

City of Portland  
Development Review Application  
Planning Division Transmittal Form

**Application Number:** 2015-120                      **Application Date:** 07/22/2015  
**CBL:** 016 D010001                      **Application Type:** Level III Site Plan Under 50,000 sq f  
**Applicant:** Sevee and Maher Engineers, Inc /Dan Diffin  
**Project Name:** 93 St Lawrence  
**Address:** 93 ST LAWRENCE ST  
**Project Description:** New Multi-Family apartment building with a 4 car garage on a 5,000 square foot lot.  
**Zoning:** R6/B1

**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>4</u>	<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Site Location	<input type="checkbox"/> Design Review	
# Unit _____		

**Distribution List:**

<b>Planner</b>	Barbara Barhydt	<b>Parking</b>	John Peverada
<b>Zoning</b>	Ann Machado	<b>Design Review</b>	Caitlin Cameron
<b>Traffic Engineer</b>	Tom Errico	<b>Corporation Counsel</b>	Jennifer Thompson
<b>Civil Engineer</b>	David Sensus	<b>Sanitary Sewer</b>	John Emerson
<b>Fire Department</b>	Keith Gautreau	<b>Inspections</b>	Tammy Munson
<b>City Arborist</b>	Jeff Tarling	<b>Historic Preservation</b>	Deb Andrews
<b>Engineering</b>	David Margolis-Pineo	<b>DRC Coordinator</b>	Phil DiPierro
		<b>Outside Agency</b>	

Comments needed by 7/30/2015

## REVISED CONDITIONS OF APPROVAL FOR SUBDIVISION PLAT

On the basis of the application, plans, reports, and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for application 2015-120 relevant to the Subdivision Ordinance, and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearings, the Planning Board finds the following:

That the plan **(is/is not)** in conformance with the subdivision standards of the land use code, subject to the following conditions:

1. The recording plat shall be revised noting all waivers and conditions for review and approval by the Planning Authority prior to recording. All waivers shall be recorded within 90 days of the Planning Board approval; and
2. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority. The final plat shall address the City's Surveyor's comments dated 09.25.2015.

**Shukria Wiar - FW: 93 St Lawrence**

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**From:** David Lloyd <lloyd@archetypepa.com>  
**To:** Shukria Wiar <SHUKRIAW@portlandmaine.gov>  
**Date:** 9/28/2015 7:21 AM  
**Subject:** FW: 93 St Lawrence  
**CC:** <Tom@federlelawmaine.com>, Larry Gross <Larry@smaaa.org>  
**Attachments:** 93 St Lawrence Comparison Section.pdf; 93 St Lawrence-A1.04.pdf; 93 St Lawrence-a2.01.pdf

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Shukria

My Client has negotiated a compromise with his neighbor at 118 Congress street on our design. Basically lowering the roof height on the mezzanine roof allowing the neighbor a view over our building . I have attached the drawings which show the proposed changes to our submission. I believe this to be a DE Minimis change to our submission . Please email or call with any questions

David

**David Lloyd****Architect**

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Tele: (207) 772-6022

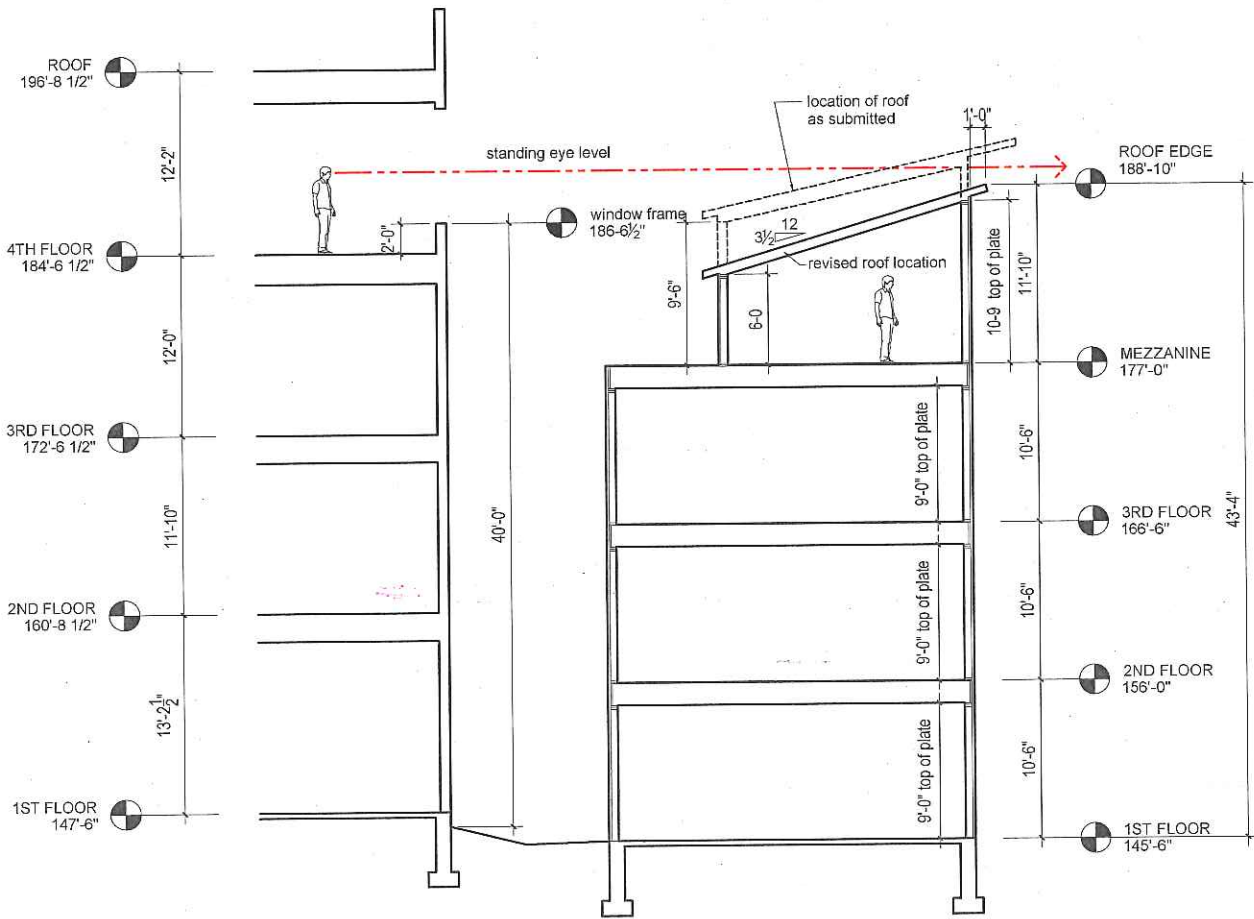
Fax: (207) 772-4056

Cell: (207) 831-8627

[lloyd@archetypepa.com](mailto:lloyd@archetypepa.com)<http://www.archetype-architects.com>

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**From:** Josef Chalat [mailto:[azimuthblu@gmail.com](mailto:azimuthblu@gmail.com)]  
**Sent:** Friday, September 25, 2015 3:35 PM  
**To:** 'David Lloyd'  
**Subject:** 93 St Lawrence



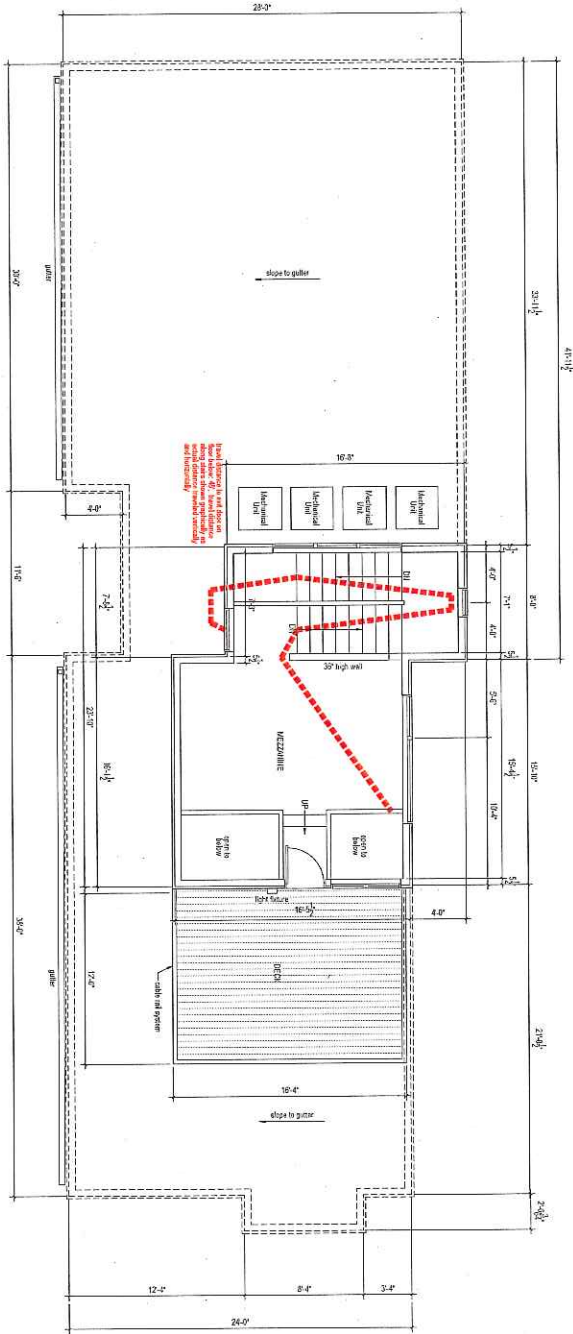
Cross Section Through South Elevation  
 scale: 1/8" = 1'-0"

Cross Section  
 scale: 1/8" = 1'-0"

118 Congress Street

93 St. Lawrence Street



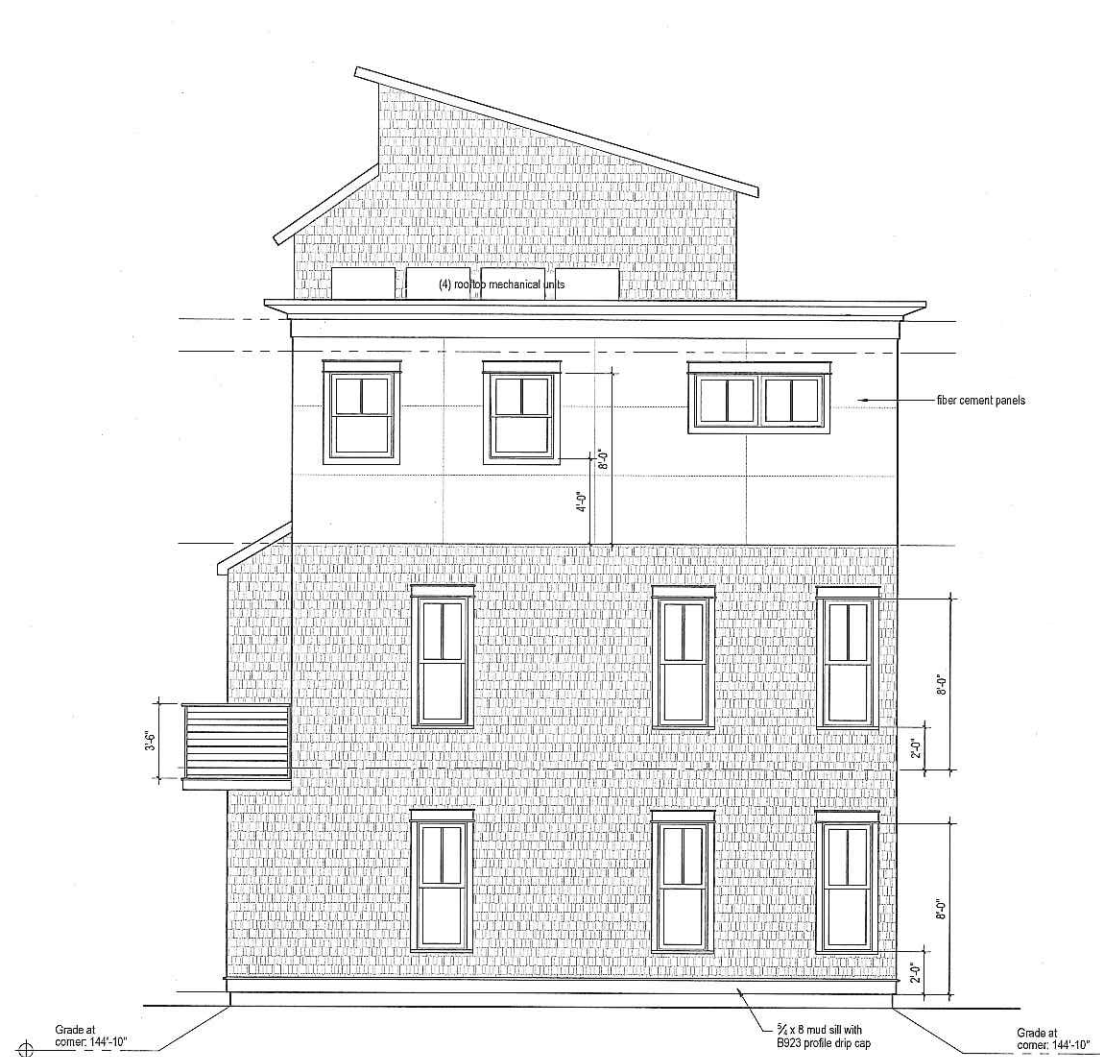


1 Roof & Mezzanine Plan  
1/8" = 1'-0"

1 Mezzanine Calculation  
1/8" = 1'-0"



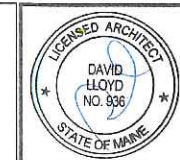
A1.04	Date: 21 July, 2015	Scale: as noted	Revisions: 09-09-2015 revisions per p.h. review 09-25-2015 revisions to roof at mezzanine	Project: 4 Unit Apartment Building 93 St. Lawrence Street Portland Maine, 04101  CUL: 016 D010001 R&P 17303/310	Architect: <b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Owner/Applicant: Barbara Colby and Laurence Gross PO Box 10152 Portland Maine, 04104	
	Submission to Planning Board							



2 Rear (East) Elevation,  
1/4" = 1'-0"

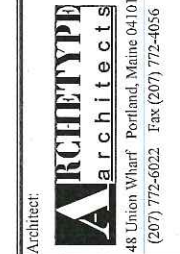


1 Front (West) Elevation, St. Lawrence Street  
1/4" = 1'-0"



Owner/Applicant  
**Barbara Colby and  
 Laurence Gross**  
 PO Box 10152  
 Portland Maine, 04104

Consultant:



Project:  
**4 Unit Apartment Building**  
 93 St. Lawrence Street  
 Portland Maine, 04101  
 CBL-016 D010001 B&P 17303/310

Revisions:  
 09-09-2015 revisions per p.b. review  
 09-23-2015 revisions to roof at mezzanine

Date:  
 21 July, 2015

Scale:  
 as noted

Submission to  
 Planning Board

A2.01