Northeast Civil Solutions
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July 26, 2010

153 U.S. Route 1

Scarborough

Maine 04074

Ms. Barbara Barhydt
Department of Planning and Urban Development
Portland City Hall
389 Congress Street
Portland, ME 04101

tel

207.883.1000

800.882.2227

RE: Poulin Property Holdings, LLC – Building Addition at 171 Warren Avenue
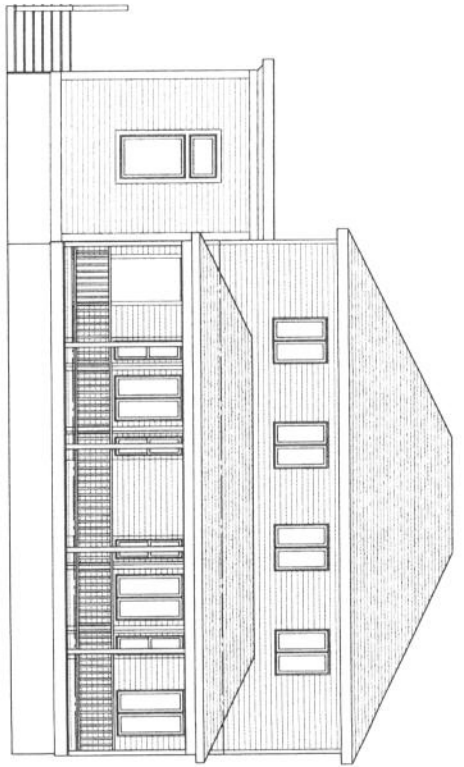
Dear Barbara,

fax

207.883.1001

Enclosed please find the necessary materials to support a "Minor Site Plan Review" at 171 Warren Avenue. The lot is currently developed, formerly housing an office. Poulin Property Holdings, LLC is proposing to expand the office space with a 720 sf addition.

This parcel is located on the corner of Warren Avenue and Hemmingway Street within the B-4 Business Zone. The total parcel area is 51,840 sf (1.19 Ac). Currently, the site is accessed off from Warren Avenue. Access can also be gained off from Hemmingway Street, an unimproved City Street. The site is not burdened by any easements.
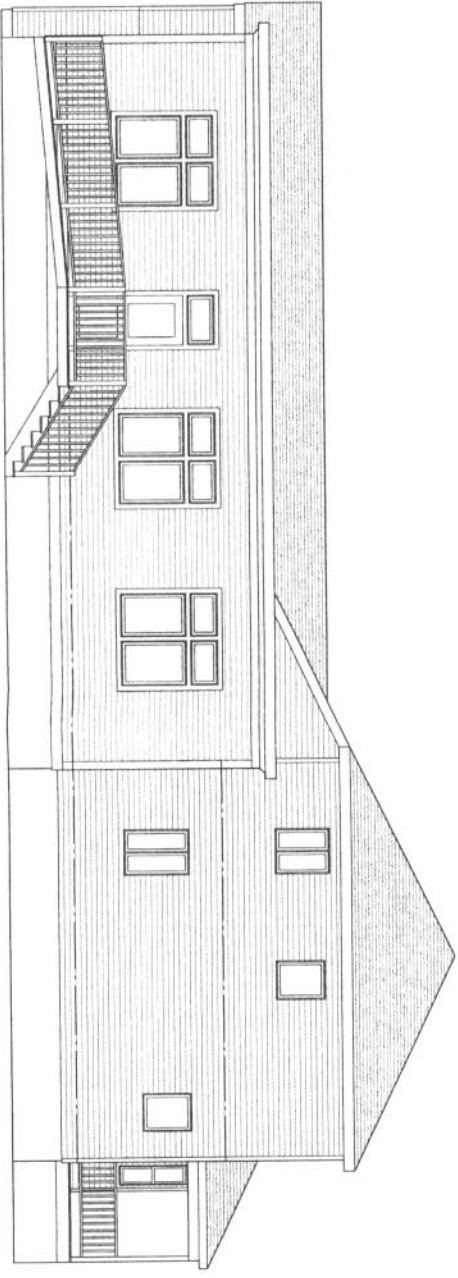
A 45ft x 16ft (720 sf) addition is proposed. The existing footprint of the building is 1,664 sf. With the addition the new footprint of the building will be 2,384 sf. Since a portion of this building is two stories the square footage of the building differs from the footprint. The existing floor area of the building is 2,610 sf and with the addition the proposed floor area is 3,330 sf. The existing pavement is not striped for parking therefore the number of existing spaces was estimated based on the existing building floor area and City Code that calls for 1 space/ 400 sf of office-floor area, resulting in 7 spaces. The additionally floor area proposed increases the parking requirement to 9 spaces. By inspection of the site plan, 9 parking spaces can be provided constructing additional pavement.

A dumpster is proposed within a fenced area located at the back of the site to remove solid waste. The existing fence and gate will be removed and the dumpster placed on existing paved area.
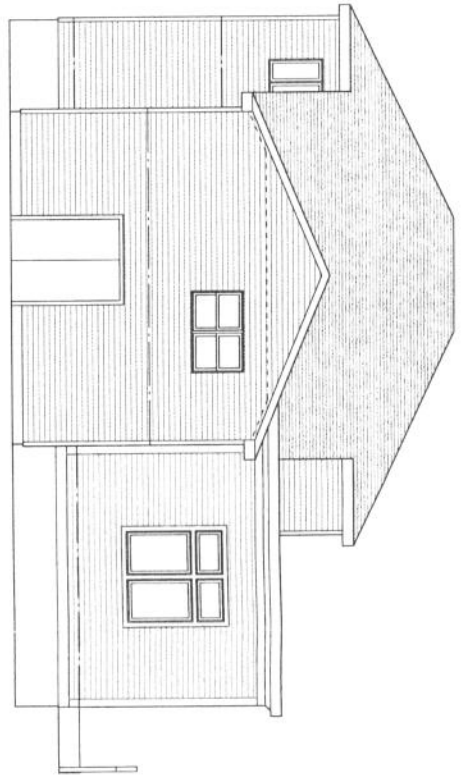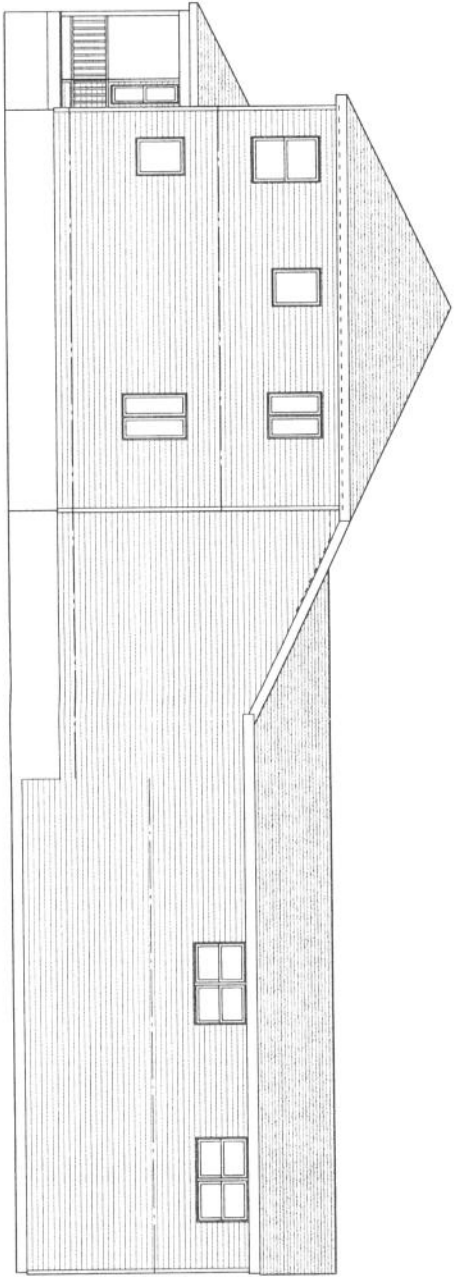
HEMMINGWAY STREET
(f/k/a   YALE   AVE)

WARREN AVENUE

720 SF
ADDITION

TO PROPERTY LINE

LAWN AREA TO REMAIN

LAWN AREA TO REMAIN

2 WEST ELEVATION
SCALE 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

2 EAST ELEVATION
SCALE 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE 1/4" = 1'-0"