



# Administrative Authorization Application

Portland, Maine  
Planning and Urban Development Department, Planning Division

PROJECT NAME: Remodel 1884 Forest Avenue  
 PROJECT ADDRESS: 1899 1884 Forest Ave CHART/BLOCK/LOT: 327-B-4  
 APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)  
Convert Old Grange Hall Community Center into Karate dojo/Community Center

**CONTACT INFORMATION:**

OWNER/APPLICANT

Name: Gabriel Zappia  
 Address: 18 Cottage Lane  
Cape Elizabeth  
 Work #: \_\_\_\_\_  
 Cell #: 615-1899  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: John Ossie  
 Address: 141 Problo St.  
Portland, ME  
 Work #: 878-8511 (not in service)  
 Cell #: 329-6499  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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

| Applicant's Assessment | Planning Division  |
|------------------------|--------------------|
| Y(yes), N(no), N/A     | Y(yes), N(no), N/A |
| <u>yes</u>             | <u>Y</u>           |
| <u>No</u>              | <u>N</u>           |
| <u>yes</u>             | <u>N/A</u>         |
| <u>No</u>              | <u>N</u>           |
| <u>yes</u>             | <u>N/A</u>         |
| <u>yes</u>             | <u>N/A</u>         |
| <u>No</u>              | <u>N</u>           |
| <u>No</u>              | <u>N</u>           |
| <u>No</u>              | <u>N</u>           |
| <u>yes</u>             | <u>Y</u>           |
| <u>yes</u>             | <u>Y</u>           |
| <u>No</u>              | <u>N</u>           |
| <u>N/A</u>             | <u>N/A</u>         |
| <u>N/A</u>             | <u>N/A</u>         |

Signature of Applicant: \_\_\_\_\_ Date: 3-8-11

**Planning Division Use Only**

Authorization Granted

Partial Exemption

Exemption Denied

1. *This approval is for the reuse of the Grange Hall only to a Karate Dojo and does not authorize any commercial or residential use.*

2. *All points of ingress and egress are subject to review and approval in any future site plan submission.*

**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?                    | Yes | Yes |
| b) Are there any new buildings, additions, or demolitions?        | No  | No  |
| c) Is the footprint increase less than 500 sq. ft.?               | Yes | n/a |
| d) Are there any new curb cuts, driveways or parking areas?       | No  | No  |
| e) Are the curbs and sidewalks in sound condition?                | Yes | n/a |
| f) Do the curbs and sidewalks comply with ADA?                    | Yes | 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?                      | 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? | n/a | n/a |
|   |     |     |

The request for an administrative authorization for 1844 Forest Avenue was granted by Erick Giles, Planner with the following conditions and standard condition of approval.

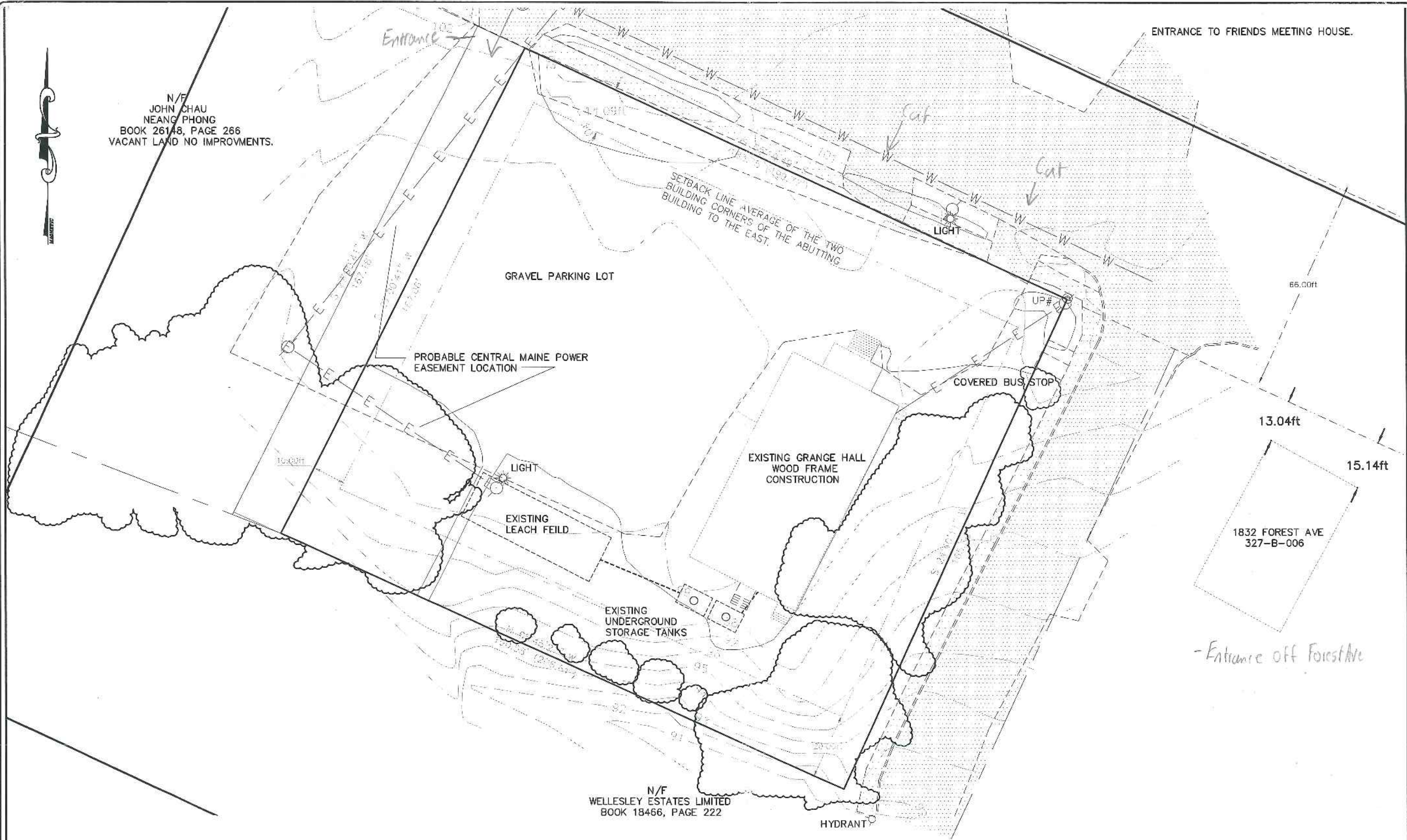
1. This approval is for the reuse of the Grange Hall only to a karate dojo and does not authorize any commercial or residential use.
2. All points of ingress and egress are subject to review and approval in any future site plan submission.

**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.



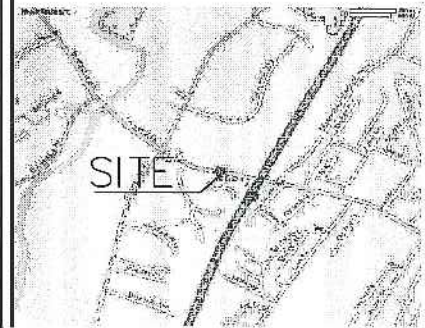
N/F  
JOHN CHAU  
NEANG PHONG  
BOOK 26148, PAGE 266  
VACANT LAND NO IMPROVMENTS.



N/F  
WELLESLEY ESTATES LIMITED  
BOOK 18466, PAGE 222

1832 FOREST AVE  
327-B-006

- Entrance off Forest Ave



**1** EXISTING SITE PLAN  
SCALE: 1"=30'

PROPERTY OF

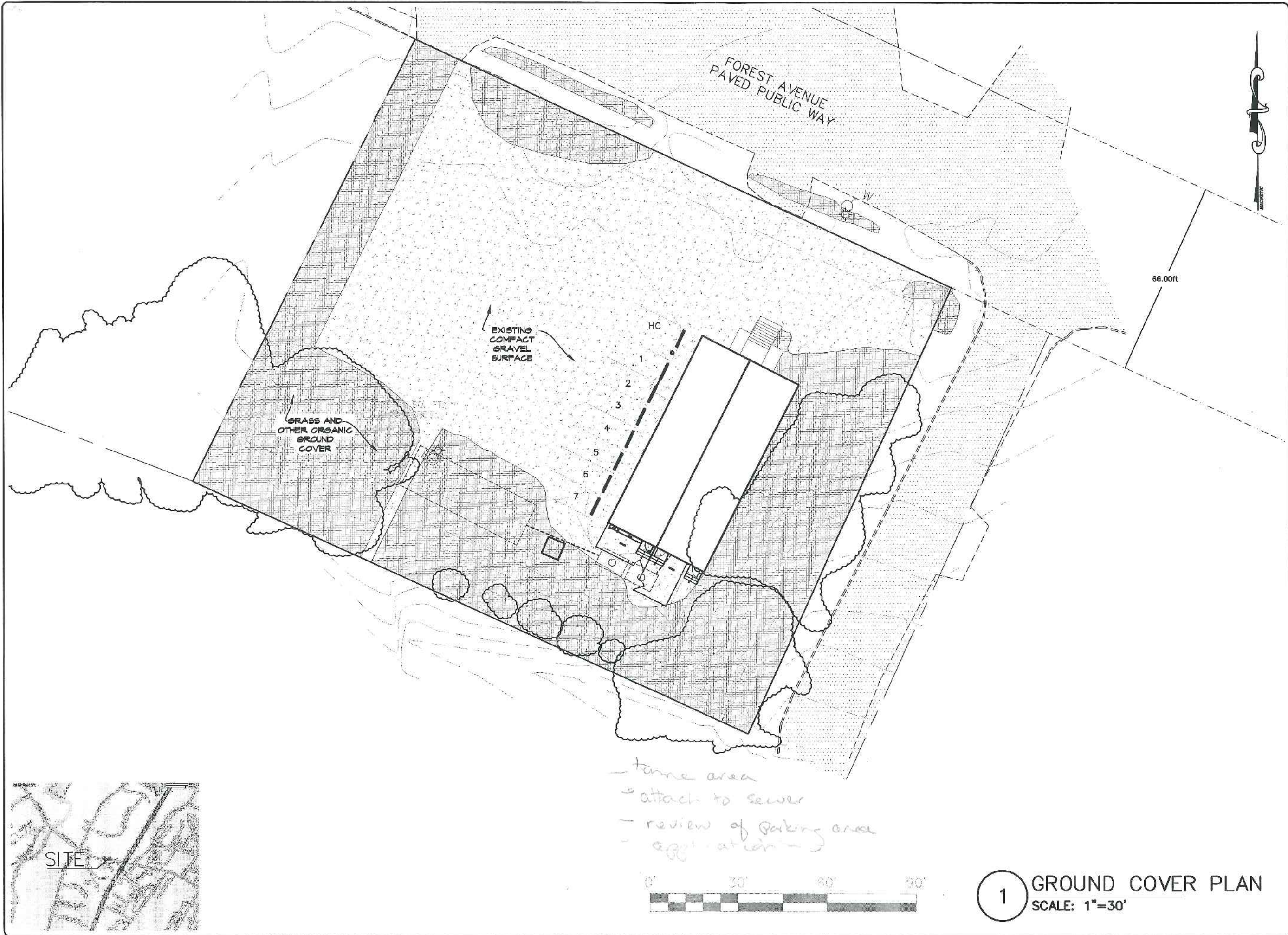


1864 Forest Ave  
Portland, Maine

| DATE     | NO | REMARKS               | BY  |
|----------|----|-----------------------|-----|
| 10-12-10 | A  | ISSUED FOR PERMITTING | JJO |
|          |    |                       |     |
|          |    |                       |     |
|          |    |                       |     |

CODE: IBC 2003  
TOWN: Portland  
DATE: 10-12-10  
SCALE: As Noted  
DRAWN: JJO  
TITLE:  
Existing Site Plan  
FILE: 000-00-09  
SHEET:  
C-1





PROPERTY OF

235 Riverside Industrial Parkway  
Portland, ME 04102  
207-329-6499

1844  
4884 Forest Ave  
Portland, Maine

| DATE     | NO | REMARKS           | BY  |
|----------|----|-------------------|-----|
| 12-16-09 | A  | ISSUED FOR REVIEW | JJO |
|          |    |                   |     |
|          |    |                   |     |
|          |    |                   |     |

CODE: IBC 2003  
TOWN: Portland  
DATE: 10-12-10  
SCALE: As Noted  
DRAWN: JJO  
TITLE:  
Ground  
Cover  
FILE: 000-00-09  
SHEET:  
C-3

1 GROUND COVER PLAN  
SCALE: 1"=30'

