



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

Site visit - 5/22/12

PROJECT NAME: out Door walk-in cooler

PROJECT ADDRESS: 72 Commercial St

CHART/BLOCK/LOT: 030 D003

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Flatbread
 Address: 72 Commercial St
 Work #: 207 772-8777
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

CONSULTANT/AGENT

Name: Spencer Gould
 Address: 72 Commercial St -
Portland ME 04101
 Work #: _____
 Cell #: 207-272-0972
 Fax #: _____
 Home #: _____
 E-mail: Spencer@Flatbreadcompany.com
Spencer

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

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division Y(yes), N(no), N/A

Applicant's Assessment Y(yes), N(no), N/A	Planning Division Y(yes), N(no), N/A
<u>✓</u>	<u>No</u>
<u>NO</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>
<u>NO</u>	<u>no</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>
<u>N/A</u>	<u>no</u>
<u>NO</u>	<u>no</u>
<u>N/A</u>	<u>no</u>
<u>N/A</u>	<u>no</u>
<u>N/A</u>	<u>no</u>
<u>N/A</u>	<u>no</u>
<u>N/A</u>	<u>no</u>
<u>N/A</u>	<u>N/A</u>
<u>NO</u>	<u>no</u>

Signature of Applicant: [Signature] Date: 4/10/12

Planning Division Use Only Authorization Granted Partial Exemption Exemption Denied

1) Screening of the trash area is recommended.

2) Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Barbara Bergholtz, May 22, 2012

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 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.

**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.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

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

Planning Division
Use Only

a) Is the proposal within existing structures?	n/a	No
b) Are there any new buildings, additions, or demolitions?	No	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?	No	Improved Screening
k) Are there adequate utilities?	No	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 72 Commercial Street was approved by Barbara Barhydt, Development Review Services manager on 5-22-12 with the following condition in addition to the required Standard Condition of Approval listed below:

1. Screening of the trash area is recommended.
2. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Spencer Gould, Check Number: 17582

Tender Amount: 50.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 4/20/2012

Receipt Number: 43096

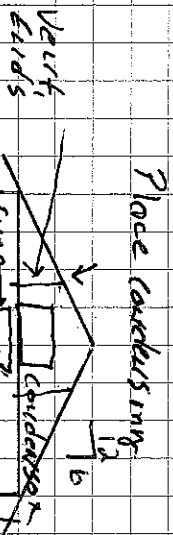
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Reference ID:	1584	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-487 - 72 Commercial St.; Walk-in Cooler			
Additional Comments: 72 Commercial St			

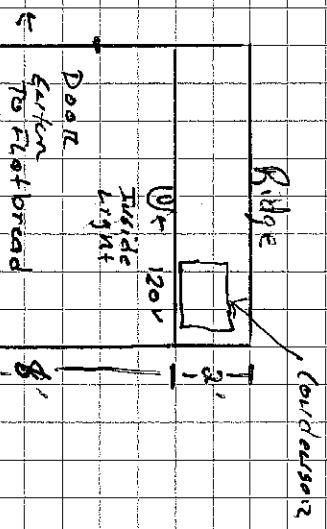
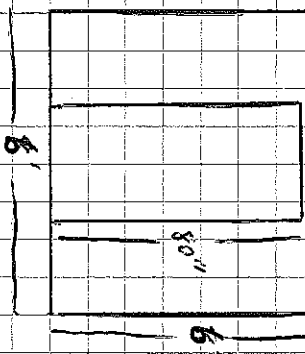
Thank You for your Payment!

Flathead Tool and

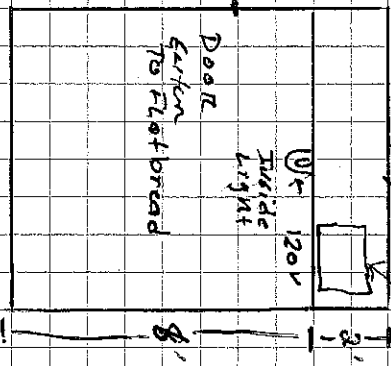
- 1 Walls 2x6
- 2 Spray Foam
- 3 Walls Inside will be 0 Raled Board also Insulated ICP Board
- 4 Condenser Trap will be 3/4" PVC to outside
- 5 Floor Plan Gx6 cooler will be Attached to Building to enter and exit
- 6 Evaporator / Condenser will be 0 PVC system
- 7 Roof will be Meta!
- 8 Outside wall will be 3/4" Pvc Td 6
- 9 cooler & Building will be Insulated & sealed to Building code.
- 10 E-mail Photos to Tower



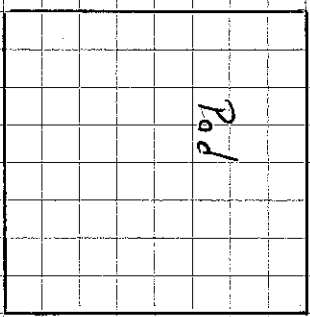
Front View



Side View



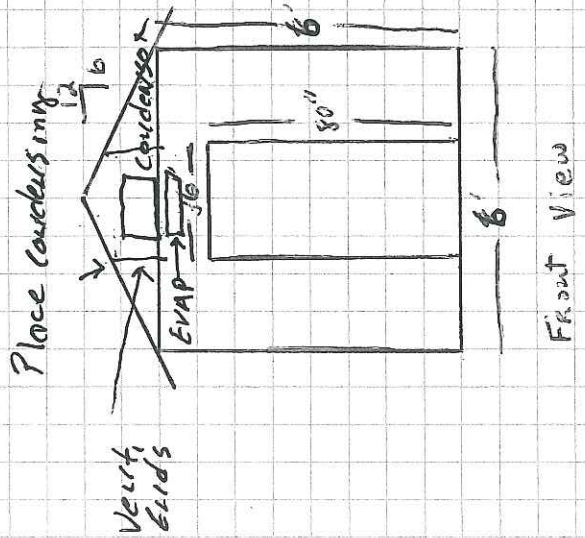
Floor Plan



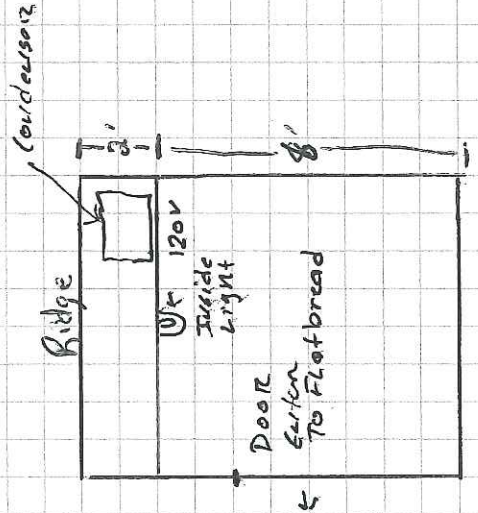
Flatbread Portal and

- 1) walls 2x6
- 2) spray foam
- 3) walls inside will be a rated board also installed FRP board
- 4) condenser trap will be 3/4" PVC to outside
- 5) floor plan 6x6 cooler will be attached to building to enter and exit
- 6) evaporator/condenser will be a one piece system.
- 7) roof will be metal
- 8) outside wall will be 3/4" pvc T & G
- 9) cooler & building will be insulated & sealed to building code.
- 10) E-mail photo's to tower

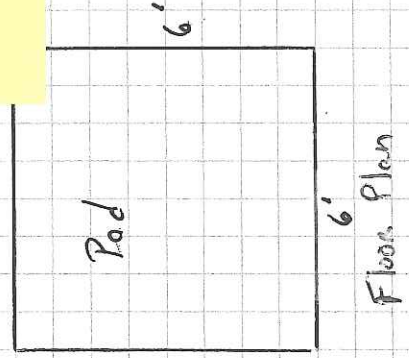
Barbara -
 Here is some more information for the walk in cooler at Flatbread - To Commercial St - Ask for Authorization.
 Call me if you have questions - Ann



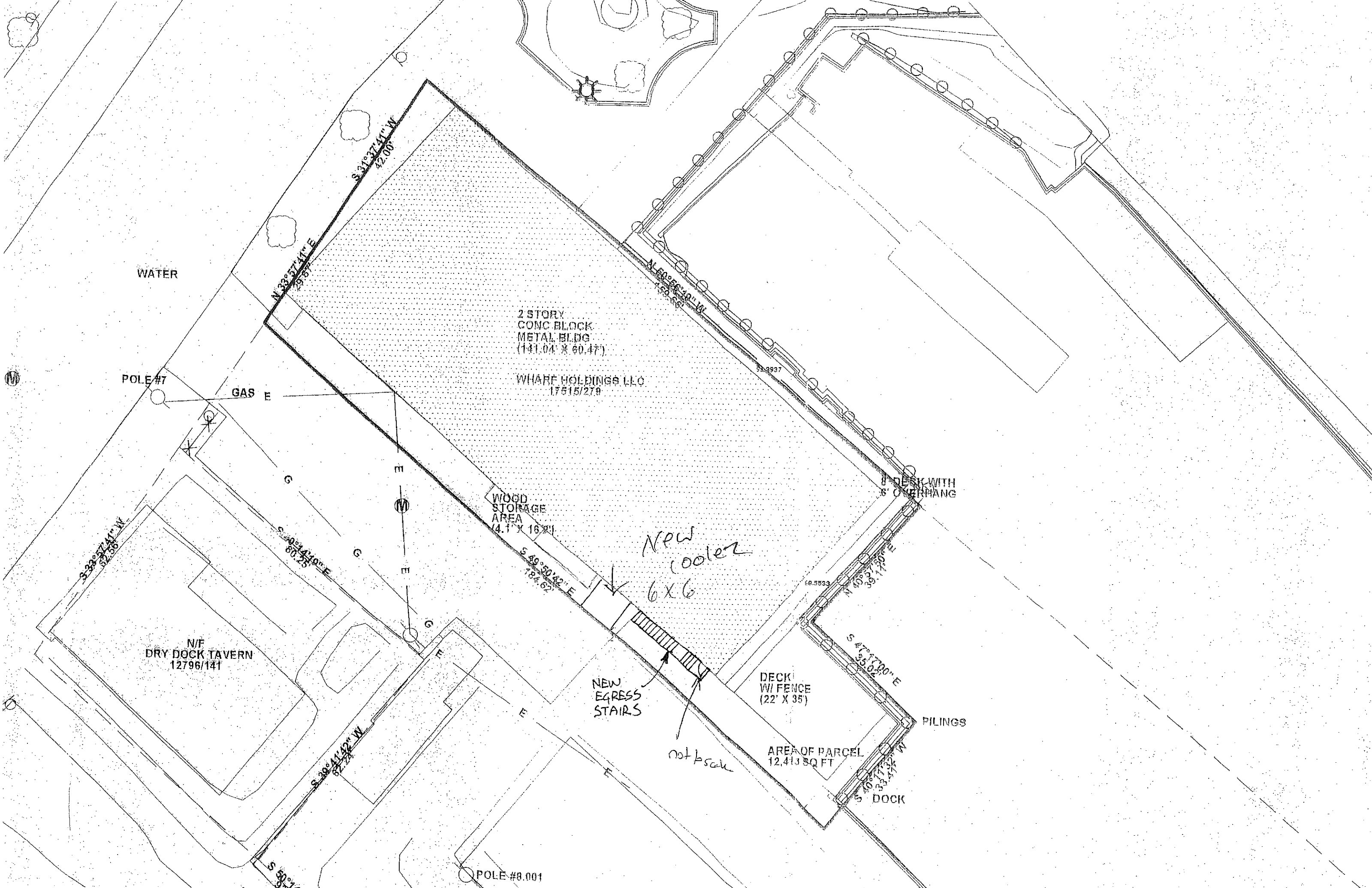
Front View



Side View



Floor Plan



WATER

POLE #7

GAS E

2 STORY
CONC BLOCK
METAL BLDG
(141.04' X 60.47')

WHARF HOLDINGS LLO
17515/279

WOOD
STORAGE
AREA
(4.1' X 16.81)

DECK WITH
8' OVERHANG

*New
cooler
6x6*

N/F
DRY DOCK TAVERN
12796/141

*NEW
EGRESS
STAIRS*

DECK
W/ FENCE
(22' X 35')

not for sale

AREA OF PARCEL
12,413 SQ FT

PILINGS

DOCK

POLE #8.001

ZONING:

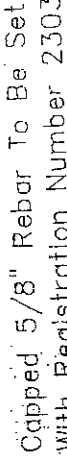
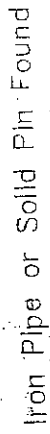
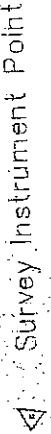
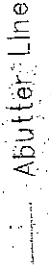
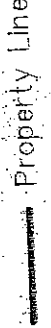
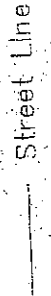
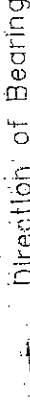

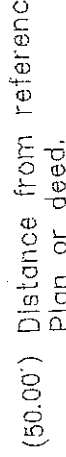






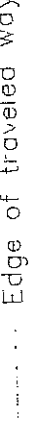
WATERFRONT CENTRAL ZONE WCZ

- d) MINIMUM LOT SIZE: NONE
- b) MINIMUM FRONTAGE: NONE
- c) FRONT SETBACK: NONE
- d) REAR SETBACKS: NONE
- e) SIDE SETBACKS: NONE

FLOOD NOTE:

A PORTION OF THE PROPERTY IS IN FLOOD ZONE A2 SHOWN AS BEING BELOW ELEVATION 10 PER THE FLOOD INSURANCE RATE MAP COMMUNITY #230051, PANEL 14B WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986

LEGEND:

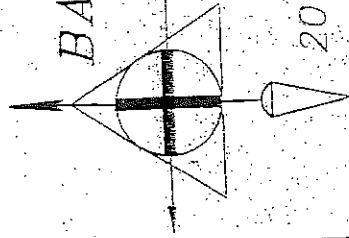
-  Capped 5/8" Rebar To Be Set With Registration Number 2303.
-  Iron Pipe or Solid Pin Found
-  Survey Instrument Point
-  Abutter Line
-  Property Line
-  Street Line
-  Direction of Bearing
-  Man Hole
-  (50.00') Distance from reference Plan or deed.
-  N/F Now Or Formerly
-  A.G. Above Grade
-  B.G. Below Grade
-  Property Line
-  Overhead Utility
-  Utility Pole
-  Edge of traveled way

BOUNDARY SURVEY/SITE PLAN

AT 68 COMMERCIAL ST. PORTLAND, ME 04101

FOR: **WHARF HOLDINGS, LLC**

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING




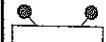



65 NEWBURY STREET
PORTLAND, MAINE

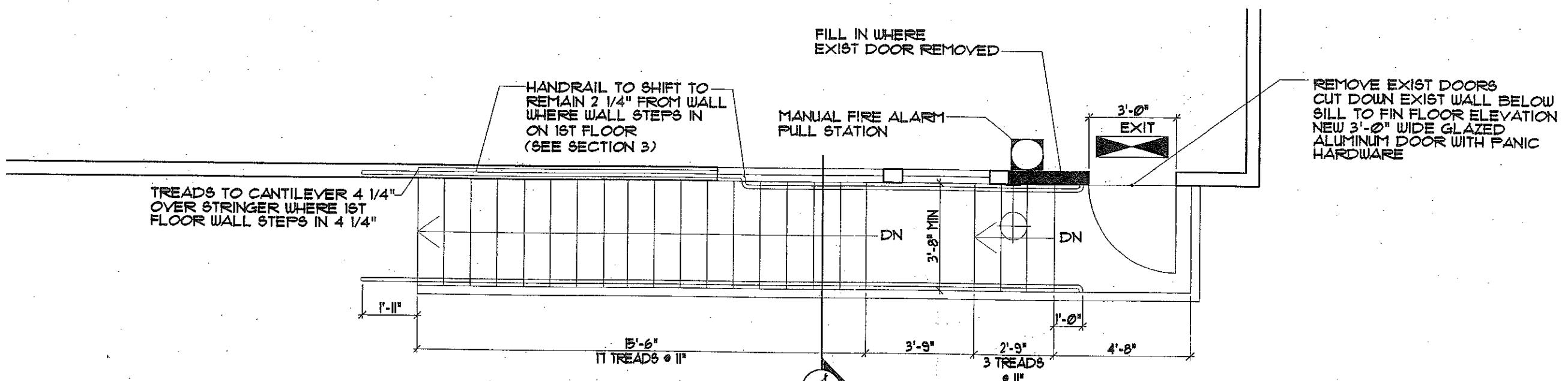
207-774-2855 FAX 207-761-2010

DRAWN BY:	RJS
CHECKED BY:	RTG
SCALE:	1" = 20'
DATE:	01-13-2003
JOB NUMBER:	200258-P
SHEET:	1 OF 1
DRAWER:	2002 NO: 58




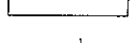
BOARD OF LICENSURE
AS ADOPTED APRIL 01,

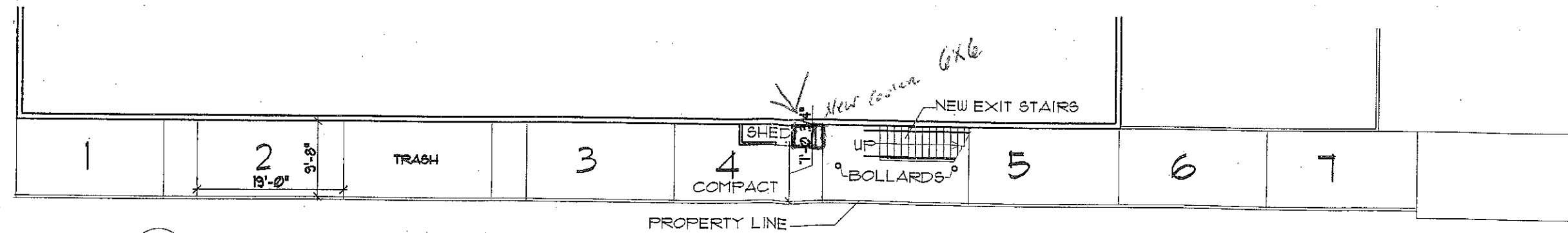
1 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

-  - ILLUMINATED EXIT SIGN
-  - EMERGENCY LIGHTING
-  - MANUAL FIRE ALARM PULL STATION
-  - HORN/STROBE
-  - EXTERIOR LIGHT (PROGRESS LIGHT CUTOUT 5" CYLINDER P5674-31)

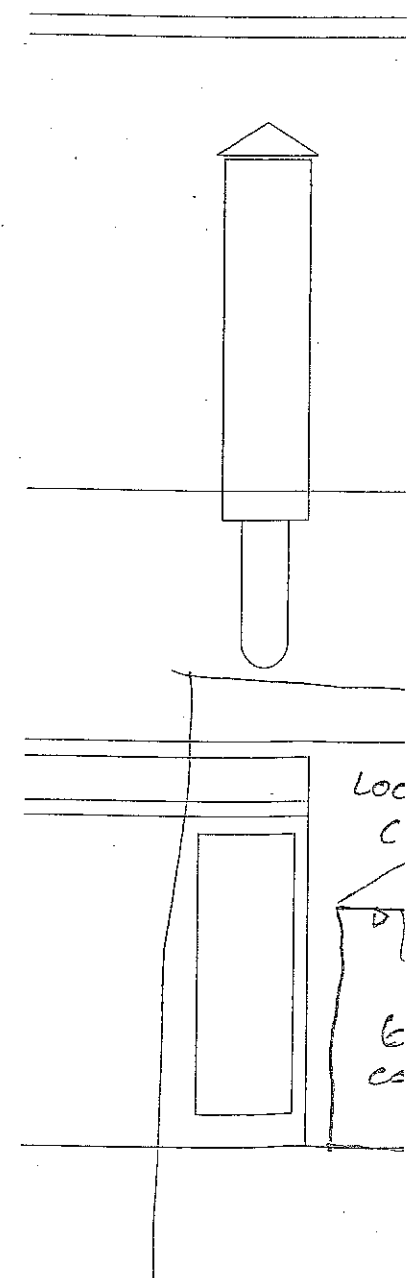







2 PLAN
scale 1/4" = 1'-0"

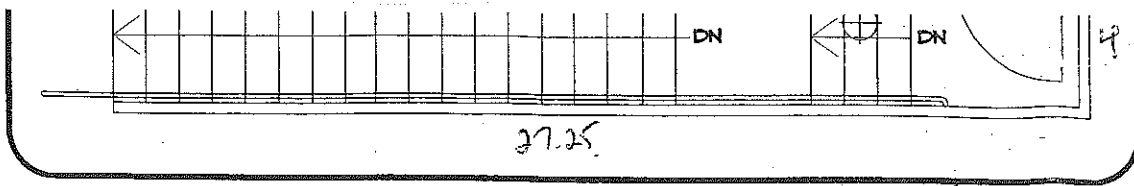
-  - ILLUMINATED EXIT SIGN
-  - MANUAL FIRE ALARM PULL STATION
-  - EMERGENCY LIGHTING
-  - EXTERIOR LIGHT (PROGRESS LIGHT CUTOUT 5" CYLINDER P5674-31)



6 1ST FLOOR PARKING PLAN
SCALE: 1/16" = 1'-0"



-  - ILLUMINATED EXIT SIGN
-  - EMERGENCY LIGHTING
-  - MANUAL FIRE ALARM PULL STATION
-  - HORN/STROBE
-  - EXTERIOR LIGHT (PROGRESS LIGHT CUTOUT 3" CYLINDER F5614-31)



NEW EXIT & STAIRS - SEE DTL 2, DWG A1

④ TYPICAL SECTION
scale 1/2" = 1'-0"

