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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, FAICP, Director

December 8, 2014

Craig Bramley and Kimberly Simmons
129 Lisbon Street
Lewiston, ME 04243

Redfern Homes, LLC
Attention: Jonathan Cully
PO Box 8816
Portland, ME 04104

Project Name: Single-Family Home
Project ID: BP 2014-02350
Address: 71 Quebec Street
CBL: 014 M018 001
Applicant: Jonathan Cully for Craig Bramley and Kimberly Simmons
Planner: Shukria Wiar

Dear Mr. Cully:

On December 8, 2014, the Planning Authority approved with conditions a Level I: Minor Residential application for a single family home at 71 Quebec Street. The site plan consists of a single-family house with carport that has parking for two spaces. The proposed building consists of three and half stories with a garage on the main floor. The driveway width is not meeting the city standard of minimum of 10 feet driveway width; therefore the applicant has requested a waiver of the width in order to meet the required minimal separation between driveways. As part of the site plan, the applicant has proposed to save an existing pear street tree and replace the existing Norway Maple street tree. To address stormwater on site, two stormwater infiltration basins are proposed on site. These two basins will be connected by an underground french drain to avoid negative impact to the abutting neighbor.

The site is located in the residential R-6 zone and therefore was reviewed against the Design Manual for Small Residential Lot Development in the R-6 zone. The project as proposed meets the standards of the design manual. The Planning Authority also reviewed the proposal for conformance with the standards of the Site Plan Ordinance. The Planning Authority approved the application with the following waivers and conditions as presented below.

WAIVERS

The Planning Authority waives the Technical Standard, Section 1.7.1, Minimum/maximum driveway width: Any site shall have a minimum driveway width of ten (10) feet and a maximum width of twenty (20) feet measured at the property line, to allow the driveway width to be nine (9) feet. This waiver allows the applicant to meet the City's Technical standard of 20 feet to be maintained between driveway curb cuts.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. The plan for the landscaped buffer/screening between the abutters shall be submitted, reviewed and approved by the Planning Authority prior to the issuance of the Certificate of Occupancy. If a fence is proposed, any part of the fence that is within twenty-five feet of the edge of pavement shall be no higher than four feet. The part of the fence that is beyond twenty-five feet from the edge of pavement may be higher, but a building permit is required if the height exceeds six feet.
2. The site plan is approved subject to the proposed tree preservation measure presented by the applicant for the existing pear street tree. The preservation measures shall start of construction. The Norway Maple street tree shall be required to be removed and replaced prior to the issuance of Certificate of Occupancy.
3. The City Arborist shall review and approve the final species and size for the replacement Norway Maple street tree.

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. The agreement between the owners of this parcel at 71 Quebec Street and Mr. Michael Frankel of 67 Quebec Street is a private agreement and the City of Portland is not part of the agreement. The City will not be enforcing this private agreement and all reviews and inspections will be in accordance with City standards.

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. **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

Electronic Distribution:

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Approval Letter File