



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 194 Spring St

PROJECT ADDRESS: 194 Spring St CHART/BLOCK/LOT: 45-F-29

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
Modify deck and stairs to second level porch

CONTACT INFORMATION:

OWNER/APPLICANT

Name: David Gulick
Address: 14 Shady Run Ln
Cumberland ME 04021
Work #: (207) 553-2456
Cell #: (207) 233-4054
Fax #: (207) 879-9801
Home #: (207) 829-4245
E-mail: dgulick@kw.com

CONSULTANT/AGENT

Name: _____
Address: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

SEP 20 2011

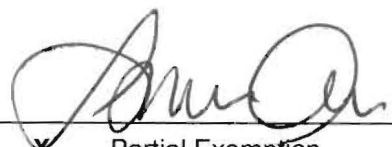
Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

- 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

| Y(yes), N(no), N/A | Y(yes), N(no), N/A |
|--------------------|--------------------------------|
| <u>no</u> | <u>yes - per revised plans</u> |
| <u>yes</u> | <u>yes</u> |
| <u>yes</u> | <u>yes</u> |
| <u>no</u> | <u>no</u> |
| <u>N/A</u> | <u>n/a</u> |
| <u>N/A</u> | |
| <u>N/A</u> | |
| <u>N/A</u> | |
| <u>N/A</u> | |
| <u>N/A</u> | |
| <u>N/A</u> | |
| <u>no</u> | <u>n/a</u> |
| <u>no</u> | <u>no</u> |

Signature of Applicant: David Gulick Date: August 12, 2011



9.26.11

Planning Division Use Only Authorization Granted Partial Exemption Exemption Denied

1. The application is approved based on revised plan that removes the existing stairs encroaching on the neighbor's parcel and utilizing the existing deck structure for egress stairs, see attached building plans.
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)) and Historic Preservation sign-off 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 | Yes – based on revised plans |
| b) Are there any new buildings, additions, or demolitions? | Yes | 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? | n/a | n/a |
| f) Do the curbs and sidewalks comply with ADA? | n/a | n/a |
| g) Is there any additional parking? | n/a | No |
| h) Is there an increase in traffic? | n/a | n/a |
| i) Are there any known stormwater problems? | n/a | No |
| j) Does sufficient property screening exist? | n/a | n/a |
| k) Are there adequate utilities? | n/a | n/a |
| l) Are there any zoning violations? | n/a | n/a |
| m) Is an emergency generator located to minimize noise? | No | n/a |
| n) Are there any noise, vibration, glare, fumes or other impacts? | No | n/a |
| | | |

The request for an administrative authorization for 194 Spring Street was granted by Shukria Wiar, Planner on September 26, 2011 with the following condition of approval:

1. The application is approved based on the revised plans that show the existing stairs encroaching the neighbor's property being removed and the existing deck structure housing the egress stairs, per attached revised plans.

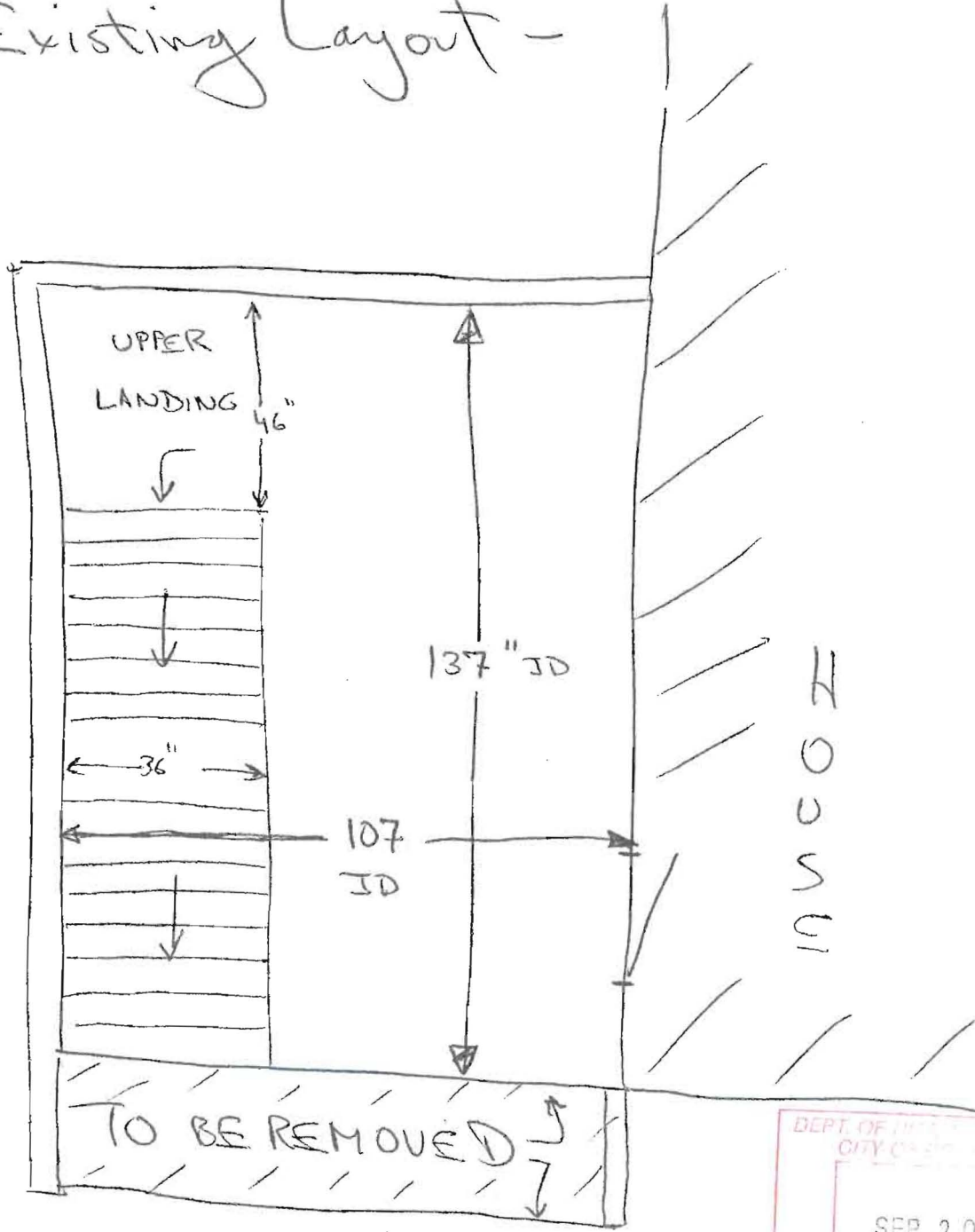
Standard Condition of Approval

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

street
↑

1

- Existing layout -



DEPT. OF...
CITY OF...
SEP 20 2011

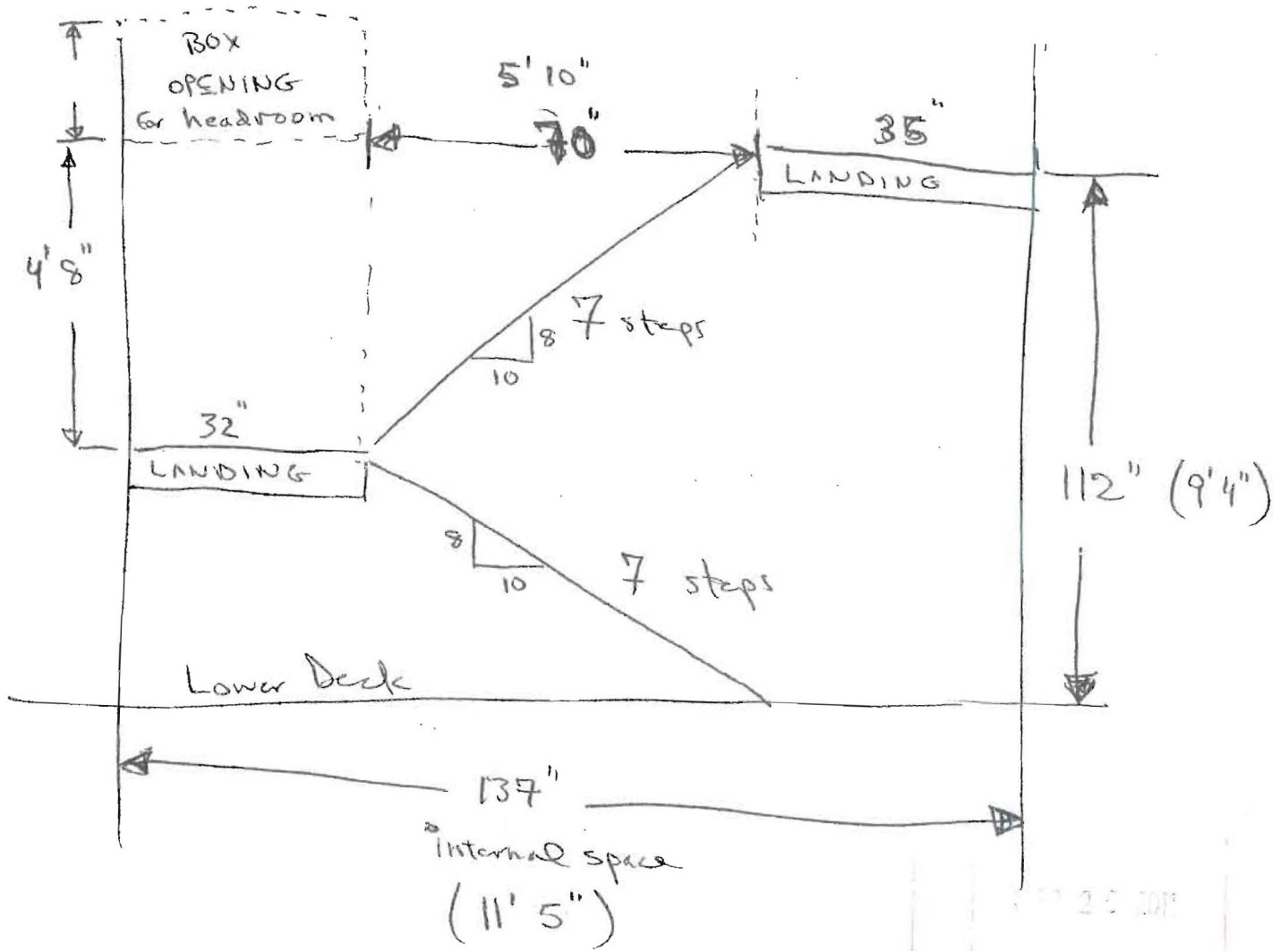
Deck to deck: 112" (9' 4")

(2)

$$112 \div 7.75 = 14.5 \text{ steps}$$

$$\rightarrow 112 \div 8 = 14 \text{ steps}$$

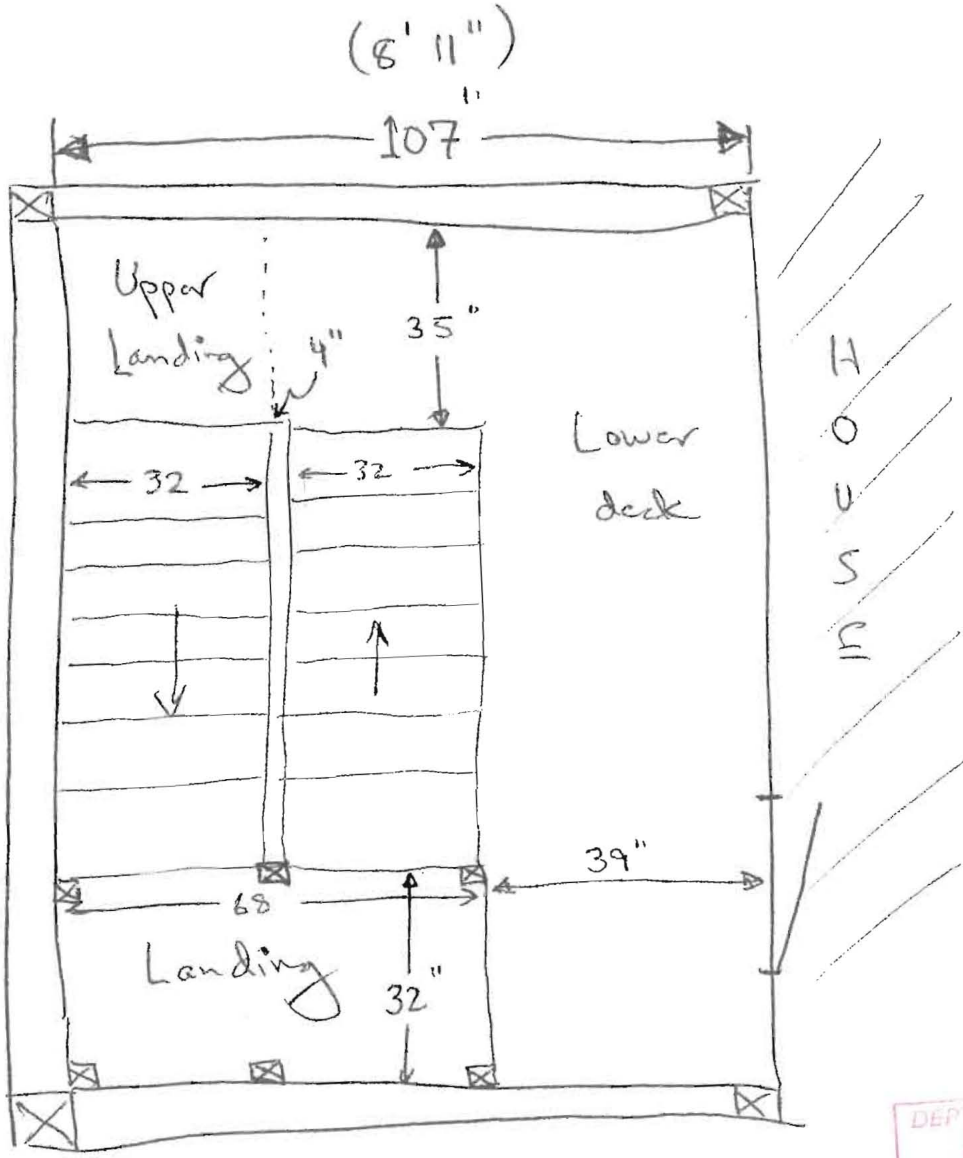
$$112 \div 7.5 = 14.93 \text{ steps } (.93 \text{ step} = 7")$$



Jon Rioux 874-8702

jrioux@portlandmaine.gov

3

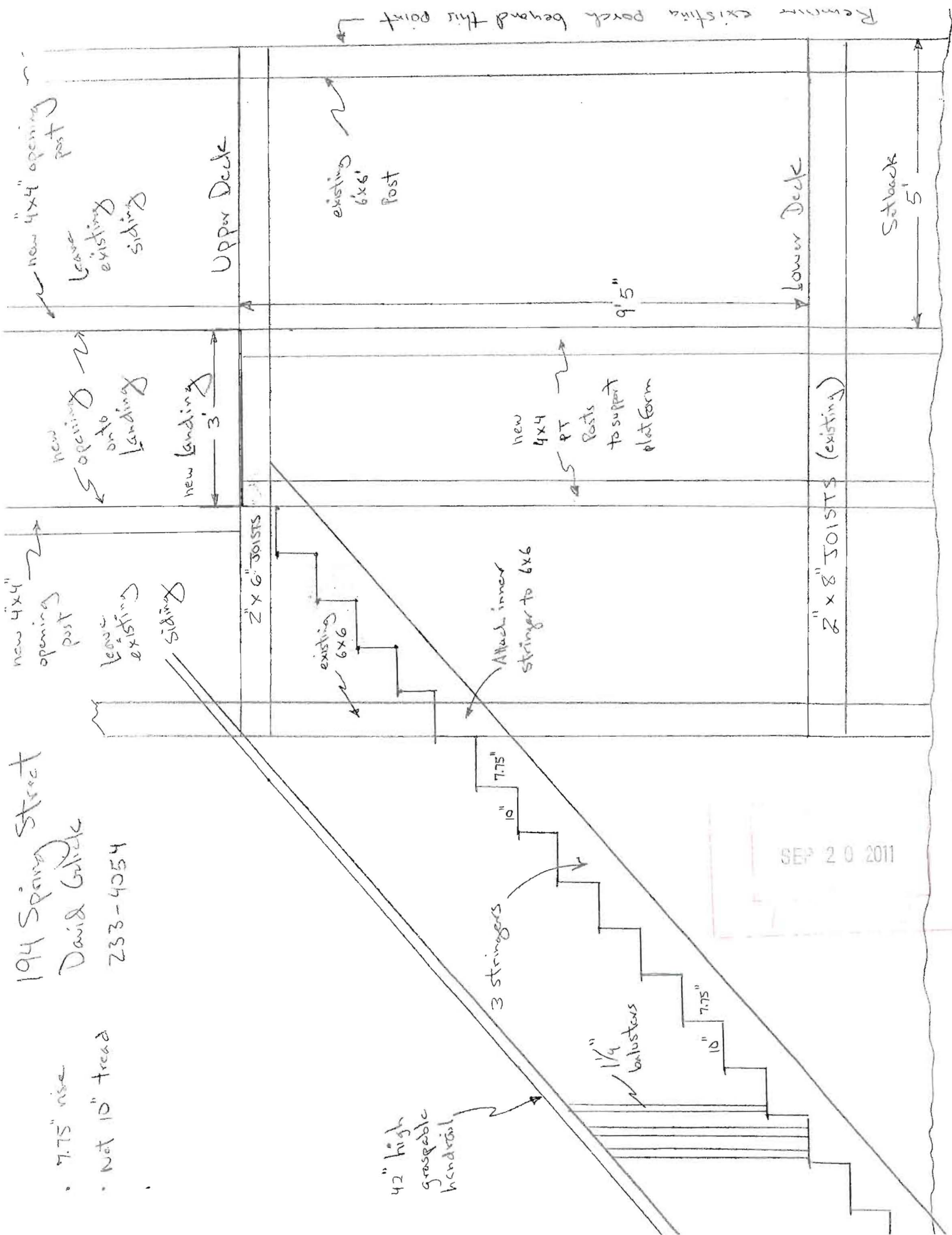


DEPT. OF PUBLIC WORKS
CITY OF
SEP 20 2011

194 Spring Street
David Gulick
233-4054

- 7.75" rise
- Net 10" tread

42" high
graspable
handrail



SEP 20 2011

Remove existing porch beyond this point

Setback 5'

9'5"

Upper Deck

Lower Deck

new landing
3'

2" x 6" JOISTS

2" x 8" JOISTS (existing)

Attach inner
stringer to 6x6

3 Stringers

1/4" balusters

7.75"

10"

7.75"

10"

new 4x4 opening
post

leave
existing
siding

existing
6x6
post

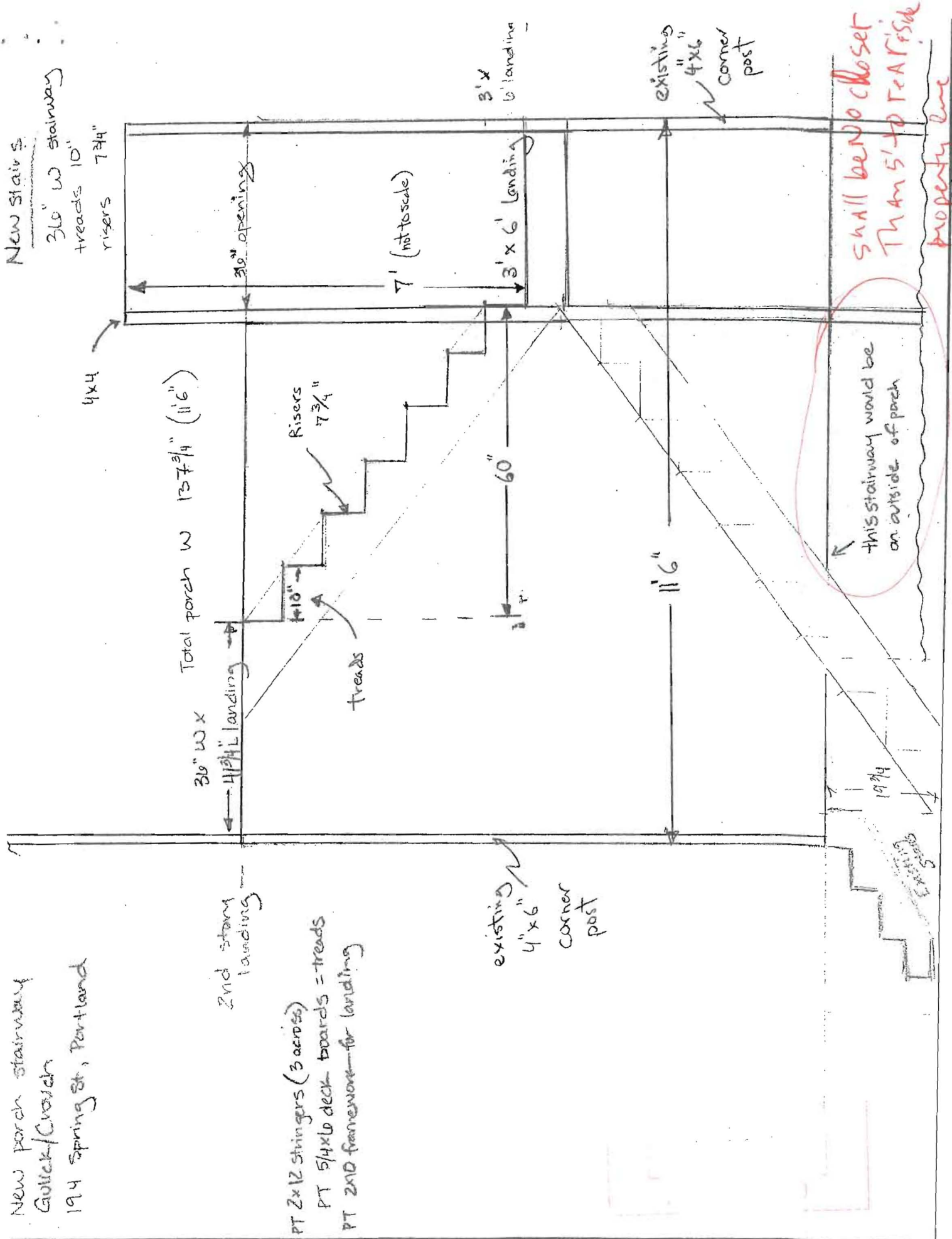
new opening
on top
landing

new 4x4
opening
post

leave
existing
siding

new
4x4
PT
posts
to support
platform

New porch stairway
 Glick/Crouch
 194 Spring St, Portland



New Stairs
 36" W stairway
 treads 10"
 risers 7 3/4"

4x4
 Total porch W 137 3/4" (11'6")
 36" W x 4 1/4" L landing

PT 2x12 stringers (3 across)
 PT 5/4x6 deck boards = treads
 PT 2x10 framework for landing

2nd story landing

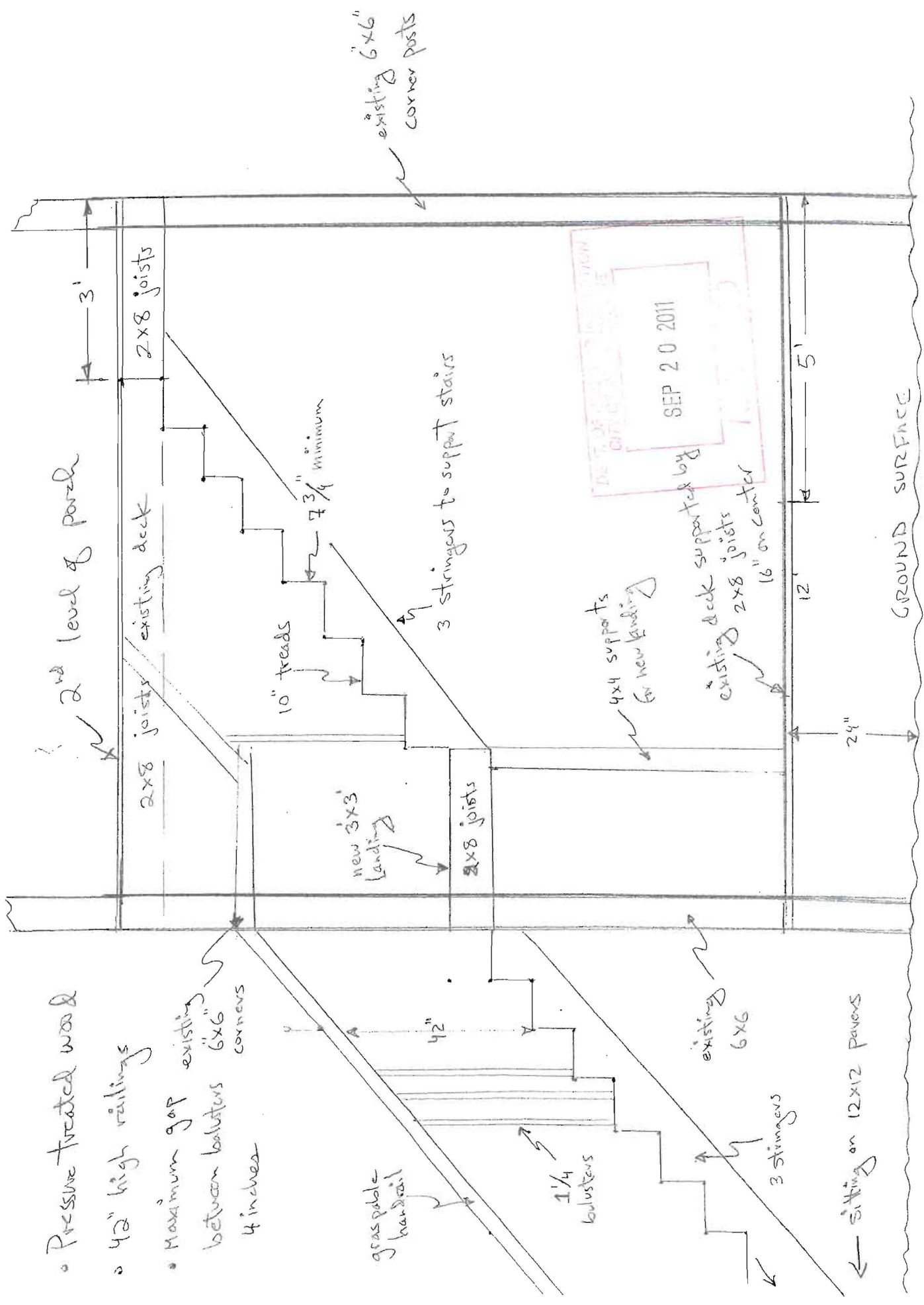
existing 4" x 6" corner post

existing 4" x 6" corner post

shall be no closet than 5' to rear side
 property line

this stairway would be on outside of porch





- Pressure treated wood
- 42" high railings
- Maximum gap between balusters 6x6 corners 4 inches

grass pole-handrail

1 1/4 balusters

existing 6x6
3 stringers

← sitting on 12x12 pavers

194 Spring Street, Portland David Gulick owner 233-4054

DEPT OF PERMITS & INSPECTION
SEP 20 2011

4x4 supports for new landing

existing deck supported by 2x8 joists 16" on center

3 stringers to support stairs

10" treads
7 3/4" minimum

existing 6x6 corner posts

2nd level of porch

2x8 joists existing deck

3'
2x8 joists

new 3x3 landing

2x8 joists

12'
5'

24"

GROUND SURFACE

ASSIGNMENT OF PURCHASE AND SALE AGREEMENT

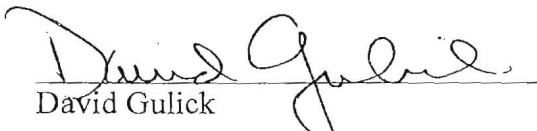
For valuable consideration, receipt of which is hereby acknowledged, **David Gulick and Maria Crouch**, Buyers pursuant to a Purchase and Sale Agreement dated November 19, 2010 for the purchase of property located at **192-194 Spring Street, Portland, Maine**, hereby assign any and all interest they may have in said contract to **Ridgeways Revocable Trust U/A/T December 9, 2010**, a Maine Revocable Trust with a place of business in Cumberland, Maine. The Assignee, **Mercy Hospital**, hereby consents to said assignment and agrees to be bound by the terms and conditions of the Purchase and Sale Agreement.

Dated: December 9, 2010

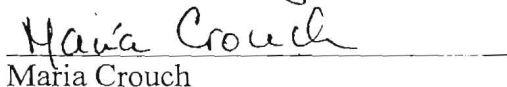
Dated: December 9, 2010

Assignor:

Assignee: **Ridgeways Revocable Trust**


David Gulick


David Gulick, Trustee


Maria Crouch

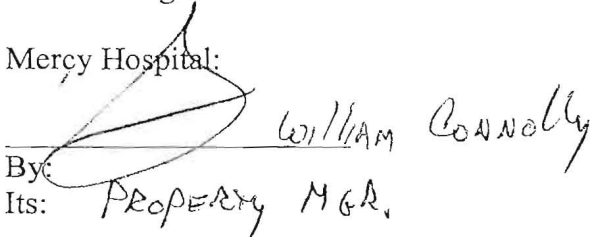

Maria Crouch, Trustee

Seen and Agreed To:

Mercy Hospital:

By:

Its:


WILLIAM CONNOLLY
PROPERTY MGR.











