



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Converting existing attached garage into dwelling unit

PROJECT ADDRESS: 83 Walton St. CHART/BLOCK/LOT: 141 / A / 1

APPLICATION FEE: _____ (\$50.00)

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

Converting existing attached garage into dwelling unit

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Timothy Gardner
Address: 83 Walton St.
Portland 04103
Work #: 854 2531 ext 513
Cell #: 329 0657
Fax #: _____
Home #: 772 8106
E-mail: gardner.te@gmail.com

CONSULTANT/AGENT

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

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

<u>yes</u>	_____
<u>no</u>	_____
<u>yes</u> increase	_____
<u>no</u>	_____
<u>yes</u>	_____
<u>yes</u>	_____
<u>no</u>	_____
<u>no</u>	_____
<u>no</u>	_____
<u>N/A</u>	_____
<u>yes</u>	_____
<u>no</u>	_____
<u>none</u>	_____
<u>no</u>	_____

Signature of Applicant:

Timothy Gardner

Date:

07/28/11

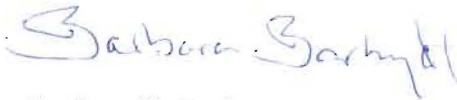
Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

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

Planning Division
Use Only

a) Is the proposal within existing structures?	Y	yes
b) Are there any new buildings, additions, or demolitions?	N	no
c) Is the footprint increase less than 500 sq. ft.?	Y	yes
d) Are there any new curb cuts, driveways or parking areas?	N	no
e) Are the curbs and sidewalks in sound condition?	Y	yes
f) Do the curbs and sidewalks comply with ADA?	Y	yes
g) Is there any additional parking?	N	no
h) Is there an increase in traffic?	N	no
i) Are there any known stormwater problems?	N	no
j) Does sufficient property screening exist?	N/A	yes
k) Are there adequate utilities?	Y	yes
l) Are there any zoning violations?	N	no
m) Is an emergency generator located to minimize noise?	N/A	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	N	no

The request for an administrative authorization is granted with the standard condition of approval that all required building permits are obtained from Portland's Inspection Division.

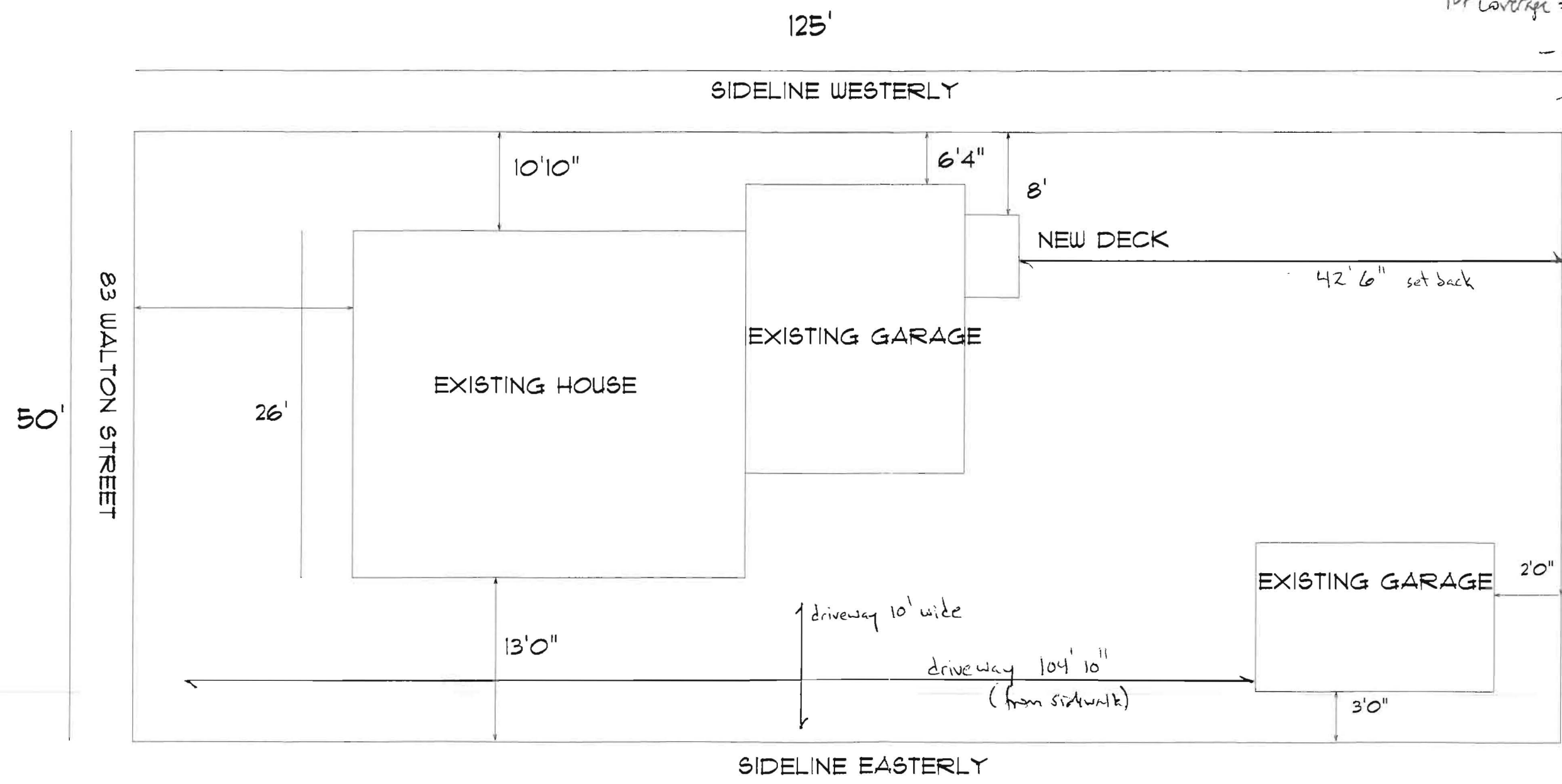


Barbara Barhydt
Development Review Services Manager

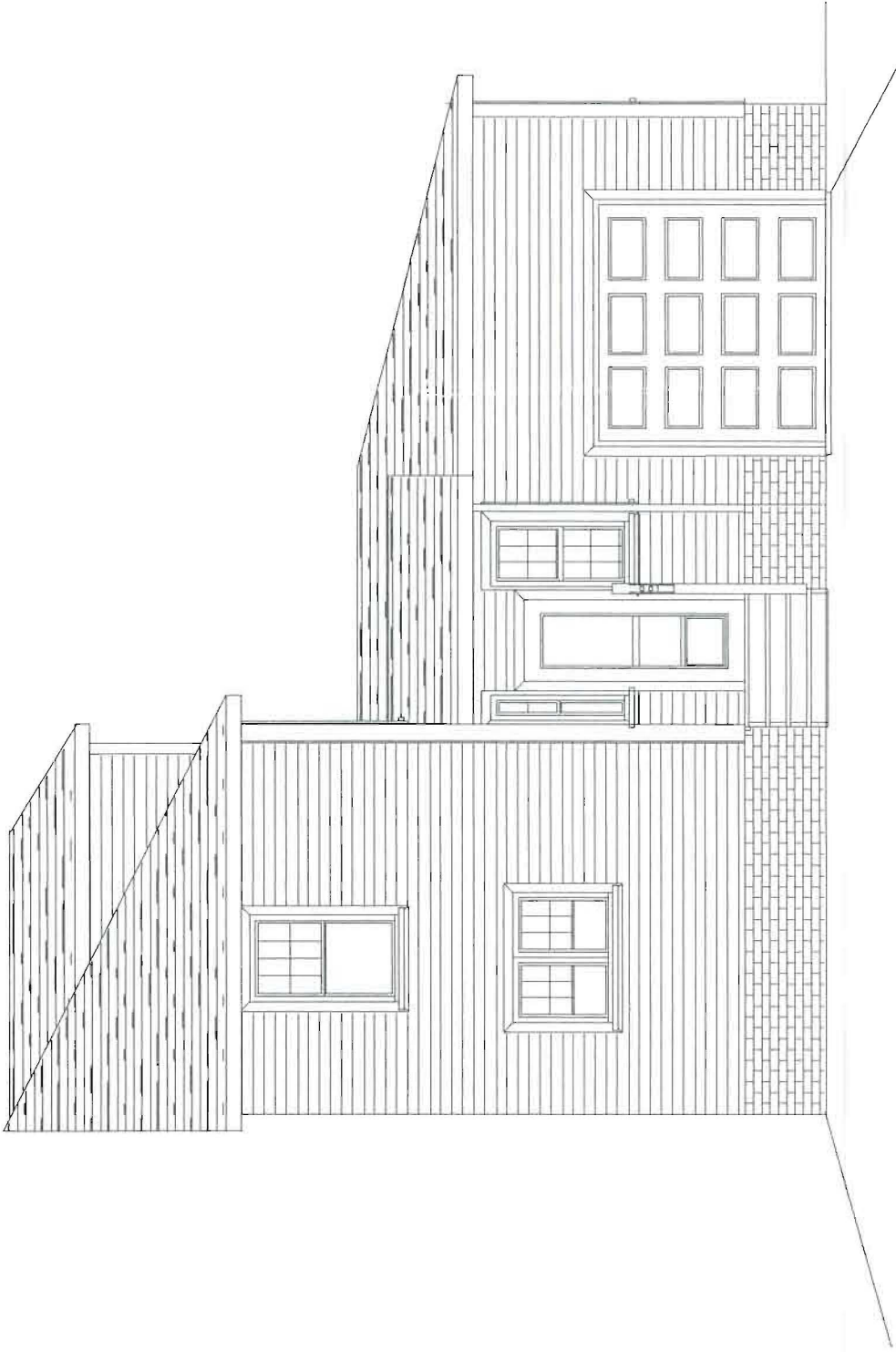
August 4, 2011

25
 lot size - 6250 ϕ
 land area per dw \approx 3000 ϕ (OK)
 - new deck - side setback 8' - 8' given
 ? - rear setback 20' -
 - lot coverage = 40% = 2500 ϕ

- existing 1688
 - deck = 91.8 (9.67 x 9.5) = 77.34
 (5.25 x 2.75) = 14.44
 1779.8 ϕ (OK)

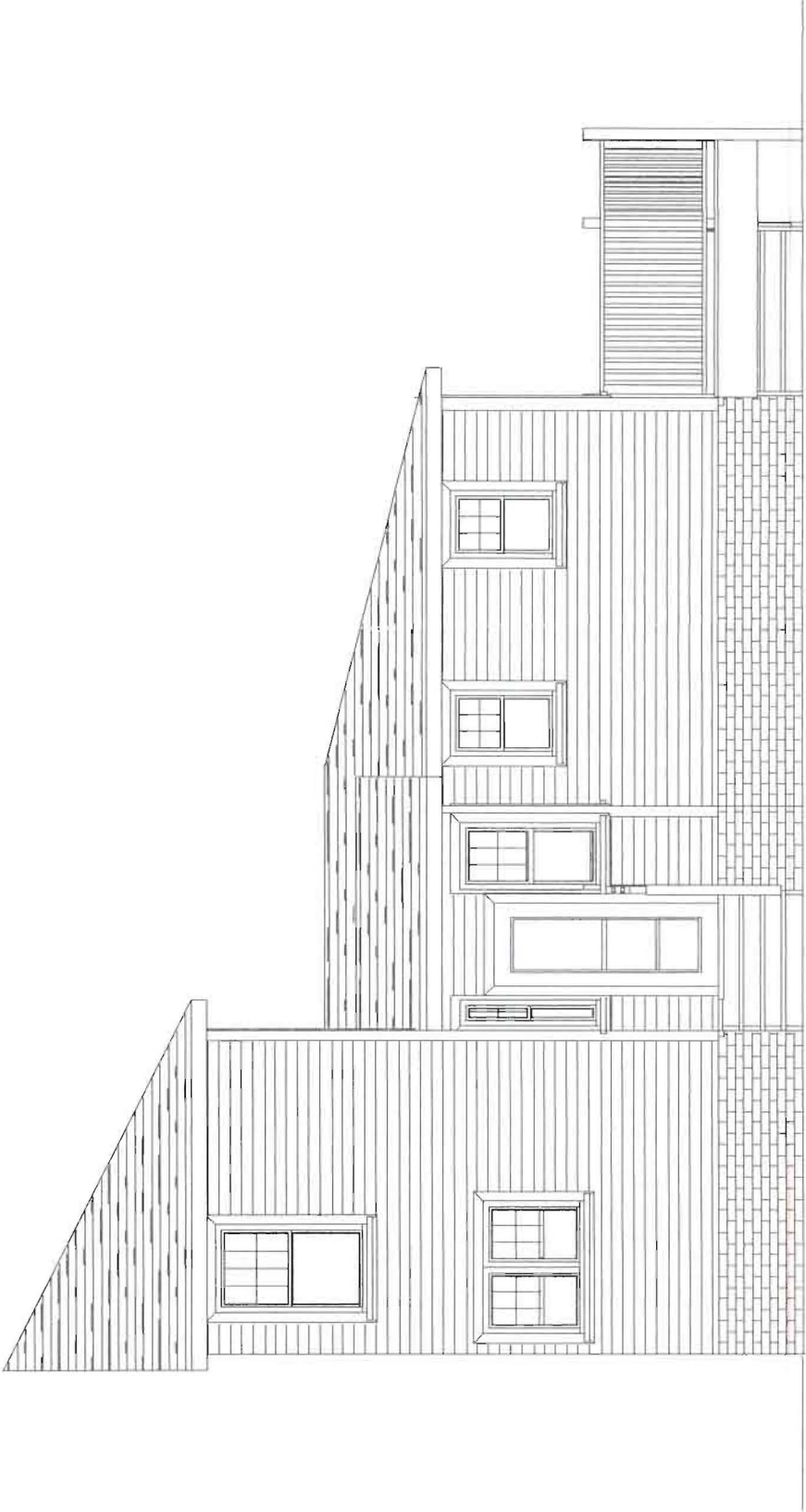


TIM AND CARRE GARDNER	
LOCATION 83 WALTON ST. PORTLAND, ME	
BUILDER	PAGE
SCALE	DRAWN BY: JNA



EXISTING ELEVATION

TIM AND CARRE GARDNER			
	LOCATION	83 WALTON ST. PORTLAND, ME	
	BUILDER		PAGE 1
	SCALE	NO SCALE	DRAWN BY: JNA 5/16/2011



NEW ELEVATION

TIM AND CARRE GARDNER

LOCATION 83 WALTON ST. PORTLAND, ME.

BUILDER PAGE 3

SCALE 3/16" = 1'
DRAIN BY: JNA