



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

*Historic District?
- corner - on same line*

PROJECT NAME: 54 Grant St 5th Apt ~~at~~ Attic

PROJECT ADDRESS: 54 Grant St

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

Adding a 5th 1 Bedroom unit to an existing 4 unit
apartment on grant, converting an empty unused attic space

CHART/BLOCK/LOT: 48/D/10

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CONTACT INFORMATION:

OWNER/APPLICANT

Name: Steven Wolfasek

Address: 57 Grant St
Portland ME

Zip Code: 041101

Work #: 909-

Cell #: 917-842-2440

Fax #: _____

Home #: _____

E-mail: Steve90C@eg90.com

CONSULTANT/AGENT

Name: _____

Address: _____

Zip Code: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

FEB 10 2010

City of Portland
Planning Division

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City of Portland Maine

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- 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?

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

Planning Division
Use Only

Y	Y
N	N
Y	Y
N	N
Y	Y
N/A	Y
Y	N
one car (?)	N
N	N
N/A	Y
Y	Y

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

with conditions, see attached

Planner's Signature

Barbara Barbydt

Date

March 5, 2010

Planning Barbara Barhydt

March 5, 2010

The site plan shows 8 cars in the driveway. The driveway is too narrow and too short to accommodate 8 vehicles. A total of 5 parking spaces is required for the addition of one unit to this site. The vehicles would be stacked and the maximum number of vehicles that could be served is 6. I spoke with the applicant on March 3, 2010 and he confirmed that they will pave the gravel/cobble stone area.

The exemption from site plan review is granted with the following conditions of approval:

1. The driveway is able to accommodate six vehicles. Only paving of the current impervious surfaces may occur. Any expansion of the parking area to provide parking for additional vehicles requires site plan review.
2. This exemption from site plan review does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

720" (60')

Back-out
- 6 cars - every day
- walk - get rid of
- use for driveway
- diagonal - additional 3.5'

336"
27.17'

252" 21'
Deck
1st Floor only

Car 1
Gravel
Driveway
Car 2

1140" (95')

Car 3
Car 4

Buildings

557" 46'
Paved Driveway
Car 5
Car 6

618" (51')

Car 7
Car 8

72" (6')

100" (8')
Porch

45"
80"
36"

264" (22')

720"

- can fit 4 cars in existing paved (62')

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

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[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL	048 D010001
Land Use Type	FOUR FAMILY
Property Location	54 GRANT ST
Owner Information	WOITASEK WALTER J & DOROTHY M WOITASEK JTS 141 TEMBY ST SPRINGFIELD MA 01119
Book and Page	26869/208
Legal Description	48-D-10 GRANT ST 54-56
	5700 SF
Acres	0.131

Current Assessed Valuation:

TAX ACCT NO.	7720	OWNER OF RECORD AS OF APRIL 2009 AHLQUIST OREN B
LAND VALUE	\$68,500.00	266 BEECHRIDGE RD
BUILDING VALUE	\$250,900.00	SCARBOROUGH ME 04074
NET TAXABLE - REAL ESTATE	\$319,400.00	
TAX AMOUNT	\$5,666.16	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Card 1 of 1

Year Built	1915
Style/Structure Type	OLD STYLE
# Stories	3
Bedrooms	9
Full Baths	4
Total Rooms	18
Attic	NONE
Basement	FULL
Square Feet	4023

[View Sketch](#)

[View Map](#)

[View Picture](#)

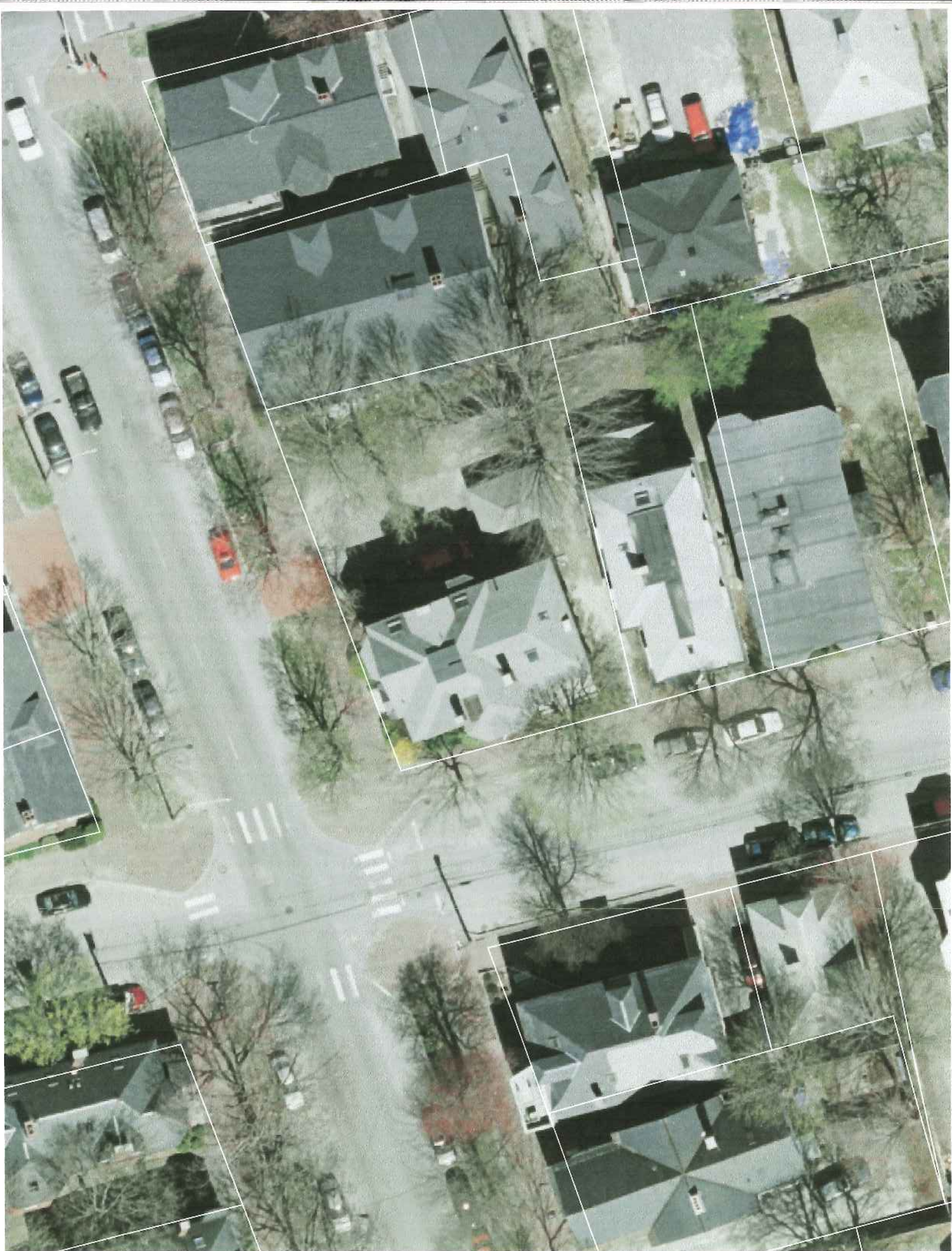


Best viewed at 800x600, with Internet Explorer

Sales Information:

Sale Date	Type	Price	Book/Page
5/7/2009	LAND + BUILDING	\$310,000.00	26869/208
9/1/1997	LAND + BUILDING	\$139,000.00	13321/317

New Search!





048 B005

048 B006

048 B007

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048 B020

048 B003

048 B017

048 B018

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048 B016

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048 B013

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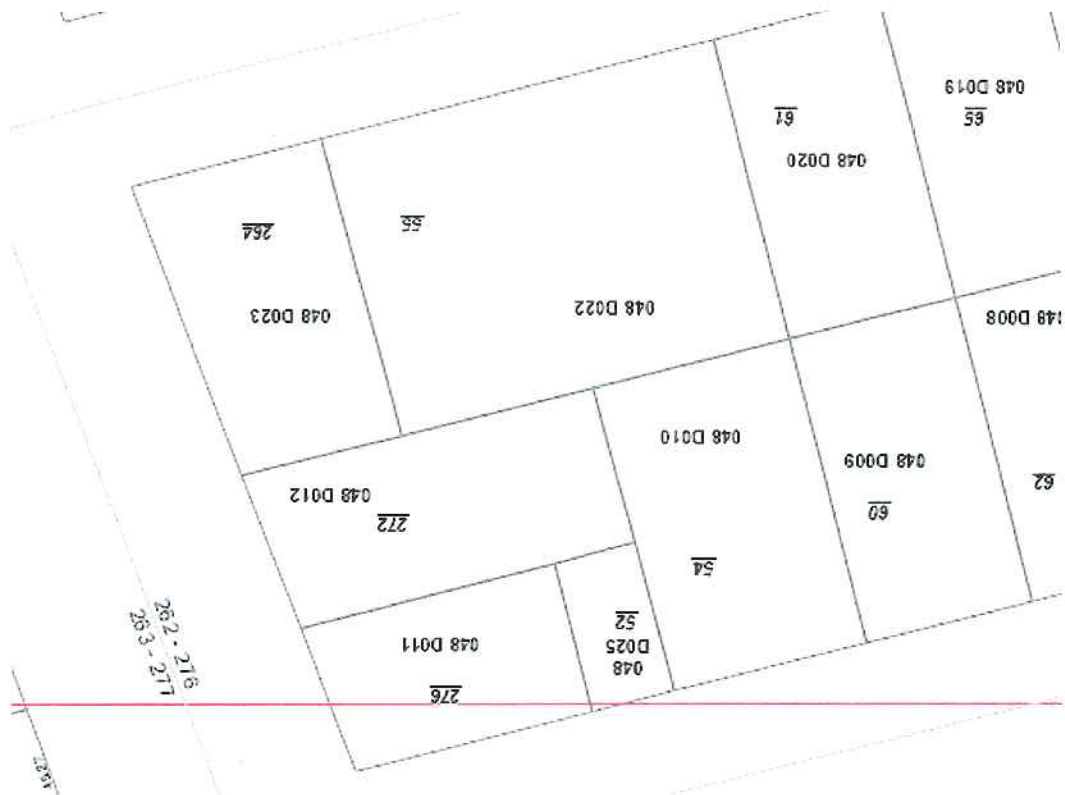
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048 D019

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262-216
263-211

1832

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98 - 89

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091 - 86

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MELLEN ST

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48 - 67

CUMBERLAND AV

82
048 F001

048 F016

511

048 F028

521

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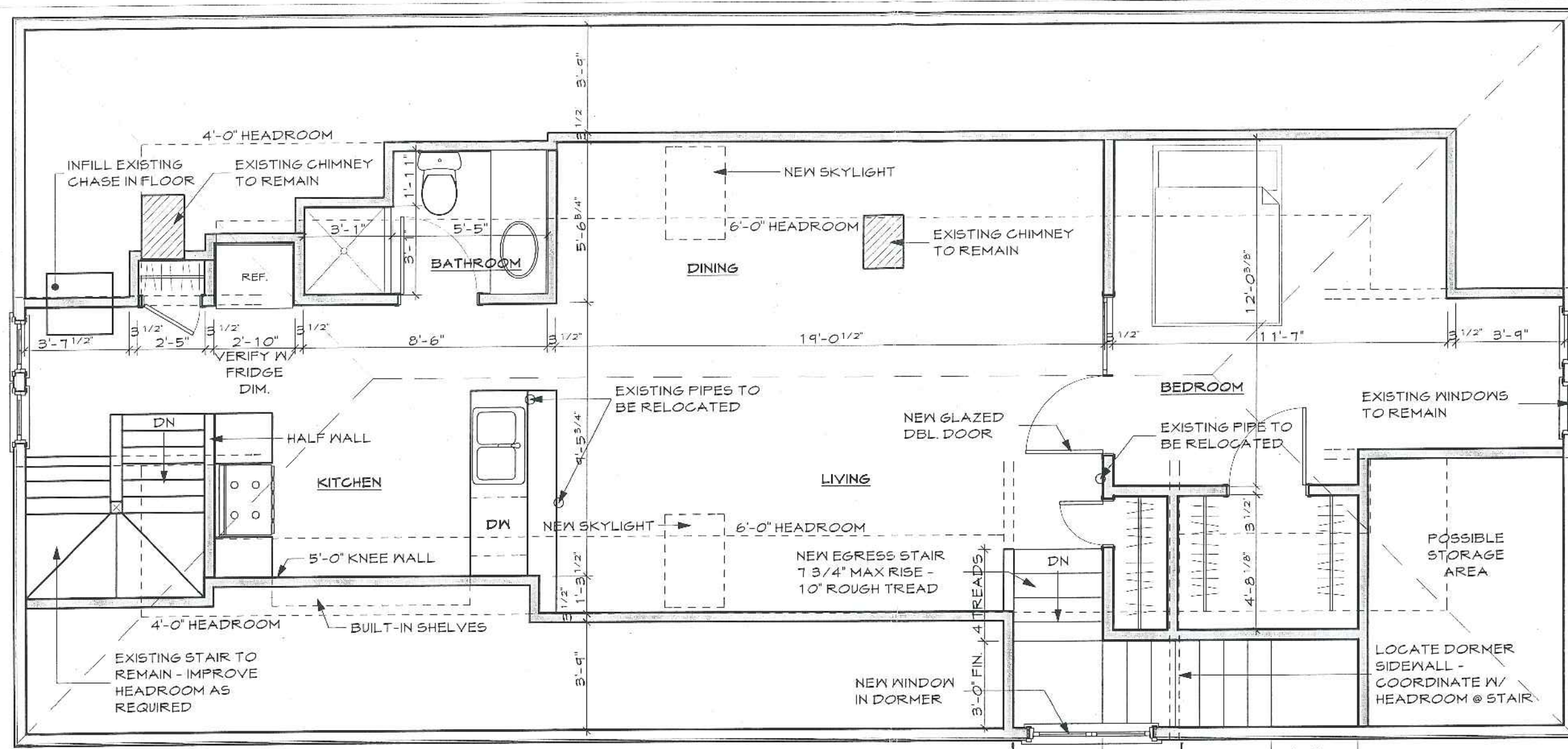
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047 B001



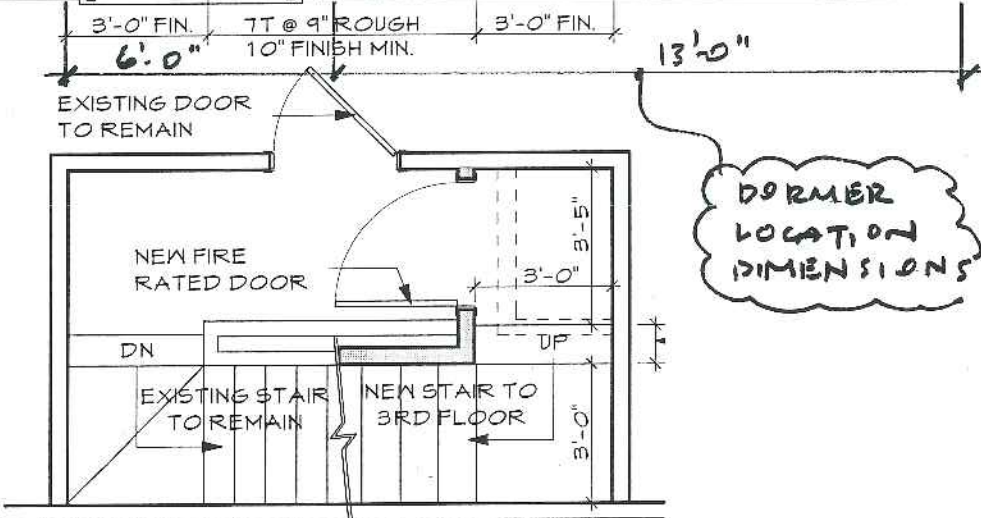


1 FOURTH FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"

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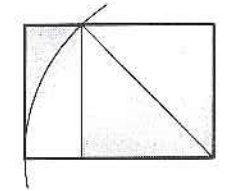


2 THIRD FLOOR STAIR
 A1.1 SCALE: 1/4" = 1'-0"

54 GRANT ST.

54 GRANT ST.
 PORTLAND, MAINE

WHIPPLE -
 CALLENDER
 ARCHITECTS



19 COMMERCIAL ST.
 PORTLAND, ME 04101
 P 207.775.2696
 F 207.775.3631
 www.whipplecallender.com

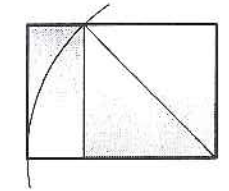
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DRAWN BY:	J.W.B.
JOB:	
SHEET TITLE:	

A1.1

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54 GRANT ST.
PORTLAND, MAINE

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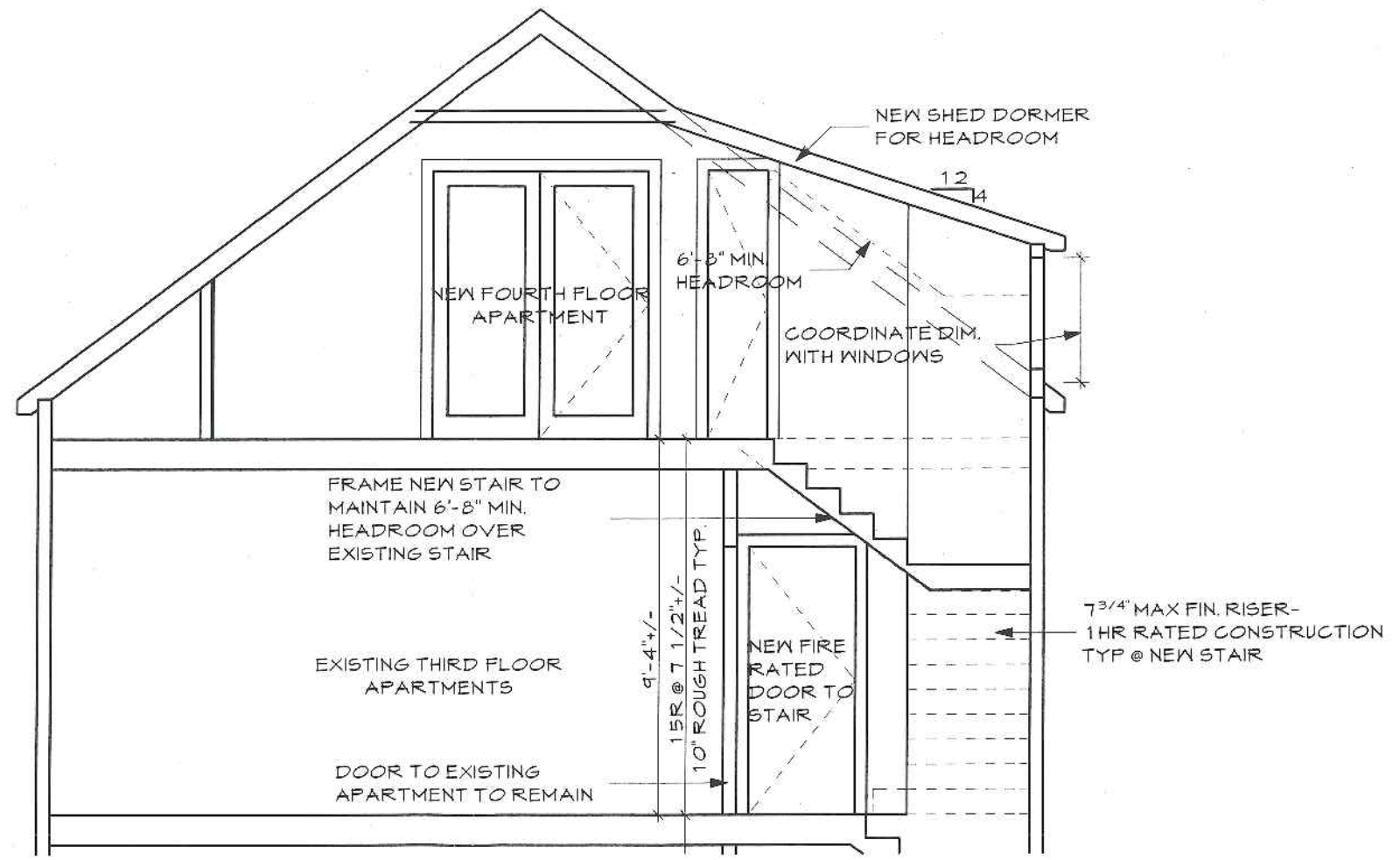
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J.M.B.

JOB:

SHEET TITLE:

A1.2



1 SECTION A
A1.2 SCALE: 1/4" = 1'-0"

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