

2003 - 0123

63-G-11

151 Pine St.

Building Addition

Thomas Daniels

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0123

Application I. D. Number

06/18/2003

Application Date

Building Addition

Project Name/Description

Thomas Daniels

Applicant

1 Survey Lane, Scarborough, ME 04074

Applicant's Mailing Address

151 - 151 Pine St, Portland, Maine

Address of Proposed Site

063 G011001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 883-6967 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,211 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R4

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 06/24/2003

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

June 5, 2003

City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Attn: Planning Division

RE: City of Portland Site Plan Application
151 Pine Street, Portland, Maine

Dear Sir or Madam:

Please find the attached Application and Site Plan information for your review. This application is for 151 Pine Street, Portland, and describes the following proposed project description:

151 Pine Street is an existing 3-story, 6-Unit apartment building, with off-street parking on a paved lot behind. I have attached an "existing conditions" drawing showing the lot with the building and parking laid out.

This proposed project would include an addition, housing 2 additional rental units, onto the back of the building. This proposal also includes 2 single-car garages, which would be available for the tenants of the newly added units. This new construction will eliminate some of the existing parking, and in order to remedy the shortage, we are proposing to install a new driveway to the east of the existing building. The parking requirements, and fulfillment of these requirements, are described on the Proposed Site Plan Alteration sheet accompanying this package.

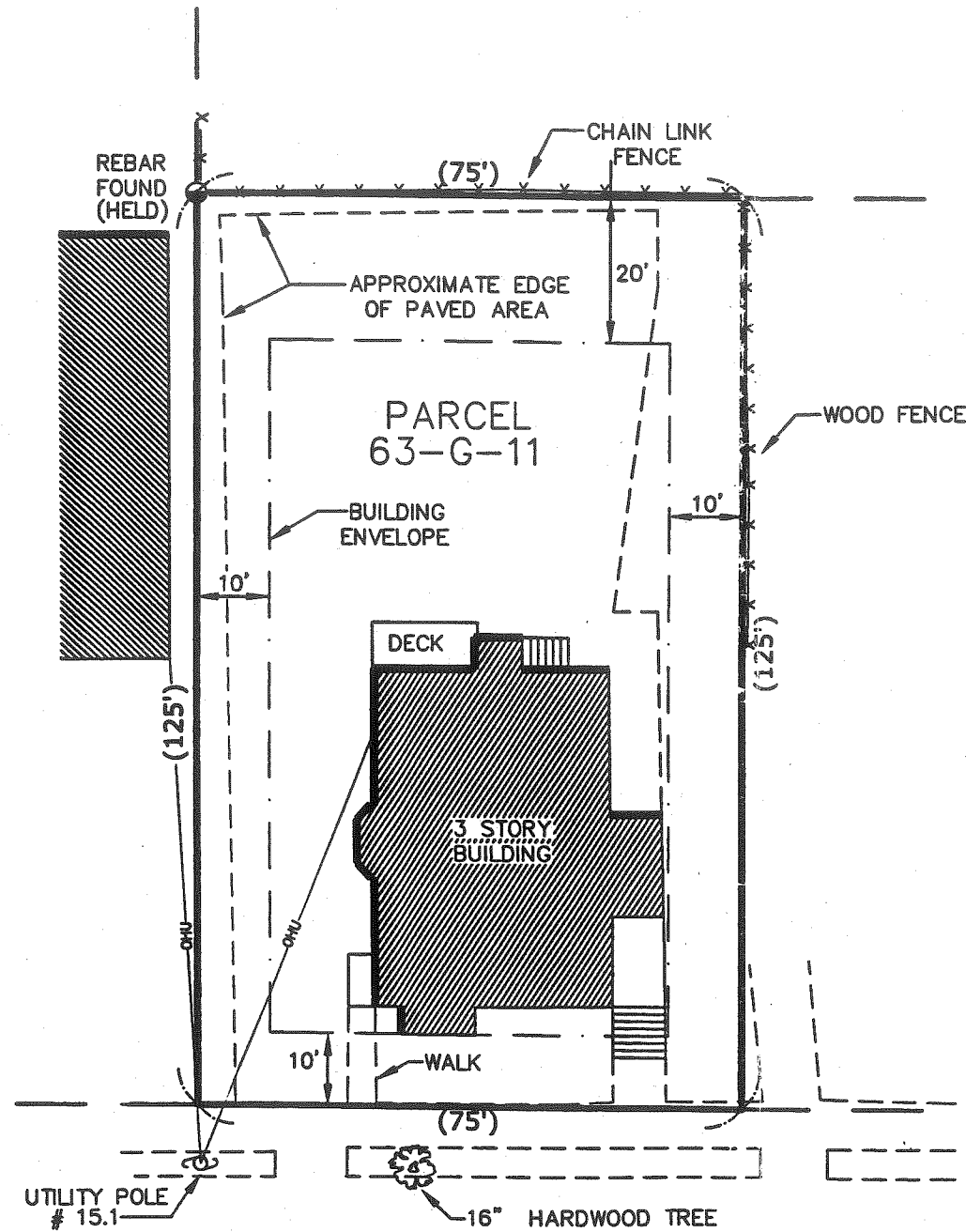
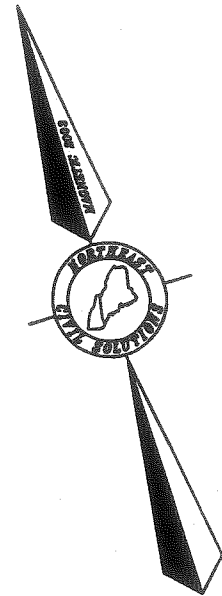
Aside from the construction of the new addition, and the reorganization/addition of the on-site parking, all other Site features are to remain "as-is".

Thank you in advance for your time in reviewing this proposal and we will look forward to your reply.

Sincerely,



Thomas P. Daniels
Architect



PINE STREET

NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM KATHRYN A. WALLINGFORD AND MARK W. RANALLETI TO PINE STATE PROPERTIES, LLC, AND RECORDED IN DEED BOOK 18203, PAGE 208 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 63, BLOCK G, PARCEL 11.
3. PARENTHESES INDICATE RECORD INFORMATION.
4. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
5. THIS SURVEY WAS PERFORMED WITH 2'-3' OF SNOW COVER.

SKETCH PLAN OF LAND AT 151 PINE STREET PORTLAND

MAINE MARCH 21, 2003
REVISED MAY 19, 2003

SCALE: 1"=25'

PREPARED FOR: CUSTOM CONCEPTS
636 U.S. ROUTE 1, BOX 6
SCARBOROUGH, MAINE, 04074

JOB NUMBER: 24929

ACAD FILE: 24929B

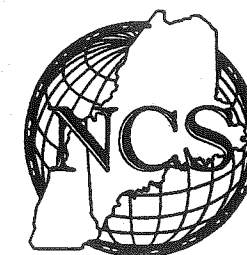
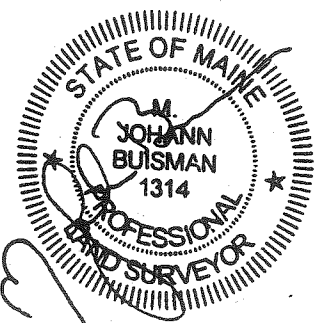
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

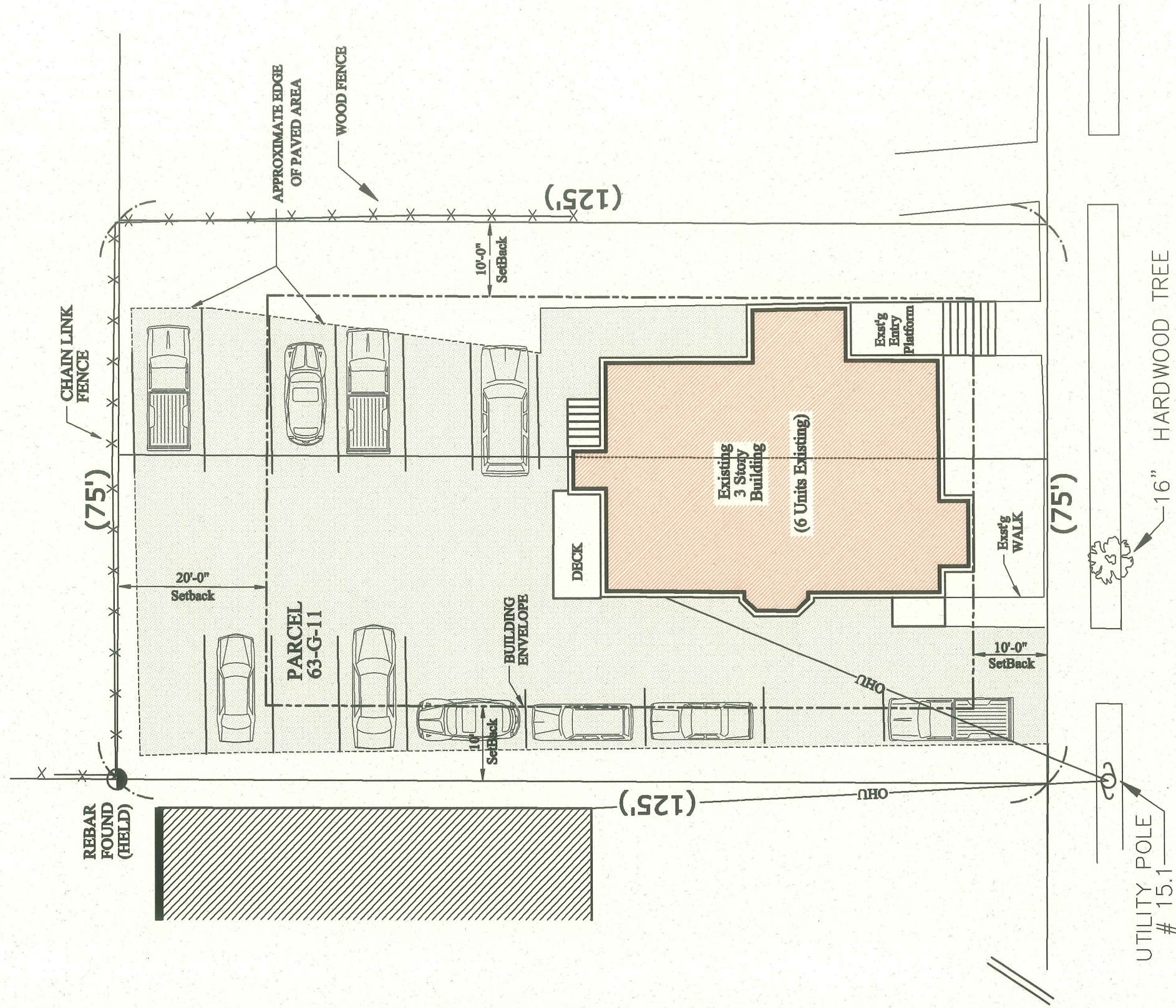
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel
207.883.1000
800.882.2227

fax
207.883.1001

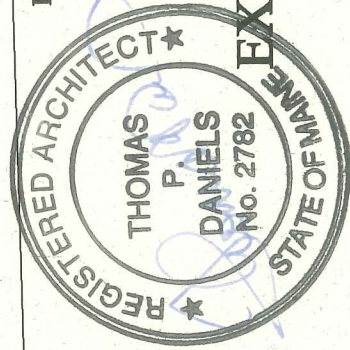
e-mail
ncs@maine.rr.com



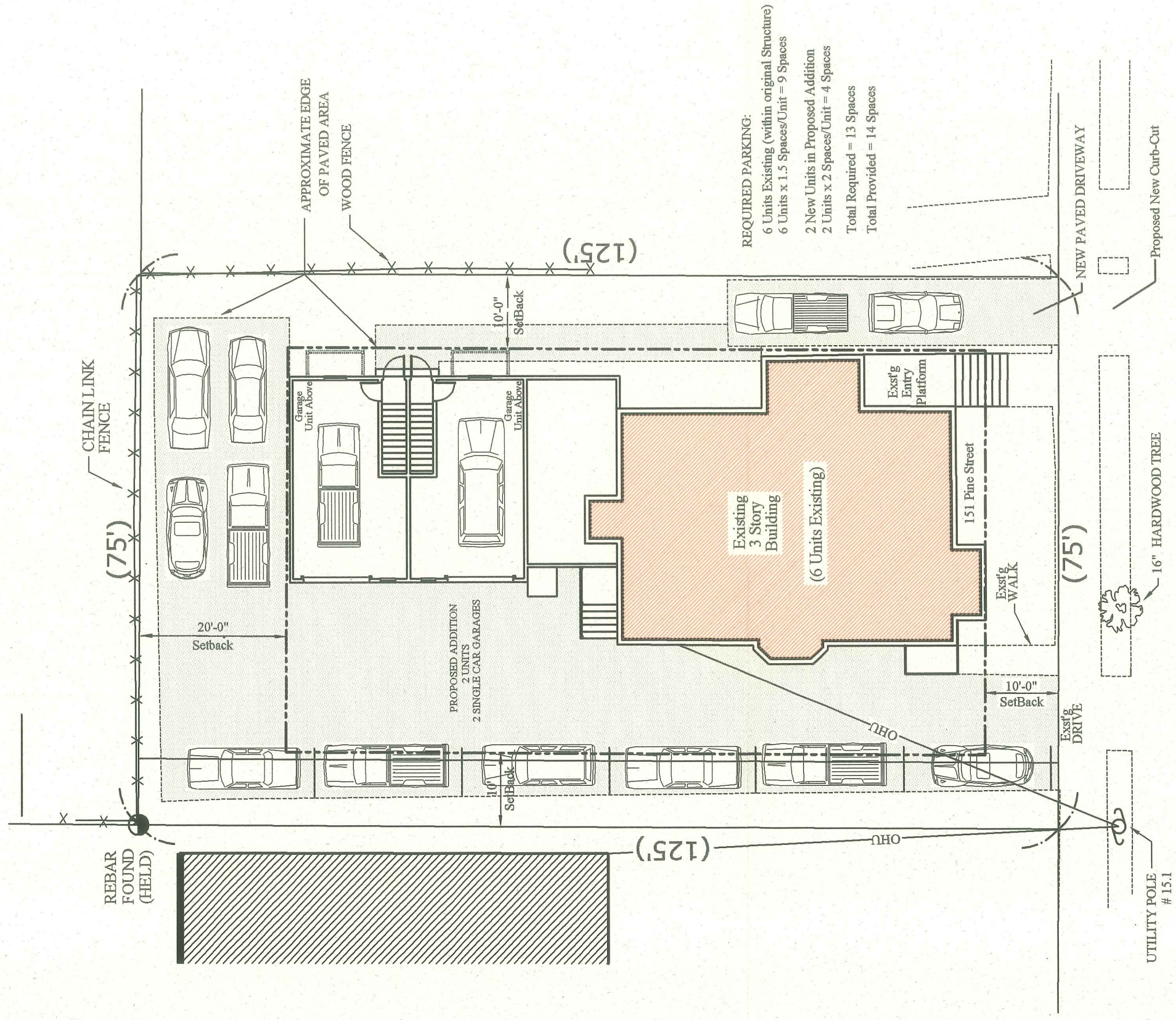


PINE STREET

PROPOSED SITE PLAN ALTERATIONS
151 Pine Street
 Portland, Maine
 PINE STATE PROPERTIES, LLC
 June 9, 2003 1/16"=1'-0"



EXISTING CONDITIONS



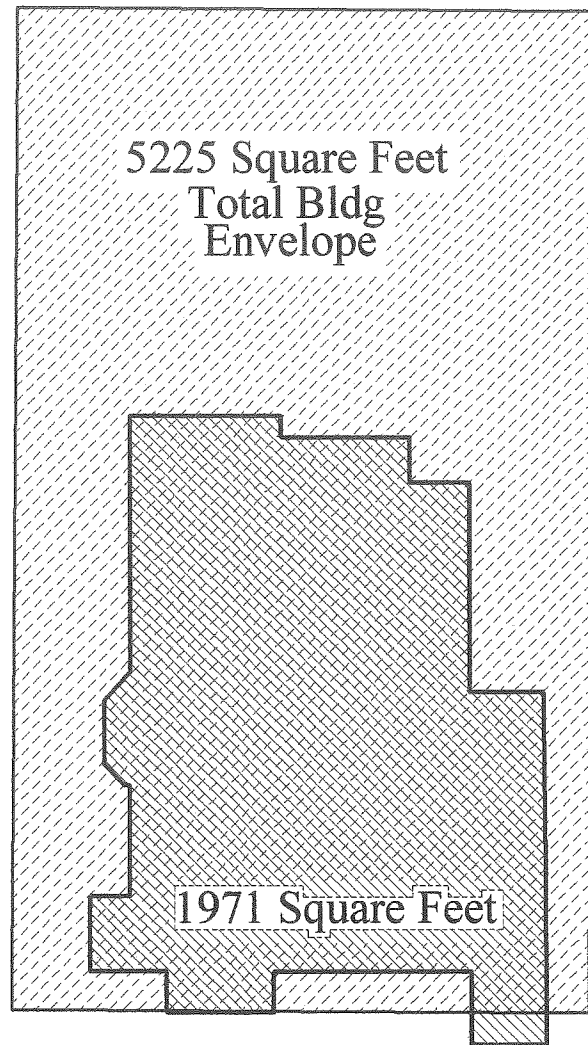
REQUIRED PARKING:
 6 Units Existing (within original Structure)
 6 Units x 1.5 Spaces/Unit = 9 Spaces
 2 New Units in Proposed Addition
 2 Units x 2 Spaces/Unit = 4 Spaces
 Total Required = 13 Spaces
 Total Provided = 14 Spaces

PINE STREET

PROPOSED SITE PLAN ALTERATIONS
151 Pine Street
 Portland, Maine
 PINE STATE PROPERTIES, LLC
 June 9, 2003 1/16"=1'-0"

REGISTERED ARCHITECT
 THOMAS P. DANIELS
 No. 2782
 STATE OF MAINE

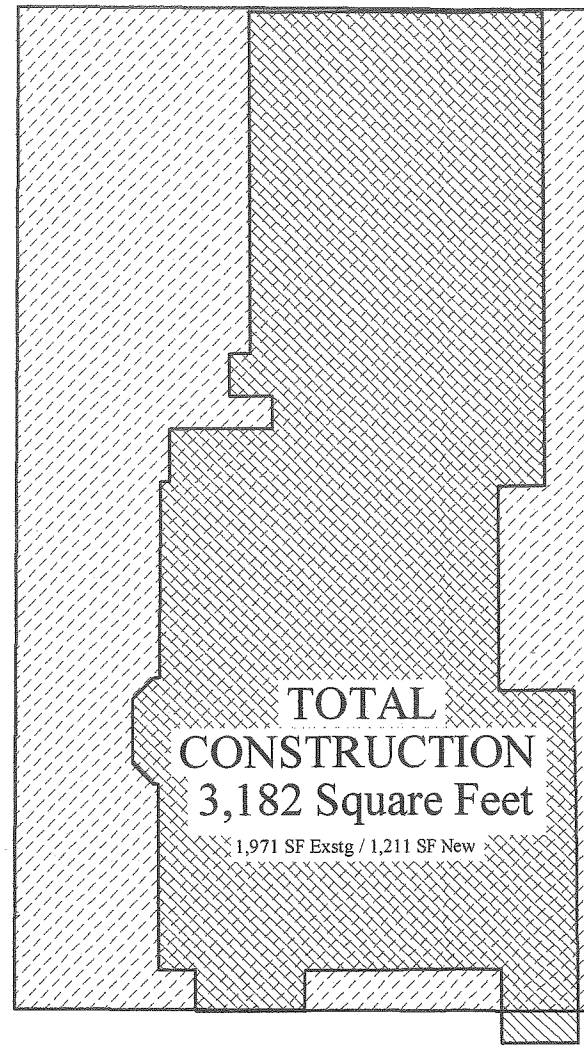
9375 Square Feet
Total Lot



5225 Square Feet
Total Bldg
Envelope

1971 Square Feet

9375 Square Feet
Total Lot



TOTAL
CONSTRUCTION
3,182 Square Feet

1,971 SF Exstg / 1,211 SF New

EXISTING BUILDING: 1,971 Square Feet
PROPOSED ADDITION (See attached Plan): 1,211 Square Feet

8 TOTAL UNITS:

Lot Size Requirements:

3 Units x 1,000 Square Feet = 3,000 SqFt

5 Units x 1,200 Square Feet = 6,000 SqFt

Total Required Lot Size = 9,000 SqFt

Total Lot Size Existing = 9,375 SqFt

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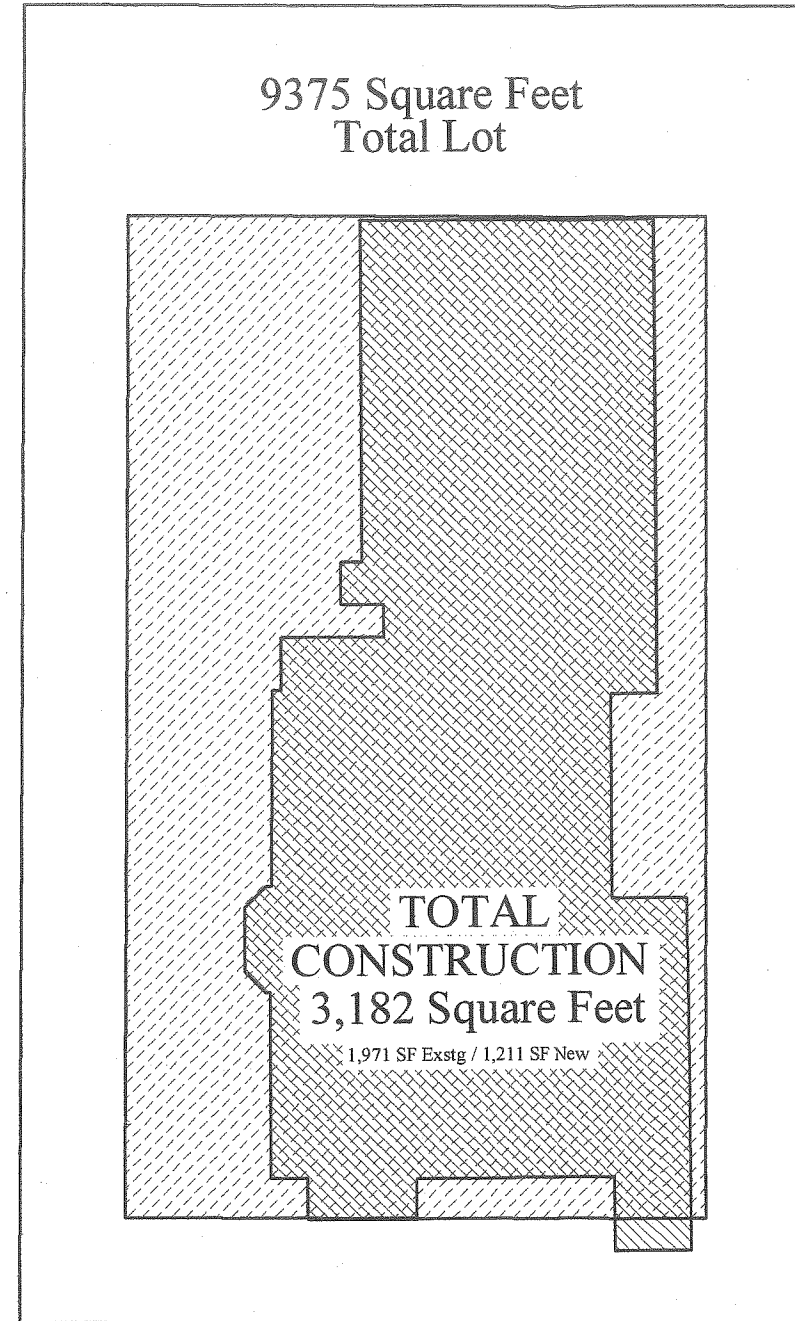
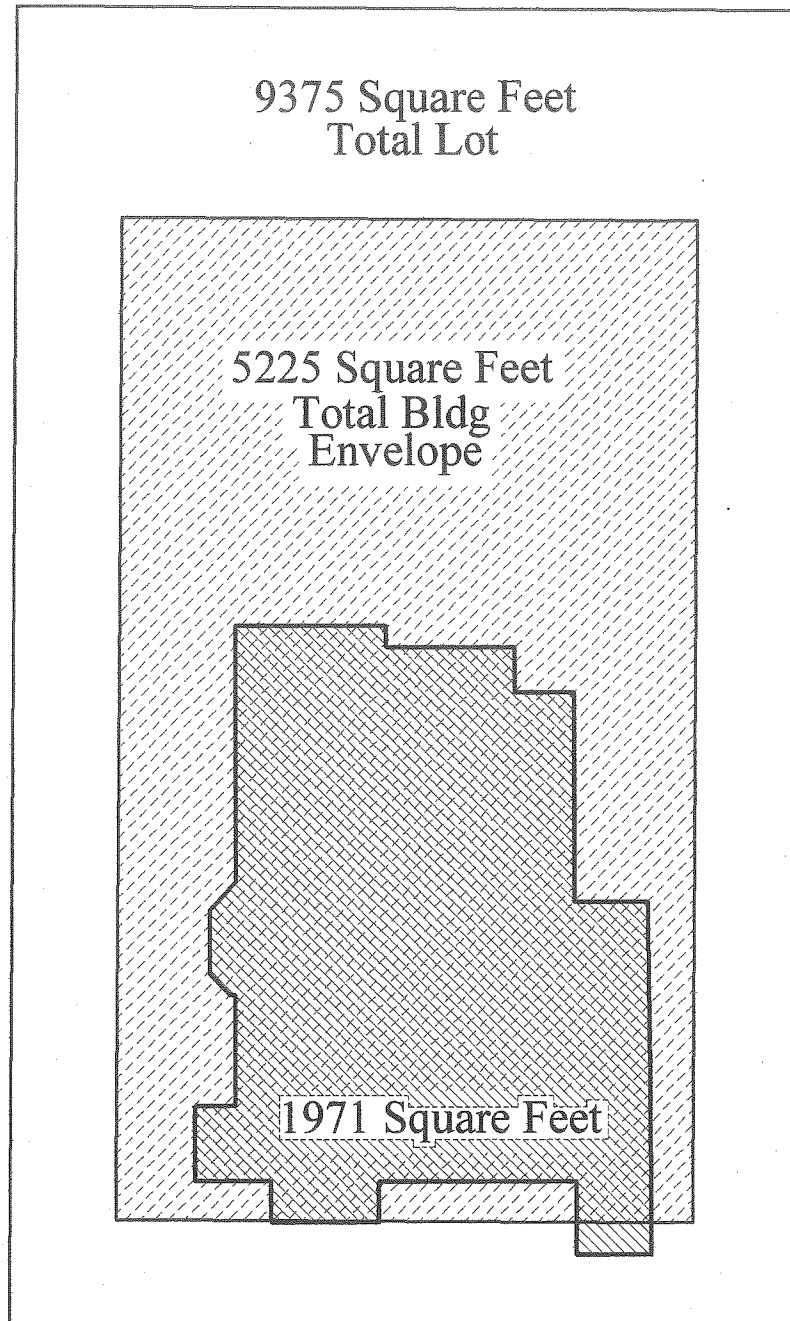
PROPOSED SITE PLAN ALTERATIONS

151 Pine Street
Portland, Maine

PINE STATE PROPERTIES, LLC

June 9, 2003

1/16"=1'-0"



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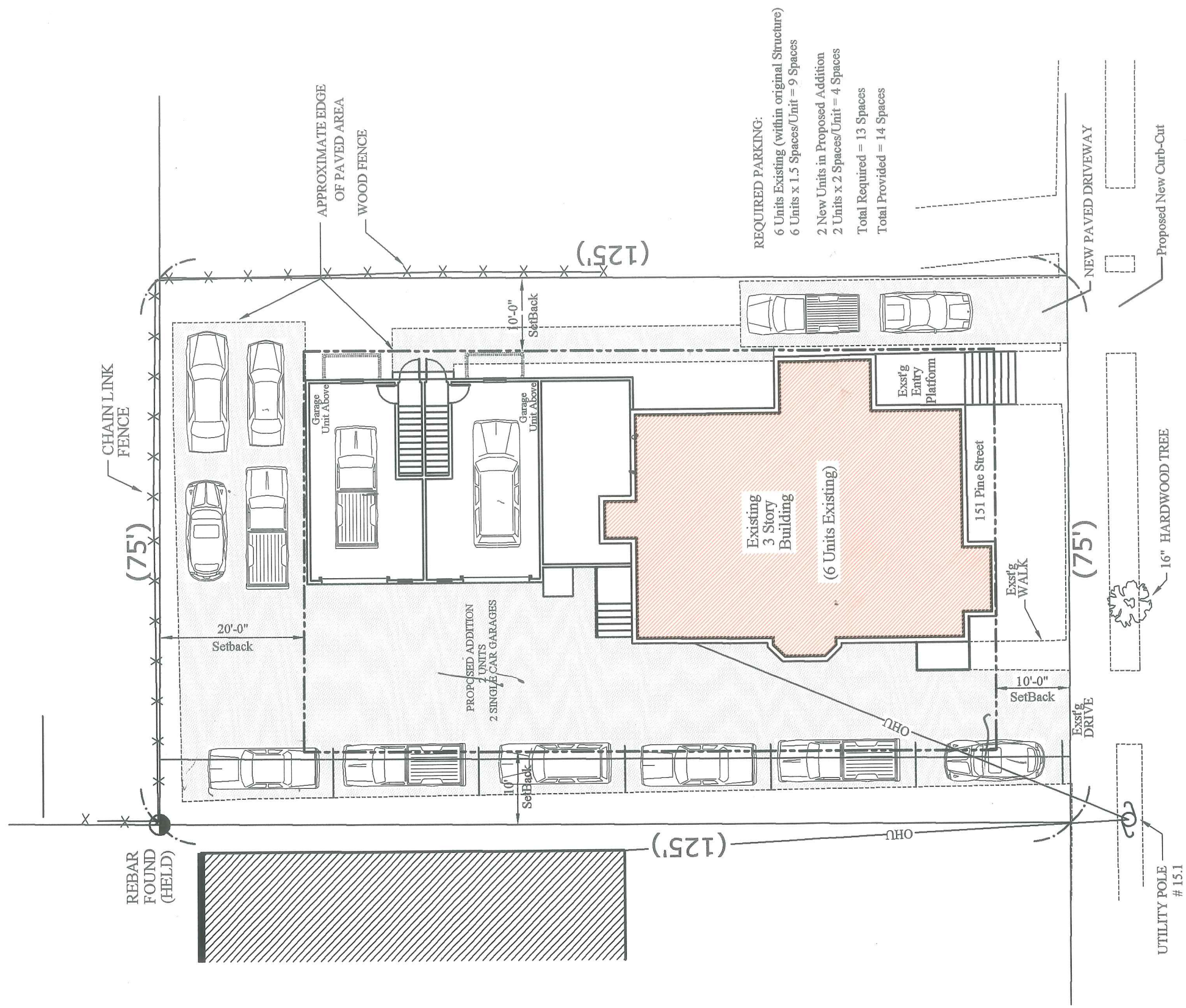
151 Pine Street

Portland, Maine

PINE STATE PROPERTIES, LLC

June 9, 2003

1/16"=1'-0"



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PINE STREET

PROPOSED SITE PLAN ALTERATIONS

151 Pine Street
 Portland, Maine

PINE STATE PROPERTIES, LLC
 June 9, 2003 1/16"=1'-0"

SCHEME "A"

