



**Administrative Authorization Application**  
 Portland, Maine  
 Planning and Urban Development Department, Planning Division

PROJECT NAME: ADDITION "BUBBA'S SILKY LOUNGE"  
 PROJECT ADDRESS: MECHAN ST PORTLAND CHART/BLOCK/LOT: \_\_\_\_\_  
 APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
ADDITION 10' X 25' STORAGE AND ENTRANCE WAY

**CONTACT INFORMATION:**

OWNER/APPLICANT

Name: ROBERT LARKIN  
 Address: 92 PORTLAND ST  
 Work #: 828-0541  
 Cell #: 239-4647  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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	Planning Division
Y(yes), N(no), N/A	Y(yes), N(no), N/A
N	
Y	
Y - 250 sq. ft.	
N	
Y	
Y	
N	
N	
N	
Y	
Y	
N	
Y	
N	

Signature of Applicant: Robert Larkin Date: 11/28/2001



**Planning Division Use Only**

Authorization Granted

Partial Exemption

Exemption Denied

*with 5 conditions of approval - (See attached)*  
*Barbara Babin 4/12/12*

**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.

**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?	No	No
b) Are there any new buildings, additions, or demolitions?	No	New entrance
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, must reduce pavement
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	No, landscaping must be added
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	Yes, Removal of pavement will resolve impervious cover ratio
m) Is an emergency generator located to minimize noise?	Yes	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

On April 5, 2012, Ted Larkin submitted a revised plan showing the parking lot pavement reduced and landscaping being added in order to meet the impervious ratio requirements of the B-2b zone for Bubba's Sulky Lounge at 92 Portland Street.

The Administrative Authorization for 92 Portland Street was approved with conditions by Barbara Barhydt, Development Review on April 12, 2012 with the following condition(s) Conditions of Approval as listed below:

1. The pavement shall be removed from the parking for landscaped areas along the building and in the southwesterly corner of the site as shown on the site plan and written calculations.
2. A minimum of 6 junipers shall be planted along the rear of the building and driveway.
3. A minimum of 4 to 6 junipers shall be planted in the southeast corner of the parking lot.
4. The landscaping shall be maintained as a buffer and to meet the zoning requirements for pervious area on the site.
5. 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.

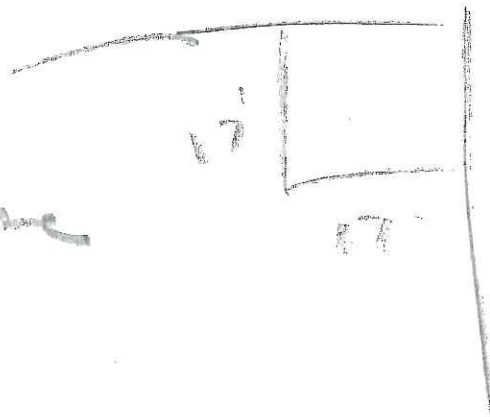
*Barbara Barhydt* 4/12/12

Barbara Barhydt, Development Review Services Manager  
Planning Division, Department of Planning and Urban Development  
April 12, 2012



Q. Apt. Monday 824-8899  
Barbin Barhydt

17x17' TOP CORNER LOT



Impervious Surface  
90%

#10 CORNER OF LOT  
17x17 - 289 sq. ft. 289

AND  
ALONG ADDITION

#11 4x17 = 68 68

#12 4x50 = 200 200  
557 sq. ft.

Pervious surface

Needed 421.6

with new Area's  
total of - 557 sq ft.

Conforms width of  
driveway  
TE generally fine  
9/20

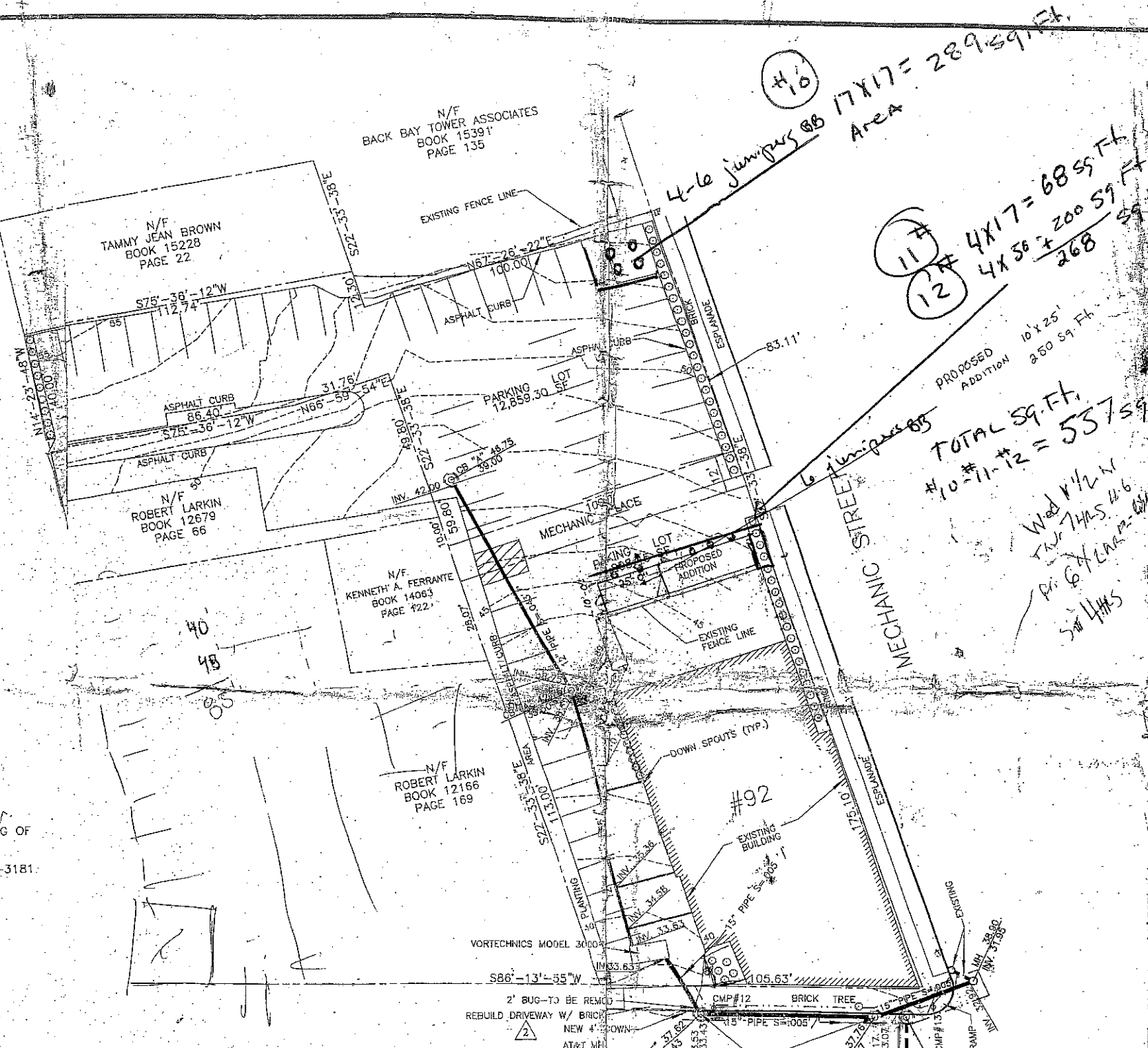




8/10/05  
MAGNETIC  
N

4

PARRIS STREET



NOTES:

- BENCH MARK -- C & GS BENCH MARK DISC IN TOP OF GRANITE BLOCK 8' EAST OF CENTER OF ENTRANCE TO THE POST OFFICE ON THE SOUTH SIDE -- 38.49 MEAN TIDE.
- ELEVATION OF NAIL IN POLE CMP #12 -- 38.96.
- REPLACE EXISTING BRICK CATCH BASIN ON PORTLAND AVENUE WITH NEW TYPE "E" CATCH BASIN AND CAP EXISTING PIPE.
- REPLACE EXISTING CURB & REBUILD CONCRETE RAMP AT THE CORNER OF MECHANIC STREET AND PORTLAND AVENUE.
- REBUILD EXISTING ASPHALT RAMP WITH BRICK FOR PARKING LOT ENTRANCE OFF PORTLAND AVENUE.
- THE 6" LATERALS FOR DOWN SPOUTS WILL HAVE A SLOPE OF S = .02 %.
- ALL MATERIAL UTILIZED FOR CONSTRUCTION SHALL BE IN CONFORMITY WITH THE STATE OF MAINE "SPECIFICATIONS FOR HIGHWAYS & BRIDGES", REVISION 2002.
- ALL PIPE FROM VORTECHNICS MODEL 3000 TO THE MANHOLE IN MECHANIC STREET SHALL BE EITHER PVC PIPE OR REINFORCED CONCRETE PIPE.
- OWNER OF RECORD: ROBERT F. LARKIN  
3 GROVO LANE  
SCARBOROUGH, MAINE 04074  
BOOK 2932, PAGE 426  
BOOK 3500, PAGE 271  
BOOK 3120, PAGE 357  
BOOK 3454, PAGE 17  
BOOK 3384, PAGE 187  
BOOK 3193, PAGE 416  
BOOK 3739, PAGE 257

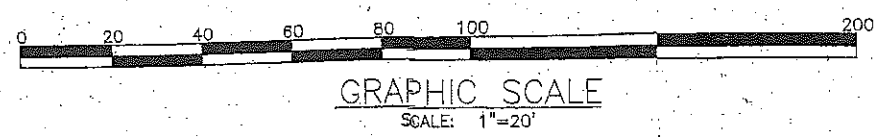
*City Hall  
Dept. of Public Works  
8/10/05*

LEGEND

- ROAD CENTER LINE
- EXISTING MANHOLE
- VORTECHNICS MODEL 3000
- CONTOUR LINE
- EXISTING TREES
- FINISH CONTOUR LINE
- EXISTING FENCE LINE
- PROPOSED STORMWATER PIPE
- 6" LATERALS FOR DOWN SPOUTS
- CMP TELEPHONE POLE
- EXISTING CATCH BASIN
- PROPOSED ADDITION
- EXISTING STORMWATER PIPE
- RIM ELEVATION
- SUMP ELEVATION
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- LIMIT OF WORK

NOTE:  $\Delta$

1. THE CONTRACTOR SHALL CONTACT DIG SAFE TO MARK ALL EXISTING UTILITIES; OBTAIN STREET OPENING PERMITS; CHECK WITH THE CITY FOR STORAGE OF EXISTING CITY MATERIALS AND HAVE A PLAN FOR CITY APPROVAL FOR DAILY CLEANING OF STREETS OF DEBRIS AND DUST CONTROL.
2. CONTRACTOR SHALL CONTACT CMP 1-800-565-3181 TO SCHEDULE WORK AROUND POWER POLES.



*Washington Ave  
Right 2' w/ light pole 50 sq. ft.  
Right Ocean Ave*

*Dig safe  
Tex, INC.*

*(2) (2455)  
(2) (PDS)*

$\Delta$	9/09/05	RELOCATED CATCHBASINS TO ALLOW EXTRA CLEARANCE FOR POLES	HPG
$\Delta$	8/17/05	ADDED BOUNDARY SURVEY, EXISTING PARKING.	HPG
<b>STORMWATER TREATMENT PLAN</b>			
<b>BUBBA'S SULKY LOUNGE</b> 828-0597			
92 PORTLAND STREET			
PORTLAND, MAINE			
799-5011 THEODORE LARKIN			
HERBERT P. GRAY			
111 SIMMONS ROAD, SOUTH PORTLAND, MAINE 04106			
SCALE:	1"=20'	DWG. NO.	
DATE:	8/08/05		
DRAWN BY:	DHG		
CHECKED BY:	HPG		
			1 OF 3

*ETIAN BOXER  
7568083*

*874-8801  
City*

