



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

1039 Riverside LLC
Applicant

4/29/03
Application Date

c/o DeLuca-Hoffman Associates Inc
Applicant's Mailing Address 778 MAIN STREET

Building foundation/addition
Project Name/Description

STEPHEN BUSHEY 775-1121
Consultant/Agent/Phone Number

1039 Riverside ST (former Douglas Box)
Address of Proposed Site

CBL: 331-A-1

Description of Proposed Development:

The applicant proposes to construct a first wall foundation and 3' x 70' addition onto an existing building. See accompanying letter to Sarah Hopkins.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
see b)	<input checked="" type="checkbox"/>
yes, 210 SF	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>
yes	<input checked="" type="checkbox"/>

_____ Planning Division Use Only _____

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature Sarah Hopkins Date 4/27/03



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ TRAFFIC STUDIES AND MANAGEMENT
■ PERMITTING
■ AIRPORT ENGINEERING
■ SITE PLANNING
■ CONSTRUCTION ADMINISTRATION

April 28, 2003

Ms. Sarah Hopkins
City Planning Authority
4th Floor – City Hall
389 Congress Street
Portland, Maine 04101

**Subject: 1039 Riverside Street
Exemption Request**

Dear Sarah,

On behalf of Bob Gaudreau and Hardypond Construction, DeLuca-Hoffman Associates, Inc. is submitting this letter requesting an exemption for Site Plan Review in accordance with Section 14-523 of the City Code. The proposed project consists of the installation of a foundation wall and an approximately 3' x 70' (210 SF) addition onto an existing structure at 1039 Riverside Street. The site is the former Douglas Brothers industrial use. The proposed project is associated with a smaller out-building located towards the north end of the site, behind the main building. The purpose of the new wall is to add a loading area on one side of the structure. The existing structure contains a slab on grade floor and does not currently have a full frost wall. A new frost wall foundation is proposed for one side of the structure.

Per Section 14-523, we offer the following statements for each of the exemption requirements:

(d) The planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:

- 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 2 of this subsection;*

Supporting Statement: The proposed work consists of a new foundation wall and 3' x 70' addition onto an existing structure.

- 2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;*

Supporting Statement: See previous statement.

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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;*

Supporting Statement: The project will not add any new curb cuts to the site. The existing parking areas to the front of the main building will be maintained, as will the areas historically used for parking and the storage of materials at the rear of the main building. An existing paved parking area in front of the main building has been repaved due to the poor condition of the old asphalt layer. There are no drive-through services proposed as part of this project.

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-inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;*

Supporting Statement: Riverside Street in front of the site does not contain curbing or sidewalk. No new activities are proposed within the Riverside Street Right-of-Way.

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;*

Supporting Statement: The proposed use will be industrial in nature and will not require any additional parking beyond what has historically been available on the site. A large graded gravel area has been in existence at the site and offers significant space for the parking of vehicles and materials. These uses will continue as they have in the past. The proposed project is associated with the reuse of an existing structure and development greater than 10 years in age. The proposed activities are not expected to generate any greater traffic volumes than was historically produced when the property was operated by Douglas Brothers.

6. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;*

Supporting Statement: The proposed project will result in a negligible impact to stormwater runoff since the area under consideration is generally developed with a hard gravel surface already. Runoff from the site is directed overland towards an existing drainageway bisecting the property.

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7. *There are no evident deficiencies in existing screening from adjoining properties; and*
- Supporting Statement:** The existing property is located in an industrial zone and is abutted to the south by multiple industrial style buildings. The proposed area of activity is on a building located to the north side of the site adjacent areas that are heavily wooded and hidden from view from surrounding properties and Riverside Street.
8. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the proposed right-of-way.*

Supporting Statement: The proposed project will not require any new utility work and will not require any activity within the Right-of-Way.

We trust this information is useful and will allow you to grant the exemption from review for this work. We have included several photos of the existing building and have sketched on the photos the proposed extent of work contemplated.

If you have any questions please call this office. If you would like to meet me at the site please call.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E.
Senior Engineer

SRB/sq/JN2360/Hopkins4-25

Enclosures

c: Bob Gaudreau - Hardypond Construction