

Administrative Authorization Decision

Application #: 2015-176

Name: 2 to 3 family

Address: WATERVILLE ST

Description: Change of use from 2 family to 3 family.

Criteria for an Administrative Authorization: (See Section 14-523 (4) on page 2 of this application)	Applicant's Assessment Yes, No, N/A	Planning Division Use Only
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a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A
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 2 to 3 family was approved by Barbara Barhydt, Development Review Services Manager on October 12, 2015 with the following condition of approval listed below:

- 1) Portland's technical manual sets a parking space at 9 x 18 or a compact space at 8 by 15. The three spaces shown on the plan are 4 by 16, which do not meet the standards. It appears two spaces are feasible in the existing driveway and curb cut. The site is within the R-6 zone, which does not require on-site parking for the first three units.
- 2) Obtain all required building permits from the Inspection division.

Barbara Barhydt
Development Review Services Manager
Approval Date: October 12, 2015