

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ARBOR STREET ASSOCIATES

Located At 1124 FOREST AVE

Job ID: 2012-04-3731-ALTCOMM

CBL: 146- D-004-001

has permission to Add a 12'x 34' deck for outside dining on private property provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 5/11/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-04-3731-ALTCOMM	Date Applied: 4/10/2012	CBL: 146- D-004-001	
Location of Construction: 1124 FOREST AVE	Owner Name: ARBOR STREET ASSOCIATES	Owner Address: 47 INDIA ST STE B PORTLAND, ME 04101	Phone:
Business Name: Po' Boys and Pickles	Contractor Name: Richardson Services	Contractor Address: 143 Summer St., Kennebunk ME 04043	Phone: (207) 632-4271
Lessee/Buyer's Name: Peter Zinn	Phone: 207-831-7092	Permit Type: BLDG - Building	Zone: B-2
Past Use: Restaurant	Proposed Use: Same - restaurant - "Po' Boys & Pickles" - build outside deck on front - 12' x 34' - <i>for seating</i>	Cost of Work: 6000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>B</i> Type: <i>5</i> <i>IBC-2009</i> Signature: <i>JMB</i>
Proposed Project Description: Add a deck to Po' Boys		Pedestrian Activities District (P.A.D.)	<i>5/11/12</i>
Permit Taken By:	Zoning Approval		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Admin. Action.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date:</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>AKU</i></p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

B-2

Entered 4/10/12 (88)



General Building Permit Application

ID 2012-04-3731-AltComm

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1124 Forrest Ave, Portland, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>453 sq ft</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>146 0 004</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Peter Zinn</u> Address <u>187 Foreside RD</u> City, State & Zip <u>Falmouth ME 04405</u>	Telephone: <u>831-7092</u>
Lessee/DBA (If Applicable) <u>Po' Boys & Pickles</u>	Owner (if different from Applicant) Name <u>Arbur St Associates</u> Address <u>India St.</u> City, State & Zip <u>Portland, ME</u>	Cost Of Work: \$ <u>6,000.-</u> Admin Cost of Fee: \$ <u>850.00</u> Total Fee: \$ <u>80.00</u> <u>30.00</u>
Current legal use (i.e. single family) <u>Restaurant</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>no change of use</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add a deck to front of restaurant for tables and chairs. Increase visibility. 6'12" x 34'</u>		
Contractor's name: <u>R. Lee Richardson, Richardson Services</u>		
Address: <u>143 Summer St</u>		
City, State & Zip <u>Kennebunk ME 04043</u>		Telephone: <u>207 632 4271</u>
Who should we contact when the permit is ready: <u>Peter Zinn</u>		Telephone: <u>831-7092</u>
Mailing address: _____		

RECEIVED
APR 10 2012
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/10/12

This is not a permit; you may not commence ANY work until the permit is issue

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Framing prior to covering if no access at final

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3731-ALTCOMM

Located At: 1124 FOREST AVE

CBL: 146- D-004-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All means of egress to remain accessible at all times.
4. No means of egress shall be affected by this renovation.
5. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

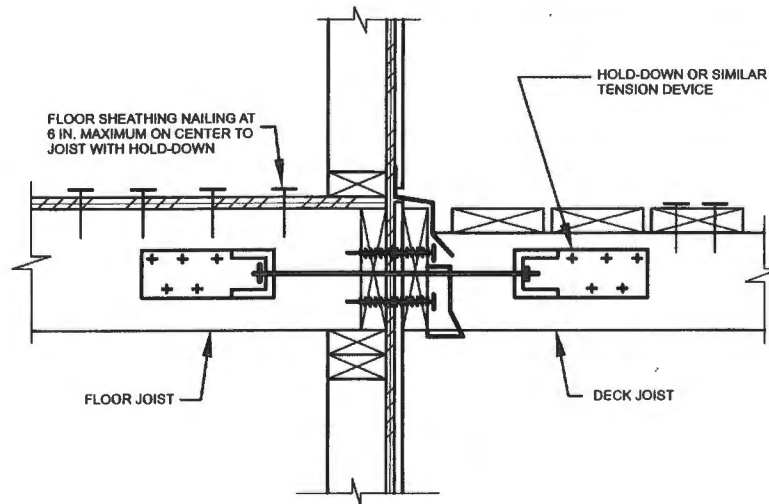
1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans including, 2-2x10 deck beam, 18" cantilever.
3. Details for the transition from the deck to the existing asphalt ramp shall be submitted for review prior to constructing.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. The following Table and Figure provide a guide to the ledger attachment bolt spacing schedule and the lateral deck attachment in 2 locations as agreed upon with the contractor, R. Leo Richardson. Deck lateral attachment detail to be submitted.

TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER
AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST^{c, f, g}
 (Deck live load = 40 psf, deck dead load = 10 psf)

JOIST SPAN	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
Connection details	On-center spacing of fasteners^{d, e}						
1/2 inch diameter lag screw with 15/32 inch maximum sheathing ^a	30	23	18	15	13	11	10
1/2 inch diameter bolt with 15/32 inch maximum sheathing	36	36	34	29	24	21	19
1/2 inch diameter bolt with 15/32 inch maximum sheathing and 1/2 inch stacked washers ^{b, h}	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. 1 pound per square foot = 0.0479 kPa.

- a. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
- b. The maximum gap between the face of the ledger board and face of the wall sheathing shall be 1/2".
- c. Ledgers shall be flashed to prevent water from contacting the house band joist.
- d. Lag screws and bolts shall be staggered in accordance with Section R502.2.2.1.1.
- e. Deck ledger shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other approved materials as established by standard engineering practice.
- f. When solid-sawn pressure-preservative-treated deck ledgers are attached to a minimum 1 inch thick engineered wood product (structural composite lumber, laminated veneer lumber or wood structural panel band joist), the ledger attachment shall be designed in accordance with accepted engineering practice.
- g. A minimum 1 x 9 1/2 Douglas Fir laminated veneer lumber rimboard shall be permitted in lieu of the 2-inch nominal band joist.
- h. Wood structural panel sheathing, gypsum board sheathing or foam sheathing not exceeding 1 inch in thickness shall be permitted. The maximum distance between the face of the ledger board and the face of the band joist shall be 1 inch.



For SI: 1 inch = 25.4 mm.

FIGURE 502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 2267

Tender Amount: 130.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/10/2012

Receipt Number: 42706

Receipt Details:

Referance ID:	6008	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-04-3731-ALTCOMM - Add a deck to Po' Boys			
Additional Comments: 1124 Forest Ave			

Referance ID:	6010	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-04-3731-ALTCOMM - Add a deck to Po' Boys			

Applicant: Peter Zinn

Date: 4/12/12

Address: 1124 Forest Ave.

C-B-L: 146-D-004

Permit # ~~1424~~ 2012-04-3731

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1987

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - existing restaurant - adding deck in front for outdoor seating - 12' x 34'

Sewage Disposal -

Lot Street Frontage - N/A

Front Yard - no minimum

Rear Yard - 10' min - N/A

Side Yard - 5' min - 8' min (ok)

Projections -

Width of Lot -

Height -

Lot Area - 13,375

- see GIS diagram.

Lot Coverage Impervious Surface -

90% = 12,037.5

$$\frac{11,172}{13,375} = 83.5\% \text{ (ok)}$$

Area per Family -

Off-street Parking - not impacting

Loading Bays - parking.

N/A.

Site Plan -

Shoreland Zoning/Stream Protection -

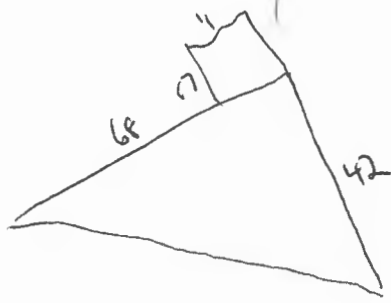
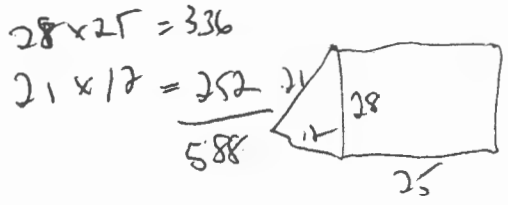
Flood Plains -

1124 Forest Ave



Copyright 2011 Esri. All rights reserved. Thu Apr 12 2012 02:50:22 PM.

$$\frac{22034 \text{ pervias}}{13375} = 16.5\%$$



$$\frac{68 \times 17}{2} = 2856 = 1428$$

$$17 \times 11 = 187$$

R Leo Richardson
Richardson Services
P.O.Box 41
Kennebunk, Maine 04043
207 632 4271

04/09/2012

Proposal is to build a seating deck on the front of restaurant at 1124 Forest Ave.

All materials to be pressure treated lumber with galvanized and/or stainless fasteners and connectors

Ledger board, joists and rim to be 2" x ~~12~~¹⁰" pt lumber

Beam height, also 2" pt lumber, to be determined so elevation incorporates current ramp up to door.

Post beam anchors will be used at sono tubes. Joist hangars used at all connections.

Decking material will be 5/4" x 6" pt decking with ceramic fasteners.

Railing posts will be 4" x 4" posts. A guardrail will be installed, style TBD. No guard system necessary because elevation is less than 30", but either horizontal slats or vertical balusters will be employed.

Ledger board will be fastened with lag bolts into framing members. Proper flashing will be used against building.

All work to conform to current code and standard building practices.

Liability certificate available upon request.

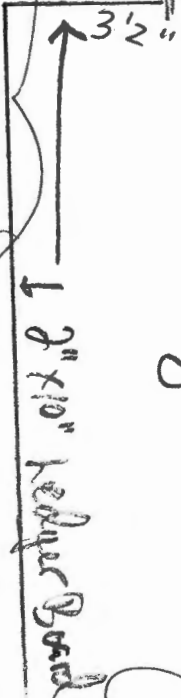
Po Boys n Pickles
1124 Forest Ave
Portland, Me

Transition detail to be submitted for review prior to construction of 2" x 10" Deck

Bldg

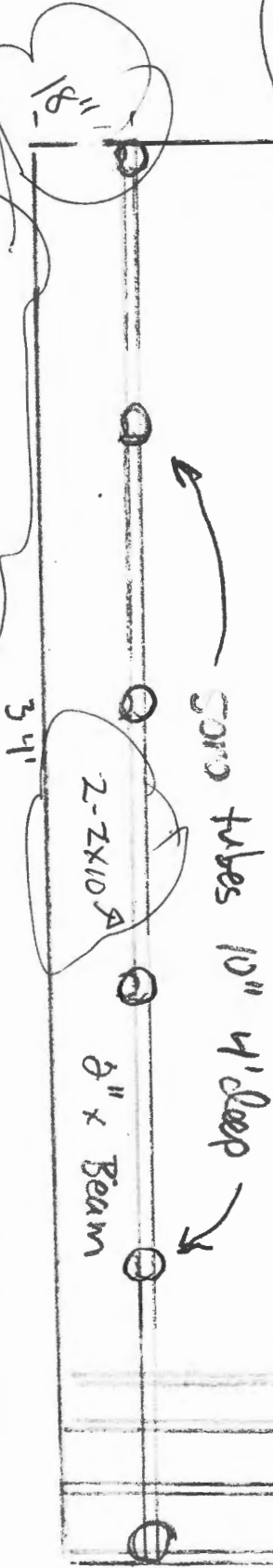


lateral Attachment detail to be submitted Proposed Deck



Attachment per Table in cond. tabs

2" x 10" anchor



5/2/12 per Ted/Con Richardson Notes per R. Leo Williams

1124 Forest Ave



Administrative Authorization Application

Portland, Maine
Planning and Urban Development Department, Planning Division

PROJECT NAME: build small deck for seating at Po' Rays's Pub
 PROJECT ADDRESS: 1124 Forest Ave CHART/BLOCK/LOT: 146-D-004
 APPLICATION FEE: (\$50.00)

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

Build a small seating deck on front restaurant for outside dining. Increase visibility

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Peter Zina
 Address: 187 Foreside Rd
Falmouth ME 04105
 Work #: 518-9735
 Cell #: 831-7992
 Fax #: _____
 Home #: _____
 E-mail: _____

CONSULTANT/AGENT

Name: Riley Richardson
 Address: 143 Sumner St
Kennebunk ME 04043
 Work #: 207 632 4271
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: rtt@coastrunner.com

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>N</u>	<u>N</u>
<u>Y</u>	<u>Deck</u>
<u>Y</u>	<u>443 sq</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N</u>	<u>N</u>
<u>N/A</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N (Ann okay w/ zoning) 4-27-12</u>
<u>N</u>	<u>N/A</u>
<u>N</u>	<u>Y</u>

Signature of Applicant:

Date:

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
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?	No	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?	n/a	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?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 1124 Forest Avenue was approved by Barbara Barhydt, Development Review Program manager on 5-3-12 with the following 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.

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Barbara Berhett, Dev Rev Services Mgr - 5/3/12

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.

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Barbara Berhett, Dev Rev Services Mgr - 5/3/12

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.