

ATTN: ANN MACHADO



Application for Exemption from Site Plan Review

Portland, Maine

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

PROJECT NAME: 166 GRANT ST

PROJECT ADDRESS: 166 GRANT ST

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

Application seeks to make legal ~~with~~ existing conversion from SINGLE-FAMILY TO TWO-FAMILY.

CHART/BLOCK/LOT: ~~53-42~~ 53-C-42

CONTACT INFORMATION:

OWNER/APPLICANT

Name: OXFORD PROPERTIES, INC
Address: PO BOX 151
S. PARIS, ME
Zip Code: 04281
Work #: 576-7227
Home #: SAME
Fax #: 734-2595
E-mail: dandrews@megalink.net

CONSULTANT/AGENT

Name: Bryan Gonce
Address: 10 Oxford Row
Portland
Zip Code: _____
Work #: 752-0107
Home #: _____
Fax #: _____
E-mail: _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL - 6 2009
RECEIVED

Northwest Civil
Solutions

Criteria for Exemptions:

(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?	<u>YES</u>	<u>yes</u>
b) Are there any new buildings, additions, or demolitions?	<u>NO</u>	<u>no</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>NO</u>	<u>no</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>NO</u>	<u>no</u>
e) Are the curbs and sidewalks in sound condition?	<u>YES</u>	<u>no</u>
f) Do the curbs and sidewalks comply with ADA?	<u>YES</u>	<u>yes</u>
g) Is there any additional parking?	<u>NO</u>	<u>no</u>
h) Is there an increase in traffic?	<u>NO</u>	<u>no</u>
i) Are there any known stormwater problems?	<u>NO</u>	<u>no</u>
j) Does sufficient property screening exist?	<u>(NO CHANGES) N/A</u>	<u>yes</u>
k) Are there adequate utilities?	<u>YES</u>	<u>yes</u>

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

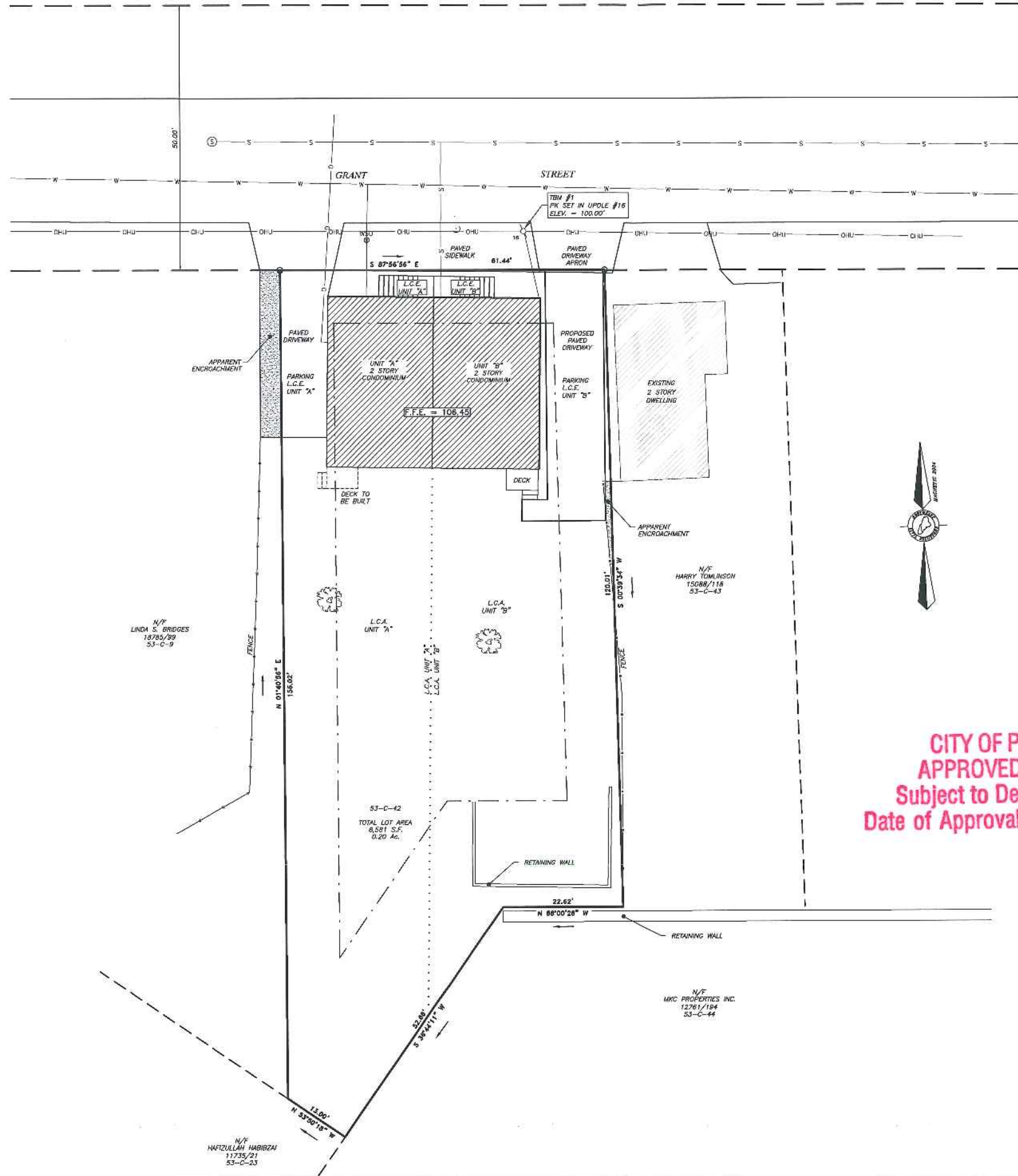
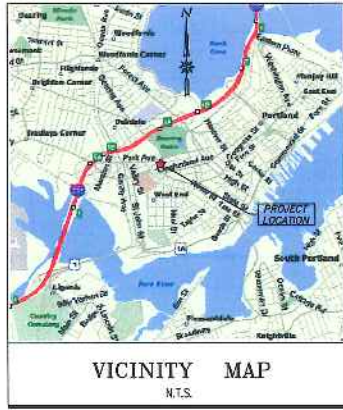
Planner's Signature Barbara Barklytt

Date July 15, 2009

Planning Review, Barbara Barhydt

I visited the site on Tuesday, July 7th and presented the plan at the July 8th development review meeting. On July 9th I asked the applicant to submit a plan that shows the plan with the two units. The plan submitted shows an addition for a third unit and parking in the rear. On July 15, 2009, a revised plan was submitted that show the two units with the driveways on either side of the structure. The rear portion of the parcel remains a lawn area.

The site plan exemption is granted for the plan dated Feb. 19, 2009 and revised 7/14/09 with no conditions.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 7/15/09

LEGEND

- FOUND CAPPED IRON ROD
- UTILITY POLE (NUMBER AS NOTED)
- CLAY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- OHU
- N/F
- 1234/567
- 12-3-45 (123.45)
- L.C.E.
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA
- LIMITED COMMON ELEMENT

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. BELOW. SAID BEARING IS MAGNETIC, 2004.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
UNIT A: OXFORD PROPERTY MANAGEMENT, LLC TO OXFORD PROPERTIES, LLC, TO BE RECORDED.
ENTIRE LOT EXCEPTING UNIT A; TD BANK N.A. TO OXFORD PROPERTIES, LLC, DATED JULY 5, 2008 AND RECORDED IN DEED BOOK 28235, PAGE 223.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. "SITE PLAN OF 166 GRANT STREET CONDOMINIUM AND UNIT FLOOR PLANS", DATED SEPTEMBER 19, 2005 AND RECORDED IN PLAN BOOK 206, PAGE 6.
b. "BOUNDARY SURVEY OF 158-166 GRANT STREET" BY TITCOMB ASSOCIATES, DATED JANUARY 25, 2005 (NOT RECORDED).
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 53, BLOCK G, PARCEL 42.
6. THE PARCEL SURVEYED IS LOCATED IN THE R6 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT SIZE = 4500 S.F.
MINIMUM AREA PER DWELLING UNIT = 1000 S.F.
MINIMUM STREET FRONTAGE = 40'
SETBACKS:
FRONT = 10'
SIDES = 10'
REAR = 20'
MAXIMUM LOT COVERAGE = 50%
MAXIMUM STRUCTURE HEIGHT = 45'
7. THE WIDTH AND LAYOUT OF GRANT STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE. SAID WIDTH IS 50'.
8. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE.
9. ELEVATIONS ARE BASED ON A DATUM OF ASSUMED ORIGIN. SEE PLAN FOR TEM DESCRIPTION.

Revised	By	Date	Change
2	JAP	7/14/09	PERFORM CHECK OF RECORDS AND REVISE UNIT DESCRIPTIONS
1	JAP	7/14/09	REVISE FUTURE COVENANTS AND ADD L.C.A. REQUIREMENTS TO EACH SIDE OF UNIT
1	JAP	7/14/09	ADD FUTURE UNIT C AND OTHER FUTURE IMPROVEMENTS PER ATTORNEY REQUEST

PROJECT: 28275-2 DRAWING NAME: 28275-2
DATE: FEBRUARY 19, 2009 SCALE: 1" = 10'
FIELD BY: JAP DRAWN BY: JAP

CONDOMINIUM PLAT
166 GRANT STREET CONDOMINIUM
166 GRANT STREET, PORTLAND, MAINE

Over Book to:
OXFORD PROPERTIES, LLC
P.O. BOX 151, SOUTH PARIS, MAINE 04281

Over Book to:
OXFORD PROPERTIES, LLC
P.O. BOX 151, SOUTH PARIS, MAINE 04281

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
800.862.2227

STAMP AND SIGNATURE

PRELIMINARY

N. JOHANN BUSH DATE _____
MAINE P.L.S.

From: "Bryan Joyce" <bjoyce@maine.rr.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: Tuesday, July 14, 2009 5:32:53 PM
Subject: FW: Revised plan 166 Grant Street

Ann - Here is the revised plan for 166 Grant Street that has the potential 3rd unit removed. A woman from your group (Barbara) left me a message last week asking for the plan without the 3rd unit to clear up the remaining conditions. I'm hoping this is the last item needed for the conversion application. Please let me know if this will suffice and where we stand on a time frame to complete.

Thank you for your time.

Bryan

From: matthewc@maine.rr.com [mailto:matthewc@maine.rr.com]
Sent: Tuesday, July 14, 2009 5:26 PM
To: Bryan A. Joyce
Subject: Fw: Revised plan

Sent via BlackBerry by AT&T

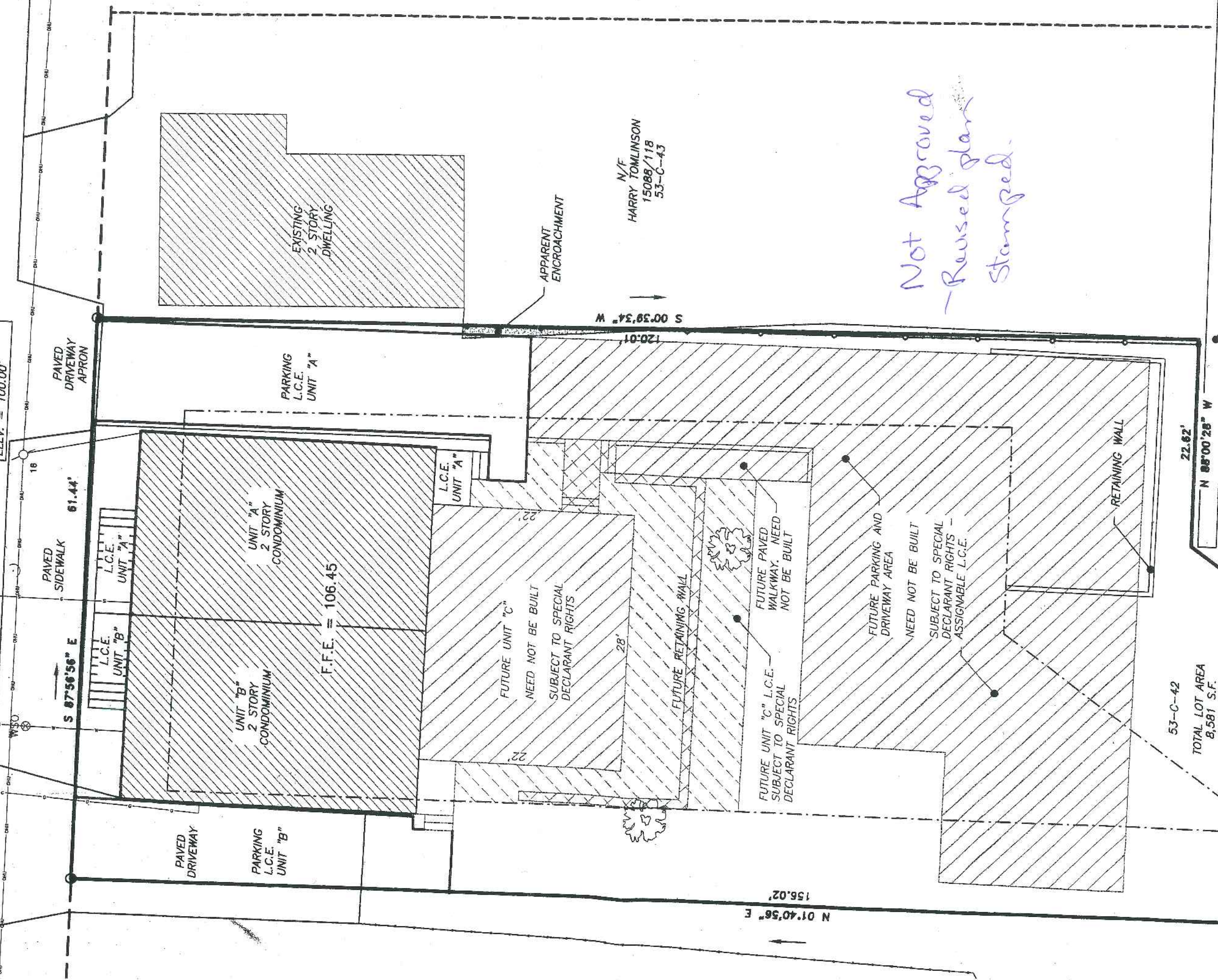
From: "Frank K. N. Chowdry"
Date: Tue, 14 Jul 2009 16:29:22 -0400
To: <elliott@ertlaw.com>
Subject: Revised plan

Frank K. N. Chowdry, Esq.
Jensen Baird Gardner & Henry
Ten Free Street
P.O. Box 4510
Portland, Maine 04112-4510
(207) 775-7271
Telefax (207) 775-7935
E-mail: fchowdry@jbgh.com
<http://www.jbgh.com/Pages/Attorneys/FrankChowdry.html>

GRANT

STREET

TBM #1
PK SET IN UPOLE #16
ELEV. = 100.00'



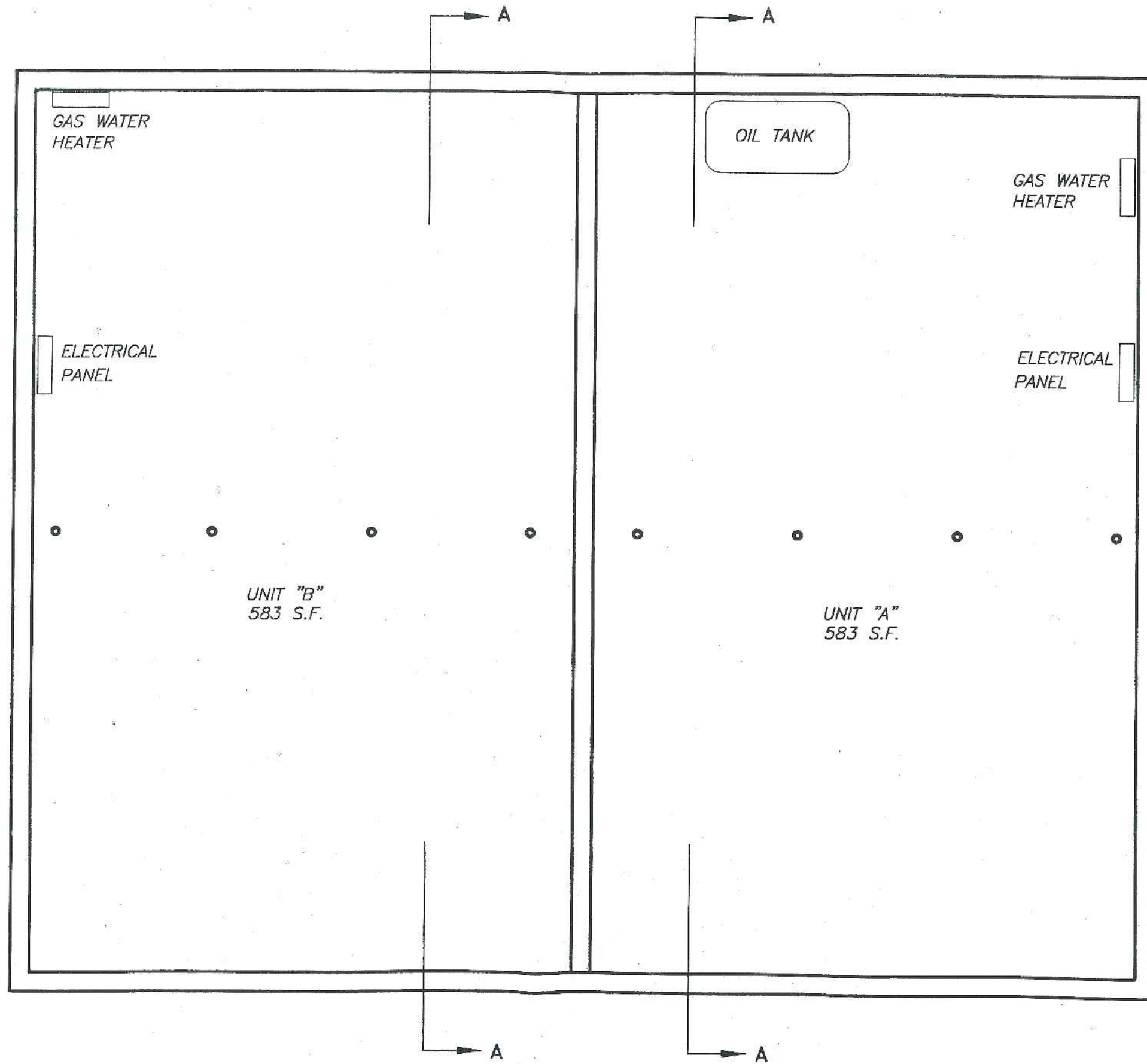
N/F
HARRY TOMLINSON
15088/118
53-C-43

*Not Approved
- Revised plans
Stamped.*

53-C-42
TOTAL LOT AREA
8,581 S.F.
0.20 Ac.

COMMON ELEMENT

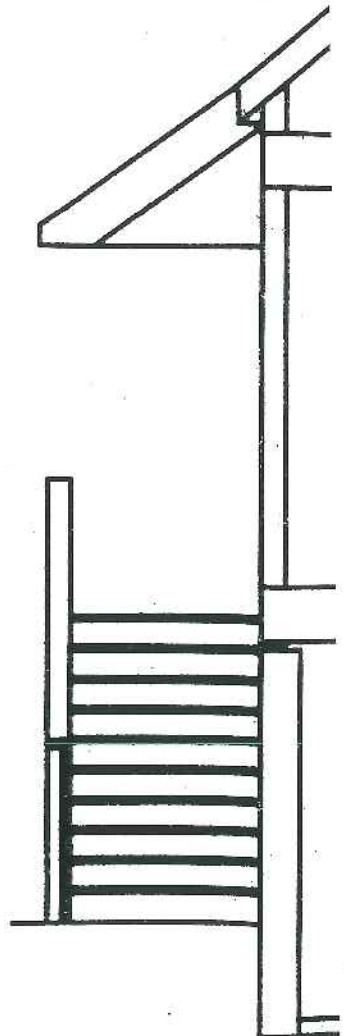
VERTICAL BOUNDARIES



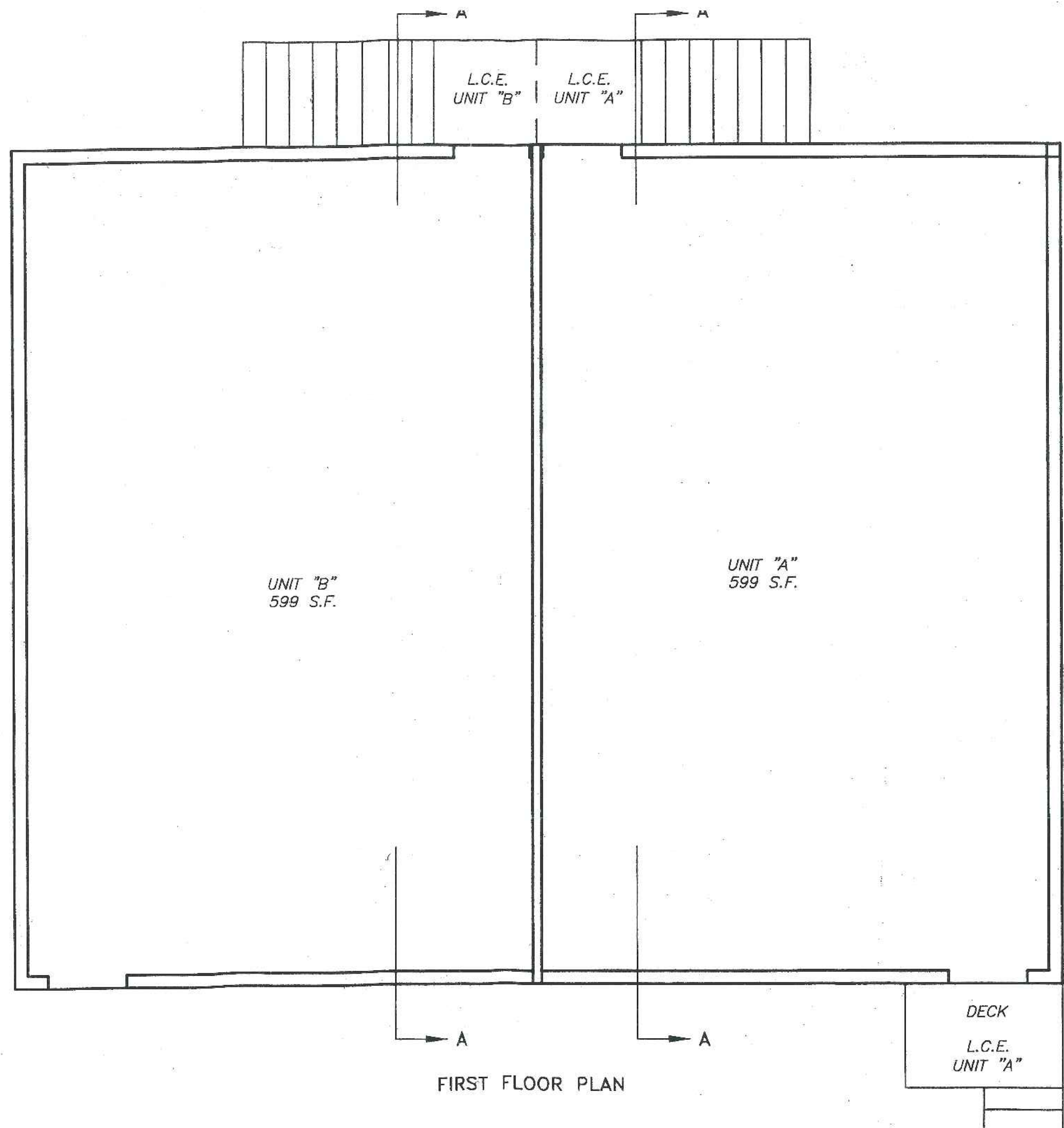
UNIT "B"
583 S.F.

UNIT "A"
583 S.F.

BASEMENT FLOOR PLAN



VERTICAL BOUNDARIES



FIRST FLOOR PLAN

UNIT "B"
599 S.F.

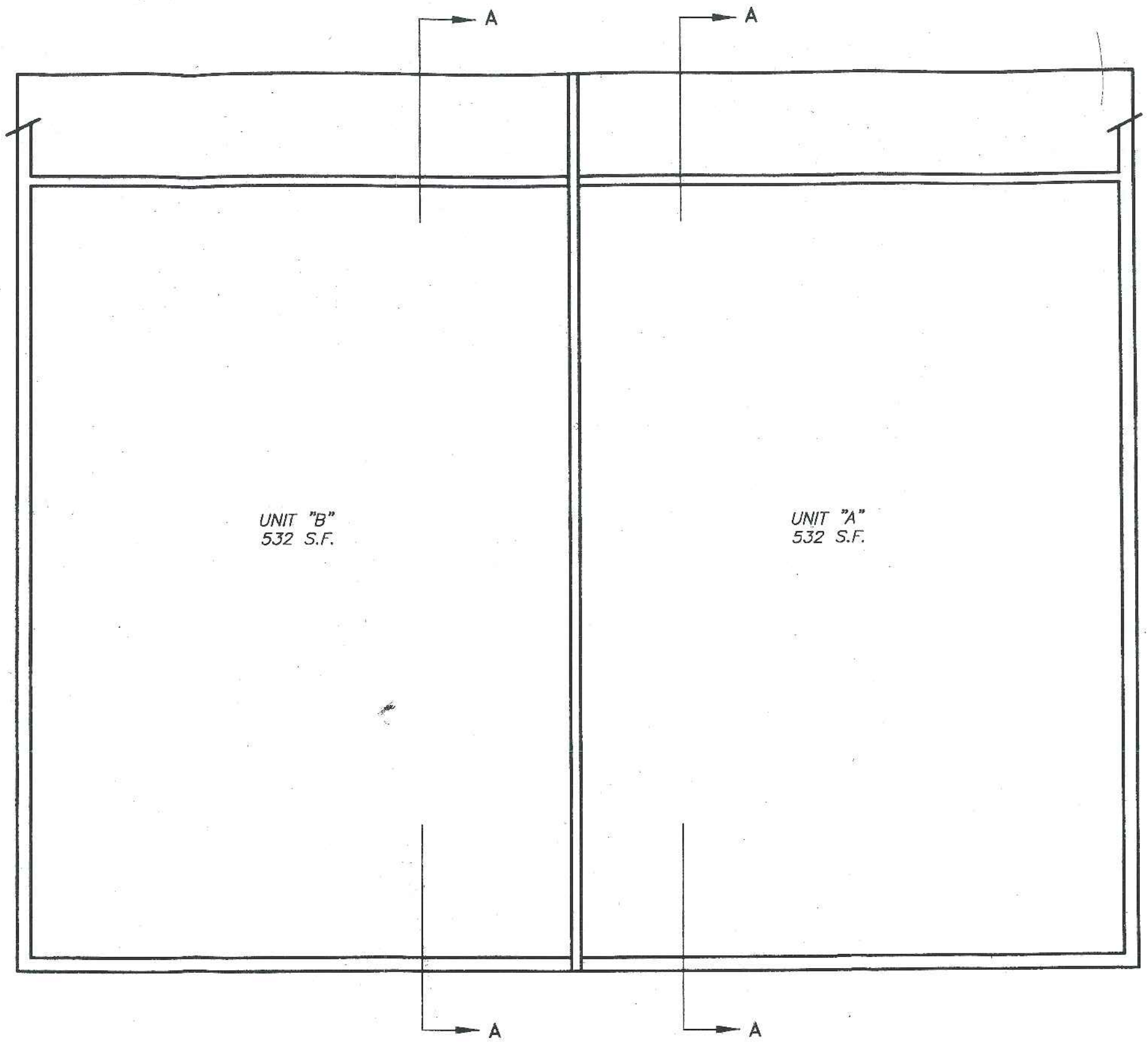
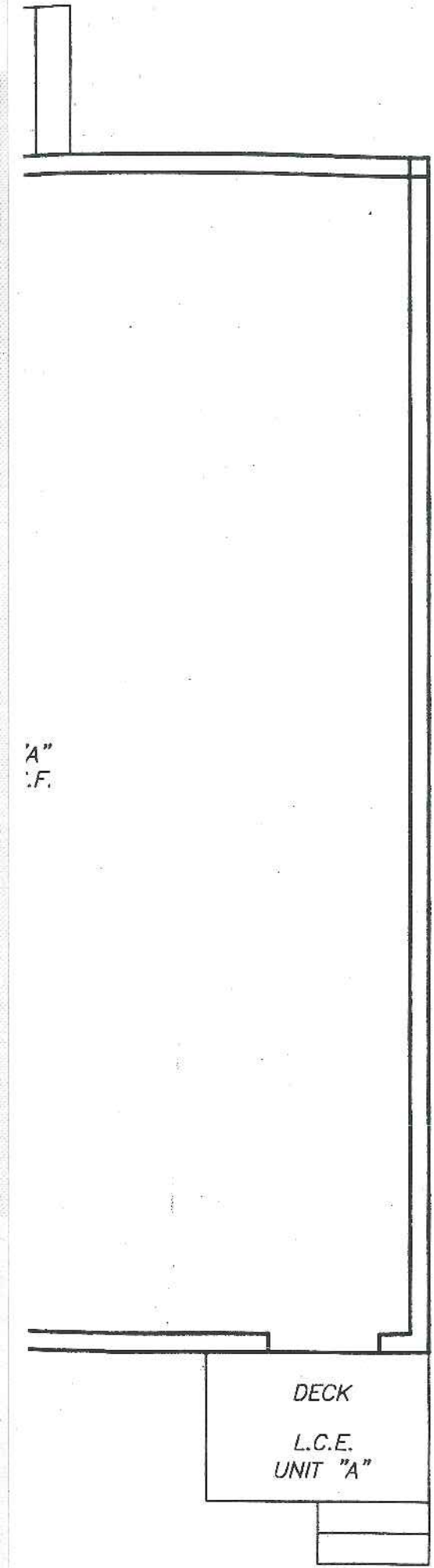
UNIT "A"
599 S.F.

L.C.E.
UNIT "B"

L.C.E.
UNIT "A"

DECK

L.C.E.
UNIT "A"



SECOND FLOOR PLAN