

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		CBL:
Permit No: 01-0584	Issue Date: 5/31/01	374 A013001

Location of Construction: 138 Auburn St	Owner Name: First Lutheran Church Of	Owner Address: 132 Auburn St Portland, Me. 04103	Phone: 207-797-2525
Business Name: n/a	Contractor Name: Mainland Structures, Inc.	Contractor Address: Po Box 128 Gorham	Phone: 2078561817
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: R-3

Past Use: Commercial / Church	Proposed Use: Same: Build 6,400 SqFt Addition: Call Mike at 856-1817 when ready.	Permit Fee: \$6,024.00	Cost of Work: \$1,000,000.00	CEO District: 2
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Proposed Project Description: Build 6,400 SqFt Addition.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-4 Type: 5A MOCA/Boh/29 Signature: [Signature]
	Signature:	Signature:
	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: cjh	Date Applied For: 05/22/2001	Zoning Approval
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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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0012 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: 5/31/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>PLANNING Bd</i> <input type="checkbox"/> Interpretation <i>Inst. Interpret use</i> <input type="checkbox"/> Approved <i>EXPANSION</i> <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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PERMIT ISSUED
WITH [Signature]

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

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Insp Copy

2001-0012
Application I. D. Number
02/01/2001
Application Date

First Lutheran Church Of
Applicant
138 Auburn St, Portland, Me 04103
Applicant's Mailing Address
William E. Whited PE RA
Consultant/Agent
Applicant Ph: (207) 878-4520 Applicant Fax: (207) 878-4533
Applicant or Agent Daytime Telephone, Fax

Addition to First Luthern Chur
Project Name/Description

132 - 132 Auburn St, Portland, Maine
Address of Proposed Site
374 A013001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Addition to Church
13,370 sf Proposed Building square Feet or # of Units 3.3 Acreage of Site R-3 Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 02/01/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

Approval Date 05/31/2001 Approval Expiration 05/31/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal signature 05/31/2001 date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

First Lutheran Church Of
Applicant
138 Auburn St, Portland, Me 04103
Applicant's Mailing Address
William E. Whited PE RA
Consultant/Agent
Applicant Ph: (207) 878-4520 Applicant Fax: 2078784533
Applicant or Agent Daytime Telephone, Fax

2001-0012
Application I. D. Number
02/01/2001
Application Date
Addition to First Lutheran Chur
Project Name/Description
132 - 132 Auburn St, Portland, Maine
Address of Proposed Site
374 A013001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Required fencing shall be met as outlined in section 14-339(b) - see attached.
- 3 Separate permits shall be required for any new signage.

not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(b) Notwithstanding the provisions of subsection (a) of this section, parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.H; Ord. No. 231-90, § 2, 3-5-90)

Sec. 14-339. When located adjacent to a street or a residential use.

Where off-street parking for more than six (6) vehicles is

14-370

Code of Ordinances
Sec 14-339

Chapter 14
Rev. 12-1-00

required or provided on a lot in any business zone, the following requirements shall be met:

- (a) Where vehicles are to be or may be parked within ten (10) feet of any street line, a continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.
- (b) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

Sec. 14-340. Construction requirements when more than six vehicles parked.

Where off-street parking for more than six (6) vehicles is required or provided, the following construction requirements shall apply:

- (a) Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2001-0012
Application I. D. Number

2/1/01
Application Date

First Lutheran Church Of
Applicant
138 Auburn St, Portland, Me 04103
Applicant's Mailing Address
William E. Whited PE RA
Consultant/Agent
Applicant Ph: (207) 878-4520 Applicant Fax: (207) 878-4533
Applicant or Agent Daytime Telephone, Fax

Addition to First Luthern Chur
Project Name/Description
132 - 132 Auburn St, Portland, Maine
Address of Proposed Site
374 A013001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Addition to Church**

13,370 sf **3.3** **R-3**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 2/1/01

Planning Approval Status:

Reviewer Jonathan Spence

- Approved Approved w/Conditions
See Attached Denied

Approval Date 4/30/01 Approval Expiration 4/30/02 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Jonathan Spence 5/13/01
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/13/01</u> date	<u>\$44,429.00</u> amount	<u>6/7/01</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	* _____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Department Copy**

20010012
I. D. Number

First Lutheran Church
Applicant
132 Auburn Street, Portland, ME 04103
Applicant's Mailing Address
William E. Whited, P.E., R.A.
Consultant/Agent
207-878-4530 **207-878-4533**
Applicant or Agent Daytime Telephone, Fax

1/1/01
Application Date
Add to First Lutheran Church
Project Name/Description

132 - 132 Auburn St, Portland, Maine
Address of Proposed Site
374-A-13, A-16-19, A-27-28
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **addit. to church**

13,370 sf **3.3** **R3**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review _____ Date: **2/1/01**

Fire Approval Status:

- Approved *WH* Approved w/Conditions
see attache Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

to file

file

BUILDING PERMIT REPORT

DATE: 27 MAY 2001 ADDRESS: 132 Auburn Street CBL: 374-A-013

REASON FOR PERMIT: Addition/Renovations/Church Community Center

BUILDING OWNER: First Lutheran Church

PERMIT APPLICANT: CONTRACTOR Mainland Structures-Tr

USE GROUP: A-4 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 1,000,000 PERMIT FEES: 6,024.00

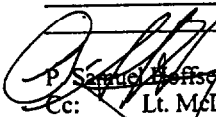
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: #1, #2, #3, #5, #6, #11, #12, #13, #14, #15, #20, #21, #22, #23, #24, #26, #28, #29, #30, #31, #33, #35, #36, #38, #39, #30

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- * 20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- * 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- * 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- * 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- * 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- * 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- * 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 29. All requirements must be met before a final Certificate of Occupancy is issued.
- * 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- * 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- * 32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached side development review sheets shall be met.*
- * 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- * 36. All flashing shall comply with Section 1406.3.10.
- * 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- * 38. *This permit shall require special inspections as per section 1705.0.*
- * 39. *Though find attached a sheet of design standards that shall be completed and returned to this office for review and approval.*


 P. Samuel Hoopes, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

William E. Whited, Inc.

Architecture/Engineering/Interior Design

William E. Whited, President

Judith E. Bernier, Vice President

January 30, 2001

City of Portland
ATTN: Site Plan Review Committee
389 Congress Street
Portland, ME 04103

RE: Addition and Renovations to First Lutheran Church, 132 Auburn St.

Dear Committee Members:

This application is made on behalf of the First Lutheran Church to request approval of an addition to the existing church and additional parking area to offset the spaces lost under the proposed addition.

The proposed addition is two floors and partial basement for the boiler room. The ground coverage of the proposed addition is 6,235 sq. ft., and its building area is 13,370 sq. ft. The ground coverage for the existing building is 11,632 sq. ft. and its building area is 13,967 sq. ft. The ground coverage after the addition is constructed will be 17,867 sq. ft., and the total floor area will be 27,337 sq. ft. The proposed parking area is 64 ft. by 108 ft. to accommodate 24 cars, the same number as lost due to the building addition.

The building's proposed use will be for a daycare, religious education, and parish community uses. The second floor of the addition is unfinished in this proposal, but will be used for parish community purposes in the future. The exterior building construction is brick veneer to match the red brick on the existing building.

Sincerely,



William E. Whited, P.E., R.A.

CITY OF PORTLAND, MAINE

PLANNING BOARD

April 30, 2001

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

Mr. William E. Whited, P.E., R.A.
William E. Whited, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBL# 374-A-13)

Dear Mr. Whited:

On April 24, 2001 the Portland Planning Board voted 5-0 (Caron and Hagge absent) to approve the conditional use of the First Lutheran Church located at 132 Auburn Street.

The Planning Board also voted 5-0 (Caron and Hagge absent) that the plan is in conformance with the Site Plan Standards of the Land Use Code with the following conditions:

- i. that the site plan be amended to designate the land at the west end of the new parking lot as an area to remain free of snow storage and that the area to the south of the lot be specified as a snow storage location.
- ii. that the landscaping element of the site plan be amended to include the placement of 6' high Eastern Arborvitae 10' on center between the parking area and the western property line behind the proposed addition.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide

Applicant: 1st Lutheran Church

Date: 3/9/01

Address: 132 Auburn St

C-B-L: 374-A-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Addition (2 story) 53' x 80' (13,370 sq ft given)

Sewage Disposal - City

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 88' shown

Side Yard - 14' req - 25' req; 240 ft shown

Projections -

Width of Lot -

Height - 2 stories - 35' max - 27' scaled

Lot Area - 3.3 Acres given of 142,341 sq ft

Lot Coverage/Impervious Surface -> 25% req of 35,585 sq ft max lot coverage
17,867 sq ft is Reg given ground coverage

Area per Family -

Off-street Parking - per Bill Whitfield's office
320 seats in pews (bolted down)

Loading Bays - Fencing Requirement
14-339 (2)

Site Plan - # 2001-0012

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 Zone X

320 seats ÷ 5 = 65.6 or 66 SPS
existing floor 1507.5 sq ft ÷ 400 = 4 SPS
New Schools up to 15 sq ft per
6 rms shown
1 per each Rm = 6 SPS
2nd floor - 88 x 80 =
7040 ÷ 150 = 46.93 or 47 SPS
rest pkgs for supplies 102 SPS req
115 counted

From: Marge Schmuckal
To: Jonathan Spence
Subject: Lutheran Church - 132 Auburn St

I did call Bill Whited's office and they said the seat count of 328 (which I got from Kandi at our Wed. meeting) is from fixed, bolted down pews. So for the total parking breakdown (including the future 2nd floor use) I have determined that 112 parking spaces are required. I have counted 115 spaces on my plan. So the number of spaces are ok as shown. Section 14-339 in the parking section states: "Where such off-street parking shall abut a lot in a residence zone or a lot in a residential use, a chain link, picket or sapling fence, not less than 48 inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved." I do not see any fencing provided. The lot is within an R-3 Residential zone. The fencing shall be provided as required.

The demensional requirements for the R-3 zone are being met: that includes setbacks, building height, and lot coverage.

I will be putting a condition on that the future completion and fit-up of the 2nd floor have a building permit to cover any work there.

CC: Kandi Talbot

Applicant: First Lutheran Church

Date: 2/26/01

Address: 132 Auburn St

C-B-L: 374-A-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 01/15/01

Zone Location - R-3

Interior or corner lot -

53' x 80'

Proposed Use/Work - Addition to First Lutheran Church and Additional

Sevage Disposal - City (uses: Daycare, religious education, and parish community uses) PARKING SPACES 24 spaces (intended to cover spaces lost with the addition)

Lot Street Frontage - 50' req

Front Yard - 25' req

- N/A

Rear Yard - 25' req

- 80' shown

Side Yard - 14' req

- 25' ft; 240' ft shown

Projections -

Width of Lot -

Height - 2 stories

Lot Area - 3.3 Acres given or 142,341 sq ft

Lot Coverage/ Impervious Surface - 25% of 35,585.25 sq ft MAX lot coverage

Area per Family - ~~17,867 sq ft~~ 17,867 sq ft is the given Grand coverage

Off-street Parking - See rear of paper

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - zone X

least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street or lot line between such off-street parking and that part of the street or lot line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or lot line involved, either above or below the impact surface.

- (2) Where such off-street parking shall abut a lot in residential use or an unoccupied lot which is located in a residence zone, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(b) Notwithstanding the provisions of subsection (a) of this section, parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.H; Ord. No. 231-90, § 2, 3-5-90)

Sec. 14-339. When located adjacent to a street or a residential use.

Where off-street parking for more than six (6) vehicles is required or provided on a lot in any business zone, the following requirements shall be met:

- (1) Where vehicles are to be or may be parked within ten (10) feet of any street line, a continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street line between such off-street parking and that part of the street line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part

of the street line involved so that bumpers of vehicles cannot project beyond its face toward the street line involved either above or below the impact surface.

- (2) Where such off-street parking shall abut a lot in a residence zone or a lot in residential use, a chain link, picket or sapling fence, not less than forty-eight (48) inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

(Code 1968, § 602.14.1)

Sec. 14-340. Construction requirements when more than six vehicles parked.

Where off-street parking for more than six (6) vehicles is required or provided, the following construction requirements shall apply:

- (1) Appropriate driveways from streets or alleys, as well as maneuvering areas, shall be provided. Location and width of approaches over public sidewalks shall be approved by the traffic engineer.
- (2) The surface of driveways, maneuvering areas and parking areas shall be uniformly graded with a subgrade consisting of gravel or equivalent materials at least six (6) inches in depth, well compacted, and with a wearing surface equivalent in quantities of compaction and durability to fine gravel.
- (3) A system of surface drainage shall be provided in such a way that the waste run-off shall not run over or across any public sidewalk or street.
- (4) Where artificial lighting is provided, it shall be shaded or screened so that no light source shall be visible from outside the area and its access driveways.

(Code 1968, § 602.14.J; Ord. No. 96-88, § 1, 7-19-88)

***Editor's note--**Ord. No. 96-88, § 1, adopted July 19, 1988,

From: Jonathan Spence
To: Marge Schmuckal
Date: Wed, Mar 7, 2001 3:46 PM
Subject: First Lutheran Church

Just a quick note to see if they have been in contact with you regarding their parking issues (fixed pews?) We are reviewing the application and have recommendations regarding their parking layout but need to know numbers to see if they have enough or if they can lose a few to adhere to the landscape recommendations. Please let me know at your convenience. I will contact him to get a better understanding of the seating layout if you haven't heard from him.

Thank you.

Jonathan

3/9/01

per Bill Whited's office The
pews are fixed and bolted down
states that it seat 328 people
↑ per Andi

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND LEGAL NOTICE

February 1, 2001

Site Location: 138 Auburn Street

Nature of Project: 6,235 S.F. building addition and an additional
64' x 108' parking area to accommodate 24 cars

C/B/L: 374-A-013

Dear Property Owner;

A major site plan application was submitted to the City of Portland Inspections Office on January 30, 2001 from the First Lutheran Church. The applicant is requesting to **add a 6,235 s.f. two story addition and an additional 64' x 108' parking area to accommodate 24 cars at 138 Auburn Street.**

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor, 207-847-8719.

Sincerely,

Jedine L. Adams
Inspections Office Manager

CFN ASSOCIATES
128 AUBURN ST
PORTLAND, ME 04103

COLBURN MICHAEL G
191 THOMPSON RD
SHELBURNE, VT 05482

DERICE ROBERT A
9 SANBORN ST
PORTLAND, ME 04103

FUSCO ANGELA M & JOHN A FUSCO
1492 WASHINGTON AVE APT 1
PORTLAND, ME 04103

GERRISH PAMELA A
137 AUBURN ST
PORTLAND, ME 04103

HASKELL MARGARET K
1543 WASHINGTON AVE
PORTLAND, ME 04103

HURTUBISE DANA P &
DEBRA DIAMOND JTS
210 COYLE ST
PORTLAND, ME 04103

MCDONALD LEWIS E
145 AUBURN ST
PORTLAND, ME 04103

ROY WILLIAM V JR &
EUGENE B PARKER JTS
13 SANBORN ST
PORTLAND, ME 04103

SAINT-JACQUES MARGARET A &
PHILIP W JTS
154 AUBURN ST
PORTLAND, ME 04103

Abutters notified 2/1/01

Labels Requested For CBL:

347 C039

347 C040

347 C046

374 A002

374 A015

374 A16

374 B004

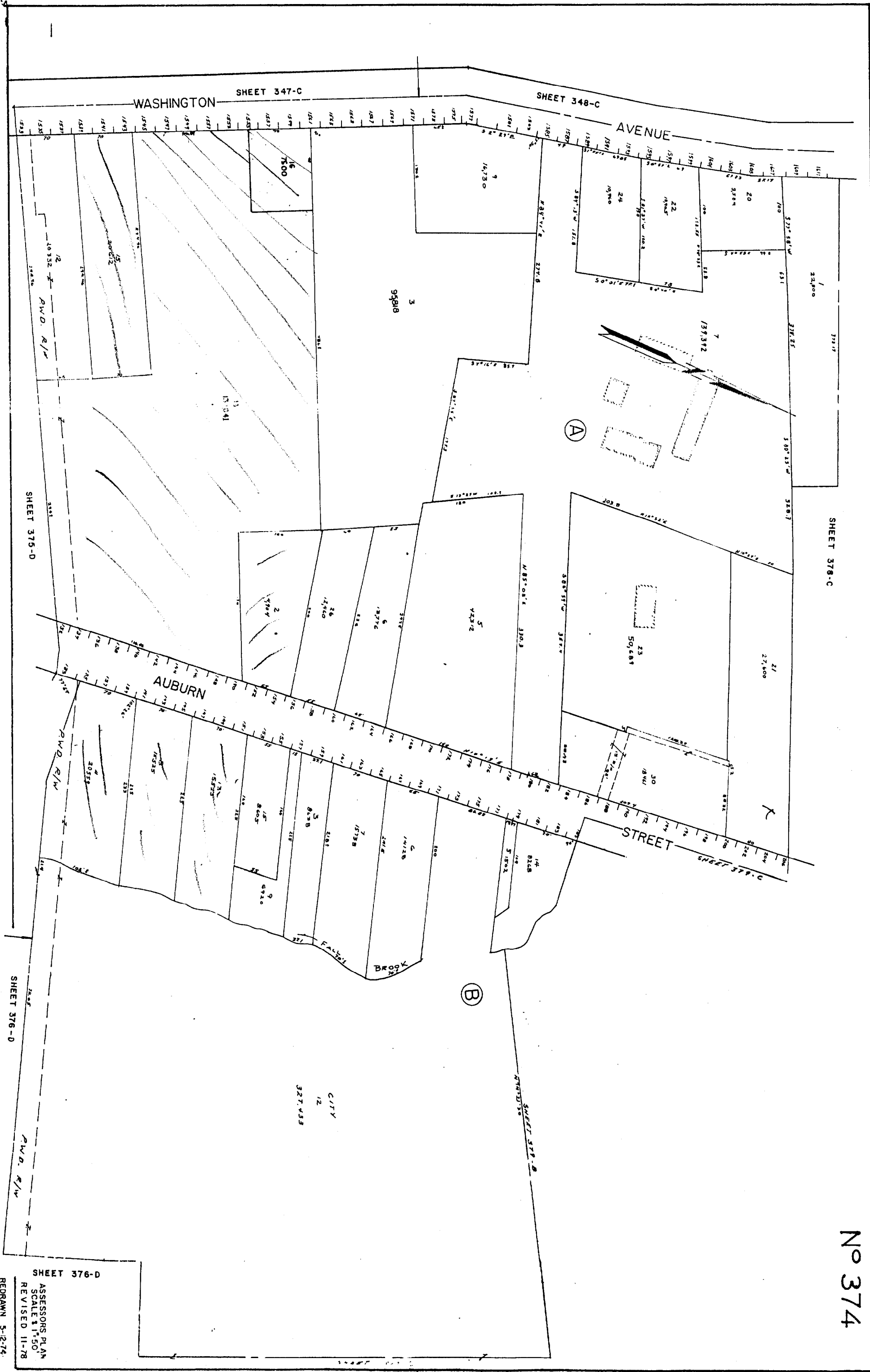
374 B008

374 B013

375 B007

375 B008

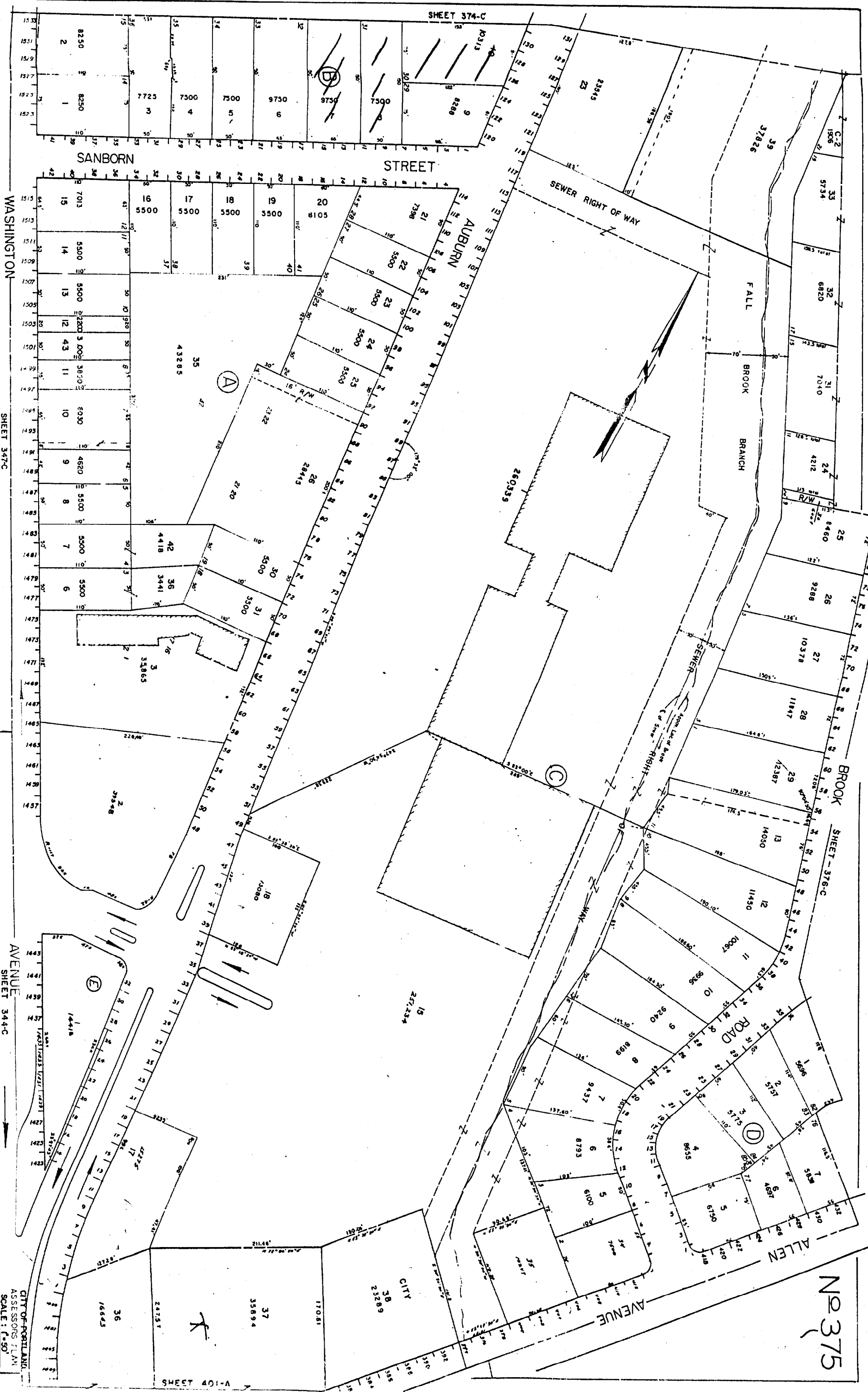
375 B010



SHEET 376-D
ASSESSORS' PLAN
SCALE 1"=50'
REVISED 11-78
REDRAWN 5-2-74

SHEET 374-C

No 375



WASHINGTON

SANBORN

STREET

AUBURN

SEWER RIGHT OF WAY

FALL BROOK BRANCH

BROOK SHEET-376-C

ROAD

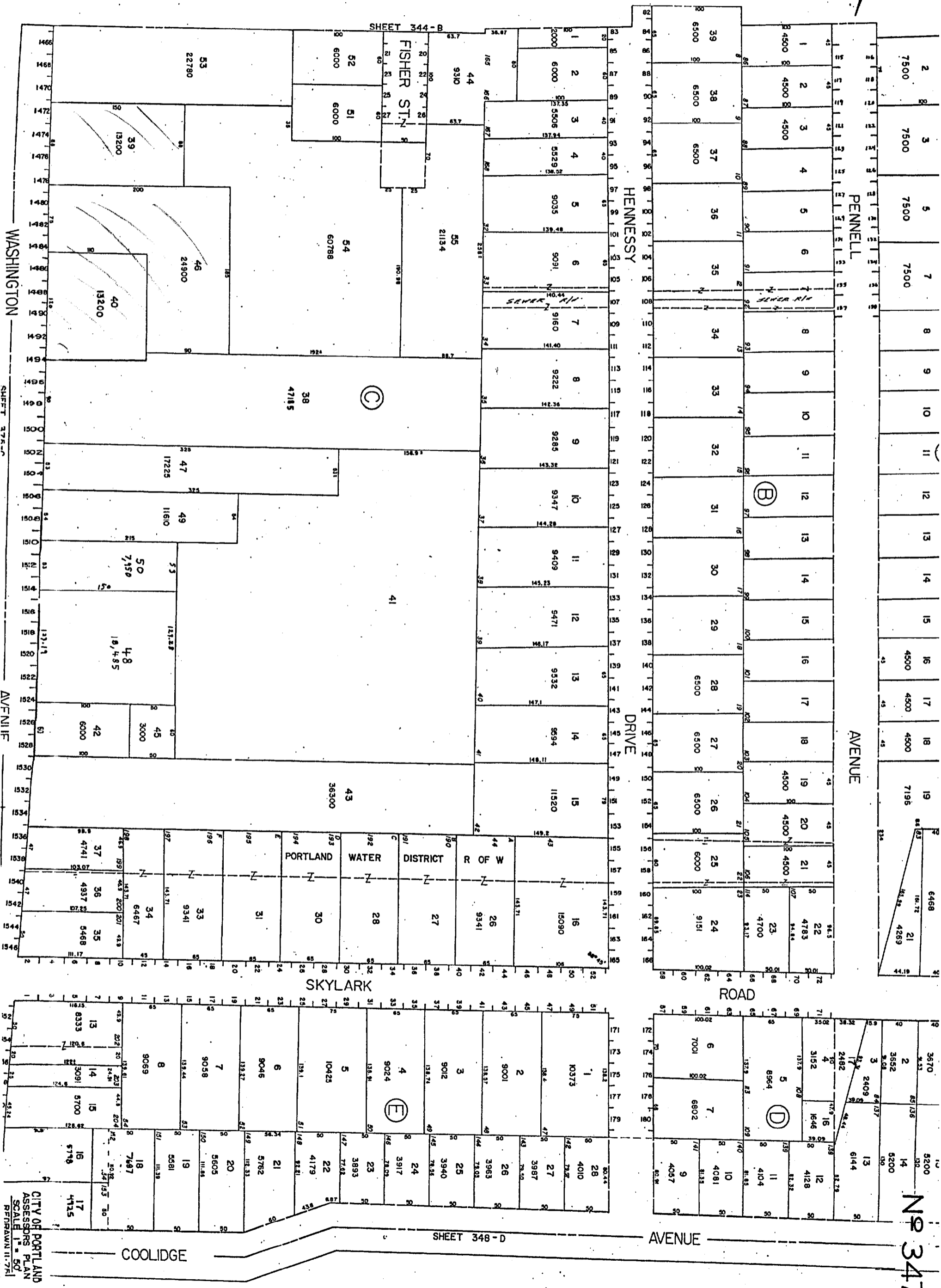
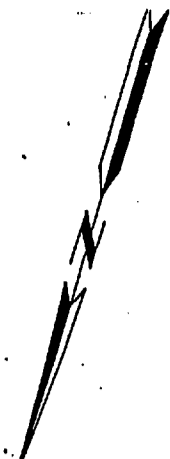
ALLEN AVENUE

CITY

AVENUE SHEET 344-C

CITY OF PORTLAND ASSESSORS PLAN SCALE: 1"=50' REVISED 4-1-75

SHEET 401-A



NO 347

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'
RPN:AWN 11-75

**AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.**