



Administrative Authorization Application
 Portland, Maine
 Planning and Urban Development Department, Planning Division

PROJECT NAME: Morning Street Elevator Installation
 PROJECT ADDRESS: 125 Morning Street #6 CHART/BLOCK/LOT: 014 N018 001
 APPLICATION FEE: \$50.00 (\$50.00)
 PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONTACT INFORMATION:

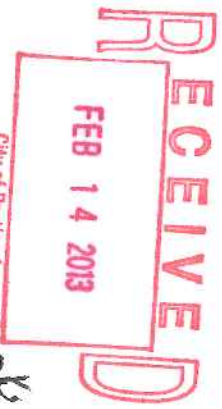
OWNER/APPLICANT	CONSULTANT/AGENT
Name: <u>Irene Coyne/Joseph Progress</u>	Name: <u>John Charvate - Charvate Design.</u>
Address: <u>125 Morning Street #6</u> <u>Portland ME 04101</u>	Address: <u>York Street</u> <u>Portland ME 04101</u>
Work #: <u>207-553-1365</u>	Work #: <u>207-831-7757</u>
Cell #: <u>207-653-2567/407-653-8109</u>	Cell #:
Fax #:	Fax #:
Home #:	Home #:
E-mail: <u>Icoyne@maine.rr.com</u>	E-mail:

Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg. 2 of this appl.)

Applicant's Assessment
 Y(Yes), N(no), N/A

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

Signature of Applicant: [Signature] Date: 2/13/13



IMPORTANT NOTICE TO APPLICANT: 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, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

[Handwritten initials]

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.

1. 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;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. 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;
4. 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;
5. 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;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. 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.
9. There are no current zoning violations;
10. 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
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**

b. **Review.** 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.

c. **Decision.** 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.

Administrative Authorization Decision

Application #: 2013-046

Name: Elevator Installation

Address: MORNING ST

Description:

Criteria for an Administrative Authorization: **Applicant's Assessment** **Planning Division**
(See Section 14-523 (4) on page 2 of this application) **Yes, No, N/A** **Use Only**

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

The Administrative Authorization for the Elevator Installation was approved by Barbara Bathydt, Development Review Services Manager on February 21, 2013 with the following condition of approval listed below:

Subject to the applicant obtaining all required building permits.



Barbara Bathydt

Development Review Services Manager

Approval Date: February 21, 2013

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2013-046 **Application Date:** 02/14/2013
CBL: 014 N018001 **Application Type:** Administrative Authorization

Project Name: Elevator Installation
Address: 125- MORNING ST

Project Description:

Zoning:

Other Required Reviews:

- Traffic Movement 14-403 Streets Housing Replacement
 Storm Water # Units _____ Historic Preservation
 Subdivision Flood Plain Other:
 # Lots _____ Shoreland
 Site Location Design Review
 # Unit _____

Distribution List:

Planner		Parking	
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhita
Civil Engineer	David Senus	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 2/21/2013

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.
Norway Savings Bank and its Title Insurer

The monumentation is set in harmony with current deed description.

The building setbacks are set in conformity with town zoning requirements. "Grandfathered"

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0014 B

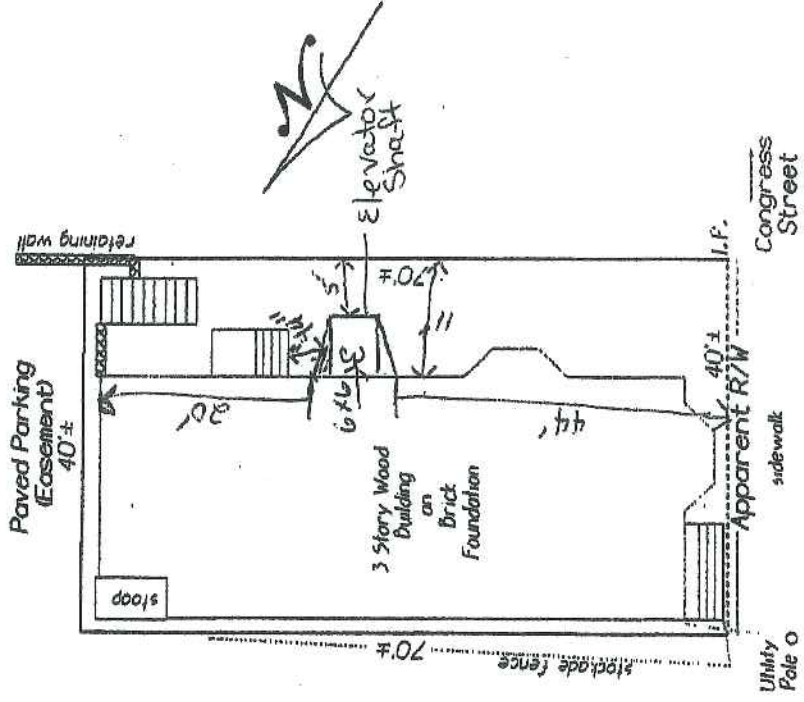
125 Morning Street
Portland, Maine

Job Number: 409-15

Inspection Date: 07-02-10

Scale: 1" = 20'

BUYER: Trevor Coyne &
Joseph Piergrossi, Jr.
SELLER: Louis G. Fournier



Morning Street
(bituminous)

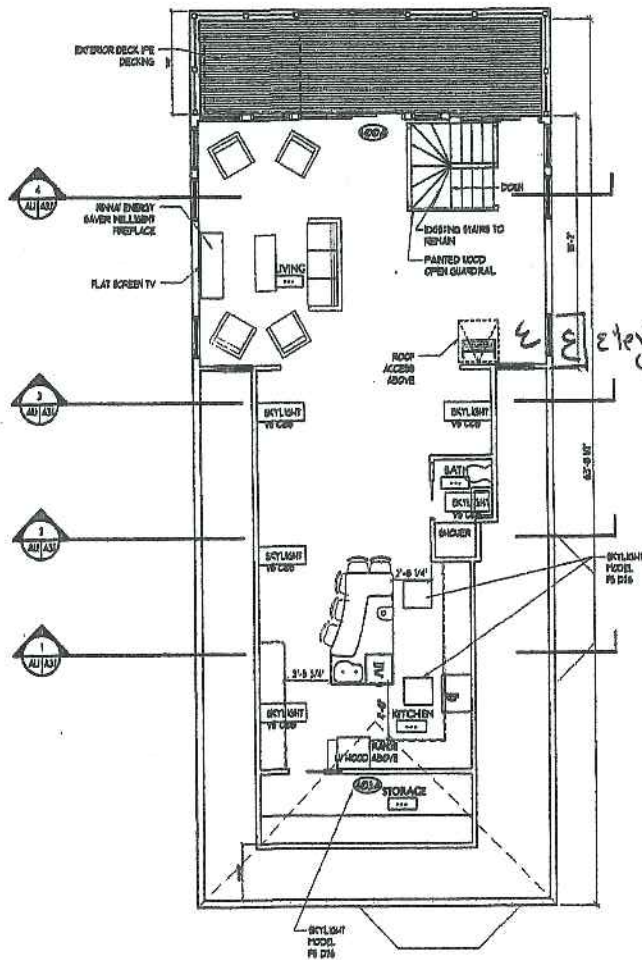
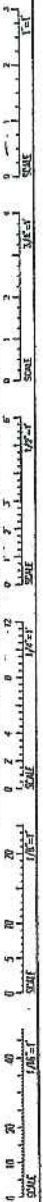
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 23892 PAGE 65 COUNTY Cumberland

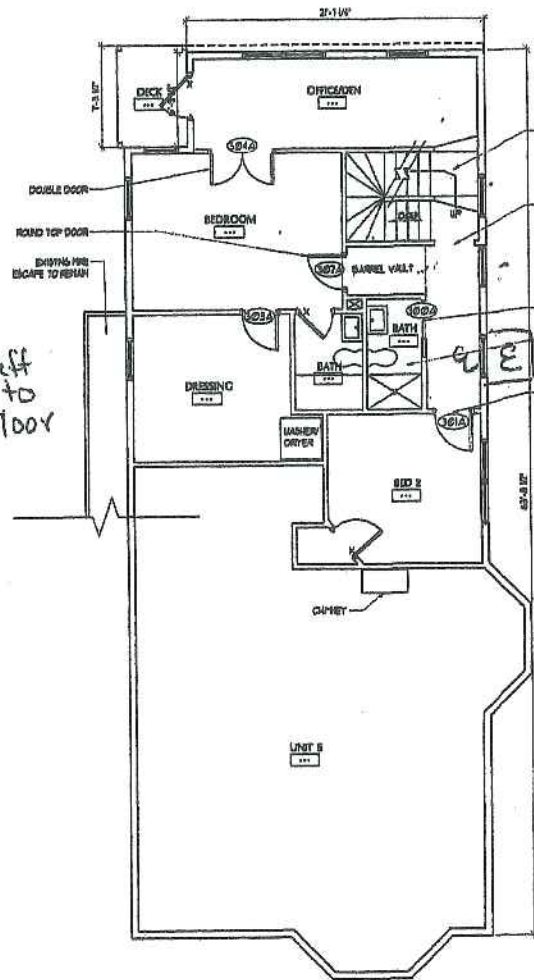
THIS PLAN IS NOT FOR RECORDING Drawn by: [Signature]

IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



2 UNIT 6 SECOND FLOOR
SCALE 1/4" = 1'-0"

Elevator shaft access to 4th Floor



1 UNIT 6 FIRST FLOOR
SCALE 1/4" = 1'-0"

Elevator shaft access 3-rd Floor



P O R T ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
fax: 207.761.2010
info@portarch.com

Piergrossi/Coyne
RESIDENCE
125 MORNING STREET
PORTLAND, MAINE

#	DATE	DESCRIPTION
1		PREVIOUS
2		
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20		

UNIT 6
RESIDENCE
ADDITION
Drawn by JAP
Checked by JCC

A12









125 morrow street Elevator shaft Rendering. 2/12/13



CITY OF PORTLAND

CERTIFICATE OF DISABILITY VARIANCE APPROVAL

I, Gordon Smith, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 17th day of January, 2013, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner:** Trevor L. Coyne and Joseph P. Piergrossi, Jr.
2. **Property:** 123-125 Morning, Portland, ME CBL: 014-N-018
Cumberland County Registry of Deeds, Book: 27961 Page: 152
Last recorded deed in chain of Title: 8/3/2010
3. **Variance and Conditions of Variance:**

To grant relief from section 14-139(a)(5) of the Land Use Zoning Ordinance which allows a maximum lot coverage of 50% instead of the 64% shown for the installation of an elevator to provide handicap access for the apartment on the third and fourth floors. The appeal is granted for ~~one-year.~~ ^{two.}


IN WITNESS WHEREOF, I have hereto set my hand and seal this 17th day of January, 2013


Gordon Smith, Chair of
City of Portland Zoning Board,

Gordon Smith (Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Gordon Smith and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on January 17, 2013.


Margaret Schmuckal
SEAL
(Printed or Typed Name)
Notary Public
Margaret Schmuckal

My term expires June 28, 2019
PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

Received
Recorded Register of Deeds
Feb 04, 2013 09:43:35A
Cumberland County
Pamela E. Lovley