



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: SHED

PROJECT ADDRESS: 577 RIVERSIDE ST CHART/BLOCK/LOT: 312-B-6

APPLICATION FEE: 50 (\$50.00)

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

CONTACT INFORMATION:

OWNER/APPLICANT

Name: BEN ROPER
 Address: 577 RIVERSIDE ST
PORTLAND, ME
 Work #: 252.9470
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

CONSULTANT/AGENT

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

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

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

- | | | |
|-------------------------------------------------------------------|-------------|---------------------|
| a) Is the proposal within existing structures? | <u>NO</u> | <u>NO</u> |
| b) Are there any new buildings, additions, or demolitions? | <u>SHED</u> | <u>YES</u> |
| c) Is the footprint increase less than 500 sq. ft.? | <u>YES</u> | <u>YES 192 S.F.</u> |
| d) Are there any new curb cuts, driveways or parking areas? | <u>NO</u> | <u>NO</u> |
| e) Are the curbs and sidewalks in sound condition? | <u>NO</u> | <u>YES</u> |
| f) Do the curbs and sidewalks comply with ADA? | <u>N/A</u> | _____ |
| g) Is there any additional parking? | <u>NO</u> | <u>NO</u> |
| h) Is there an increase in traffic? | <u>NO</u> | <u>NO</u> |
| i) Are there any known stormwater problems? | <u>NO</u> | <u>NO</u> |
| j) Does sufficient property screening exist? | <u>N/A</u> | <u>YES</u> |
| k) Are there adequate utilities? | <u>N/A</u> | <u>YES</u> |
| l) Are there any zoning violations? | <u>N/A</u> | _____ |
| m) Is an emergency generator located to minimize noise? | <u>N/A</u> | <u>N/A</u> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>N/A</u> | <u>NO</u> |

RECEIVED

MAY 16 2011

Dept. of Building Inspections
City of Portland Maine

Signature of Applicant: wh

Date: 5/16/2011

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

*With conditions -
see attached sheet*

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?	Shed	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?	No	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
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?	n/a	Yes
l) Are there any zoning violations?	n/a	n/a
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	No

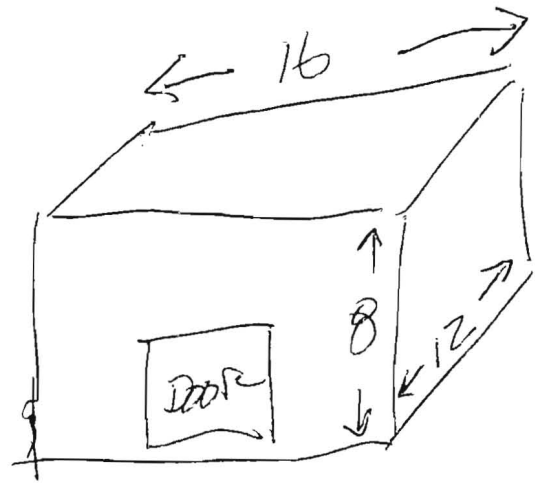
The request for an administrative authorization for a 192 sq. ft. shed at 577 Riverside Street was granted on 8-5-11 by Barbara Barhydt with the conditions:

1. The front yard shall be loamed and seeded with grass in order to restore the front yard and prevent soil erosion.
2. No vehicle parking is allowed in the front yard.
3. No increase in impervious surface, such as paving or gravel, or building additions shall be allowed unless a separate site plan application is submitted for review by the City. The dimensional requirements of the I-M zone include a maximum impervious surface ratio, a minimum pavement setback from side and rear lines, building setback and height requirements and other provisions.

Standard Condition of Approval

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

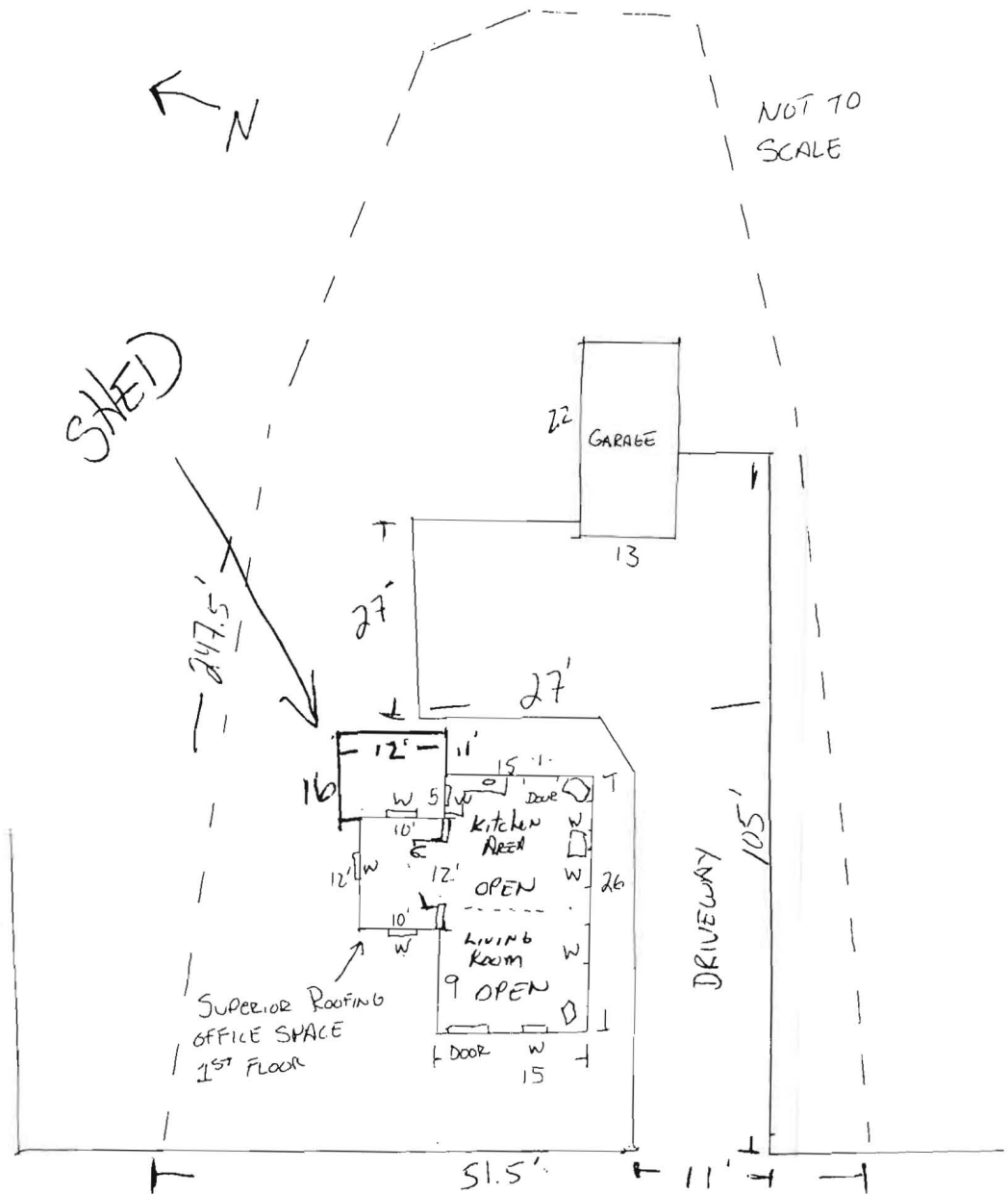
SHED 577
RIVERSIDE ST





NOT TO SCALE

SNEED



577 RIVERSIDE ST



4/11













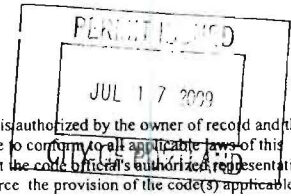
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-7116

Permit No: 09-0682	Issue Date:	CBL: 312 B006001
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Location of Construction: 577 RIVERSIDE ST	Owner Name: ROPER BENJAMIN G	Owner Address: 117 FLORIDA AVE	Phone: 207-252-9470
Business Name:	Contractor Name:	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use Home Occupation	Zone: IM

Past Use: Single Family Home	Proposed Use: Single Family Home & roofing business - Change of Use from single family home to a single family home & a roofing business - no construction (two separate uses)	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Change of Use from single family home to a single family home & a roofing business - no construction (two separate uses)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R3 Type SB IRC 2003	
		Signature: <i>(Signature)</i>	Signature: <i>Am 7/8/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 06/29/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK M. Goodhart</i> Date 7/31/09 <i>AM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>AM</i> Date: _____	



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



Going Away
Not to Exist

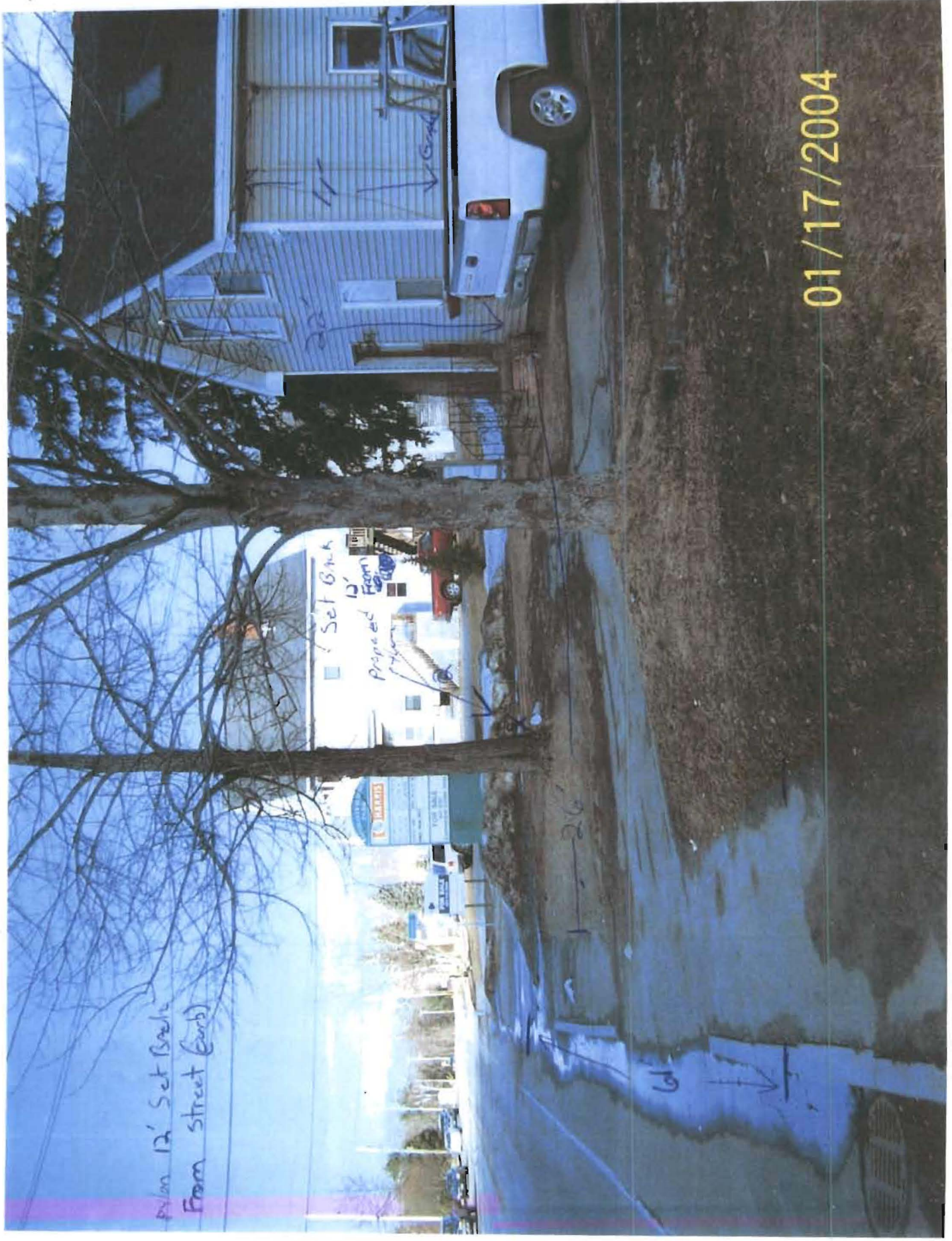
Approx 12' Set Back
From street (curb)

12' Set Back
Proposed From
Street

6' →

26

01/17/2004





3/10





