



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

4th floor

PROJECT NAME: Home for the Aged / The Park Danforth

PROJECT ADDRESS: 777 Stevens Ave, Portland, Me CHART/BLOCK/LOT: 146/C/5
04103

APPLICATION FEE: (\$50.00)

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

Placement of 10x14 garden shed to store garden tools + machinery.

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Denise M Vachon

Address: 777 Stevens Ave
Portland, ME 04103

Work #: 797-7710

Cell #: _____

Fax #: 797-3627

Home #: _____

E-mail: vachond@parkdanforth.com

CONSULTANT/AGENT

Name: _____

Address: _____

Work #: N/A

Cell #: _____

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

Y(yes), N(no), N/A

<u>No</u>	<u>No</u>
<u>Yes</u>	<u>Yes 10x14 shed</u>
<u>Yes</u>	<u>Yes</u>
<u>No</u>	<u>No</u>
<u>Yes</u>	<u>Yes</u>
<u>Yes</u>	<u>Yes</u>
<u>N/A</u>	<u>No</u>
<u>No</u>	<u>No</u>
<u>No</u>	<u>No</u>
<u>Yes</u>	<u>Yes</u>
<u>Yes</u>	<u>Yes</u>
<u>No</u>	<u>No</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

Signature of Applicant:

Denise M Vachon

Date:

11/11/2011

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Barbara Barhydt - Nov. 25, 2011

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

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

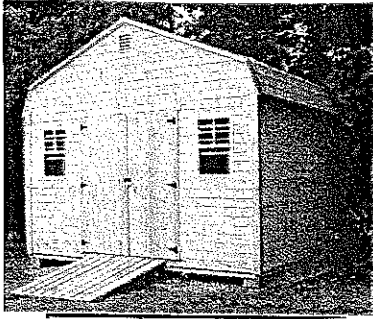
Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes – 10x14 Shed
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	n/a	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	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/a	n/a

The Administrative Authorization for 777 Stevens Avenue was approved by Barbara Barhydt, Development Review Services Manager on November 25, 2011 with the following condition(s) in addition to the required Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



The Park Danforth/Home for the Aged
777 Stevens Avenue
Portland, Maine 04103
Chart/Block/Lot: 146/C/5

Shed description

1. 10 ft x 14 ft shed with Gambrel roof.
2. 5 ft steel roll up door.
3. No windows
4. Vents on each end (10' side)

Deed Description:
 Beginning of a drilled hole in the concrete sidewalk at the intersection of the easterly right of way line of Stevens Avenue and the northerly right of way line of Poland Street;
 thence S 64°15'35"E, 335.06' along said northerly line of Poland Street to an iron rod found at a point of curvature;
 thence by said curve to the left, with a radius of 218.29', an arc distance of 111.12' to the point of tangency of said curve;
 thence N 86°34'25"E, a distance of 100.19' along said northerly right of way line of Poland Street to an iron rod at the intersection of said Poland Street and the westerly right of way line of Forest Avenue;
 thence N 2°05'35"W, a distance of 132.80' along said westerly right of way line of Forest Avenue to an iron rod;
 thence N 83°01'10"W, a distance of 222.23' by land now or formerly of Lloyd B. Wolf as described in an instrument recorded in book 3329, page 17 to an iron rod;
 thence N 19°04'44"E, a distance of 167.10' by said land of Wolf to an iron rod;
 thence N 62°59'10"W, a distance of 243.50' by land of Wolf to a drilled hole in the concrete sidewalk on said easterly right of way line of Stevens Avenue;
 thence S 24°30'25"W, a distance of 283.92' along said easterly right of way line of Stevens Avenue to the point of beginning, containing 2.53 acres.

Certification

To: The Park Danforth, Home for the Aged, The U. S. Department of Housing and Urban Development, Suburban Mortgage Associates and the LandAmerica/Cumberland Title Company.
 This is to certify that this map or plot and the survey on which it is based was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ASCM and NSPS in 1999, and includes Items 8, 9, 10 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ASCM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 18 Feb 2005
 Larry Slaughter
 Professional Licensed Surveyor No. 1133

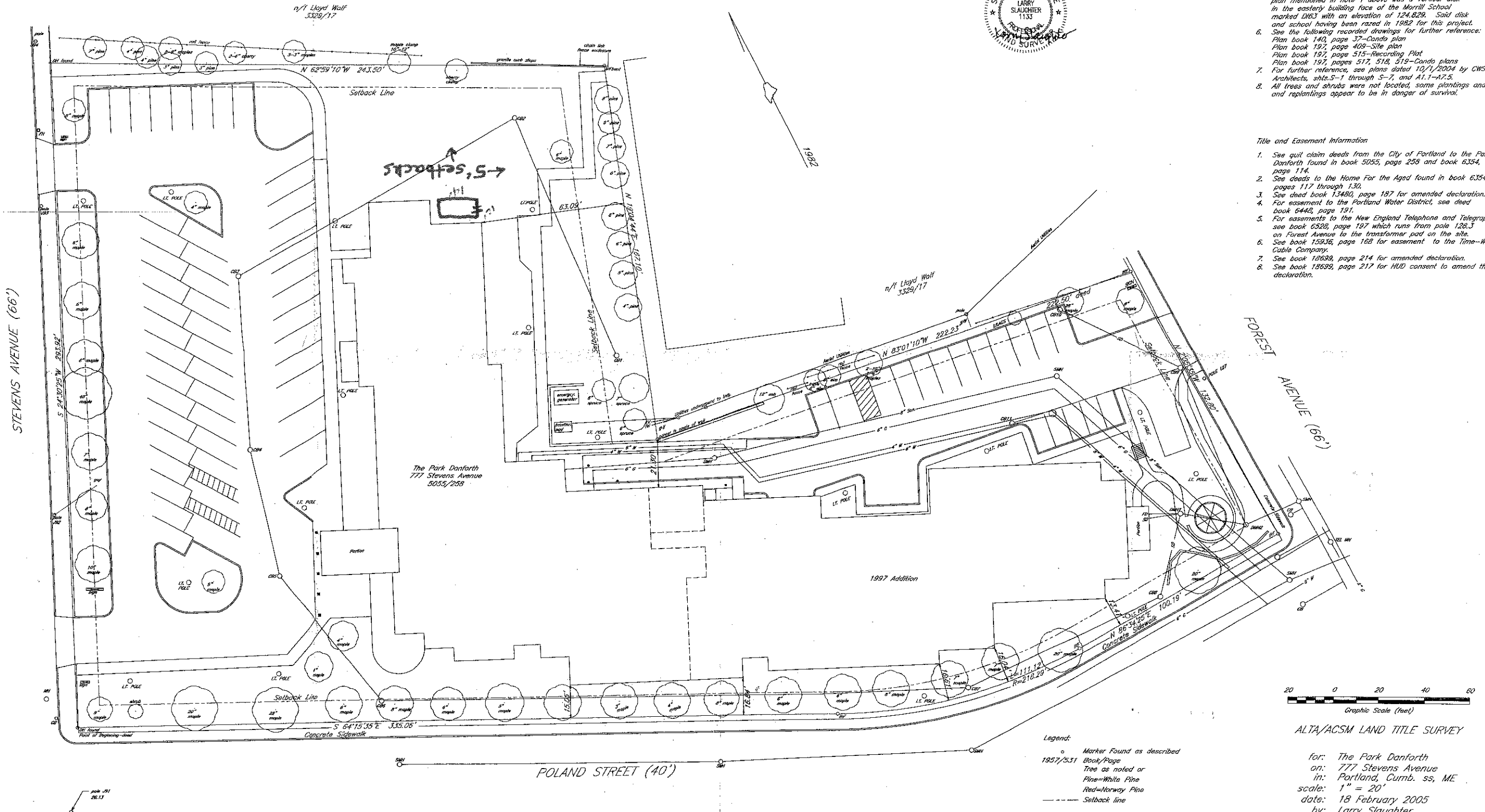


General Notes

- Bearings are magnetic, 1982 from a site plan and survey dated 7/10/82 in plan book 140, page 36.
- A separate standard boundary survey for this parcel was recorded in plan book 197, page 408.
- The area of the parcel surveyed is 2.5273 acres or 110,089 square feet.
- Data gathered for this plan was under winter conditions. All evidence, manholes, catch basins, water gate covers, etc. may not have been found. An examination when snow and ice cover conditions are eliminated may be necessary to finalize evidence and amend plan. Corner markers were set in 1997 but may have been disturbed during construction of concrete sidewalks.
- Add 100.00 to obtain USCGS elevations. BM used for plan mentioned in note 1 above was a vertical disk in the easterly building face of the Morrill School marked D163 with an elevation of 124.829. Said disk and school having been razed in 1982 for this project.
- See the following recorded drawings for further reference: Plan book 140, page 37—Condo plan; Plan book 197, page 408—Site plan; Plan book 197, page 515—Re-creating Plot; Plan book 197, pages 517, 518, 519—Condo plans.
- For further reference, see plans dated 10/1/2004 by CWS Architects, shts. S-1 through S-7, and A1.1-A7.5.
- All trees and shrubs were not located, some plantings and replantings appear to be in danger of survival.

Title and Easement Information

- See quit claim deeds from the City of Portland to the Park Danforth found in book 5055, page 258 and book 6354, page 114.
- See deeds to the Home For the Aged found in book 6354, pages 117 through 130.
- See deed book 13480, page 197 for amended declaration.
- For easement to the Portland Water District, see deed book 6448, page 191.
- For easements to the New England Telephone and Telegraph Co., see book 6528, page 197 which runs from pole 128.3 on Forest Avenue to the transformer pad on the site.
- See book 15936, page 168 for easement to the Time-Warner Cable Company.
- See book 18698, page 214 for amended declaration.
- See book 18699, page 217 for HUD consent to amend the declaration.



Legend:
 ○ Marker Found as described
 1957/531 Book/Page
 Tree as noted or
 Pine—White Pine
 Red—Norway Pine
 --- Setback line

ALTA/ACSM LAND TITLE SURVEY
 for: The Park Danforth
 on: 777 Stevens Avenue
 in: Portland, Cumb. ss, ME
 scale: 1" = 20'
 date: 18 February 2005
 by: Larry Slaughter
 376-123 Merrimac Trail
 Williamsburg, VA 23185

Surveyor's Report

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U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

Instructions: Submit a completed, signed Surveyor's Report with all survey map/plat submissions. See the Surveyor's Instructions for required map/plat submissions. Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

I certify that, on (date) 15 February 2005, I made a survey of the premises standing in the name of The Park Danforth

situated at (city, county, state): City of Portland, Cumberland ss, Maine

known as street numbers 777 Stevens Avenue

and shown on the accompanying survey entitled: The Park Danforth

ALTA/ACSM LAND TITLE SURVEY

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again, on (date) 25 February 2005, and on such latter inspection, I found said premises to be standing in the name of: The Park Danforth

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or disclosed in the process of researching title to the premise, and I further certify that such conditions(s) are shown on the survey map/plat dated 18 February 05 or has/have been updated thereon under Revision Date (no revisions)

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: none observed
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: none
3. Cemeteries or family burying grounds located on said premises: none
4. Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: See plan for electrical/communication service
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such): none
6. Earth moving work, building construction, or building additions within recent months: none observed
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise): none
8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: new sidewalk on Poland Street
9. Flood hazard: not in a flood hazard zone
10. Site used as a solid waste dump, sump, or sanitary landfill: no

Surveyor's Name: (print or type) <u>Larry Slaughter</u>	License Number: <u>PLS 1133</u>	Signature <u>x Larry Slaughter</u>
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