



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: ZEN CHINESE BISTRO  
 PROJECT ADDRESS: 45 DANFORTH ST CHART/BLOCK/LOT: 040 B032 001  
 APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
RESTAURANT → RESTAURANT. MODEST INGRESS / EGRESS  
NO CHANGE IN SEATING + NEW 6' x 8' FREEZER

CONTACT INFORMATION:

<b>OWNER/APPLICANT</b>	<b>CONSULTANT/AGENT</b> <i>Mark Sengelmann</i>
Name: <u>LAURA CIGRI</u>	Name: <u>ALPHA architects</u>
Address: <u>45 DANFORTH ST</u> <u>PORTLAND ME 04102</u>	Address: <u>17 Chestnut St</u> <u>Portland ME 04101</u>
Work #: _____	Work #: <u>761-9500</u>
Cell #: <u>751-6320</u>	Cell #: <u>671-4110</u>
Fax #: _____	Fax #: <u>761-9595</u>
Home #: _____	Home #: <u>NA</u>
E-mail: <u>lcigri@yahoo.com</u>	E-mail: <u>mark@ALPHAarchitects.com</u>

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

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

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

**RECEIVED**

**AUG 10 2012**

City of Portland  
 Planning Division

Signature of Applicant: <i>Mark Sengelmann</i>	Date: <b>8-9-12</b>
---	------------------------

**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 required 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.

## Administrative Authorization Decision

Name: Zen Chinese Bistro  
Address: 45 Danforth Street      cbl 040 B 32  
Project Description: new freezer and chaNges to ingress and egress

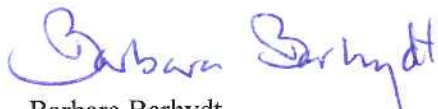
Criteria for an Administrative Authorizations:  
(See Section 14-523 (4) on page 2 of this application)

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

a) Is the proposal within existing structures?	N	N
b) Are there any new buildings, additions, or demolitions?	Y	Y – freezer 6 x8 and platform roughly 110 sf
c) Is the footprint increase less than 500 sq. ft.?	Y	Y
d) Are there any new curb cuts, driveways or parking areas?	N	N
e) Are the curbs and sidewalks in sound condition?	Y	Y
f) Do the curbs and sidewalks comply with ADA?	Y	Y
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

The Administrative Authorization for 45 Danforth Street was approved by Barbara Barhydt, Development Review Services Manager on August 17, 2012 with the following condition(s) of approval listed below:

1. 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.



Barbara Barhydt  
Development Review Services Manager  
Date of Approval: August 17, 2012



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Receipts Details:

**Tender Information:** Check , BusinessName: Alpha Architects, Check Number: 6531

**Tender Amount:** 50.00

Receipt Header:

**Cashier Id:** ldobson

**Receipt Date:** 8/13/2012

**Receipt Number:** 47033

Receipt Details:

Reference ID:	1730	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-562 - 45 Danforth St.; 6' x 8' Freezer, New egress			
<b>Additional Comments:</b> 45 Danforth			

Thank You for your Payment!

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

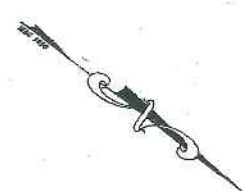
No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal 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.

FOR OWEN HASKELL BASIS OF BEARINGS ROTATE SHOWN BEARINGS 90°50'41" CLOCKWISE

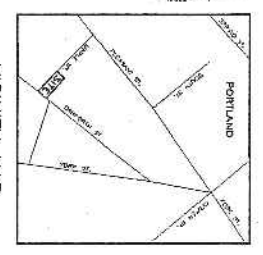
WORKSHEET ONLY, BOUNDARY SURVEY NOT PERFORMED BY LEWIS & MASINA, INC. BOUNDARY PER PLAN OF OWEN HASKELL, INC. - SEE NOTES.



DANFORTH STREET

NOTES

1. THE BASIS OF BEARINGS IS MAGNETIC NORTH 1880 FROM PLAIN RESECTION BY JOHN S.A.
2. THE CONTOUR IS TOPOGRAPHIC SURVEY OF 45 DANFORTH STREET, PORTLAND, ME, 1908.
3. THE BOUNDARY IS PERFORMED BY LEWIS & MASINA, INC. PER PLAN OF OWEN HASKELL, INC. - SEE NOTES.
4. THE BOUNDARY IS SHOWN FROM THE CENTER OF THE CURVE TO THE CENTER OF THE CURVE.



<p>PLAT &amp; MAP 19-211</p> <p><b>S-0</b></p>		<p><b>Lewis &amp; Masina, Inc.</b> PROFESSIONAL LAND SURVEYORS 11 GARDEN ST. PORTLAND, ME 04101 TEL: 855-888-8888 WWW.LEWISANDMASINA.COM</p>	<p><b>WORKSHEET</b> FROM PLAN OF OWEN HASKELL, INC. BY <b>LAURA CIGNI</b> 7-28-12</p>
<p>DATE: 7-28-12</p> <p>SCALE: 1" = 10'</p>	<p>PROJECT: 19-211</p> <p>SHEET: 1 OF 1</p>	<p>PROJECT: 19-211</p> <p>SHEET: 1 OF 1</p>	<p>PROJECT: 19-211</p> <p>SHEET: 1 OF 1</p>

7-28-12

ASIS OF  
OWN  
CLOCKWISE

MAPLE S

N59°38'51"E  
40.00'

CORNER BOARD 0.1'  
INTO ROAD LINE

CORNER BOARD 0.1'  
INTO ROAD LINE AT  
0.3' JOG

N32°21'53"W  
73.00'

VERTICAL TRIM BOARD  
STARTING 1.8' ABOVE  
GROUND RUNNING  
ALMOST TO ROOF  
4.16'

CORNER BOARD

4.88'

4.71'  
SIPING

4.87'  
FDN

FOUNDATION - 4.40'

S36°27'24"E  
67.33'

EDGE OF PAVEMENT

45 DANFORTH STREET  
"ZEN BISTRO"

BOW IN BUILDING THIS AREA  
NOT SHOWN

CAD NOTE: BUILDING  
SHOWN TO SIDING AND  
CORNER BOARDS

0.78- CORNER BOARD TO  
BOUNDARY/STREET LINE

3.0'± - CORNER BOARD  
TO FLOW LINE

CURB FLOW LINE

OVERHANG/EAVES  
NOT LOCATED

SS1°58'36"W  
45.00'

CORNER OF FOUND MONUMENT

**ENLARGED SURVEY PLAN**

1/10" ----- 1'-0"

S-1

ISSUE DATE	
P. STAFF	
REV. 1	
CD'S	
PRINT	8-6-12

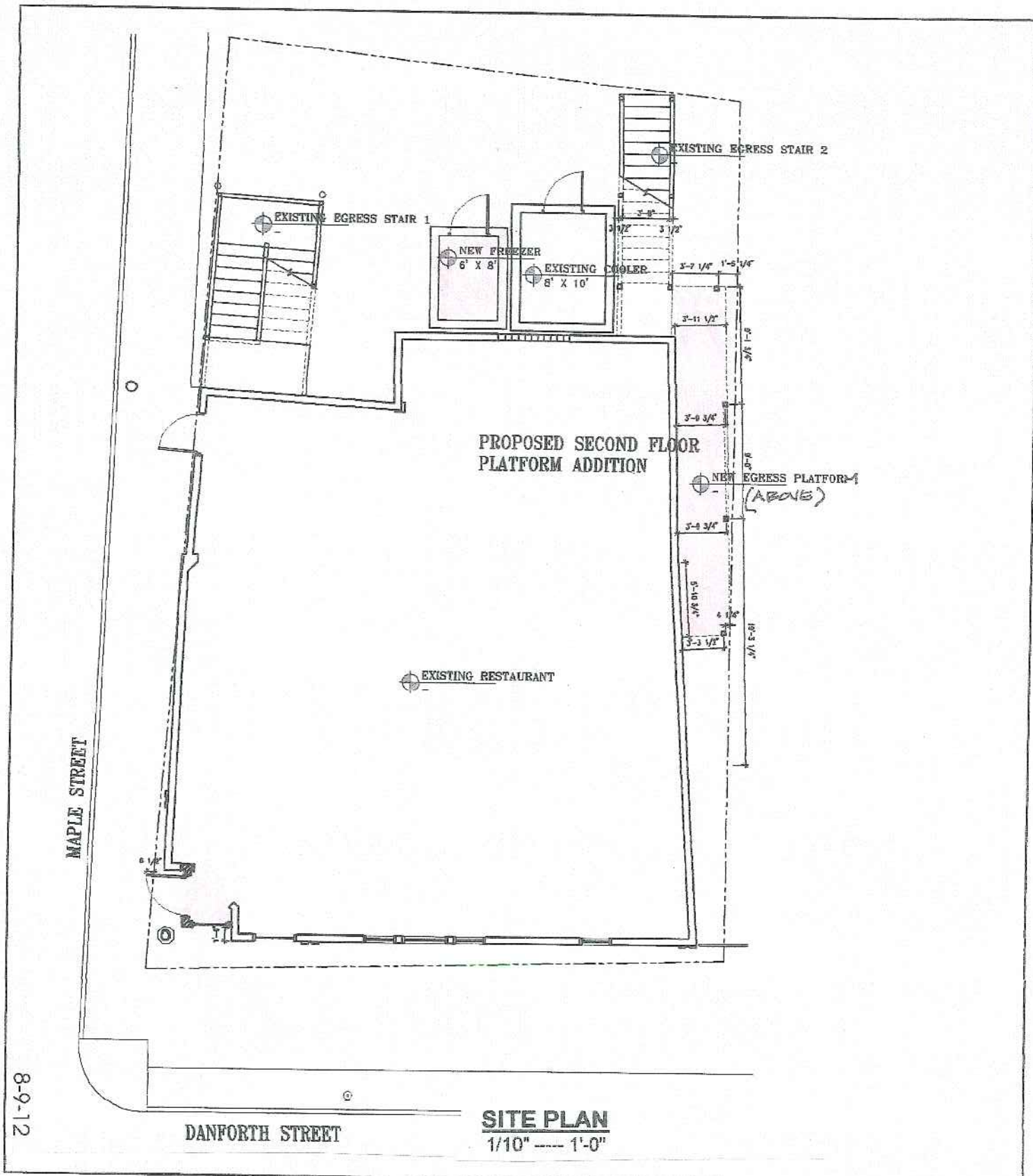
Job: 12134

**Zen Chinese Bistro Egress**  
45 Danforth Street  
Portland, ME 04102

**COPYRIGHT**  
Return or reproduction of this  
drawing without the consent of the  
surveyor or architect is prohibited  
by law.

17 CHESTNUT STREET  
PORTLAND, ME 04101  
PHONE: 207.761.9500  
FAX: 207.761.9595  
design@alpharchitects.com





8-9-12

DANFORTH STREET

**SITE PLAN**  
1/10" = 1'-0"

<b>S-2</b>	DATE	12/13/12
	JOB NO.	12134
	DESIGNER	P. STAFF
	REVISED	REV 1
	CD'S	
	PRINT	8-6-12

**Zen Chinese Bistro Egress**  
45 Danforth Street  
Portland, ME 04102

**COPYRIGHT**  
Return to: 177  
177 CHESTNUT STREET  
PORTLAND, ME 04101  
PHONE: 207.261.9600  
FAX: 207.261.9600  
www.alphaarchitect.com

**ALPHAarchitects**  
17 CHESTNUT STREET  
PORTLAND, ME 04101  
PHONE: 207.261.9600  
FAX: 207.261.9600  
www.alphaarchitect.com