



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant Mark Mueller Architects

Application Date 6/22/05

100 Commercial St., Ste. 205, Portland, Me  
Applicant's Mailing Address

25 Middle Street  
Project Name/Description

207/774-9057  
Consultant/Agent/Phone Number

25 Middle St., Portland, Me.  
Address of Proposed Site

CBL: 020 E023001

Description of Proposed Development:

Small addition @ back of building w/ HC ramp

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment  
(Yes, No, N/A)

Yes, none

Yes

Yes, none

Yes

Yes, none

Yes, none

Yes

Yes

Planning Office  
Use Only

Planning Division Use Only

Exemption Granted

Partial Exemption

Exemption Denied

Addition will require parking.

Approved

HC ramp increases footprint over 500 sq.ft.

9/27/05  
after submission  
of parking type  
and lot coverage

Planner's Signature

Sarah Hopkins 874 8720

Date

7/7/05

Revised by

White - Planning Office

Pink - Inspections

Yellow - Applicant

Marge  
Sarah Hopkins



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Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>Yes, none</u>	
<u>Yes</u>	
<u>Yes, none</u>	
<u>Yes</u>	
<u>Yes, none</u>	
<u>Yes, none</u>	
<u>Yes</u>	
<u>Yes</u>	

Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied

Approved  
Addition will require parking.  
HC ramp increases footprint over 500 sq. ft.  
9/27/05  
after submission  
of parking info  
and lot coverage

Planner's Signature Sarah Hopkins 874 8720 Date 7/7/05 Reviewed by Marge Sarah Hopkins

8/9/05

## Parking Agreement

With: Village Café

For: 25 Middle Street Associates  
Stephen Andrew & Hilary Andrew, MD

This agreement acknowledges that Middle Street Associates located at 25 Middle Street, Portland, Maine currently rents 8 Parking spots from the Village Café' at a rate of \$50/each per month. This agreement includes only cars that have a Village Café' parking card displayed in the front window.

Signatures

Village Café'

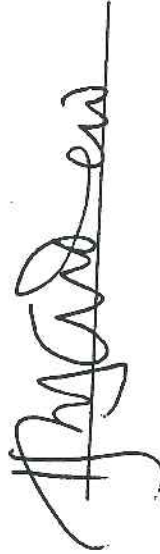


8/12/05  
Date

25 Middle Street Associates



8-9-05  
Date



8-9-05  
Date



TO: Sarah Hopkins FROM: MIKE RUSSO  
FAX NUMBER: 756-6258 DATE: 9/27/05  
COMPANY: TOTAL NO. OF PAGES  
INCLUDING COVER: 3

RE: 25 Middle St CONTACT NUMBERS:  
Cell Ph-252-6824 / e-mail: mrusso@imwoodworks.com

URGENT  FOR REVIEW  PLEASE COMMENT  PLEASE REPLY

NOTES/COMMENTS:

lot Coverage 60%  
Please see Attached pages  
for Back up info.

Thank you,  
  
Mike Russo

• Lot Size 4178 SF

• Existing Building Foot Print 1685 SF

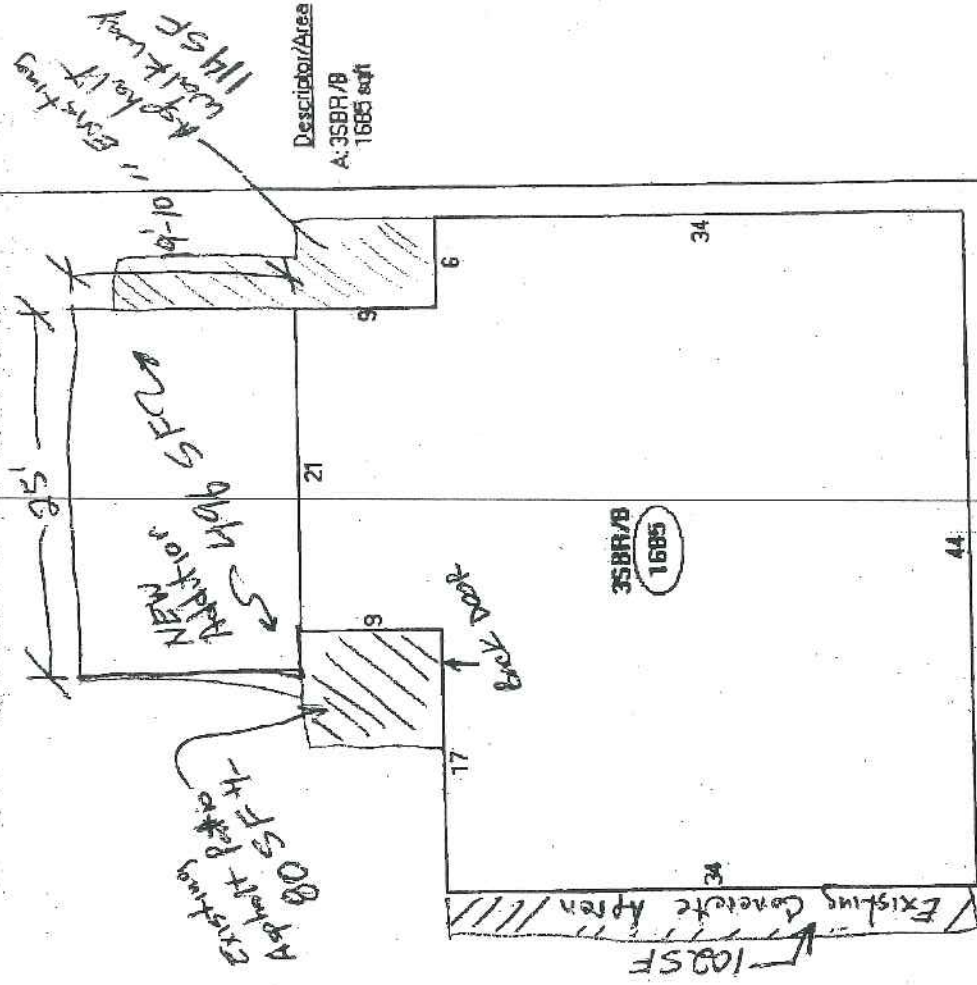
• New Addition Foot Print 496 SF

• Asphalt Walkways 296 SF

~~2477~~ Total SF

Lot Coverage 60% +/-

25 Middle St



This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1  
 Parcel ID 020 E023001  
 Location 25 MIDDLE ST  
 Land Use RETAIL & PERSONAL SERVICE

Owner Address ANDREW HILARY E J & STEPHEN ANDREW JTS  
 25 MIDDLE ST  
 PORTLAND ME 04101

Book/Page 19479/226  
 Legal 20-E-23-25  
 MIDDLE ST-23-27  
 4178 SF

Current Assessed Valuation For Fiscal Year 2006

Land \$73,100  
 Building \$362,410  
 Total \$435,510

Estimated Assessed Valuation For Fiscal Year 2007\*

Land \$106,300  
 Building \$413,800  
 Total \$520,100

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Building Information

Bldg # 1  
 Year Built 1900  
 # Units 1  
 Bldg Sq. Ft. 6740  
 Identical Units 1

Total Acres 0.096  
 Total Buildings Sq. Ft. 6740  
 Structure Type OFFICE BUILDING - LOW-RISE  
 Building Name INSURANCE & FINANCIAL SVCS

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1685	SUPPORT AREA
1	01/01	1685	OFFICE BUILDING
1	02/03	1685	OFFICE BUILDING

Height 8  
 8  
 8  
 Walls MASONRY/FRAME  
 MASONRY/FRAME

Heating NONE  
 HOT AIR  
 HOT AIR  
 NONE  
 NONE  
 NONE  
 NONE  
 NONE

A/C NONE  
 CENTRAL  
 CENTRAL  
 NONE  
 NONE  
 NONE  
 NONE  
 NONE

Building Other Features

Identical Units  
 Structure Type

B2b



NORTH

VACANT BUILDING

RESIDENCES

SETBACK

VILLAGE CAFE

ADDITION  
496 SF

EXT. RAMP 1:12

EL. 2'-6"

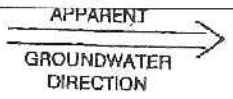
EL. 3'-8"

FOOD WORKS

STEPHAN A. ANDREW  
MSW, LADC, CGP

PARKING LOT

MIDDLE STREET



*Front: n/a*  
*REAR: 10' req - 15' shown + ADJ*  
*side: none req (does not req)*

NOTE: ALL LOCATIONS  
ARE APPROXIMATE ONLY

APPROXIMATE SCALE: 1" = 10'

FIGURE 2

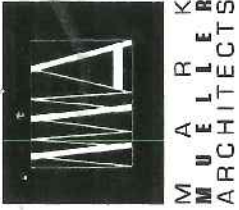
SITE PLAN  
Office Building  
25-27 Middle Street  
Portland, Maine



222 St. John Street, Suite 214 Portland, Maine 04102

File: J:\Eac\997\997-01.dwg

*max parking 2*  
*max 206 - 400 sq ft*



M U E L L E R  
A R C H I T E C T S

June 23, 2005

Portland Planning  
389 Congress St.  
Portland, Maine 04101

RE: 25 Middle Street

To the Planning Division:

Enclosed is an Application for Exemption from Site Plan Review for 25 Middle Street in Portland. Also included is a site plan showing the location and size of the proposed addition along with the location of an exterior handicapped accessibility ramp, and a short review of the zoning requirements.

Please let us know if you need anything further from us.

Sincerely,

Mark Mueller, Architect

C.C. Monaghan Woodworks

(pkg)

ramp photo  
shown  
over  
SOD





NORTH

VACANT BUILDING

RESIDENCES

SETBACK

VILLAGE CAFE

ADDITION  
496 SF

EXT. RAMP 1:12

EL. 2'-6"

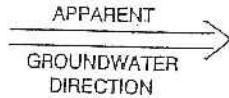
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FIGURE 2

SITE PLAN  
Office Building  
25-27 Middle Street  
Portland, Maine



222 St. John Street, Suite 314 Portland, Maine 04102

File: J:\Eac\997\997-01.dwg

ZONE:	B-2b
MIN LOT SIZE:	NONE
FRONT SETBACK:	NA
REAR SETBACK:	10'
SIDE SETBACK:	NONE
MAX. HEIGHT:	45' -
(ADDITION NO MORE THAN EXISTING BLDG. HT.)	
MIN. LOT WIDTH:	NONE