



105 AMH
APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: F. Wilson Deane LLC
 Applicant's Mailing Address: 55 75 7th Ave SE, Burien, WA 98148
 Consultant/Agent/Phone Number: 720 822 1000
 Application Date: 7/1/06
 Project Name/Description: B-A
 Address of Proposed Site: 720 7th St S
 CBL: 720 7th St S

Description of Proposed Development:

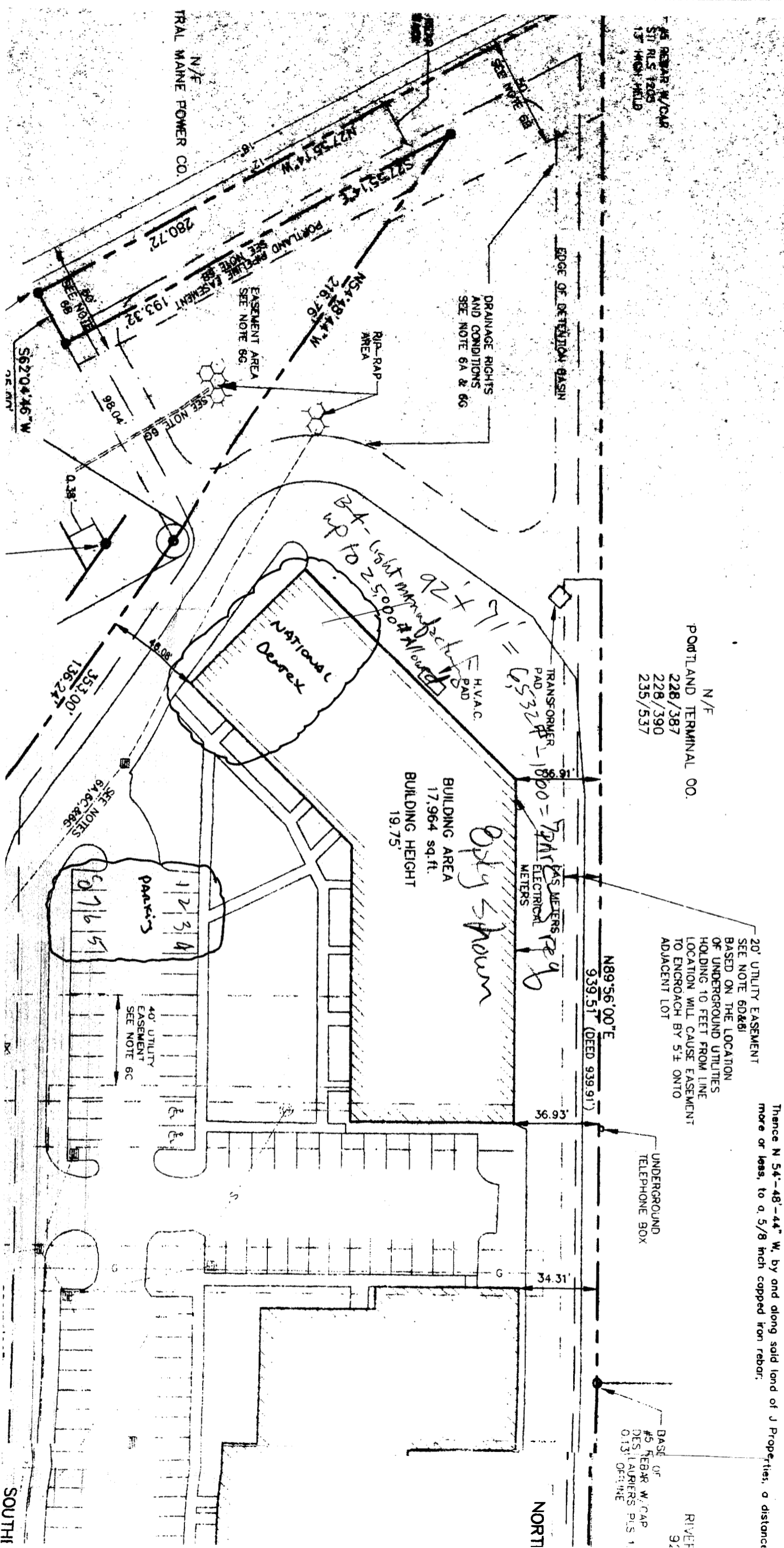
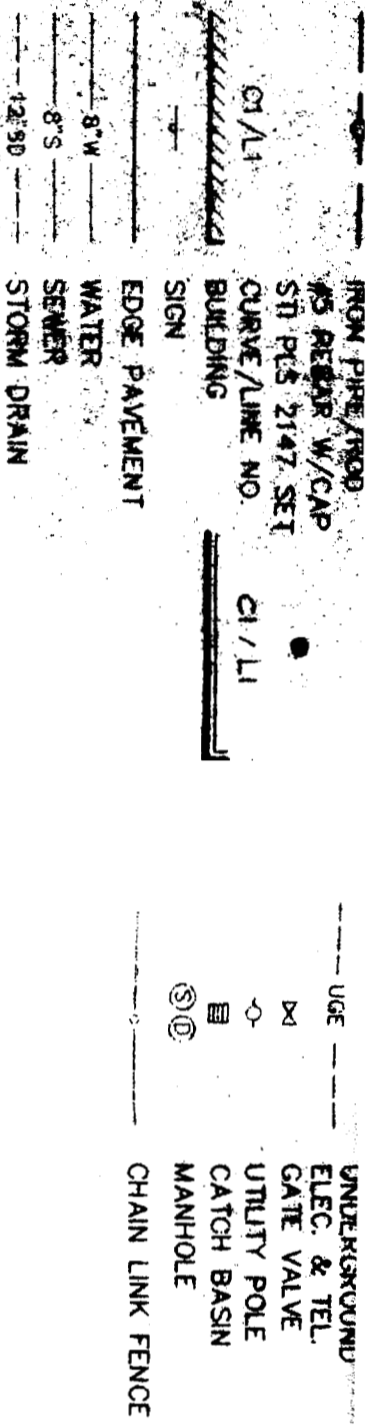
Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4) on back side of form		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	Yes	✓
b) Footprint Increase Less Than 500 Sq. Ft.	Yes	✓
c) No New Curb Cuts, Driveways, Parking Areas	N/A	✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	N/A	✓
e) No Additional Parking/ No Traffic Increase	No	✓
f) No Stormwater Problems	N/A	✓
g) Sufficient Property Screening	N/A	✓
h) Adequate Utilities	Yes	✓

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption _____

Planner's Signature: J. [Signature] Date: 8/2/06

Large Plans
on file
UPst 2005
4-1-06



November 4, 1955, Drawing No. 481/11;

Thence S 01°-49' E, by and along Riverside Street, a distance of 44.42 feet capped iron rebar set at a point of curvature where formerly a monument;

Thence southeasterly and turning southwesterly along a curve to the right 576.62 feet, a central angle of 26°-28'-41", by and along Riverside Street, 266.47 feet to a 5/8 inch capped iron rebar set at the northeasterly corner formerly owned by Mahoney Holdings by a deed recorded at said Registry in Page 230;

Thence N 69°-47'-47" W, by and along said land of Mahoney Holdings, a distance to a 5/8 inch capped iron rebar set at an angle point;

Thence S 89°-56'-00" W, by and along said land of Mahoney Holdings, a distance to a 5/8 inch capped iron rebar set on the northeasterly sideline of lot owned by J Properties by deeds recorded at said Registry in Book 6572, Page 7619, Page 120;

Thence N 54°-48'-44" W, by and along said land of J Properties, a distance more or less, to a 5/8 inch capped iron rebar;

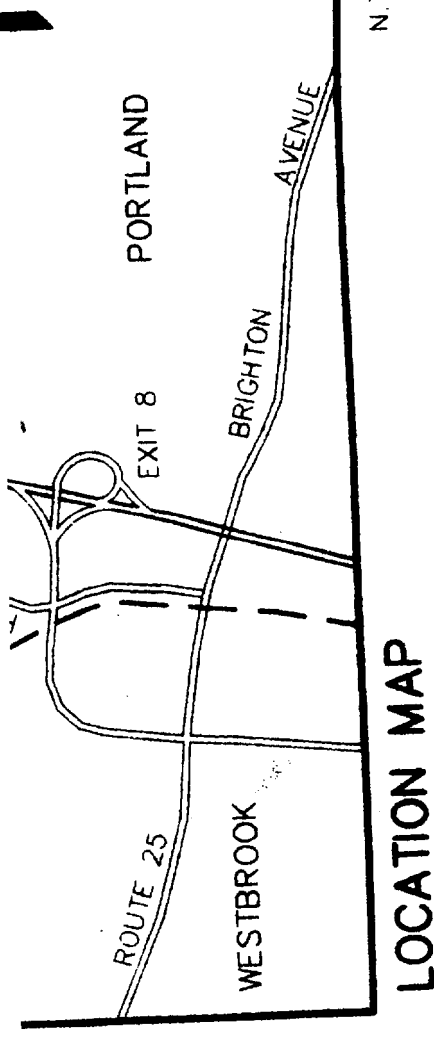
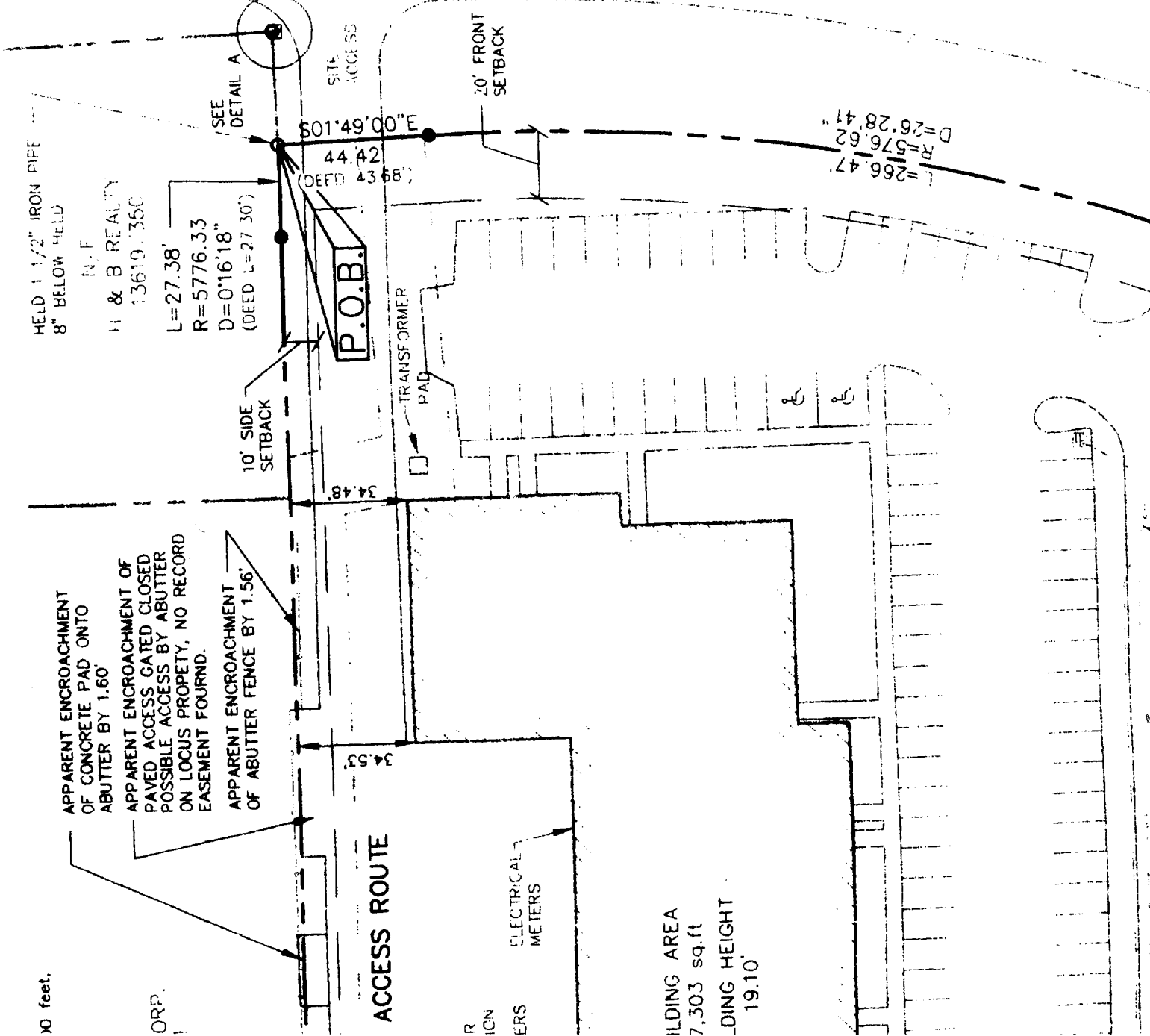
...recorded at said Registry in Book 228, Pages 387 and 390 and Book 235, Page 537.

Thence N 89°-56'-00" E, by and along said land of Portland Terminal Company, land now or formerly owned by Riverside Corporation by a deed recorded in Book 9255, Page 231 and by said lands of H & B Realty, a total distance of 939.51 feet to a 5/8 inch capped iron rebar set at a point of curvature.

Thence easterly and turning more northerly along a curve to the left with a radius of 5,776.33 feet, a central angle of 01°-16'-18", by and along said land of H & B Realty, a distance of 27.38 feet to the point of beginning.

Meaning and intending to describe a certain lot or parcel of land containing 5.09 acres, more or less. The above described courses are based on True North as determined by the Maine Turnpike Authority in their survey and plan of Riverside Street Relocation.

The above described property being subject to and benefited by those easements, restrictions and conditions listed in Notes 6A through 6J.



GENERAL NOTES

- THE RECORD OWNER OF LOT A IS BOUNTY REALTY BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7056 PAGE 115.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND'S TAX MAP 267 BEING SHOWN AS LOT A-5.
- TOTAL AREA OF THE PARCEL IS 5.09 A.C.
- THE PROPERTY IS LOCATED WITHIN THE B-4 (COMMERCIAL BUSINESS) ZONE
 - MINIMUM LOT SIZE 10,000 S.F.
 - MINIMUM LOT WIDTH 60 FEET
 - MINIMUM FRONT YARD 20 FEET
 - MINIMUM REAR YARD 20 FEET
 - MINIMUM SIDE YARD 10 FEET
 - MAXIMUM BUILDING HEIGHT 65 FEET *

* (LOTS GREATER THAN 5 ACRES, 90 FEET IN HEIGHT IS PERMITTED IF SETBACKS ARE INCREASED BY 1 FOOT IN DISTANCE FOR EACH FOOT OF HEIGHT ABOVE 65 FEET.)

PLAN REFERENCES:

- PLAN OF LAND TITLED "BRIGHTON AVENUE INTERCHANGE, MAINE TURNPIKE AUTHORITY, MAIN TURNPIKE, SECTION 2 - PORTLAND TO AUGUSTA, PROPERTY PLAN DATED JULY 1954" RECORDED AT SAID REGISTRY IN PLAN BOOK 41 PAGE 70.
 - PLAN OF LAND TITLED "PROPOSED BUILDING COMPLEX RIVERSIDESIDE STREET, PORTLAND, M. DEVELOPED BY BOULOS COMPANY" DATED THROUGH JANUARY 12, 1987 BY SEBAGO TECHNICAL, INC. AND RECORDED IN PLAN BOOK 161 PAGE 45.
 - LAND TITLE SURVEY FOR EXISTING BUILDING COMPLEX DEVELOPED BY BOULOS COMPANY DATED JULY 5, 1988 BY SEBAGO TECHNICAL, INC.
 - STANDARD BOUNDARY SURVEY ON RIVERSIDE STREETS IN PORTLAND MAINE FOR LEE HARVEY 222 RIVERSIDE STREET, PORTLAND, MAINE 04103 DATED THROUGH NOVEMBER 25, 1996 BY DES LAURIERS & ASSOCIATES OF NEW ENGLAND, INC.
6. SUBJECT TO THE FOLLOWING EASEMENTS, RESTRICTIONS AND CONDITIONS REFERENCED IN A TITLE COMMITMENT ISSUED FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY BY MONUMENT TITLE COMMITMENT NO. 102699-011 FILE 99010258 DATED OCTOBER 25, 1999:
- TITLE COMMITMENT ITEM 4 - DRAINAGE EASEMENTS FOR IMPOUNDMENT OF WATER WITHIN A COMMON DETENTION BASIN WERE CONVEYED BY DEED OF BOUNTY REALTY TO J. PROPETIE C/O LOCKE OFFICE PRODUCTS, INC. DATED DECEMBER 11, 1986 AND RECORDED IN BOOK 7 PAGE 120. THE DETENTION BASIN IS LOCATED WITHIN PROPERTY OWNED BY J. PROPETIE TO BOUNTY REALTY BY DEED DATED JANUARY 30, 1987 AND RECORDED IN BOOK 7619 PAGE 116. ALSO GRANTED ARE RIGHTS TO DRAIN THROUGH UNDERGROUND DRAIN LINES AND STRUCTURES WITHIN PROPERTY OF BOUNTY REALTY TO RIVERSIDE STREET.
 - TITLE COMMITMENT ITEM 5 - THE PORTLAND PIPELINE COMPANY WAS CONVEYED A "BLANK EASEMENT OVER PROPERTY FORMERLY OWNED BY DENNIS D. DECORMIER et al. BY DEED DATED OCTOBER 10, 1941 AND RECORDED IN BOOK 1646 PAGE 289. THIS EASEMENT WAS RELEASED WHERE IT WAS LOCATED WITHIN THE PROPERTY BY THE FOLLOWING DEEDS: 1) TO J. PROPETIE BY DEED DATED NOVEMBER 23, 1984 AND RECORDED IN BOOK 6636 PAGE 3 EXCEPTING LAND EASTERLY OF AND WITHIN 50 FEET FROM THE CENTER LINE OF A 12" PIP 2) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 3) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 4) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 5) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 6) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 7) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 8) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 9) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846; 10) TO BOUNTY REALTY BY DEED DATED SEPTEMBER 8, 1988 AND RECORDED IN BOOK 846;

inch
of
low or
7.
97.57
472.92
formerly
d Book

BUILDING AREA
7,303 sq.ft
BUILDING HEIGHT
19.10'