



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Terrace Pond Apartments

PROJECT ADDRESS: 123 Riverside Street CHART/BLOCK/LOT: 327 B 2
324 A 2

APPLICATION FEE: \$50.- (\$50.00)

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

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Peter Gellerson

Address: 10 Moulton St.
Portland 04101

Work #: 712-1131

Cell #: 239-7993

Fax #: 712-8462

Home #: 428-3139

E-mail: pgellerson@lathrop.com
evm

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

Criteria	Applicant's Assessment	Planning Division
a) Is the proposal within existing structures?	<u>N</u>	<u>N</u>
b) Are there any new buildings, additions, or demolitions?	<u>Y</u>	<u>Y</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>Y</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>N/A</u>	<u>N/A (PRUD)</u>
g) Is there any additional parking?	<u>N</u>	<u>N</u>
h) Is there an increase in traffic?	<u>N</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Y</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>
l) Are there any zoning violations?	<u>N</u>	<u>N</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</u>	<u>N/A</u>

Signature of Applicant: Peter Gellerson Date: June 16, 2011

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Barbara Barhydt, Dev Rev. Services Mgr - Aug 17, 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.

Shed for Terrace Pond Apartments

723 Riverside Street

Applicant Peter Gellerson

Application: 2011-288

**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?	n/a	N/A -(PRUD)
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?	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?	No	N/a

The application was submitted on June 21, 2011. The plans did not meet zoning, so the application was put on hold. On August 16, 2011, Ann Machado provided me with a revised site plan that met zoning setbacks. With the revised information, I approved the request for an administrative authorization for a 16x14 shed at Terrace Pond with the standard condition of approval:

- 1) 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.

Barbara Barhydt
Development Review Services Manager
August 17, 2011



LATHROP PROPERTY MANAGEMENT

June 21, 2011

Planning and Urban Development Department
City of Portland
390 Congress Street
Portland, Maine 04101

To Whom It May Concern:

Terrace Pond, LLC is requesting approval to place a 16 foot by 16 foot dry storage building on a 4 inch concrete slab at our property located at 723 Riverside Street in Portland.

I have enclosed a building specification from Sheds USA who constructs the shed itself and a copy of the site plan showing the location of the shed on the property. Similar information was left with the codes department today on the 3rd floor of city hall.

Many thanks,
Lathrop Property Management

A handwritten signature in cursive script that reads 'Peter Gellerson'.

Peter Gellerson
Property Manager

\$110.

RS. 2011-06-1513 in review

admin. authorized.
2011-244, 288



General Building Permit Application

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>723 Riverside Street, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>256 SF</u>	Square Footage of Lot <u>520, 978 ±</u>	Number of Stories <u>one</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>327 B 2</u> <u>324 A 2</u>	Applicant *must be owner, Lessee or Buyer* Name <u>TERRACE GOND, LLC</u> Address <u>10 MOUTON STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>712-1131</u>
Lessee/DBA (If Applicable) RECEIVED JUN 21 2011	Owner (if different from Applicant) Name Address City, State & Zip	Cost-Of-Work: \$ <u>8500.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>110.00</u>
Dept. of Building Inspections City of Portland Maine Current legal use (i.e. single family) <u>APARTMENTS</u> Number of Residential Units <u>117</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>DRY STORAGE</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>16'x14' 16'x16' wooden storage building will be used for storage of apartment repair supplies. On 4" slab</u>		
Contractor's name: <u>Sheds USA Inc.</u>		
Address: <u>245 Riverside St., Portland</u>		
City, State & Zip: <u>Portland, Maine 04103</u>		Telephone: <u>761-0600</u>
Who should we contact when the permit is ready: <u>Peter Gellerson</u>		Telephone: <u>712-1131</u>
Mailing address: <u>10 Mouton St., Portland, Maine 04101</u>		

16' wide
14' deep

6.23.11

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: Pete Gellerson Date: June 16, 2011

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

Sheds USA Inc. Home Depot Stick-Built Monarch specs

This Stick-Built Monarch floor is exactly the size stated on the brochures

Foundations are strongly recommended & are req'd to retain structural warranty

Sizes:	
12x16	16x16
12x20	16x20
12x24	16x24
	16x28
	16x32

Note: For orientation on diagram, a garage door would always be located at "K", (gable end wall)

Important: All sheds are sold unfinished. Panel seams & trim around windows & doors should be caulked before priming & painting. SmartPanel is only pre-primed at factory, it still requires painting with Acrylic Latex Only, NO oil-based paints.

Roof Construction

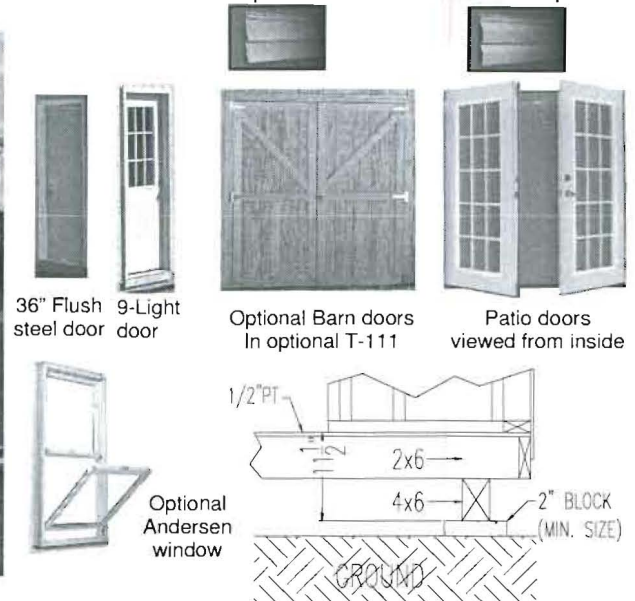
2x6 rafters, 16" on center, w/2x8 ridge beam
Collar ties 16"oc, 2x4 rafter ties 4ft oc
Roof pitch is 4/12, w/ 4" eave overhang
7/16" OSB sheathing
Tar paper is standard
3ft, 3-tab, self-sealing fiberglass shingles
12" square aluminum vents standard, optional ridge & soffit vents
Dripedge on both eaves plus all rake trim

Roof Height

(From bottom of 4x6s to peak)
(subtract 9" if sill plate on slab)
12ft wide peak 11'-5 1/2"
16ft wide peak 12'-1 1/2"
Hurricane Clips standard

Walls

2x4 construction, 16" on center, 96" tall
optional 2x6 wall construction
Double, overlapped top plates on all walls
Siding is SmartPanel II, 5/8" T1-11 is optional
All trim is Unfinished pine
Optional vinyl siding over 1/2" CDX plywood
4/4 Clapboard or 4 1/2" / 4 1/2" Dutchlap



Optional Windows

Floor (actual stated size)

Andersen 28"x36" Low-E tilt sash, comes with screen & Unfinished pine trim
(NO windows are Standard Door & Window locations will be 4ft from corners, to meet wind resistance requirements

Door

Standard 36" insulated steel flush door*
Optional 9-lite insulated steel door*
(*38-1/4" wide x 82" tall rough opening, 2x6 header)
Optional 7ft x 8ft, 2x8 header Garage door**
(**Garage doors ONLY on gable wall K or E)
Optional 72"x80" double in-swing Patio doors
Optional 72" SmartPanel doors on "K" gable wall w/ barrel-bolts & T-latch
(both 72" wide x 80" tall opening, 2x6 header)

2x6 PT floor joists, 12" on center
1/2" PT plywood floor standard
3/4" PT plywood upgrade optional
3 rows of PT 4x6 runners std
Concrete blocks under 4x6s or
Foundation req'd in many areas
(See Monarch Sonotube instructions or Monarch Slab specs)
DO NOT MAKE SLAB OVERSIZED FOLLOW DIMENSION SPECS

Other Options & Notes

Garage doors are stock items supplied by Home Depot. They can only be installed on gable ends as shown.
If customer wants a 72" wide door on a bearing wall instead of a gable end, there is a \$50 charge to upgrade header size.
Workbench (width of shed only; 12, or 16ft wide, 2x4 construction w/ 1/2" plywood)
6ft long ramp (PT 2 x 6 construction, 72" wide or 96" wide)
Loft (12ft wide x 4ft deep, 2x6 construction on 12ft wide sheds)
Loft (16ft wide x 4ft deep, 2x6 construction on 16ft wide sheds)
Anchor Kit: uses earth anchors with cables thru floor joists. May be required when a customer is installed on blocks
"Please note: Some town/county building codes may require customers to purchase an "anchor kit" in order to meet town/county specific requirements/codes. Although Sheds USA builds one of the highest quality shed products available, some towns have very stringent building codes and Sheds USA cannot guarantee that all of our sheds will meet these codes. Any additional cost necessary to meet code requirements will be the customer's responsibility. Sheds USA reserves the right to substitute materials with the understanding that any substitutes will be of comparable quality and appearance to that being specified." We provide basic product specifications. Additional customized layouts, stamped engineering documents, or blueprints may result in an Engineering Charge.
Confidential and Proprietary information of Sheds USA

SUBJECT SITE PLAN

: foot)

Unit Size (Gross SF Ave)

918± SF
918± SF
918± SF

918± SF
918± SF

918± SF
918± SF
918± SF
918± SF

2nd Floor 170' x 54' = 9,180
3rd Floor 136' x 54' = 7,344
Subtotal 30,294± SF 32 Units

Building #5
Daylight 140' x 54' x .5 = 3,780 4 Units 945± SF
Basement 140' x 54' = 7,560 8 Units 918± SF
1st Floor 140' x 54' = 7,560 8 Units 918± SF
2nd Floor 140' x 54' = 7,560 8 Units 972± SF
3rd Floor 72' x 54' = 3,888 4 Units 950± SF
Subtotal - 22,788± SF 24 Units

Community/Office Building: 1,120± SF (934± SF incl Comm bldg)
Totals = 109,282± SF 117 Units

NOTE: AS A CONDITION OF APPROVAL THE OWNER SHALL REQUIRE LAWN SPORT EQUIPMENT (HORSEHOOPS, VOLLEYBALL, BADMINTON, BASKETBALL, TENNIS EQUIPMENT) TO BE PUT IN THE CLUBHOUSE AND MADE AVAILABLE FOR ALL UNIT OWNERS/RENTERS.



FOREST AVENUE

RIVERSIDE STREET

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- MONUMENT
- BOUNDARY LINE
- - - - - OTHER PROPERTY LINE

GENERAL NOTES

1. RECORD OWNER OF PARCEL IS WILLIAM J DOWD. CGRD 7721/242.
2. TOTAL AREA OF PARCEL IS 11.96 AC ±
3. PROJECT IS LOCATED IN RESIDENTIAL S (R-S) ZONE.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM SURVEY BY DA MAXFIELD JR. LAUD SURVEYORS, HARRISBURG, MAINE, DATED JANUARY 1987.
5. BENCHMARK IS MONUMENT NORTH OF RIVERSIDE STREET IN FOREST AVENUE E.O.W., RELEV. 83.216'.
6. PUMPLING STATION AND SEWER FORCE MAIN SERVING THE PROJECT ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.

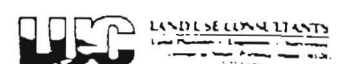
DATE 11-30-87	REVISIONS 1 LABELS, NOTES, CHANGE LINE PRICES
DATE 11-30-87	REVISIONS 1 LABELS, NOTES, CHANGE LINE PRICES

TERRACE POOL
725 RIVERSIDE STREET
PORTLAND, MAINE

RECORDING PLAT

JAREZ ASSOCIATES II & DANVOCH BUTLER/RIEKE-I
279 ST AUGUSTINE DRIVE
RFD # 2
ODDSTOWN, NH 03045

DATE 25 OCT 1987	JOB NO 041	
DRN 24	CHK 7	FIELD BK
SCALE 1"=40'	SHEET 1 OF 1	



SURVEYORS CERTIFICATION

I HEREBY CERTIFY TO WILLIAM J DOWD ASSOCIATES, EXCLUSIVELY, THAT THIS PLAN DEPICTS THE RESULTS OF A FIELD SURVEY MADE JANUARY 1987, AND IS CORRECT ACCORDING TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT THIS SURVEY AND PLAN CONFORMS TO A CATEGORY I CONDITION III SURVEY ACCORDING TO THE STANDARDS OF THE MAINE BOARD OF REGISTRATION FOR LAUD SURVEYORS. EXCEPTIONS: APPLIES ONLY TO INFORMATION WITHIN PARCEL BOUNDARY.



MRLS # 1155