

Comments Submitted 11/12/13

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-245 Application Date: 10/30/2013
CBL: 032 E010001 Application Type: Level III Site Plan Under 50,000 sq f
Project Name: Studio Apartments
Address: 46 MARKET ST
Project Description: Addition of 3 residential units on the 2nd Floor and 1 residential unit on the 3rd floor.
Zoning: B3

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	Nell Donaldson	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Sensus	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 Wednesday, November 13, 2013

New HVAC
Air Cooled Water Chiller

MEMORANDUM

To: FILE
From: Neil Donaldson
Subject: Application ID: 2013-245
Date: 11/12/2013

Comments Submitted by: Marge Schmuckal/Zoning on 11/12/2013

This project is proposing to add 4 more dwelling units to be located on the 2nd and 3rd floors. Since there is one approve residential unit currently, the total of dwelling units will be five. Three dwelling units will be on the 2nd floor and two dwelling units will be on the 3rd floor.

The property is located in the B-3 Downtown Business zone which allows residential dwelling units as a permitted use. There are no requirements for land area per dwelling unit in the B-3 zone. There is also an exemption for showing required parking in the B-3 zone for any change of use. This property is also within a Historic District that exempts the necessity of showing parking for the new uses.

Separate building permits are required for the change of use, along with separate permits for new HVAC and additional air cooled water chillers on the roof. Such units shall meet the maximum allowance for noise levels for the B-3 zone. At the time of permit application, the unit's decibel levels must be submitted for analysis.

Marge Schmuckal
Zoning Administrator
City of Portland

Capitol Ford

Wed 13th 2:00 =

Applicant: Tom Watson

Date: Oct 31, 2013 -

Address: 46 Market St

C-B-L: 32-E-010

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-3

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

with existing D.U.
 level III
 total of 6 site plan is subdivision
 Addition of 3 residential units on the 2nd floor & 1
 New residential unit on the 3rd floor

N/A
 N/A - B-3 Zone

2013-245

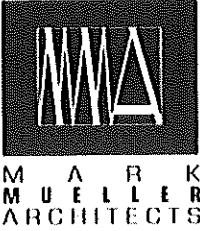


City of Portland Planning Division
City Hall – Fourth Floor
389 Congress Street
Portland, Maine 04101

RE: 46 Market Street – Change of use & increase in dwelling units

As required per the Level III application, please find below the general written narrative required therein.

- Description of project:
 - The area of work is limited to the second & third floors, interior work only. A change of use is required at the second floor from three (3) office units into three (3) residential units. Work at the third floor will include the addition of one (1) 3rd floor residential unit to the existing one (1) residential unit.
- Project's specific compliance with applicable Zoning requirements:
 - This project is located in a B-3 Downtown Business Zone. Multifamily dwellings are a permitted use within this zone. Increasing the number of dwelling units as part of this project will help to enhance & encourage housing opportunity downtown for Portland's diverse residential population.
- Construction Management Plan:
 - The property owner is in the proper financial and technical position to complete this project within a timely and professional manner. All work will be performed by licensed and insured contractors during normal business hours while adhering to standard construction practices.
- Project's consistency with related city master plans:
 - This project remains consistent with the City of Portland's Maser Plan, which specific to this project is to encourage increased housing opportunity downtown for a diverse residential population; preserve and capitalize on the unique character and historic fabric of downtown through the encouragement of reuse of significant existing structures;
- Evidence of utility capacity to serve:



City of Portland Planning Division
City Hall – Fourth Floor
389 Congress Street
Portland, Maine 04101

RE: 46 Market Street – Change of use & increase in dwelling units

Dear City of Portland Planning,

On behalf of Tom Watson of Market Milk Partners, LLC & Port Property Management; we'd like to formally submit the following application for a Level III Final Site Plan Development Review for 46 Market Street. The work shall include the change of use at the second floor to three (3) residential dwelling units & for the addition of one (1) dwelling unit at the third floor.

The proposed work will meet all applicable city and state code requirements including NFPA, IBC, IECC & MUBEC.

In conjunction with this application, we are currently working with the Portland Fire Department & Building Codes Department on building life safety and code remediation along with the Historic Preservation Office for façade repair for the overall master building plan.

If you have any questions about this application, please contact me at your earliest convenience.

Sincerely,

Matt Provencal, Assoc. AIA
Architectural Designer
Mark Mueller Architects

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	2,065 sq. ft. (.0474 ac.)
Proposed Total Disturbed Area of the Site	0 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	2,065 sq. ft.
Impervious Area (Total Proposed)	2,065 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	2,065 sq. ft.
Building Footprint (Total Proposed)	2,065 sq. ft.
Building Floor Area (Total Existing)	4 Stories - 8,136 sq. ft.
Building Floor Area (Total Proposed)	4 Stories - 8,136 sq. ft.
Zoning	
Existing	2nd Flr: Office / 3rd Flr: Residential
Proposed, if applicable	2nd Flr: Residential / 3rd Flr: Residential
Land Use	
Existing	Mixed (1st: Assembly/ 2nd: Office/ 3rd: Res.)
Proposed	Mixed (1st: Assembly/ 2nd: Res./ 3rd: Res.)
Residential, if applicable	
# of Residential Units (Total Existing)	1 Unit
# of Residential Units (Total Proposed)	Add 4 Units <u>5 Units Total</u>
# of Lots (Total Proposed)	1 Lot Existing, no additional lots proposed
# of Affordable Housing Units (Total Proposed)	0 Affordable Units
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	0 Proposed
# of One-Bedroom Units (Total Proposed)	5 Proposed
# of Two-Bedroom Units (Total Proposed)	0 Proposed
# of Three-Bedroom Units (Total Proposed)	0 Proposed
Parking Spaces	
# of Parking Spaces (Total Existing)	0 Spaces Existing
# of Parking Spaces (Total Proposed)	0 Spaces Proposed
# of Handicapped Spaces (Total Proposed)	0 Spaces Proposed
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0 Spaces Existing
# of Bicycle Spaces (Total Proposed)	0 Spaces Proposed
Estimated Cost of Project	\$250,000.00



PORTLAND PLANNING BOARD



46 MARKET STREET

NOVEMBER 12, 2013

A-1

FOR: **Port Property**

PROPOSED LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

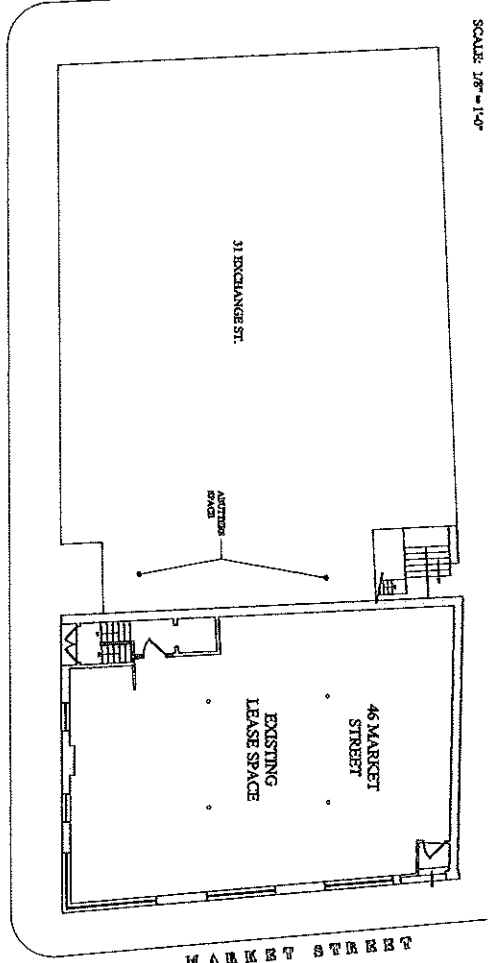
- EXISTING FLOOR USES:**
 LOWER LEVEL: UN-OCCUPIED
 MAIN LEVEL: UN-OCCUPIED
 2ND FLOOR: OFFICE - 3 UNITS
 3RD FLOOR: RESIDENTIAL - 1 UNIT
- PROPOSED FLOOR USES:**
 LOWER LEVEL: UN-OCCUPIED (NO WORK)
 MAIN LEVEL: UN-OCCUPIED (NO WORK)
 2ND FLOOR: RESIDENTIAL - 5 UNITS (CHANGE OF USE)
 3RD FLOOR: RESIDENTIAL - 2 UNITS (ADD 1 NEW UNIT)

- EXISTING FLOOR AREAS:**
 LOWER LEVEL: 2,065 SF (UN-OCCUPIED)
 MAIN LEVEL: 2,065 SF (UN-OCCUPIED)
 2ND FLOOR: 2,065 SF (OFFICE)
 3RD FLOOR: 2,065 SF (RESIDENTIAL)
- PROPOSED FLOOR AREAS:**
 LOWER LEVEL: 2,065 SF (UN-OCCUPIED)
 MAIN LEVEL: 2,065 SF (UN-OCCUPIED)
 2ND FLOOR: 2,065 SF (RESIDENTIAL)
 3RD FLOOR: 2,065 SF (RESIDENTIAL)

- PROJECT DATA:**
 ZONE: B-3
 BUILDING USE: MIXED
- PROJECT NOTES:**
 1. AREA OF WORK AT THE 2ND & 3RD FLOOR SHALL INCLUDE:
 1. THE CONVERSION OF OFFICES TO (2) RESIDENTIAL LIVING UNITS.
 2. THE ADDITION OF ONE (1) 3RD FLOOR RESIDENTIAL UNIT.
 3. FLOOR PLANS ARE SUBJECT TO MINOR REVISIONS FOR FINAL BUILDING PERMITTING.
 4. NO WORK PROPOSED AT THE LOWER AND MAIN LEVELS AS PART OF THIS SUBMISSION.

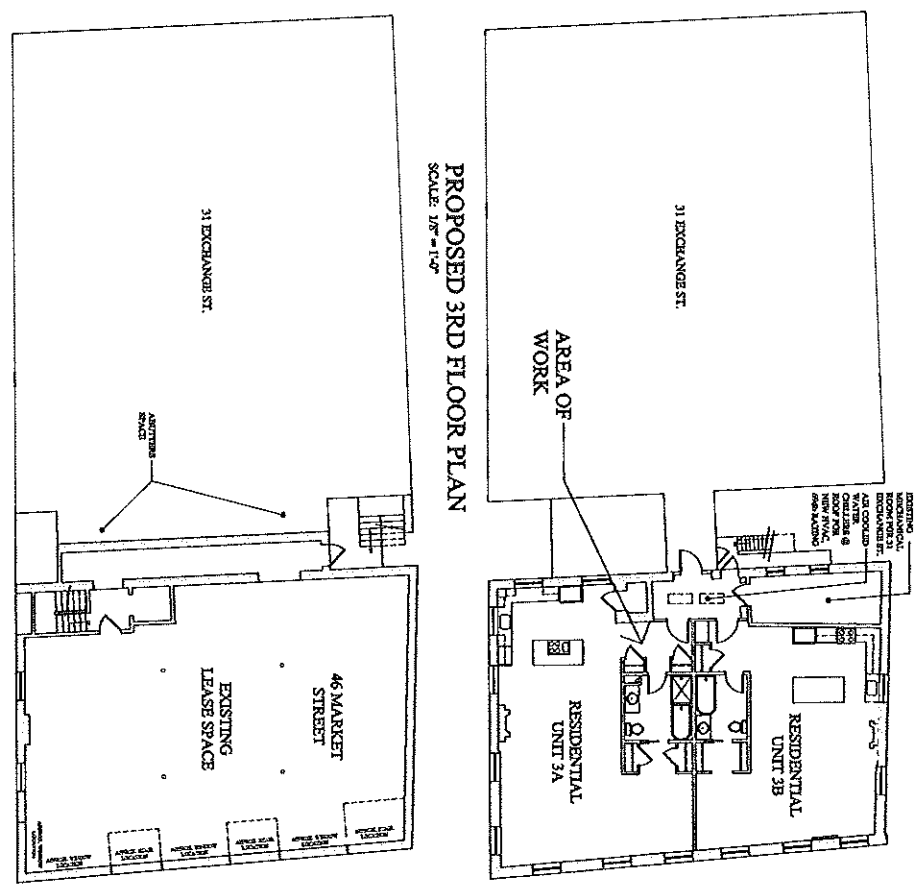
PROPOSED 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

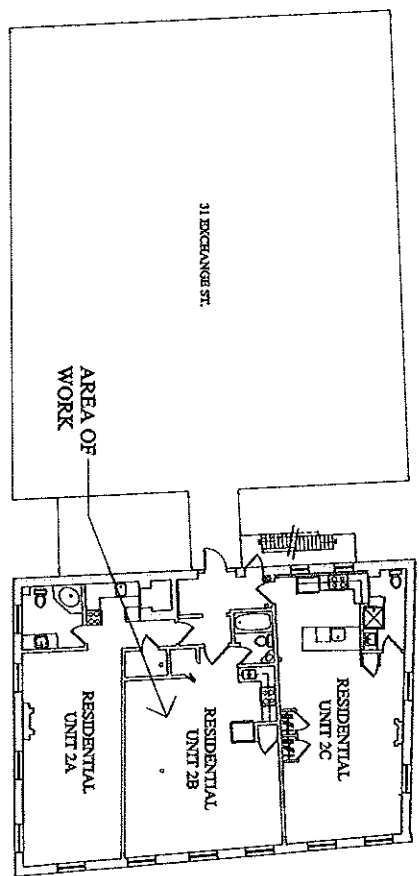


PROPOSED 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



RESIDENTIAL UNIT 3A
 RESIDENTIAL UNIT 3B
 AREA OF WORK
 EXISTING LEASE SPACE



RESIDENTIAL UNIT 2A
 RESIDENTIAL UNIT 2B
 RESIDENTIAL UNIT 2C
 RESIDENTIAL UNIT 2D
 AREA OF WORK
 EXISTING LEASE SPACE

