

**Administrative Authorization Decision**

**Appliation #:** 2016-186      **CBL** 344 C004001

**Name:** Change of Use

**Address:** 1344 WASHINGTON AVE

**Description:** Change of use.

|   |  |   |
|---|--|---|
| <b>Criteria for an Administrative Authorization:</b><br><b>(See Section 14-523 (4) on page 2 of this application)</b> | <b>Applicant's Assessment</b><br><b>Yes, No, N/A</b> | <b>Planning Division</b><br><b>Use Only</b> |
|---|--|---|

|   |     |  |
|---|-----|--|
| a) Is the proposal within existing structures? <input type="checkbox"/> | N/A | yes, adding a residential unit   |
| b) Are there any new buildings, additions, or demolitions?              | No  | No   |
| c) Is the footprint increase less than 500 sq. ft.?                     | No  | No   |
| d) Are there any new curb cuts, driveways or parking areas?             | No  | No- the owner submitted a letter stating they agree to the City closing off the Washington Avenue curb cut when Washington Avenue is upgraded. The existing parking behind the building will be retained and not expanded. |
| e) Are the curbs and sidewalks in sound condition?                      | No  | No   |
| f) Do the curbs and sidewalks comply with ADA?                          | No  | No   |
| 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 | N/A  |
| k) Are there adequate utilities?  | Yes | Yes  |
| l) Are there any zoning violations?                                     | No  | No   |
| m)Is an emergency generator located to minimize noise?                  | No  | No   |
| n) Are there any noise, vibration, glare, fumes or other impacts?       | No  | No   |

The Administrative Authorization for the Change of Use was approved by Barbara Barhydt, Development Review Services Manager on August 18, 2016 with the following condition of approval listed below:

- 1) The applicant has agreed to grant permissiion to the city to close off the Washington Avenue curb cut at such time the City is upgrading Washington Avenue.
- 2) The existing parking lot will be retained (see existing aerial) and no new parking will be added to the site. The site plan showing paving along Maplewood is not approved.
- 3) The applicant shall obtain all required buildng permits for the conversion from the Department of Permitting and Inspections.

Barbara Barhydt  
 Development Review Services Manager  
 Approval Date: August 18, 2016

To whom may it concern?

I Ali Daham of Westbrook, ME, Do give the city of Portland the right to close the curb on Washington Avenue for the property 1344 Washington Avenue, Portland, ME, 04103,

Thank you,

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a cursive name.

Ali Daham Manager,

08/16/2016

RP

6427

6396

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344 C004

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C003

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WOOD ST