

Administrative Authorization Decision

Application #: 2013-046

Name: Elevator Installation

Address: MORNING ST

Description:

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u>		<u>Planning Division</u>
	<u>Yes, No, N/A</u>		<u>Use Only</u>
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 curb cuts, 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 Barhydt, 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 Barhydt
Development Review Services Manager
Approval Date: February 21, 2013



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: Trevor Coyne / Joseph P. Reynolds
Address: 125 Morning Street #6
Portland ME 04101
Work #: 207-553-1365
Cell #: 207-653-2567 / 207-653-8109
Fax #: _____
Home #: _____
E-mail: Tcoyne@maine.rr.com

Name: John Charette - Charette Design.
Address: York Street
Portland ME 04101
Work #: 207-831-7757
Cell #: _____
Fax #: _____
Home #: _____
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

RECEIVED
FEB 14 2013
City of Portland
Planning Division

Taxes OK

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.

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:

- | | | |
|---|---|--|
| <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 type="checkbox"/> Subdivision | <input type="checkbox"/> Flood Plain | <input type="checkbox"/> Other: |
| # Lots _____ | <input type="checkbox"/> Shoreland | |
| <input type="checkbox"/> Site Location | <input type="checkbox"/> Design Review | |
| # Unit _____ | | |

Distribution List:

Planner		Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
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 ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

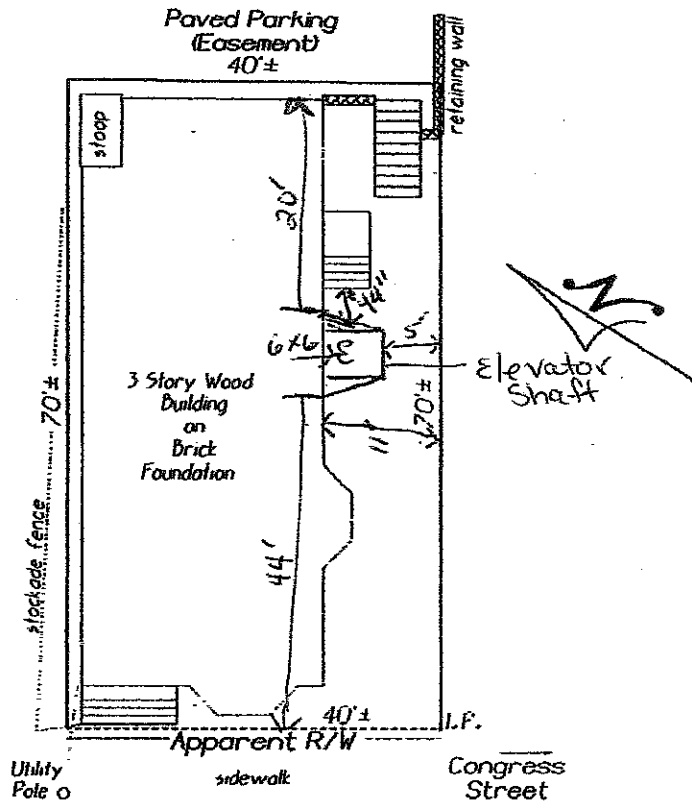
The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

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)

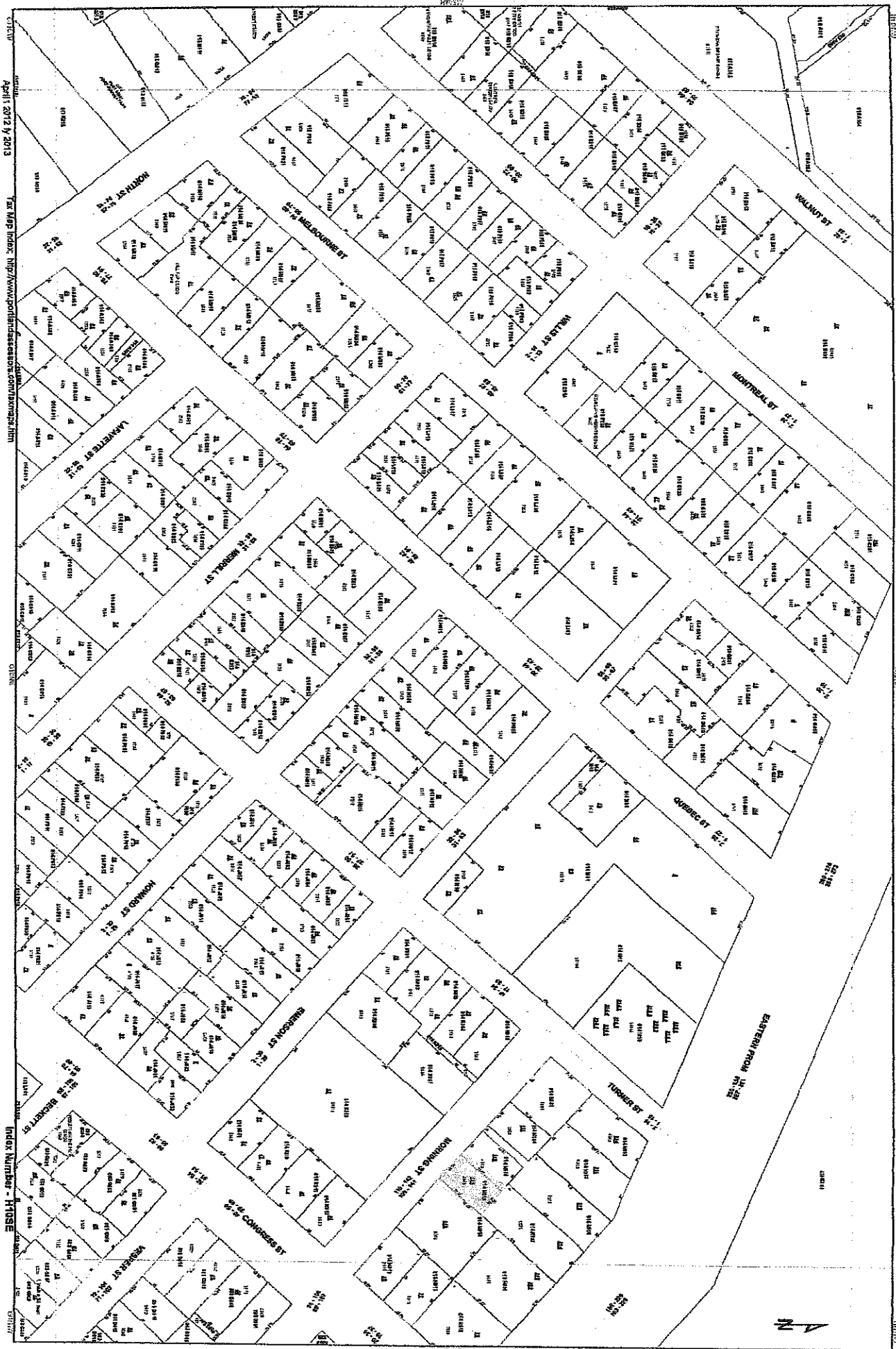
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

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]

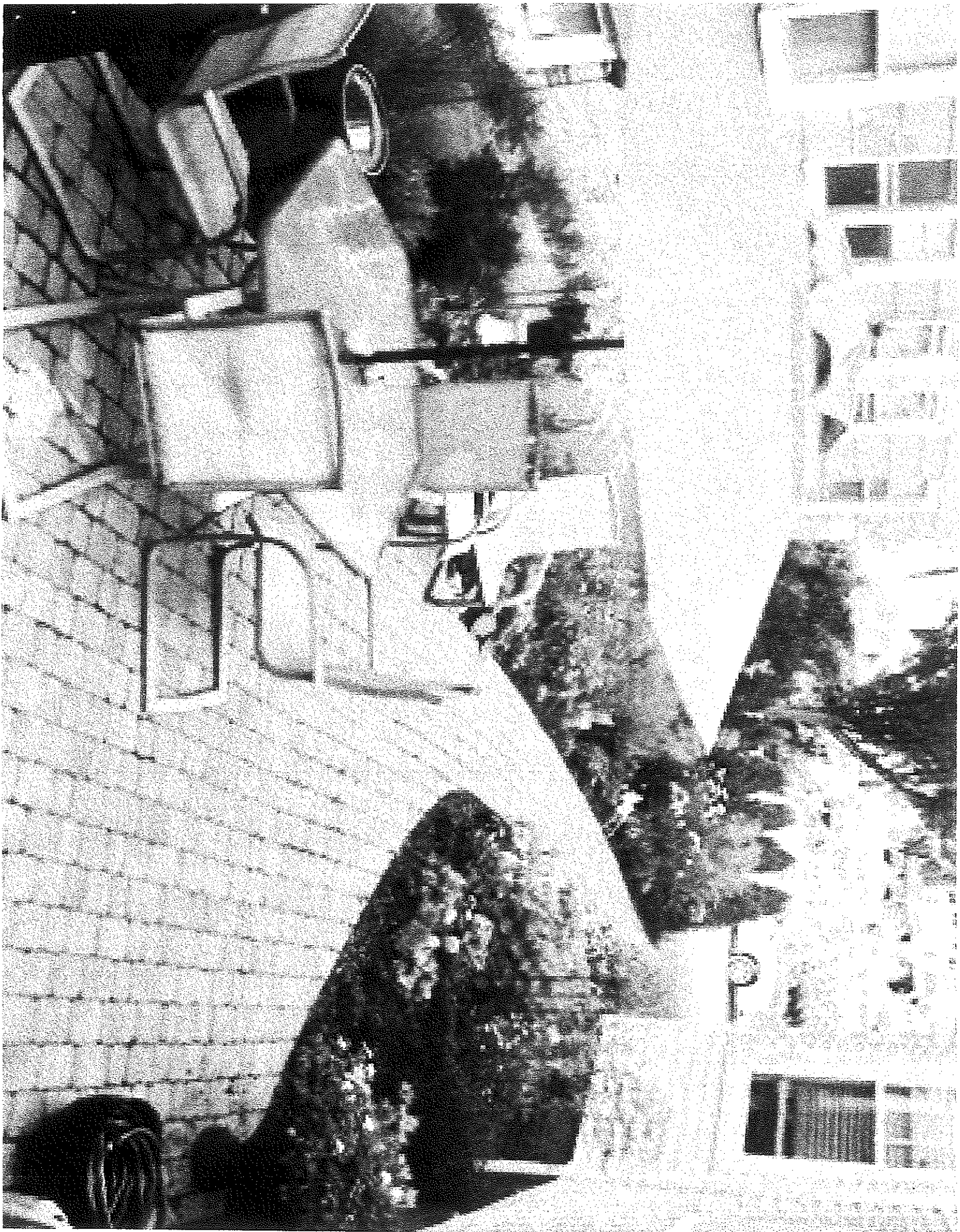


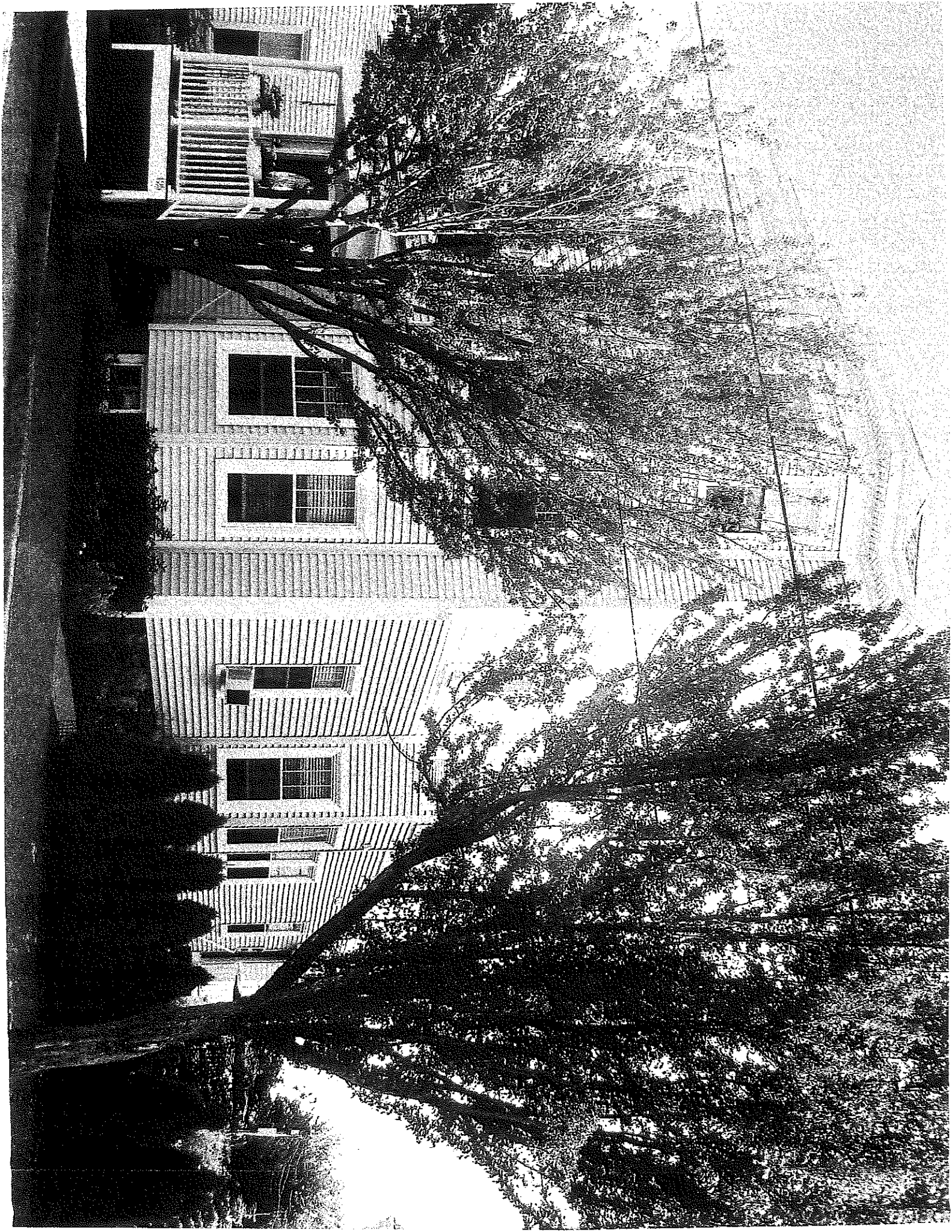
APRIL 2012 BY 2013

Map Index: <http://www.cityofsanjose.org/assessor/assessor.htm>

Index Number - HOUSE









125 morning 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} years.

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