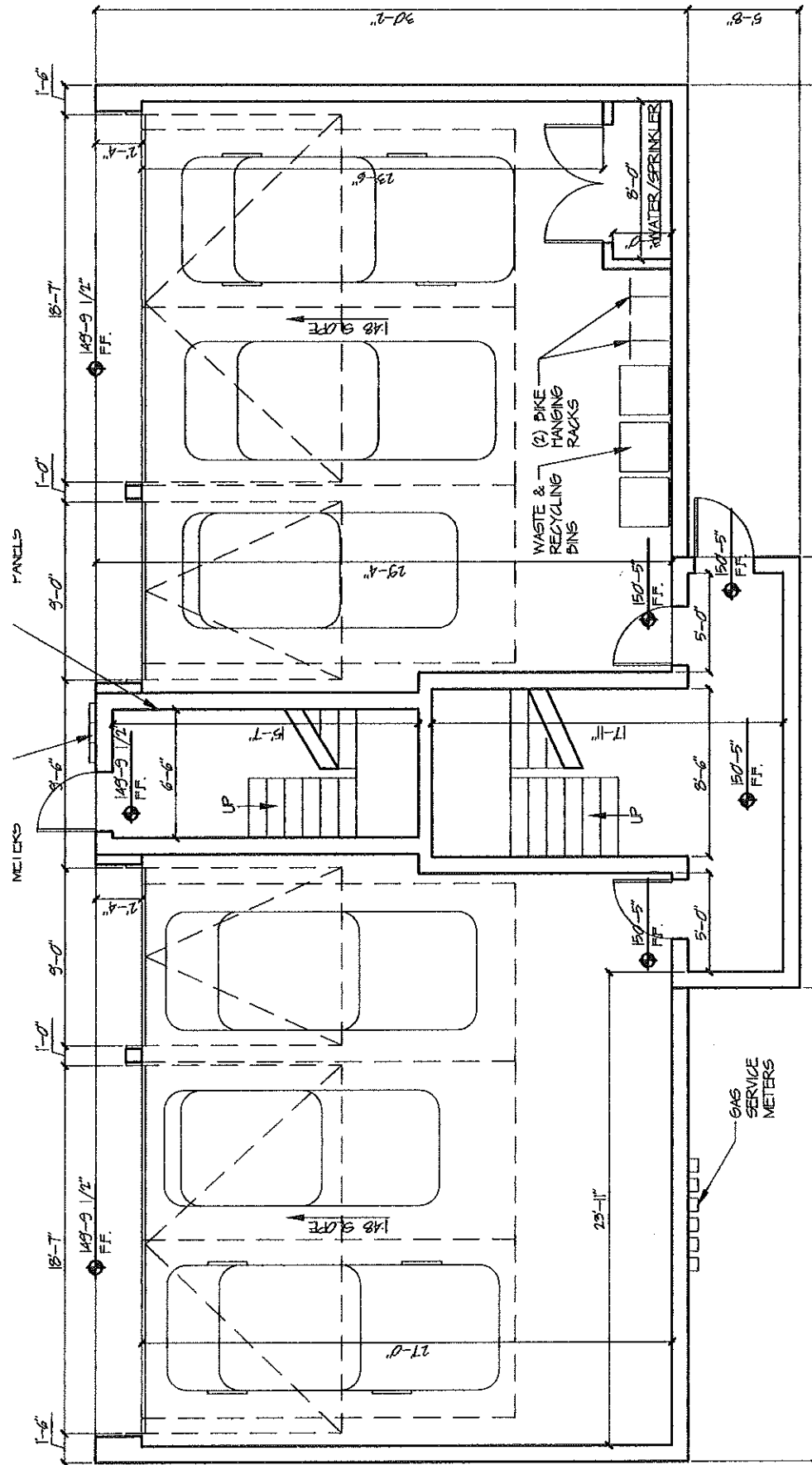
FULL CUT-OFF DOWN-LIGHT

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

143' 4"



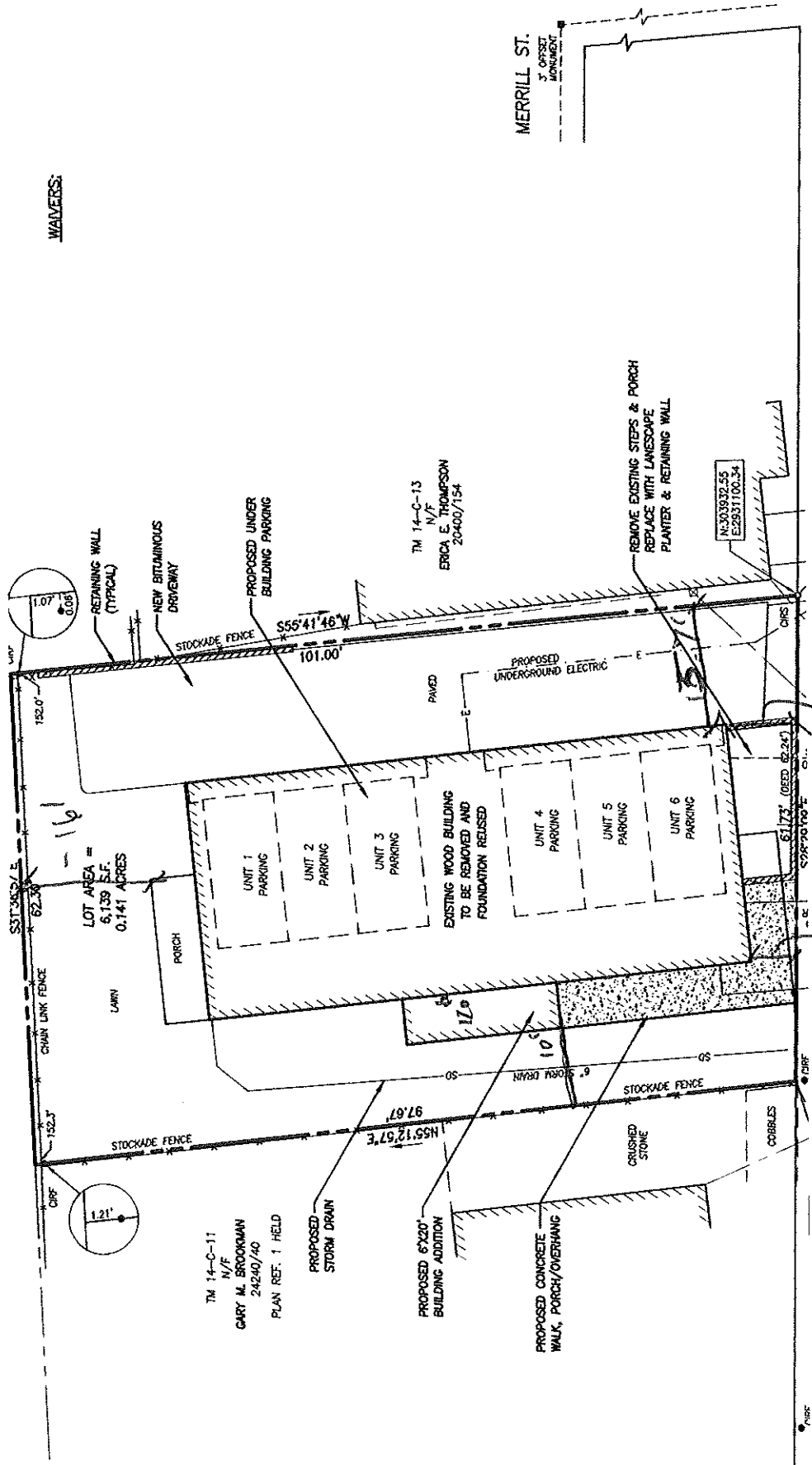
LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



WAIVERS:

CUMBERLAND AVE.

MERRILL ST.
3' OFFSET
MINIMUM



TM 14-C-11
N/F
GARY M. BROOKMAN
24240/40
PLAN REF. 1 FIELD

TM 14-C-13
N/F
ERICA E. THOMPSON
20400/154

N303632.55
E22931100.34

16
6

PLAN





RANDOM ORBIT

INC

PETER BASS

795 CONGRESS STREET
PORTLAND, ME 04102
207-772-6005

To The Portland Planning Board;

Random Orbit, Inc. is proposing to redevelop the property at 35 Lafayette St. This submission is for a preliminary workshop review. Please note that the level of detail is mostly consistent with a final site plan submission so we hope to move to a public hearing quite smoothly. The existing single story building has been used since the mid 20th century as a church. The most recent congregation was the International Christian Fellowship. This is an African immigrant congregation with a wonderful success story of outgrowing the church and finding a new bigger space that suits their growing programming. Discussions with abutters and neighbors have shown that the change of use from a church to residential will be greatly welcomed and relieve parking pressures. Random Orbit's plan is to reuse the existing foundation with a small addition on the north side for stairway circulation. The ground level will be used for enclosed parking. We will build 6- 900sf loft style flats on three floors above the parking. This will be an addition of two stories above the existing structure. This condominium project will be a modern version of the many flat roofed multi families found on Munjoy Hill, some of which are in close proximity on Cumberland Ave and Merrill St. Modern materials and design will be used along with traditional massing, scale and form. The project is in the R-6 zone and we will take advantage of the small lot infill provision. All zoning rules have been met and we will not be asking for any exceptions.

Random Orbit has been a successful leader in infill development and creative reuse of historic and challenging properties in Portland. It is our goal to develop residences of great value. To do this we find value in underdeveloped and unique properties, use appropriate densities, design and unit size. This 6 loft condominium project should have market pricing that is well below other offerings that are currently being planned for the East End. We are excited about building an exceptional property that will offer ownership opportunities to a wider cross section of Portlanders.



Peter Bass
Random Orbit, Inc.

PROJECT DATA

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

Total Area of Site	6,139 sq. ft.
Proposed Total Disturbed Area of the Site	750 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DLP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	3,296 sq. ft.
Impervious Area (Total Proposed)	3,787 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	2,100 sq. ft.
Building Footprint (Total Proposed)	2,218 sq. ft.
Building Floor Area (Total Existing)	4,200 sq. ft.
Building Floor Area (Total Proposed)	8,872 sq. ft.
Zoning	
Existing	R-6 small lot
Proposed, if applicable	
Land Use	
Existing	Church
Proposed	Residential
Residential, if applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	6
# of Lots (Total Proposed)	0
# of Affordable Housing Units (Total Proposed)	0
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	6 Loft style
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	
# of Parking Spaces (Total Existing)	2
# of Parking Spaces (Total Proposed)	6
# of Handicapped Spaces (Total Proposed)	0
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	2
Estimated Cost of Project	

Written Statement for Marquis Lofts, 35 Lafayette St, Multifamily Development

Owners: Random Orbit, Inc.
795 Congress St.
Portland, Maine

Description of Project:

New construction utilizing existing foundation
6 unit, loft style multi-family with parking in basement.
Total of 4 floors- 2 units per floor above ground level parking
Total land area of site: 6139 square feet
Total floor area: 2100 square feet basement/parking
8872 square feet living area on 3 floors

1

Construction Plan: All construction will be done in a single phase taking 5-6 months for completion. Construction will start spring of 2014 and be completed in the fall of 2014.

Traffic Plan: N/A

Significant Natural Features: None

Site Layout Narrative: See accompanying Storm Water Report

Storm Water Runoff Calculations: See accompanying Storm Water Report

Master Plan Consistency: See accompanying Project Consistency Document

Evidence of Utility Capacity: Request for capacity letters submitted to Public Services for sewer capacity and PWD for water capacity.

Solid Waste: It is expected that only typical residential waste will be generated on the site. This will be stored in refuse bins inside the basement and set on the street for regular city pay per bag trash removal.

NEPA Code Summary: See accompanying NEPA code summary document.

Consistency with R-6 Design Standards: See accompanying document.

Proposed easement: Random Orbit has negotiated an easement with Erica Thompson, our southern neighbor to encroach marginally on her property. The intent of this Easement is to allow Random Orbit to create an attractive, easily maintainable transition between the two properties. This encroachment is shown on the site plan as a small amount of pavement and a retaining wall. See accompanying Easement Document

12:30

10/23/13



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.

using
R-6 IN fill on
Regulation

Contact Information	
Name:	PETER BASS RANDOM ORBIT, INC.
E-Mail Address:	pbass@maine-rr.com
Phone:	772-6005

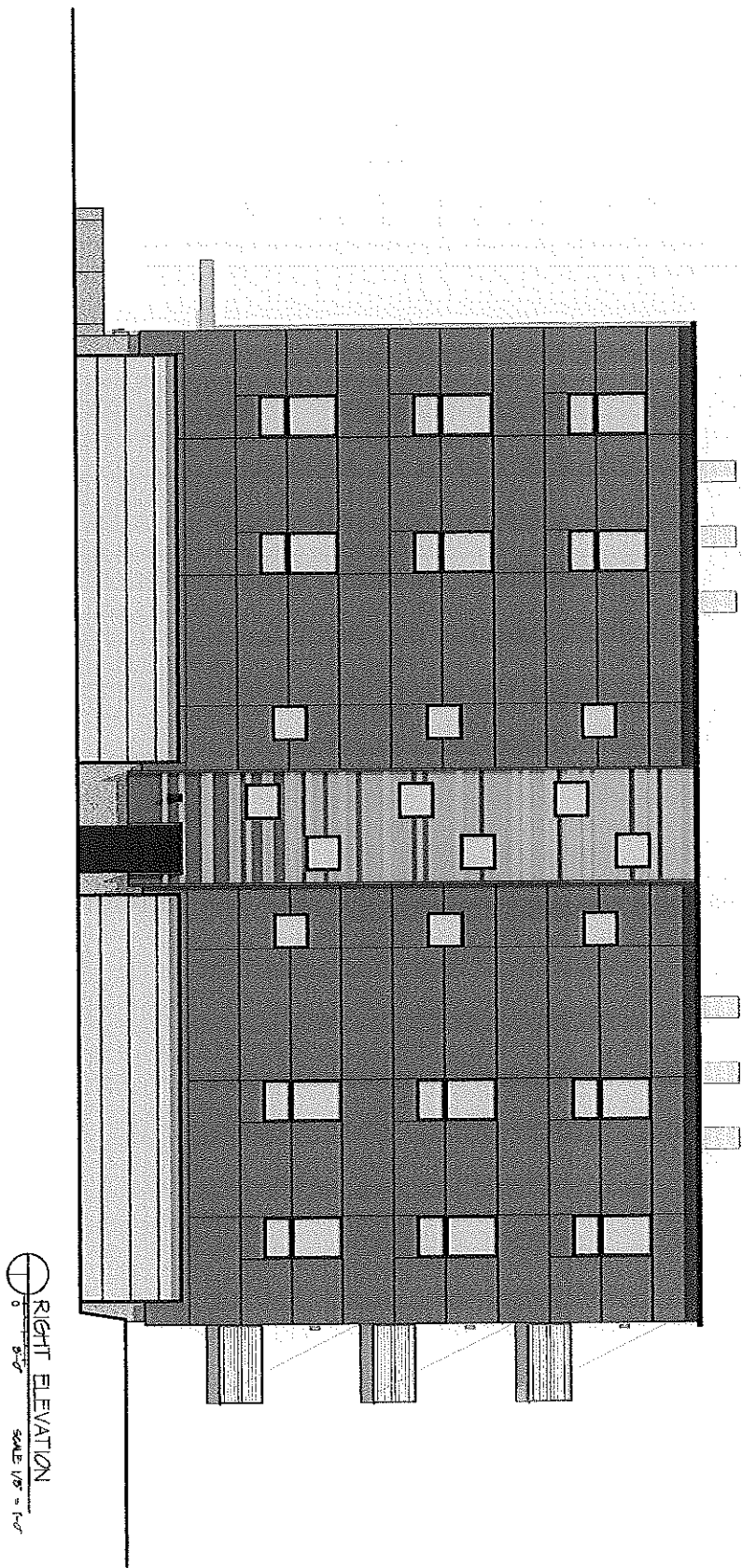
Proposed Project Information	
Chart, Block, Lot (s)	14 C 21 R-4
Address	35 Lafayette St.
Current Use	Church
Proposed Use	Residential 6 units with Parking underneath
Lot Size	6139
New Building or Addition Sq. Ft.	6000
New impervious surface area	NET 2000 [±] S.F.

Brief description of proposed project: 6 units new construction on partially reused existing foundation. Nearly identical footprint. 6 parking spaces at grade in 1st level.

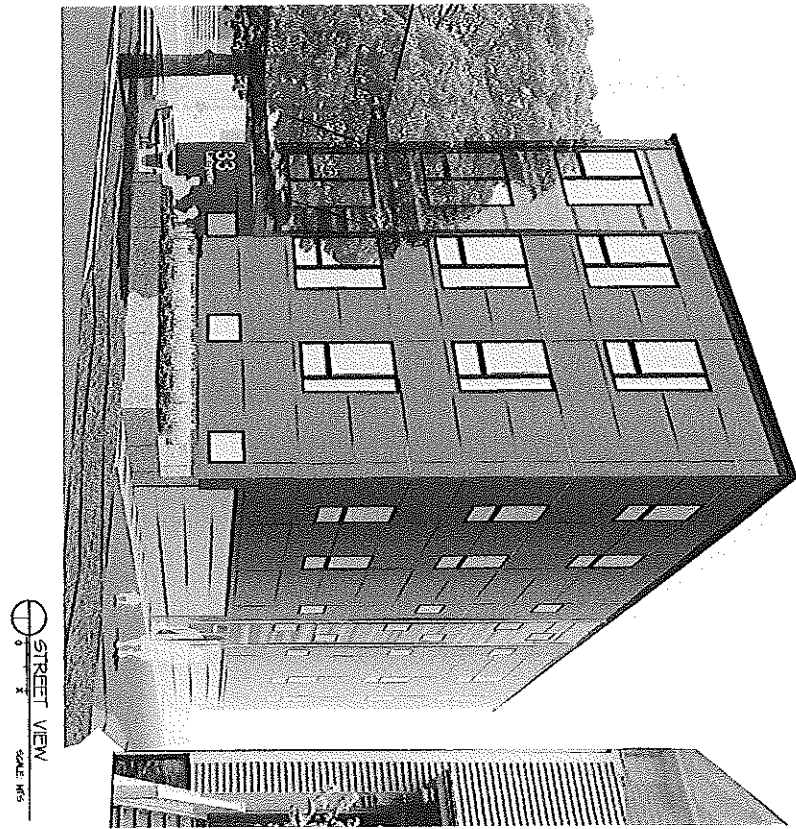
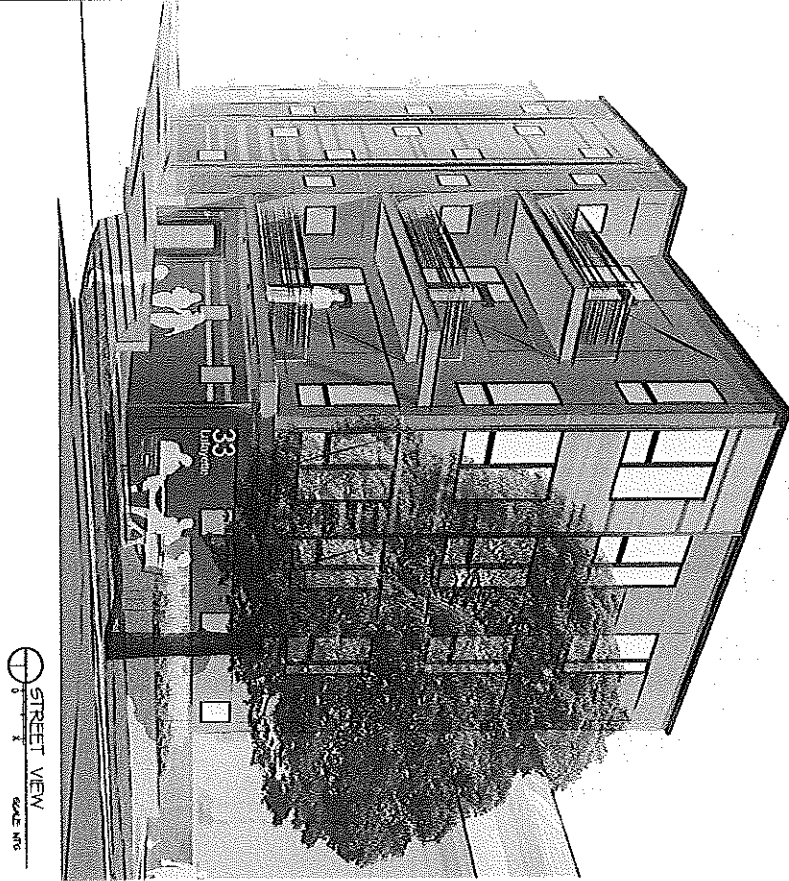
using R-6 in fill -

*Discussed parking
It is a subdivision*

comp easement



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



1.6

A

ISSUE DATE
10.09.13
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE

PERSPECTIVES

PROJECT NO.
13012

PROJECT NAME
LAFAYETTE ST. CONDOS

bild

Bild Architecture

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



1.7

A

ISSUE DATE
10.09.13
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE

PERSPECTIVES

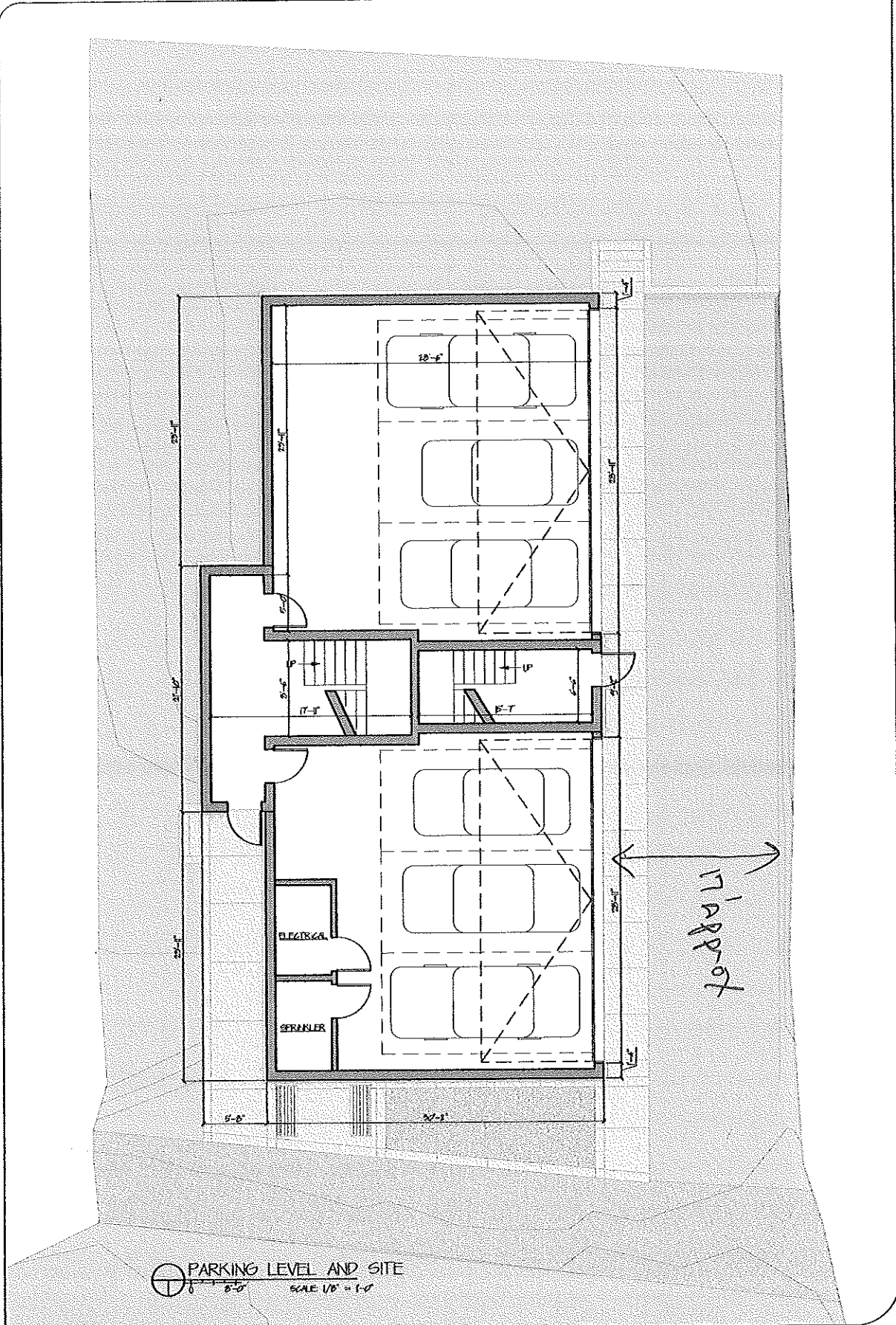
PROJECT NO.
13012


PROJECT NAME
LAFAYETTE ST. CONDOS



Bild Architecture

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




 PARKING LEVEL AND SITE
 SCALE 1/8" = 1'-0"

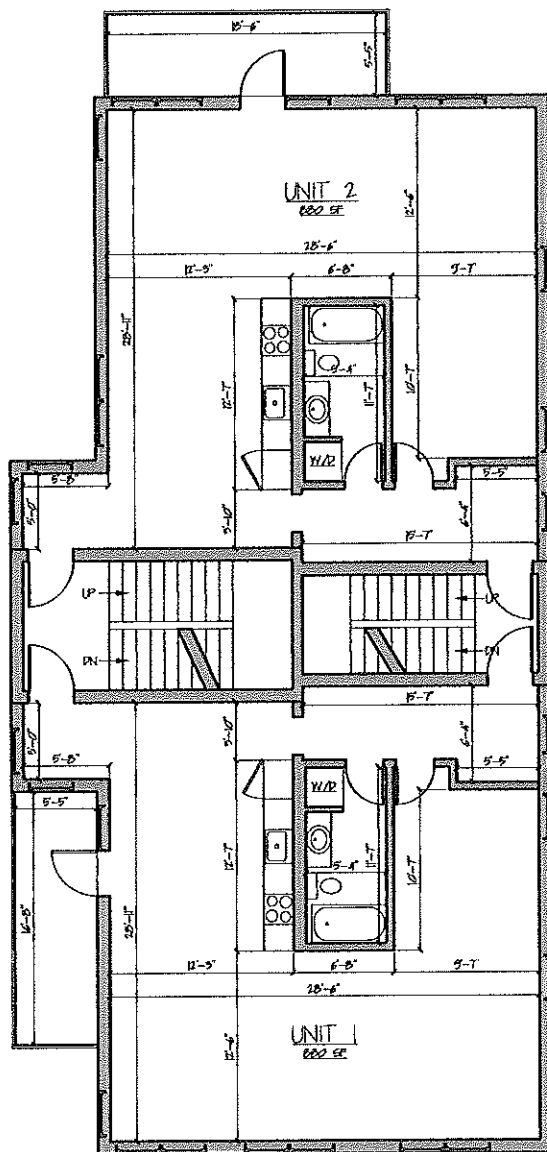
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ISSUE DATE
10.09.13
 SHEET SCALE
 1/8" = 1'-0"

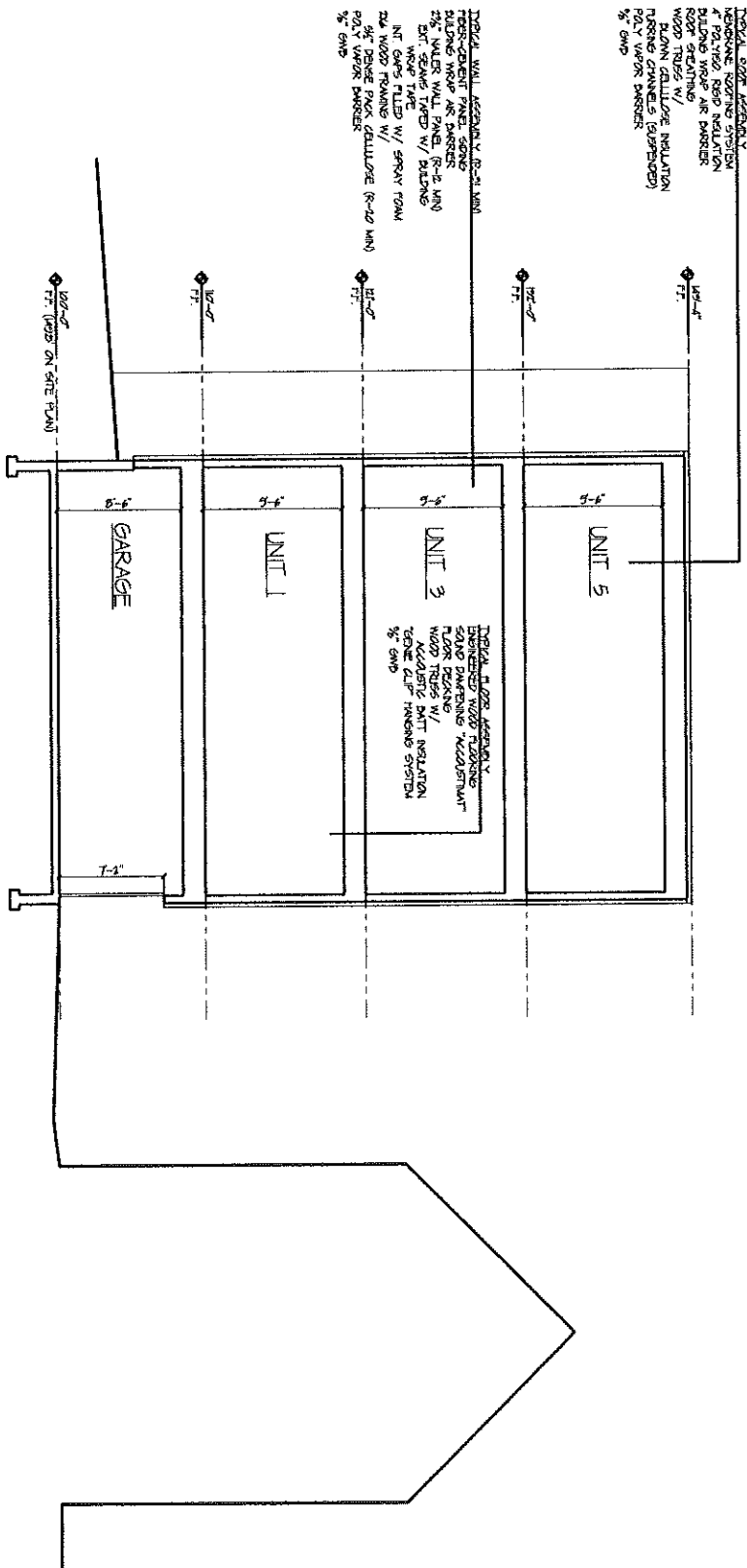
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 SHEET TITLE
PARKING PLAN

PROJECT NO.
13012
 PROJECT NAME
LAFAYETTE ST. CONDOS

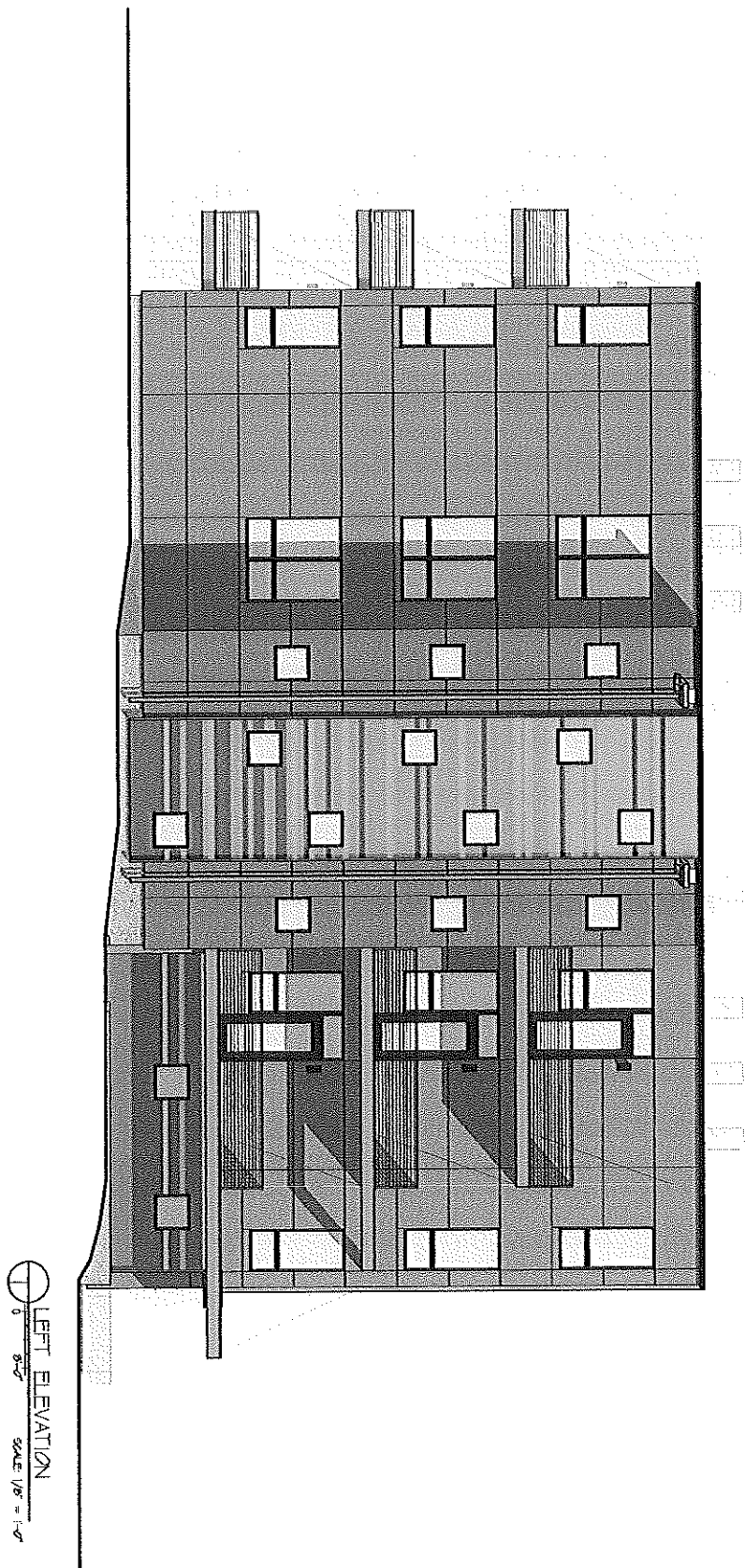

Bild Architecture
 PO Box 8235
 Portland, ME 04104
 207.408.0168
 evan@bildarchitecture.com



LEVELS 1, 2 & 3
SCALE: 1/8" = 1'-0"



SECTION
 SCALE 1/8" = 1'-0"



⊕ LEFT ELEVATION
0 8'-0" SCALE 1/8" = 1'-0"

1.3

A

ISSUE DATE
10.09.13
SHEET SCALE
1/8" = 1'-0"

DRAWN BY
EC
SHEET TITLE

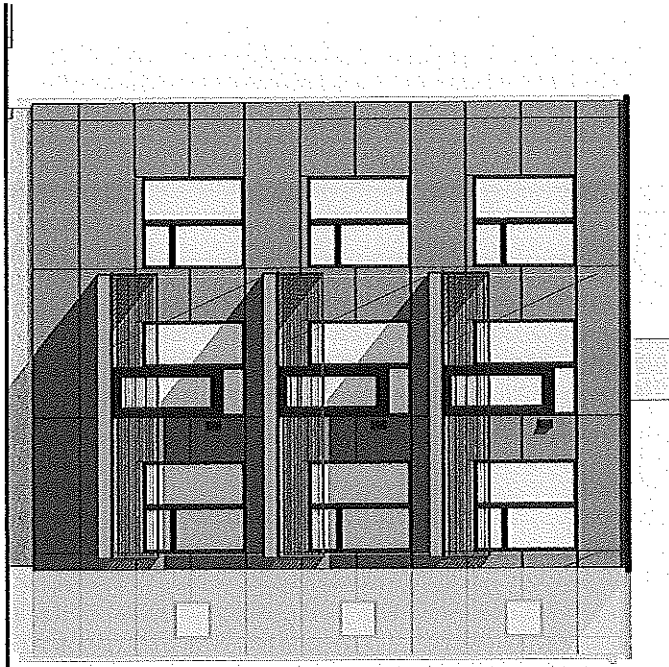
ELEVATIONS

PROJECT NO.
13012
PROJECT NAME
LAFAYETTE ST. CONDOS

bld

Bld Architecture
PO Box 8235
Portland, ME 04104
207.408.0168
evan@bldarchitecture.com

⊕ REAR ELEVATION
SCALE 1/8" = 1'-0"



⊕ FRONT ELEVATION
SCALE 1/8" = 1'-0"



1.5

A

ISSUE DATE
10.09.13
SHEET SCALE
1/8" = 1'-0"

DRAWN BY
EC
SHEET TITLE

ELEVATIONS

PROJECT NO.
13012

PROJECT NAME
LAFAYETTE ST. CONDOS



Bild Architecture

PO Box 8235
Portland, ME 04104
207.409.0168
evan@bildarchitecture.com

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL	014 C021001
	Land Use Type	BENEVOLENT & CHARITABLE
Applications	Verify legal use with Inspections Division	
Doing Business	Property Location	33 LAFAYETTE ST
	Owner Information	RANDOM ORBIT INC 795 CONGRESS ST PORTLAND ME 04101
Haps	Book and Page	30925/100
Tax Relief	Legal Description	14-C-21 LAFAYETTE ST 33-35
Tax Roll		5871 SF
Q & A	Acres	0.1348

Current Assessed Valuation:

browse city services a-z	TAX ACCT NO.	1826	OWNER OF RECORD AS OF APRIL 2013
	LAND VALUE	\$61,000.00	INTERNATIONAL CHRISTIAN FELLOWSHIP
browse facts and links a-z	BUILDING VALUE	\$176,300.00	35 LAFAYETTE ST
	BENEVOLENT AND CHARITABLE (\$237,300.00)		PORTLAND ME 04101
	NET TAXABLE - REAL ESTATE	\$0.00	
	TAX AMOUNT	\$0.00	

yes using R-6 in-fld



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Best viewed at 800x600, with Internet Explorer	Building 1
	Year Built 1951
	Style/Structure Type RELIGIOUS
	# Units 1
	Building Num/Name 1 - CHURCH OF SERVANT
	Square Feet 4140
	View Sketch View Map View Picture



Exterior/Interior Information:

	Building 1
Levels	B1/B1
Size	2070
Use	MULTI-USE STORAGE
Height	8
Heating	NONE
A/C	NONE
	Building 1
Levels	01/01
Size	2070
Use	RELIGIOUS INSTITUTION
Height	16
Walls	BRICK/STONE
Heating	HOT AIR
A/C	NONE

*close parking
Cumberland example
ledman - owner*

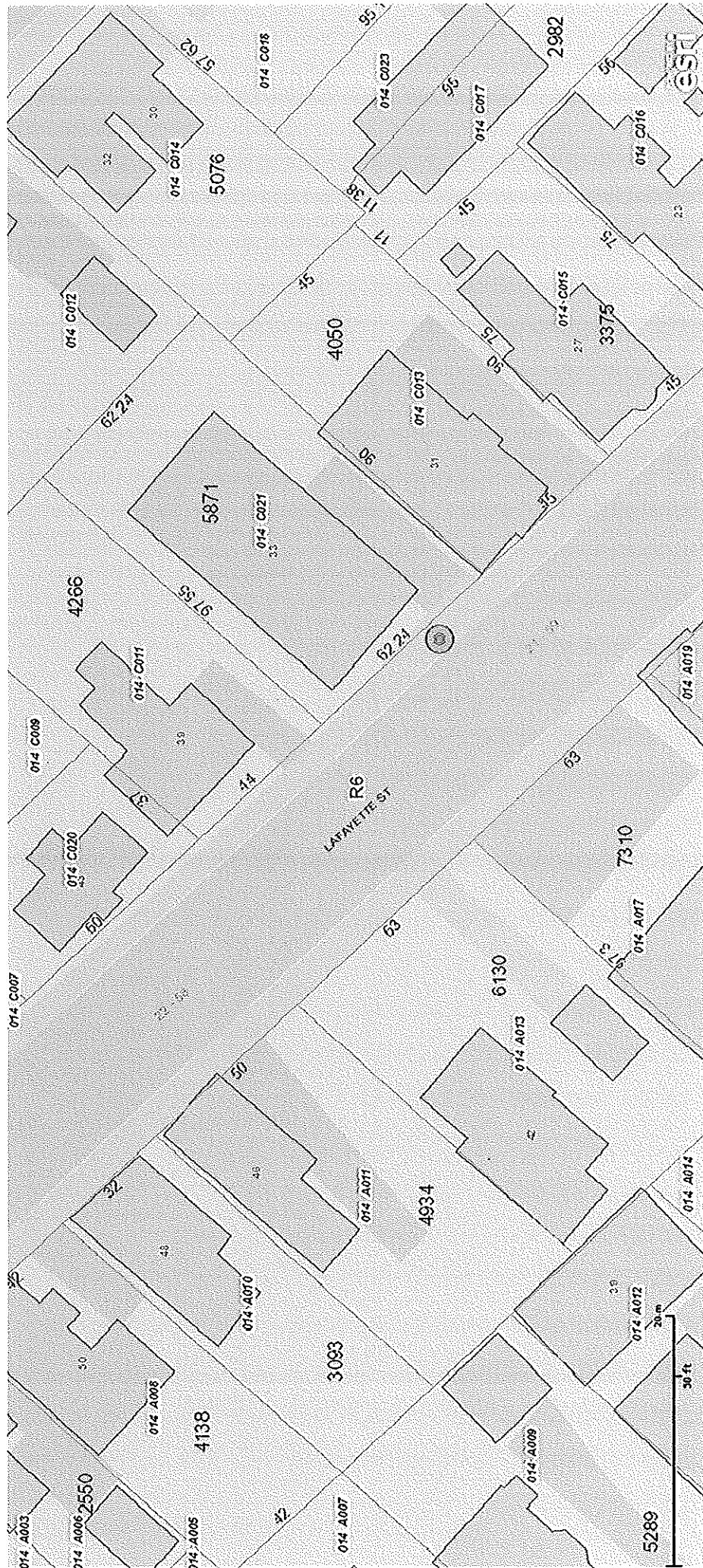
Other Features:

	Building 1
Structure	PORCH - OPEN
Size	5X18

Sales Information:

Sale Date	Type	Price	Book/Page
8/13/2013	LAND + BUILDING	\$0.00	30925/100
10/23/2001	LAND	\$185,000.00	16874/338
10/1/1999	LAND + BUILDING	\$180,000.00	15083/175

35 Lafayette



feet of floor area for each additional guest room.

11. *Maximum floor area for places of assembly on a collector or arterial road:*

Large	Not limited
Medium	4,500 sq. ft.
Small	2,250 sq. ft.

12. *Maximum floor area for places of assembly not on a collector or arterial road:*

Large	4,500 sq. ft.
Medium	2,250 sq. ft.
Small	1,125 sq. ft.

(b) *Small residential lot development:* Residential uses on small, vacant lots located in the R-6 are subject to site plan review and may use the dimensional requirements below if all of the following conditions are met:

The lot is:

Vacant or is used exclusively for parking or contains structure not used for residential purposes as of January 1, 2005; and the lot existed as of January 1, 2005.

1. *Minimum lot size:* None
2. *Maximum lot size:* Ten thousand (10,000) square feet.
3. *Yard dimensions:*

a. *Front yard:*

No more than ten (10) feet.

b. *Rear yard:*

None, except that rear yards between two (2) buildings on the same or different lots shall maintain a minimum ten (10) foot setback between

space, then the number of exterior decks, porches, patios or balconies may be reduced by up to fifty (50) percent. The designated open space, if provided, shall have a minimum width and length of at least fifteen (15) feet, a slope of no greater than ten (10) percent and shall be used exclusively as recreational open space i.e. it shall not be used for vehicular circulation, parking, etc.. All required decks, porches, patios or balconies shall meet the requirements of the Planning and Development Design Manual.

7. *Minimum lot width:* None.

8. *Minimum land area per dwelling:* Seven hundred and twenty-five (725) square feet.

(Ord. No. 538-84, 5-7-84; Ord. No. 634-86, § 1, 7-7-86; Ord. No. 264-87, § 1, 3-16-87; Ord. No. 85-88, § 4, 7-19-88; Ord. No. 230-90, § 1, 3-5-90; Ord. No. 33-91, § 9, 1-23-91; Ord. No. 235-91, § 14, 2-4-91; Ord. No. 33A-91, 4-17-91; Ord. No. 118-93, § 12, 10-18-93; Ord. No. 154-96, § 12, 12-16-96; Ord. No. 125-97, § 4, 3-3-97; Ord. No. 245-97, §§ 1, 2, 4-9-97; Ord. No. 232-99; §3, 3-15-99; Ord. No. 78-03/04, 10-20-03; Ord. No. 21-04/05, 8-2-04, Ord. No. 145-04/05, 2-23-05; Ord. No. 254-05/06, 6-5-06; Ord. No. 131-08/09, 12-15-08; Ord. No. 127-09/10, 1-4-10 emergency passage; Ord. No. 65-10/11, 10-18-10)

*Editor's note--Ord. No. 85-88, § 4, adopted July 19, 1988, amended § 14-139 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.

Sec. 14-140. Other requirements.

(a) *Off-street parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article.

(b) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(c) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(d) *Small residential lot development* shall conform to the site plan standards of §14-526.

(Ord. No. 538-84, 5-7-84; Ord. No. 85-88, § 5, 7-19-88; Ord. No. 15-92, § 11,

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



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Contact Information		
Name:	Peter Bass. <i>in ELAN Carroll and R-6 Zone</i>	
E-Mail Address:	.pbass@maine.rr.com	
Phone:	712-0954.	
Proposed Project Information		
Chart, Block, Lot (s)	.014 C021001	
Address	.33 Lafayette St <i>current Bldg conforms to set back</i>	
Current Use	.Church <i>Demo Existing Bldg - Keeping the foundation</i>	
Proposed Use	3 unit townhouse style <u>condominium</u> <i>yes - Foundation with Act</i>	
Lot Size	5871 sf. <i>might be designated "Small lot"</i>	
New Building or Addition Sq. Ft.	.4000sf new construction on existing foundation	
New impervious surface area	.not yet determined	
Brief description of proposed project:		
<i>It requires Sprinklers</i>		
<i>asked about skipping the workshops</i>		
For Office Use Only	Date:	Time:

underground utilities req - a bit of discussion

PUD Calendar - 33 Lafayette St - Peter Bass

From: PUD Calendar
Date: 8/28/2013
Time: 12:30 PM - 1:00 PM
Subject: 33 Lafayette St - Peter Bass
Attachments: Preapplication Form1_1.pdf; Conceptual Schematic Drawings.pdf

2000th Submittal

Desiree,
Attached is the Pre-App Meeting request that we spoke about on the phone. The brief description box would not accept my entry so I have added that below:

Adaptive reuse of an existing church to create three townhouse style condominiums. The current building is conforming to R-6 dimensions. The areas I would like to discuss are the possible use of the small lot designation to relax setbacks a bit and make it easier to build decks for the units. Also, I would like to be able to add a second driveway for one more car. This does not meet technical standards but is not untypical for the neighborhood.

If there is a cancellation or change in scheduling I would be happy to fill in as soon as possible. Thank you.

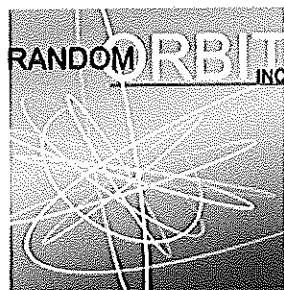
Peter
--
Peter Bass
PelotonLabs, LLC
Random Orbit, INC

795 Congress St.
Portland, Maine 04102

207-772-6005



<http://www.pelotonlabsportland.com>



<http://www.randomorbitinc.com>

Assessor's Office | 189 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8456

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL 014 C021001
	Land Use Type BENEVOLENT & CHARITABLE
Applications	Verify legal use with Inspections Division
Doing Business	Property Location 33 LAFAYETTE ST
	Owner Information INTERNATIONAL CHRISTIAN FELLOWSHIP
Maps	35 LAFAYETTE ST PORTLAND ME 04101 16874/338
Tax Relief	Book and Page 14-C-21
	Legal Description LAFAYETTE ST 33-35
Tax Roll	5871 SF
Q & A	Acres 0.1348

6139 \$ per survey owned H2skel -

Current Assessed Valuation:

browse city services a-z	TAX ACCT NO. 1826	OWNER OF RECORD AS OF APRIL 2013
		INTERNATIONAL CHRISTIAN FELLOWSHIP
	LAND VALUE \$61,000.00	35 LAFAYETTE ST
browse facts and links a-z	BUILDING VALUE \$176,300.00	PORTLAND ME 04101
	BENEVOLENT AND CHARITABLE (\$237,300.00)	
	NET TAXABLE - REAL ESTATE \$0.00	
	TAX AMOUNT \$0.00	

200 member church



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

	Building 1
Year Built	1951
Style/Structure Type	RELIGIOUS
# Units	1
Building Num/Name	1 - CHURCH OF SERVANT
Square Feet	4140

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

	Building 1
Levels	B1/B1
Size	2070
Use	MULTI-USE STORAGE
Height	8
Heating	NONE
A/C	NONE

	Building 1
Levels	01/01
Size	2070
Use	RELIGIOUS INSTITUTION
Height	16
Walls	BRICK/STONE
Heating	HOT AIR
A/C	NONE

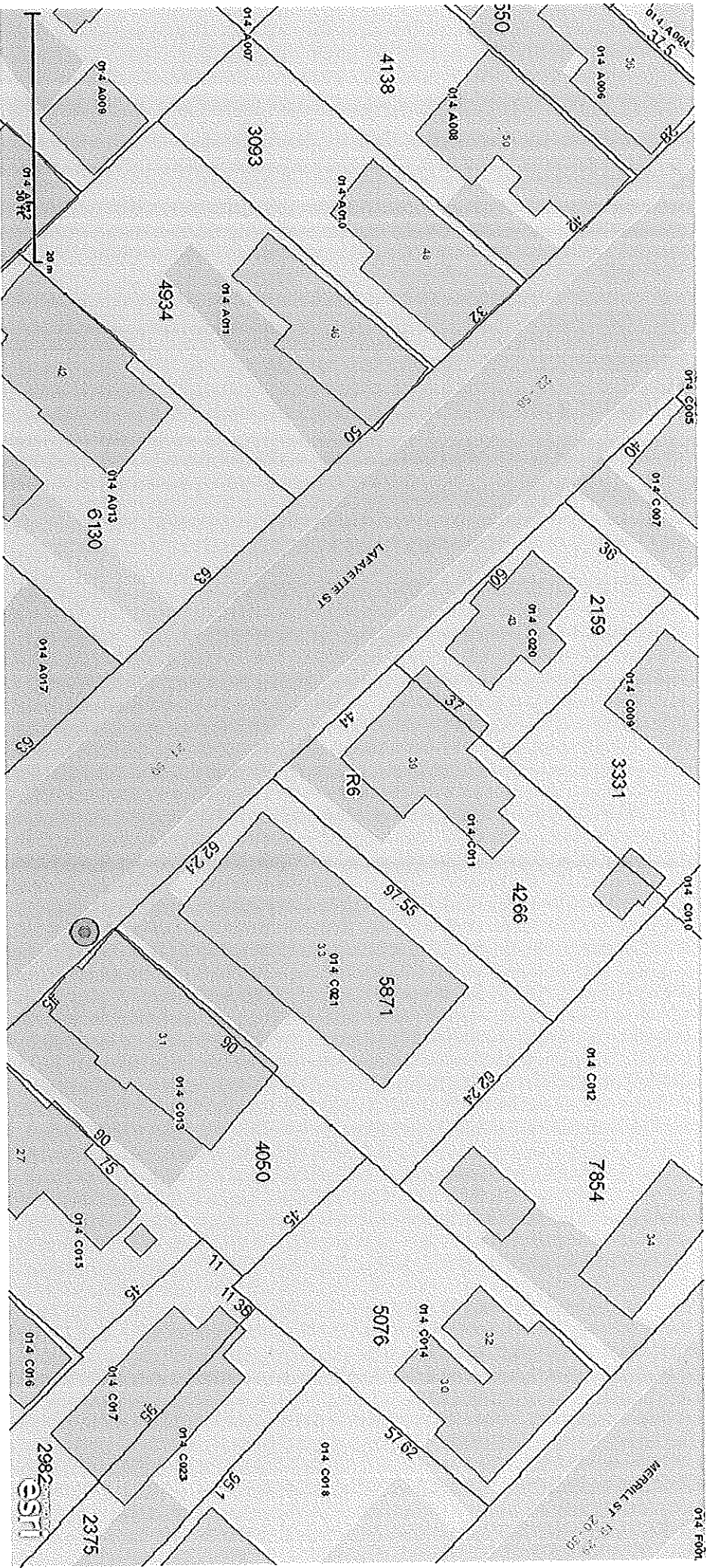
Other Features:

	Building 1
Structure	PORCH - OPEN
Size	5X18

Sales Information:

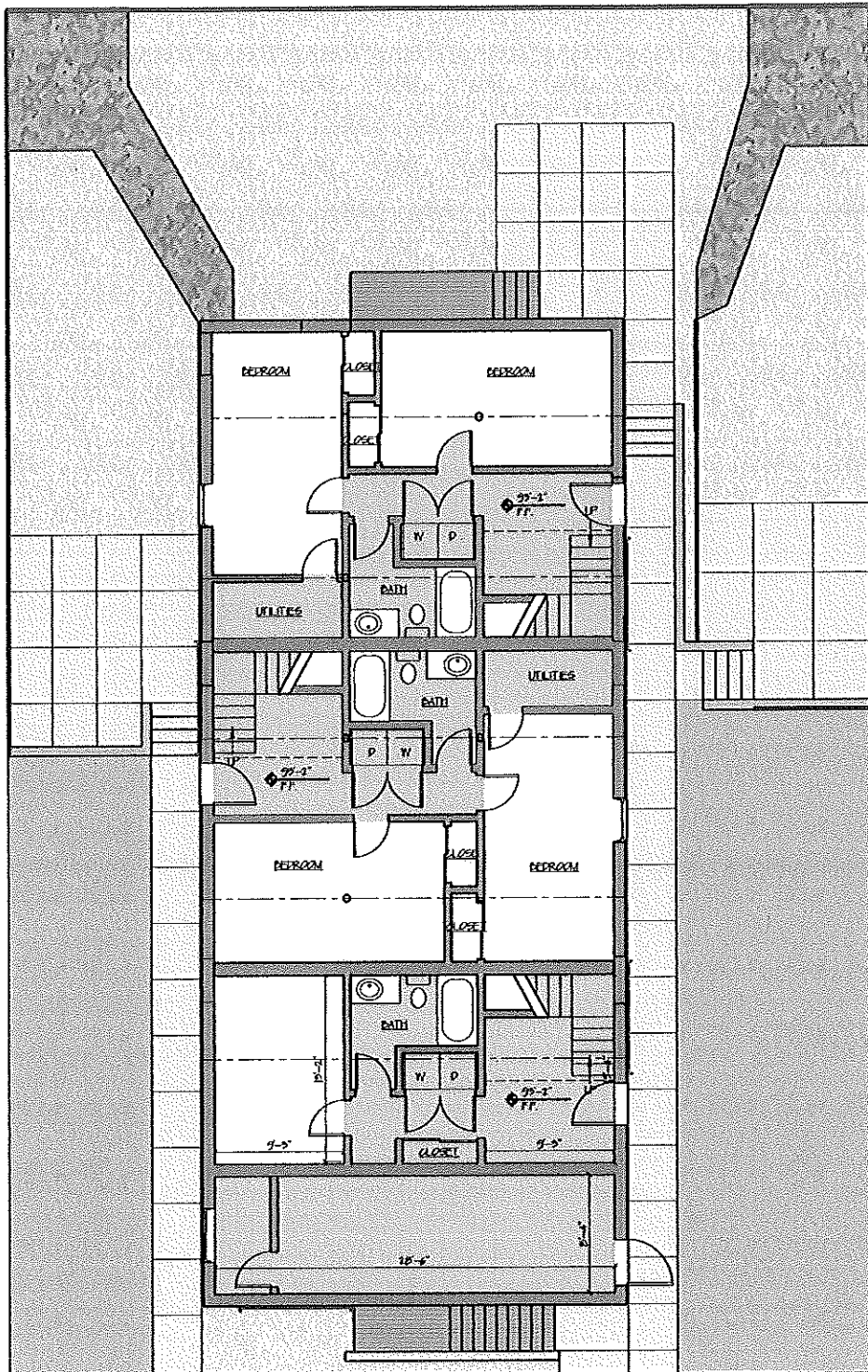
Sale Date	Type	Price	Book/Page
10/23/2001	LAND	\$185,000.00	16874/338
10/1/1999	LAND + BUILDING	\$180,000.00	15083/175

33 Lafayette St

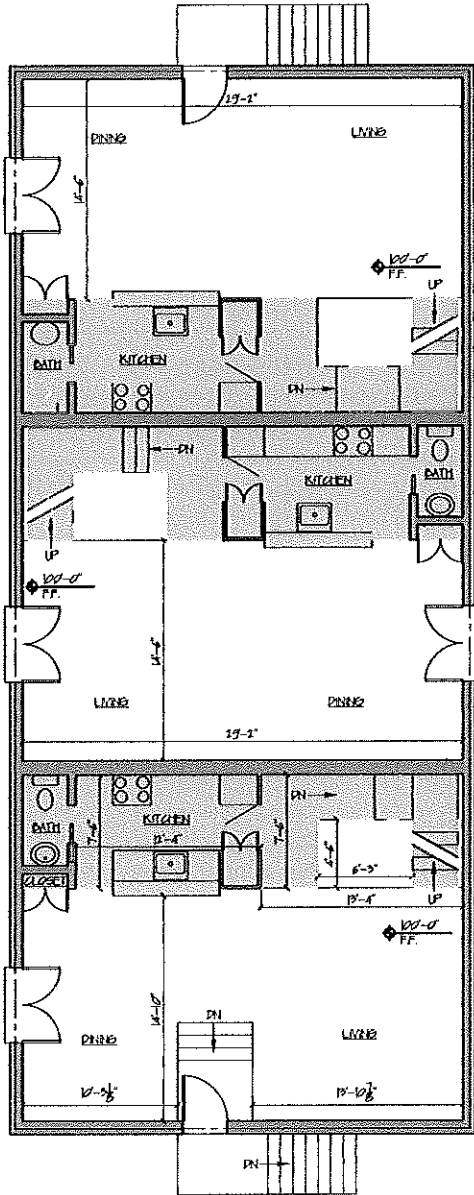


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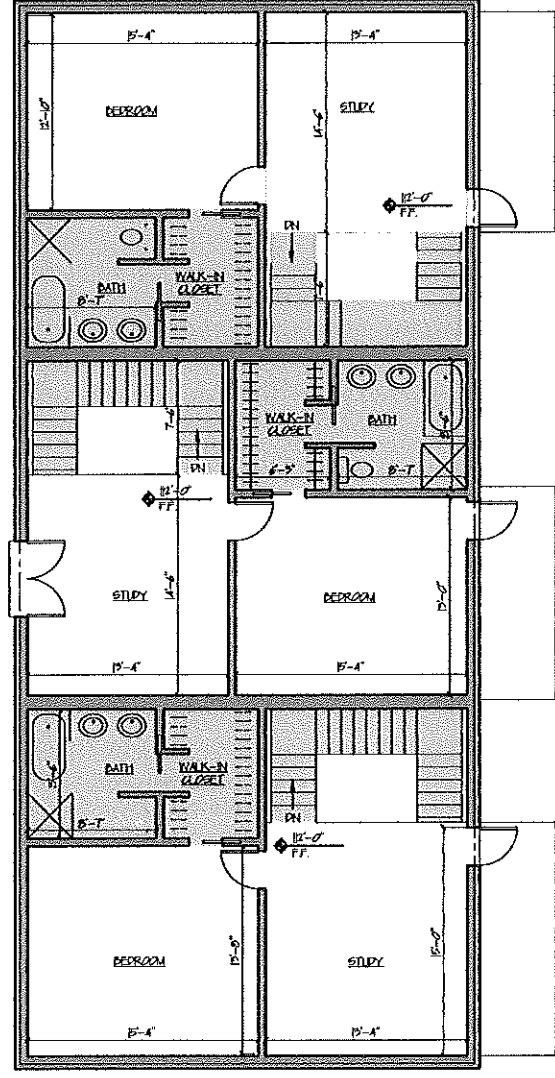
2982
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20 LOWER LEVEL
0 8'-0" SCALE 1/8" = 1'-0"

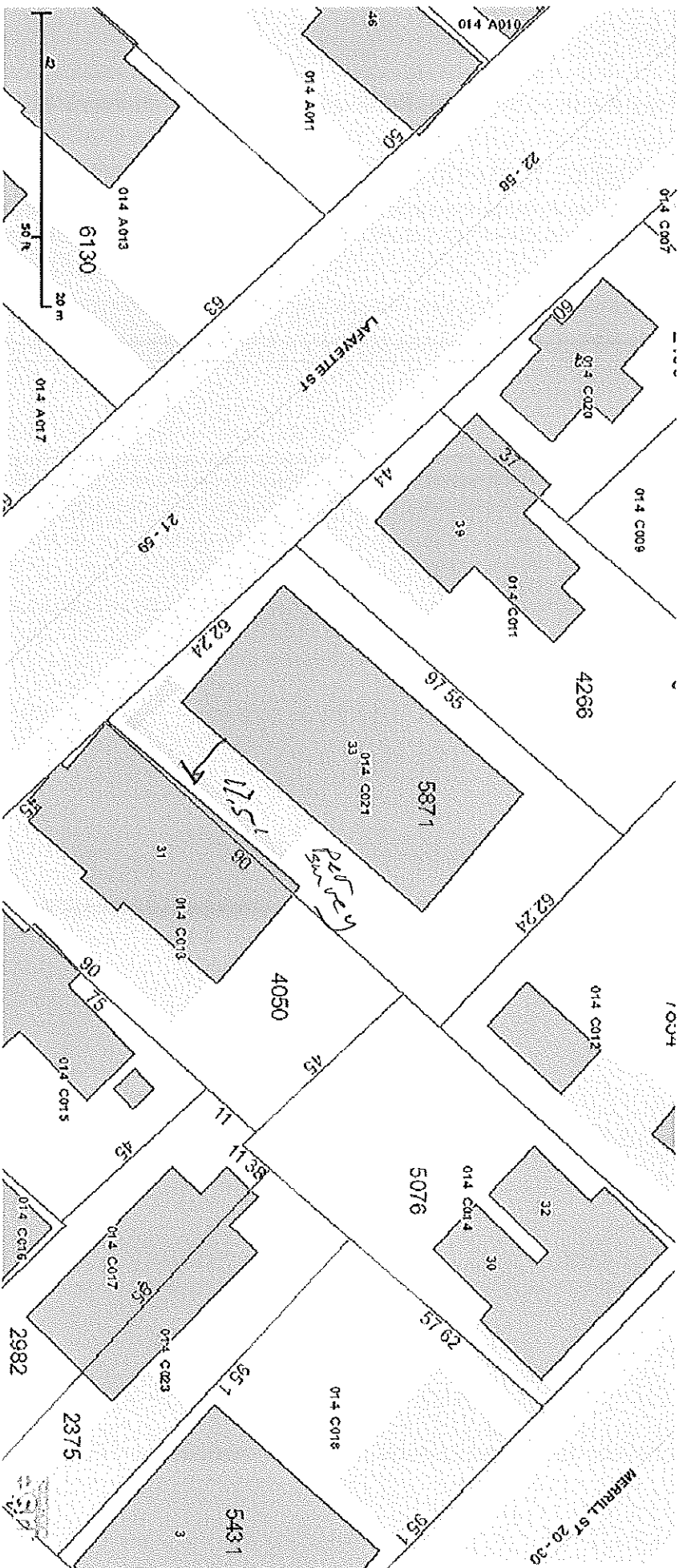


10 FIRST FLOOR
 SCALE 1/8" = 1'-0"

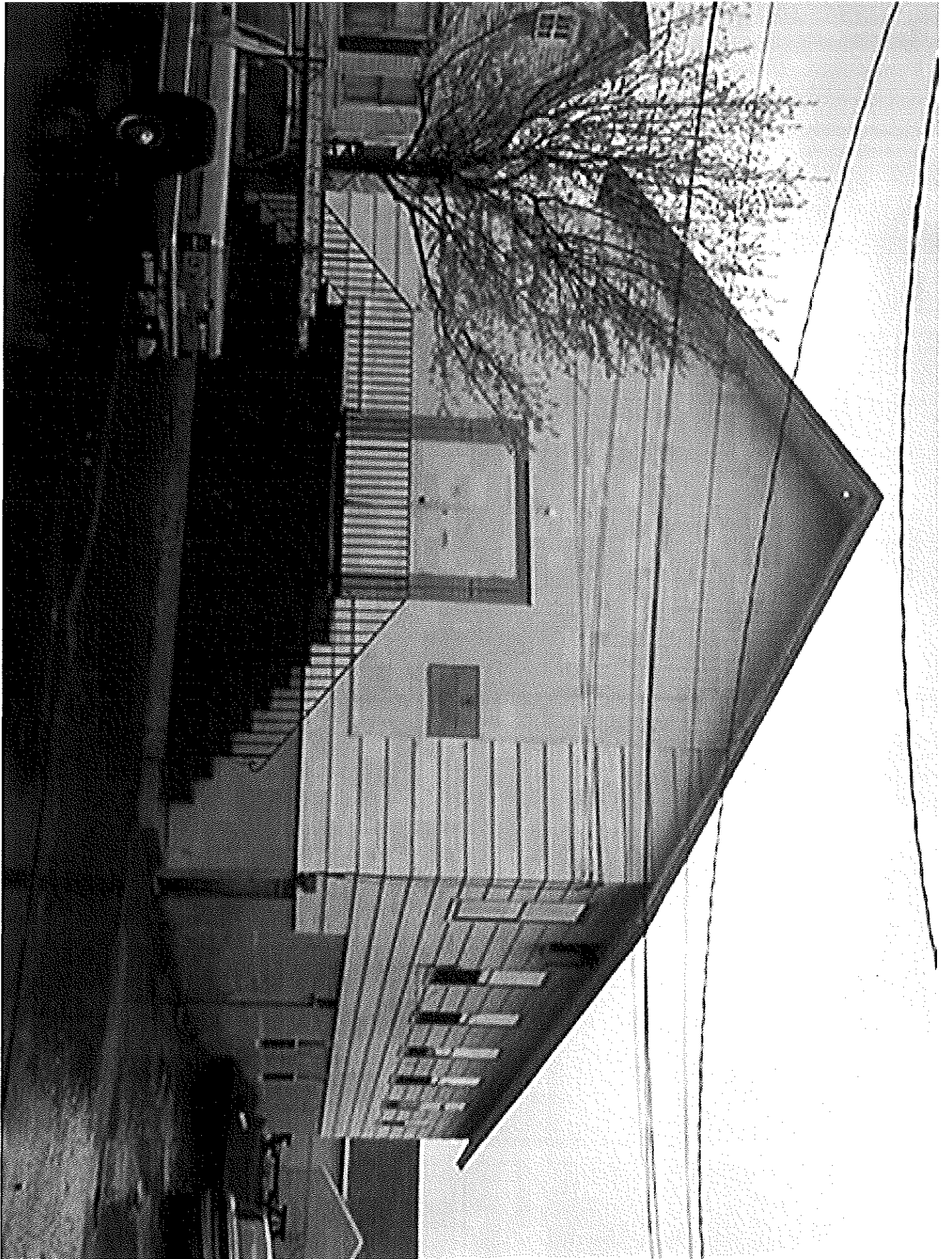


10 SECOND FLOOR
 SCALE 1/8" = 1'-0"

My Map



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CITY OF PORTLAND, MAINE
PLANNING BOARD

Stuart O'Brien, Chair
Timothy Dean, Vice Chair
Elizabeth Boepple
Sean Dundon
Bill Hall
Carol Morrissette
Jack Soley

RECEIVED

FEB 25 2014

February 13, 2014

Peter Bass
Random Orbit, Inc.
795 Congress Street
Portland, ME 04102

Dept. of Building Inspections
City of Portland Maine

Project Name: Marquis Lofts
Address: 33-35 Lafayette Street
Applicant: Random Orbit, Inc.

Project ID: 2013-258
CBL: 14 C021001
Planner: Nell Donaldson

Dear Mr. Bass:

On February 11, 2014, the Planning Board considered your application for subdivision and Level III site plan approval for the Marquis Lofts at 33-35 Lafayette Street. The Planning Board reviewed the proposal for conformance with the subdivision, technical and site plan standards of the city's land use code and voted to approve the application with the waivers and conditions presented below.

WAIVERS

The Planning Board voted (5-0, Boepple and Dundon absent) to grant the following waivers:

1. The Planning Board found that the applicant has demonstrated that site constraints prevent the planting of all of the required street trees in the city right-of-way. The Planning Board waived the Site Plan Standard (*Section 14-526(b)2.b(iii) Street Trees*) of the site plan ordinance and permits the planting of five trees on site instead, per the landscaping plan dated 2/6/14. The existing street tree on Lafayette Street shall be retained.
2. The Planning Board found, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 1.14*) which establishes a minimum aisle width of 24 feet, that substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waived the Technical Standard (*Section 1.14*) to allow an aisle of 15.46 to 19.04 feet.
3. The Planning Board found, based upon the Planning Board report, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Standard (*Section 12.2.5*) which establishes a maximum illumination level of .1 foot candle at the property line, substantial justice and the public interest are secured with the variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waived the Technical Standard to allow an illumination level of 2.7 foot candles at the Lafayette Street right-of-way.

SUBDIVISION

The Planning Board voted (5-0, Boepple and Dundon absent) that the proposed plans are in conformance with the subdivision standards of the city's land use code, subject to the following condition of approval, which must be met prior to the signing of the subdivision plat:

1. The applicant shall revise the subdivision plat to the satisfaction of the Planning Authority, Department of Public Services, and Corporation Counsel, including notes and details as advised by those departments.

SITE PLAN REVIEW

The Planning Board voted (5-0, Boepple and Dundon absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

1. The applicant shall provide a revised landscaping plan which reflects the final site plan, updates tree sizes per the recommendation of the city arborist, and includes notes regarding street tree preservation and the ground cover/mulch treatment in the planting bed on the building's northwest side, for review and approval by the Planning Authority and the city arborist; and
2. The applicant shall provide a construction management plan, which shall include the demarcation of the location of the proposed retaining wall along the southeastern property line by a licensed surveyor, for review and approval by the Planning Authority and Department of Public Services.

The approval is based on the submitted plans and findings related to subdivision and site plan review standards as contained in the Planning Board report for application 2013-258, which is attached.

STANDARD CONDITIONS OF APPROVAL

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

1. **Subdivision Recording Plat A** revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.
2. **Subdivision Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. **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 the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
4. **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.
5. **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.
6. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
7. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, an inspection fee payment of 2.0% of the guarantee amount, and seven (7) final sets of plans plus one final digital copy must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

8. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
10. **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.)
11. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
12. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

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.

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,



Stuart O'Brien, Chair
Portland Planning Board

Attachments:

1. Planning Board Report
2. Performance Guarantee Packet

Electronic Distribution:

cc: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division