

78-A-001

August 2, 1995
via fax, hard copy to arrive via USPS



Marge Schmuckal
Asst. Chief of Inspection Services
City of Portland
389 Congress Street
Portland, Maine 04101

re: Change of Use/ Minor site Plan Review
1199 Congress St./ 5 Massachusetts Avenue
Portland, Maine

Dear Marge,

The applicant, Lynn Silver, is seeking to have her property located at 5 Massachusetts Avenue approved for a Change of Use from single family residential to mixed use office / apartment. We are enclosing the required before and after (proposed) sketches as required. Further we are enclosing similar before and after (proposed) sketches of the Site Plan required by Deb Andrews of the City Planning Department.

As we indicated to Deb during our meeting last Wednesday, we are applying for a one way exit onto Massachusetts Avenue to alleviate traffic congestion on Congress Street. The applicant is also seeking to add a drive through window on the rear of the store. The applicant is basing this request on Section 14-162, (a), (2), e. "Retail sales and services, *excluding gasoline sales*, provided such do not include drive-in or drive-through windows. As you know the applicant is in the business of 'gasoline sales'.

We have included the surface area ratio calculations for your review.

IMPERVIOUS AREA RATIO CALCULATIONS

Combined Lots = +/- 19,254.5 SF (.44 ac)

EXISTING IMPERVIOUS
(CONCRETE, ASPHALT & BUILDINGS) +/- 13,282 SF 68.9%

PROPOSED IMPERVIOUS
(CONCRETE, ASPHALT & BUILDINGS) +/- ,265.5 SF 74.0%

Marge Schmuckal, City of Portland

2 August, 1995

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EXISTING

LAWN (Permeable)	+/- 955.0 SF
GRAVEL (Permeable)	+/- 5,017.5 SF

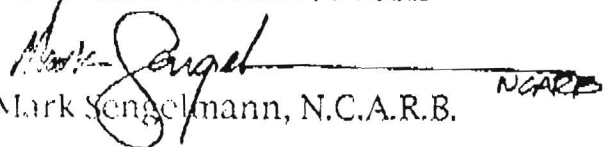
PROPOSED

LAWN (Permeable)	+/- 955.0 SF
GRAVEL (Permeable)	+/- 4034 SF

IMPERVIOUS SURFACE RATIO	
Max. allowable by Land Use code	80%

We will look forward to your response.

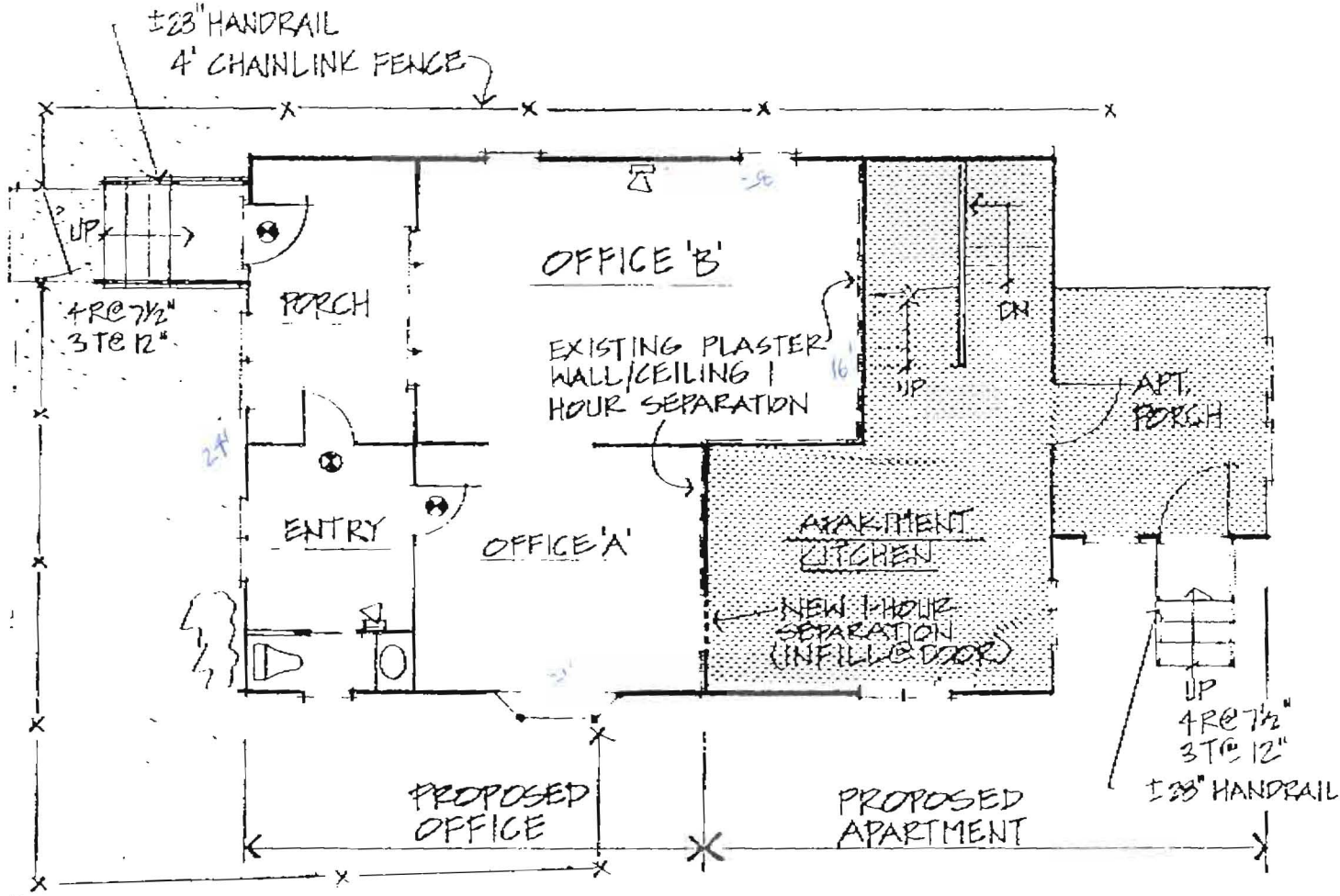
Sincerely,
PORT CITY ARCHITECTURE


 Mark Sengelmann, N.C.A.R.B. NCARB

c.c. M. Silver
encl. SK-1, SK-2, SP-1, SP-2- all 2/8/95
/bd

1199 Congress St

EMERGENCY LIGHT
EXIT SIGN



Proposed Office Floor Plan
1/8" = 1'-0"

of floor AREA
 $21 \times 24 = 504$ DR. WYWAY
 $7 \times 16 = \frac{112}{61.6} = 2 \text{ spaces}$

Apt = 1 space

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23 JUNE 511
PORTLAND MAINE 04107
207 774 5420 FAX 774

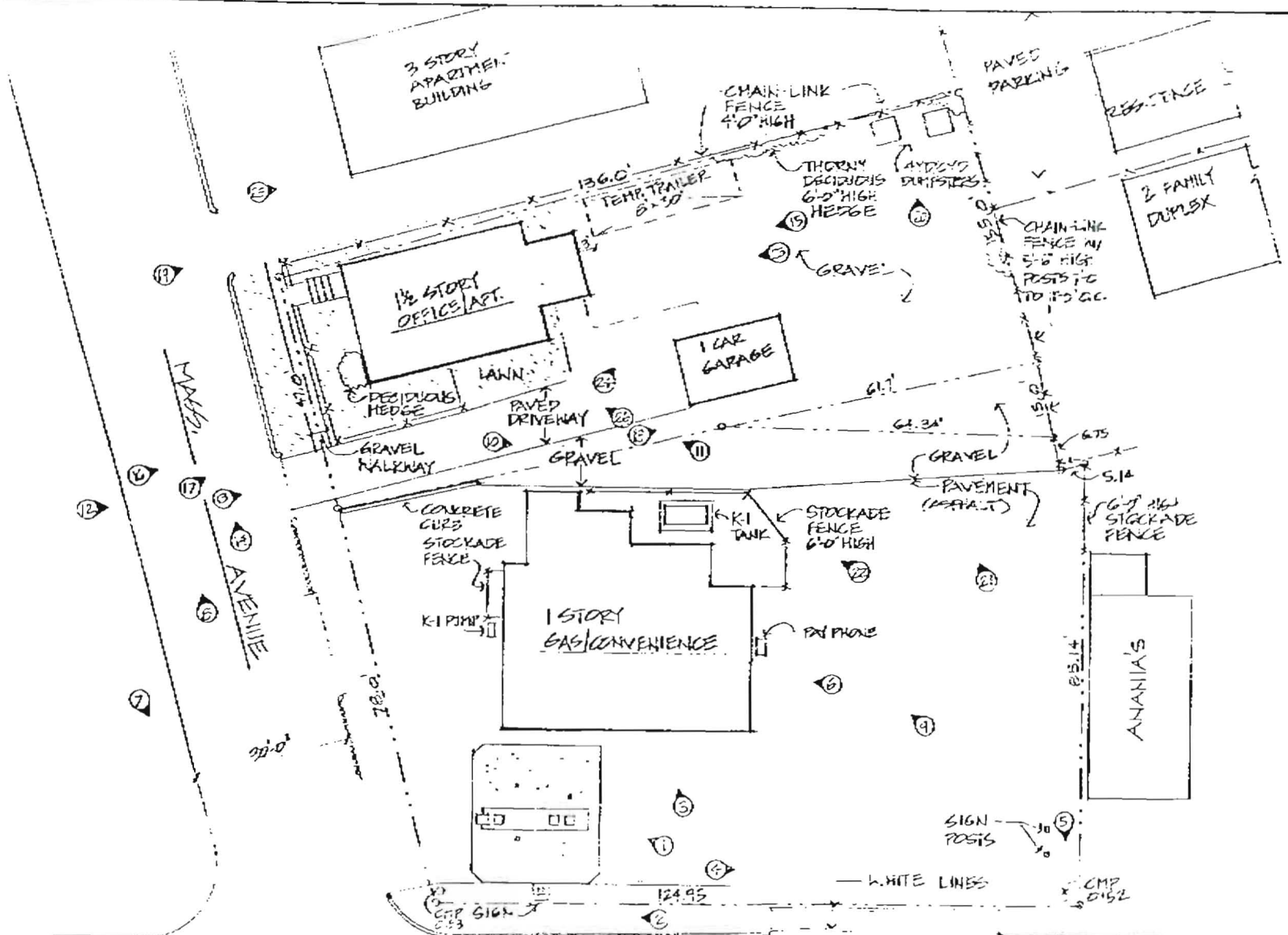
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Cash Energy IRVING
 1199 Congress Street
 Portland Maine 04101

95134

SEEK FILE 3 OF 4
 Proposed Office
 Floor Plan

SK-1



CONGRESS STREET
Existing Conditions Site Plan

PORT CITY ARCHITECTURE

JUNE 2014
FOR PLANS NUMBER 027-74-922

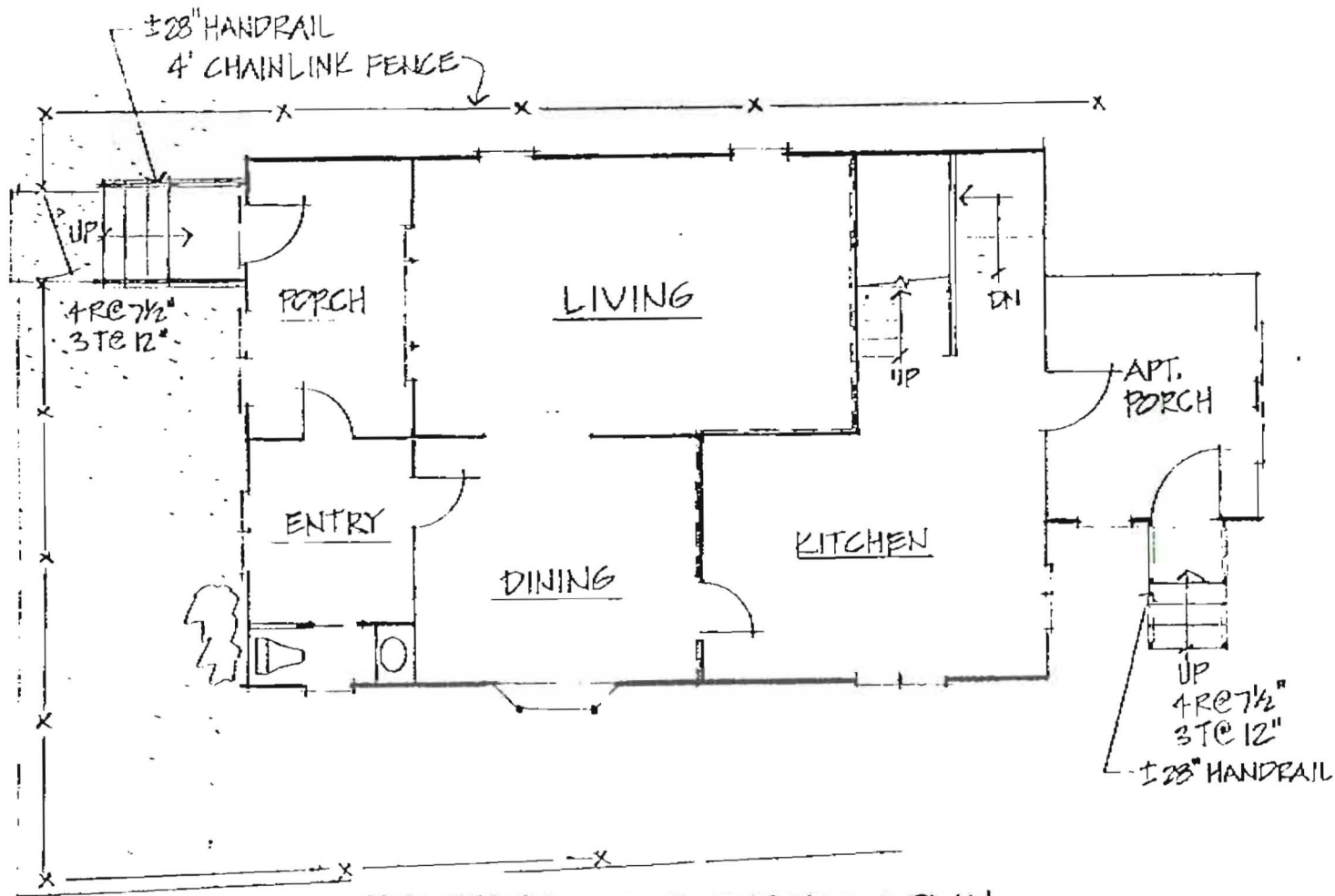
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1199 Congress Street
Portland Maine 04101

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IOF4
Existing Conditions Site Plan

SP-1



EXISTING APARTMENT FLOOR PLAN

1/8"-----1'-0"

DRIVEWAY



ARCHITECT

23 SRF
PORTLAND, MAINE
207 774 5420

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Cash Energy IRVING
1199 Congress Street

951

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Existing
Floor