

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GEORGE & BRENDA TURNER Located At 137 RAY ST

Job ID: 2012-05-3970-CH OF USE

CBL: 407- A-001-001

has permission for interior renovations/ Change of Use (Single Family w/ accessory Unit).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

06/20/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum- (Note: Fire Separation)
 2. Insulation prior to Close-In
 3. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-3970-CH OF USE

Located At: 137 RAY ST

CBL: 407- A-001-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling with an accessory dwelling unit with the issuance of this permit and subsequent issuance of a Certificate of Occupancy. Any change of use shall require a separate permit application for review and approval.
3. All the requirements of the Conditional Use Appeal are still in force thru the entire use of the accessory dwelling unit and shall be maintained though out it's lifetime.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no

- higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
 7. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
 8. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
 9. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
 10. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
 11. Note: Finish ceiling height will be 7'-11"; construction is for non-load bearing walls only; first floor bathroom is existing, headers will be (2) 2 x 10"; Contractor is aware of two-family dwelling separation and will submit final wall/ ceiling assemblies prior to construction.
 - 12.

R302.3 Two family dwellings. *Dwelling units* in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1 hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistance-rated floor ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than $\frac{1}{8}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-05-3970-CH OF USE	Date Applied: 5/10/2012	CBL: 407- A-001-001	
Location of Construction: 137 RAY ST	Owner Name: GEORGE & BRENDA TURNER	Owner Address: 137 RAY STREET PORTLAND, ME 04103	Phone: 650-0594 (c)
Business Name:	Contractor Name: John Krause	Contractor Address:	Phone: 860-478-3512
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - CHG OF USE	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: To change the use from a single family to a single family and an accessory unit	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>with conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC 2009 (MUBC) Signature: <i>[Signature]</i>
Proposed Project Description: convert section of house to accessory dwelling unit		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	A Site Plan Administrative Authorization Applied <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM SA Date: <i>OK with conditions</i> <i>[Signature]</i> 5/15/12	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 4/5/2012	Date:
	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

2012 05 3970

66



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>137 Ray St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area: <u>3000 SF 882 SF</u>		Square Footage of Lot: <u>29,280</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>407 A 001,002</u> <u>409 B 012,013</u> <u>006,007,012</u>		Applicant *must be owner, Lessee or Buyer* Name: <u>George Earl Brenda B. Turner</u> Address: <u>137 Ray St.</u> City, State & Zip: <u>Portland, ME 04103</u>
Lessee/DBA (If Applicable): <u>013</u>		Telephone: <u>207 797-5141</u> <u>207 650-0594</u> <u>Call</u>
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 09 2012</p> <p style="text-align: center;">Dept. of Building Inspections City of Portland, Maine</p>		Owner (if different from Applicant) Name: _____ Address: _____ City, State & Zip: _____
Current legal use (i.e. single family): <u>City of Portland, Maine</u>		Cost Of Work: \$ <u>6000.00</u>
If vacant, what was the previous use? _____		C of O Fee: \$ <u>75.00</u>
Proposed Specific use: <u>add Convert part of house to accessory apt</u>		Total Fee: \$ _____ <u>80.</u> <u>75.</u>
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>Turnerbr@yahoo.com turnerbr@yahoo.com</u>		
Contractor's name: <u>John Krause</u>		Telephone: <u>860 478 3518</u>
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>Brenda Turner</u>		Telephone: <u>207 650-0594</u>
Mailing address: <u>137 Ray St. Portland, ME 04103</u>		

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: Brenda B Turner Date: 5/7/12

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

Window size 3'0" x 2'6"

Bedroom window egress will be NW side of house and will be a casement window

New door for exit on NW will be 3'0" x 6'8" Form 2x4 exterior wall

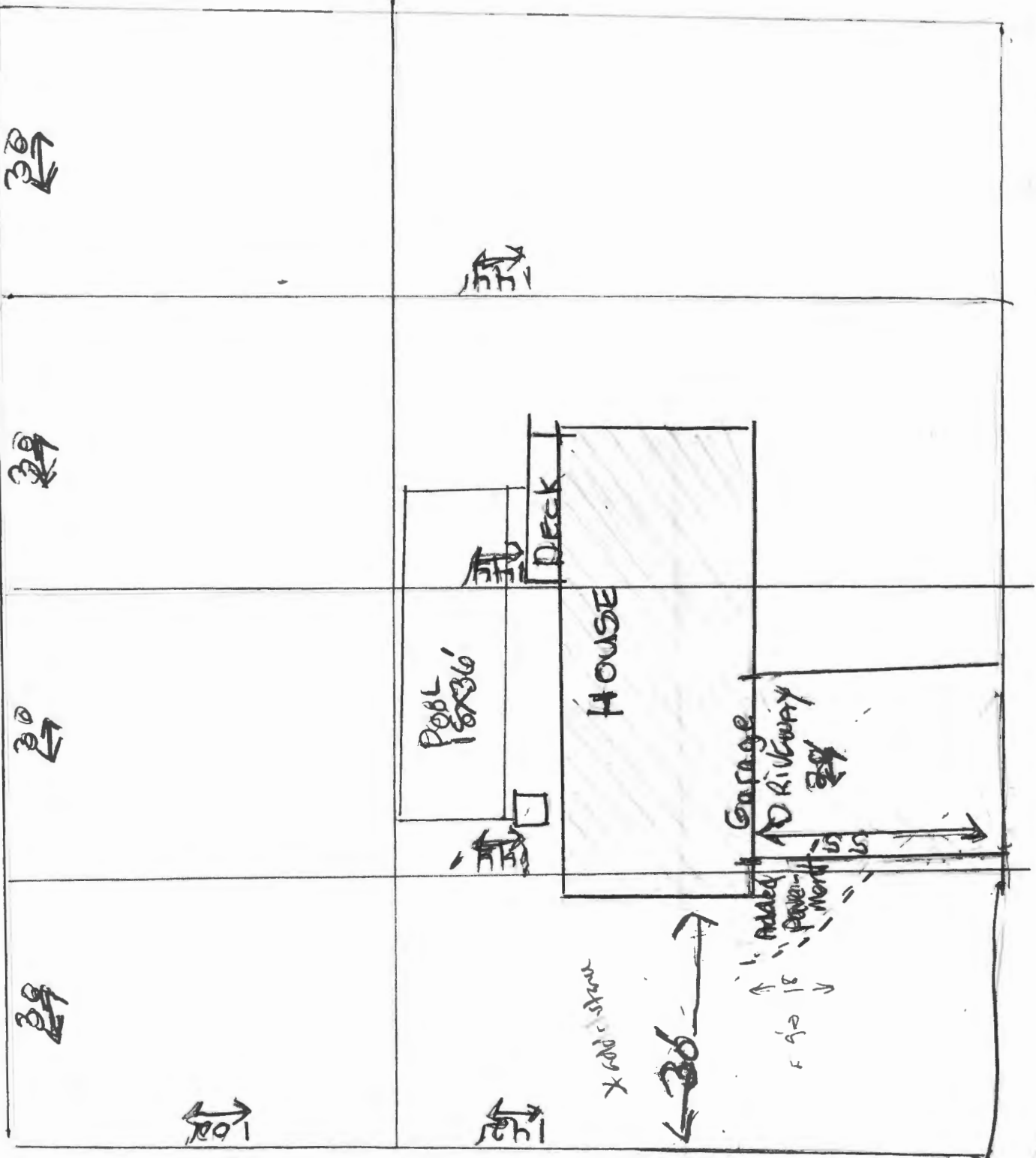
Bedroom door 2'6" x 6'8"

Furnace room 5/8 sheet rock each side
Not sure if it needs fresh air or are
lower door OK inside

George + Brenda Turner

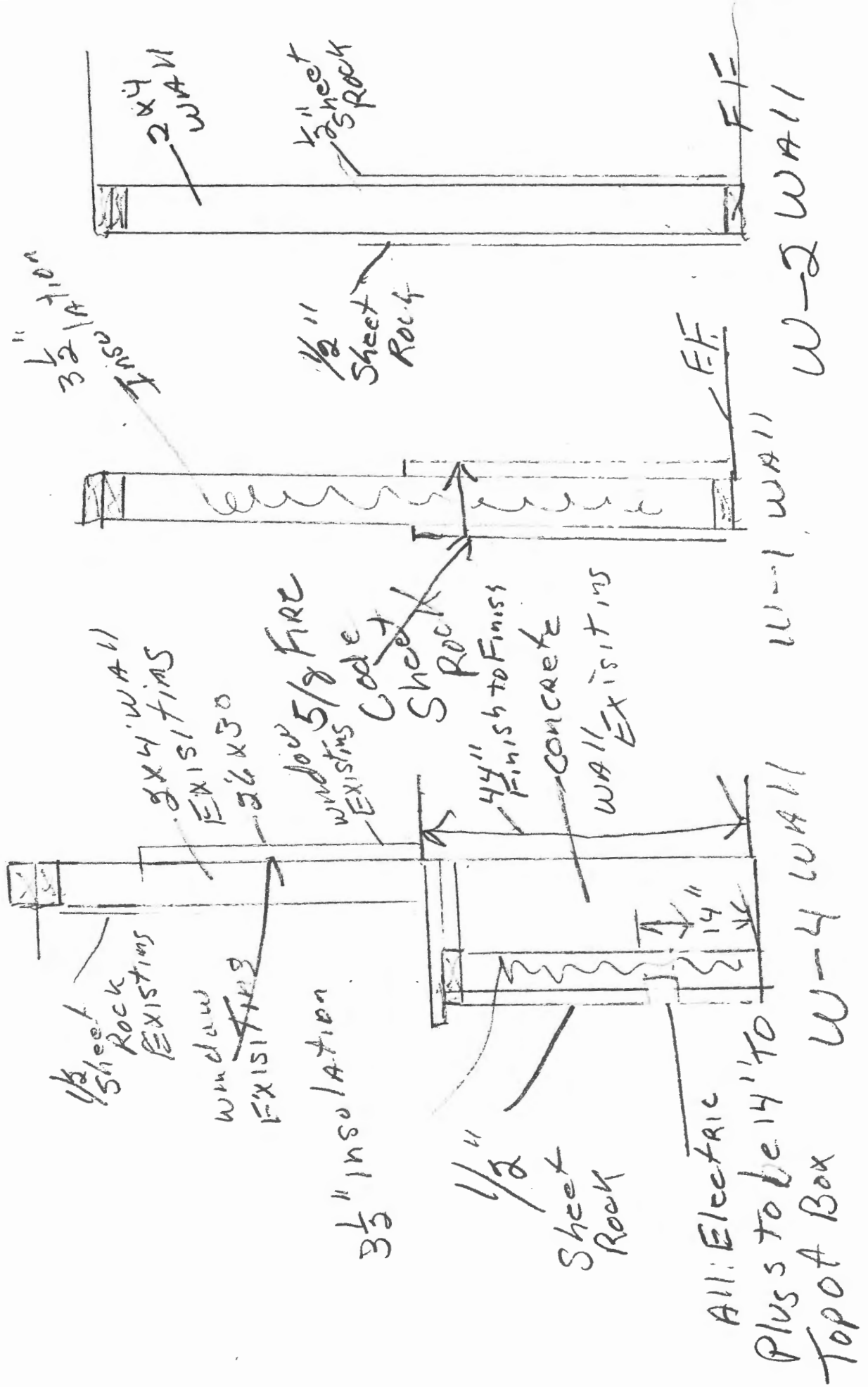
137 Ray St.
Portland, ME 04103

Marlborough Rd. (Paper Rd.)

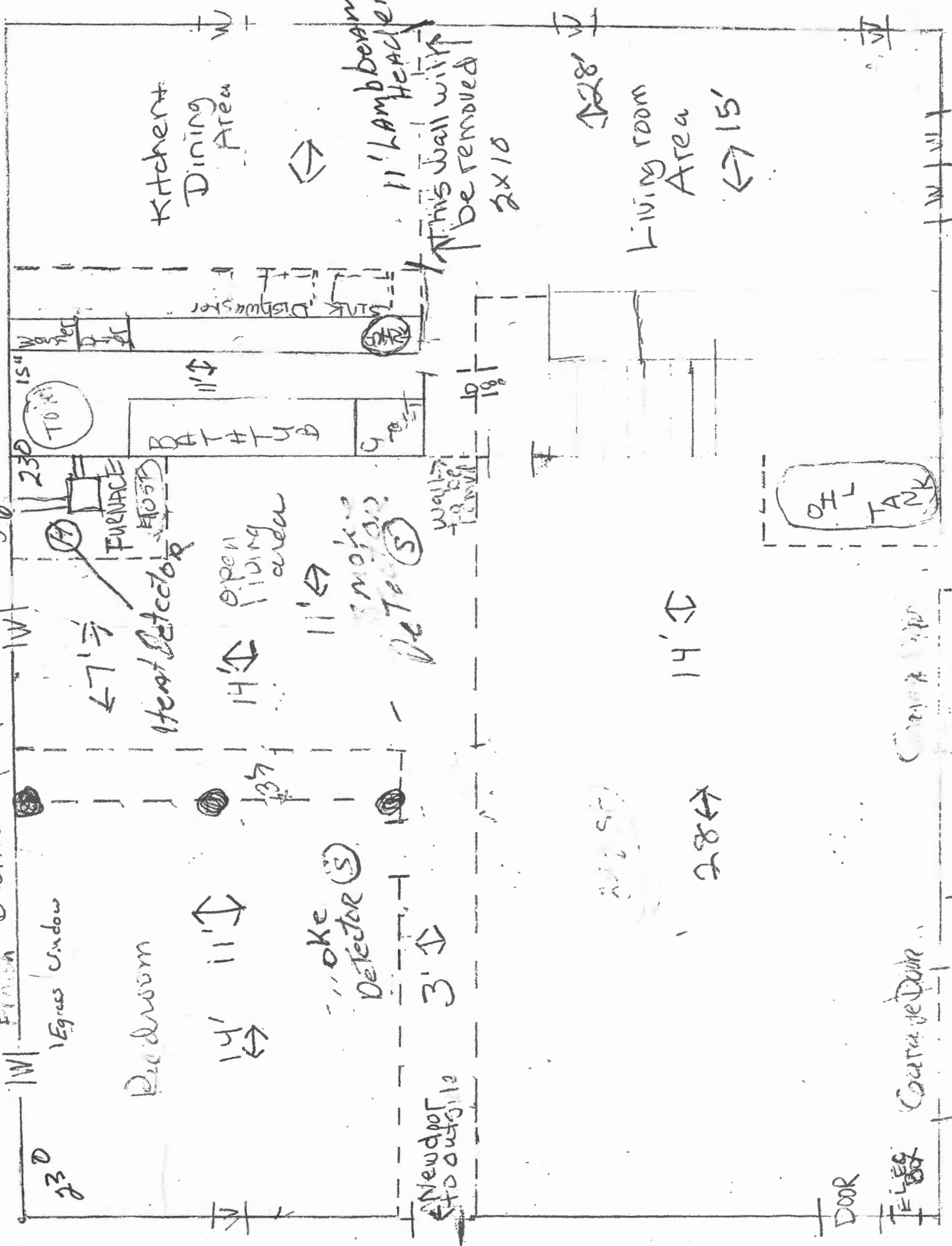


RAY ST.

Types of walls



Ceiling Ht 7'11" Dashed - 4' upward 5'12" 10'12" - EXISTING



APX. 68' 30" FT.

HOUSE L FUEL

COURT YARD

DOOR

TO OUTSIDE

FURNACE Room
6' x 6' 8"

2x4 wall with 5/8 Fire Code EACH side

Electric Plus
1/4" To Top of Box

11x11 m 2 m

closet closet

6' x 6' 8" By Fold Doors

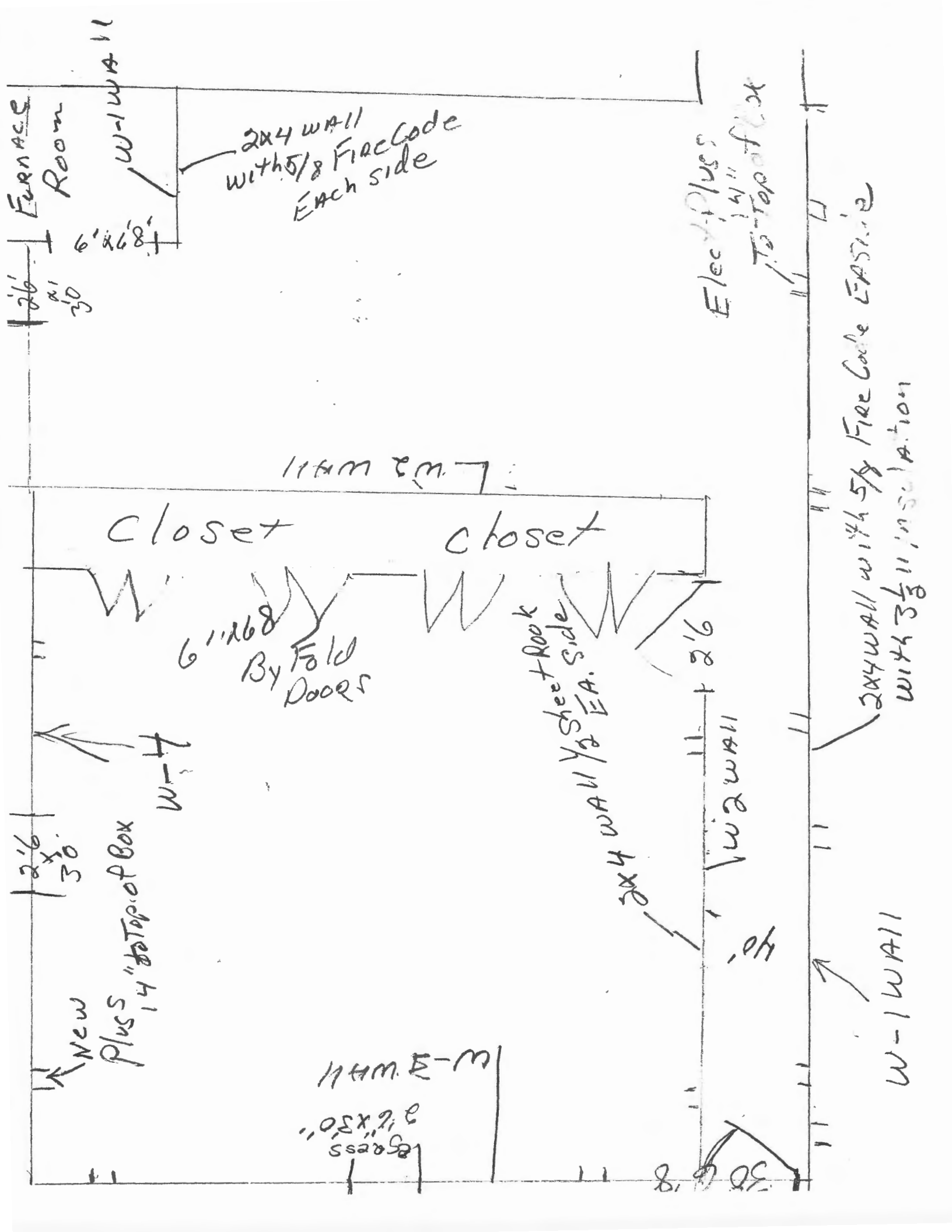
2x4 wall 1/2 Shee + Rock
1/2 EA. side

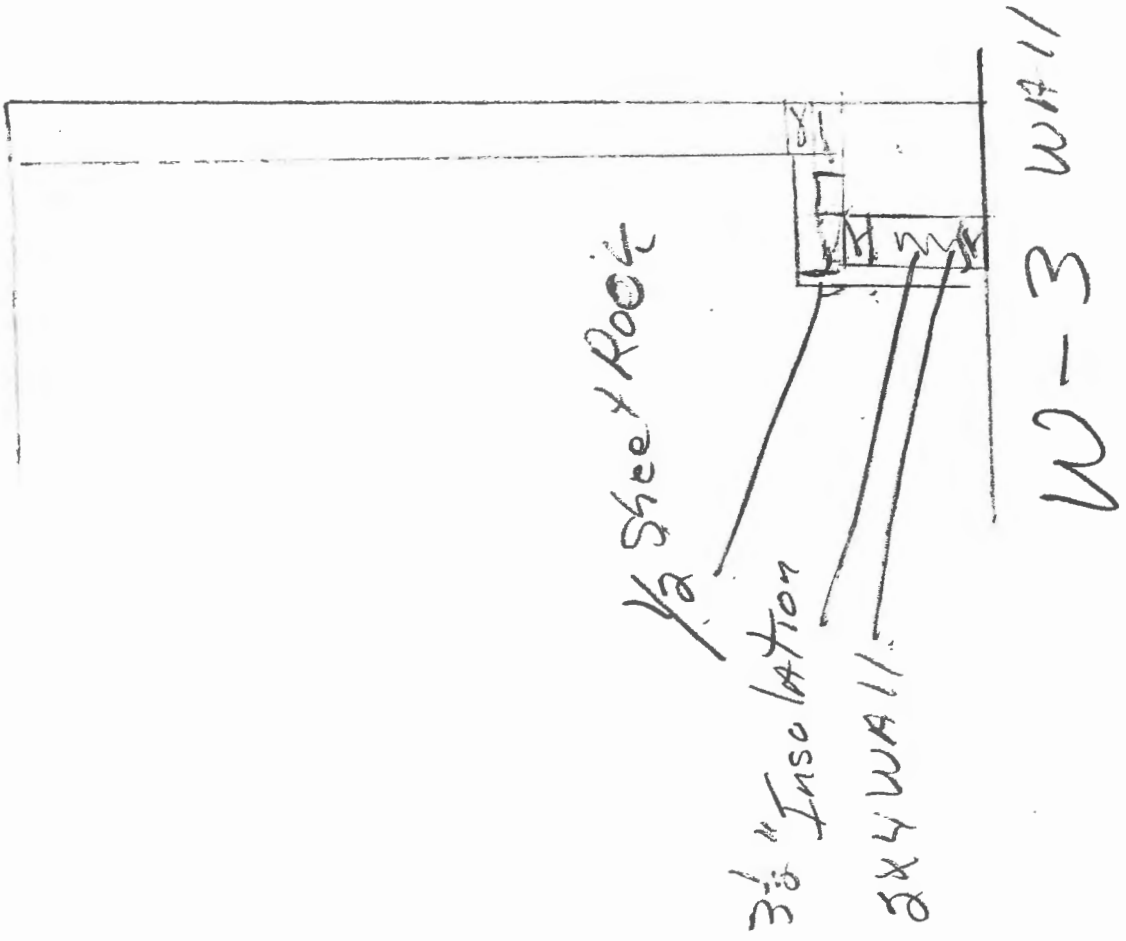
2x4 wall with 5/8 Fire Code EA side with 3/8" insulation

New Plus 1/4" To Top of Box

11x11 m E-M
2' x 2' 30"
Access

W-1 WALL





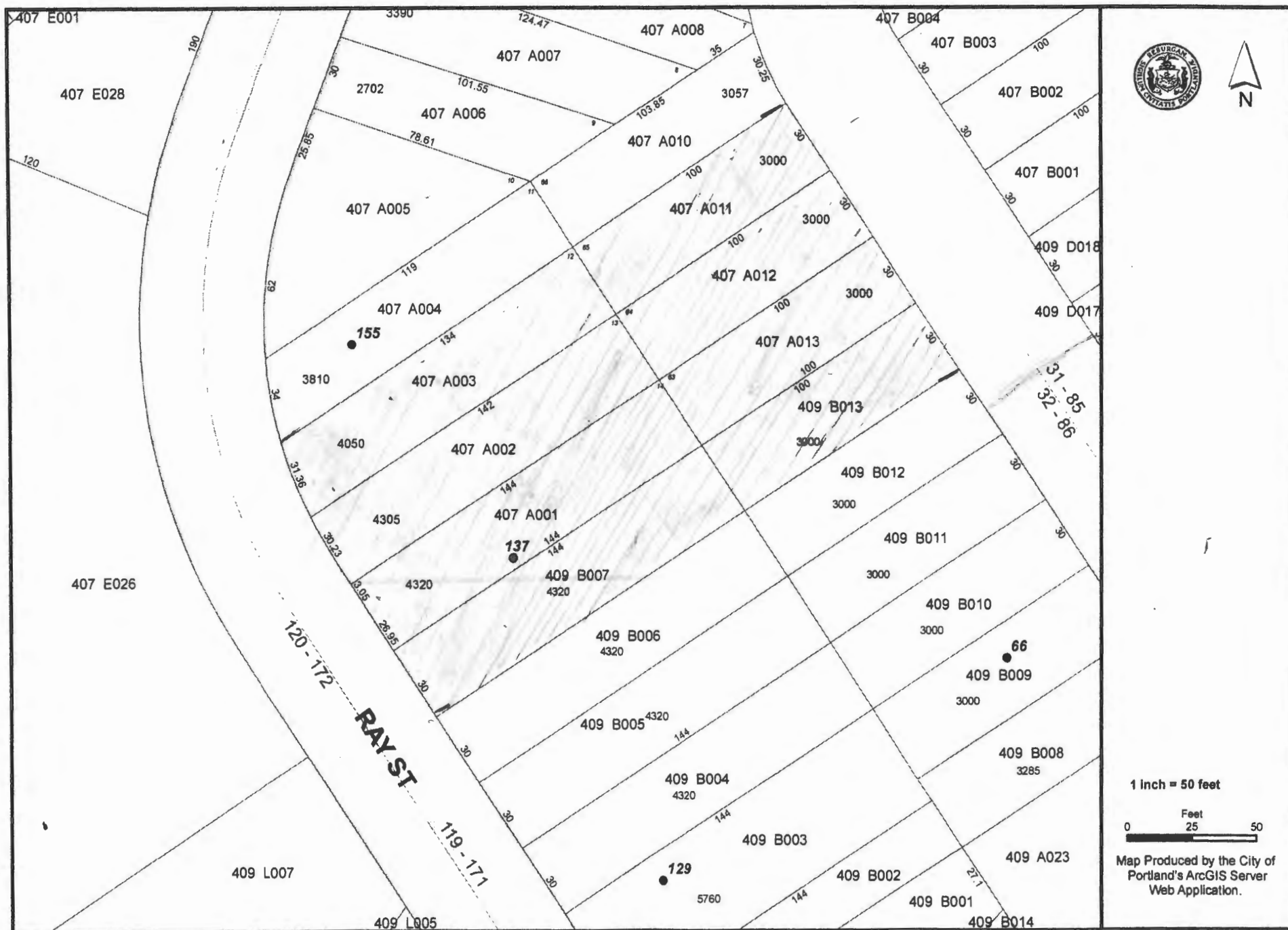
$\frac{1}{2}$ Sheet Rock

$3\frac{1}{2}$ " Insulation

2x4 WALL

W-3 WALL

407-A-1



1 inch = 50 feet
0 25 50
Feet

Map Produced by the City of Portland's ArcGIS Server Web Application.



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Receipts Details:

Tender Information: Check , BusinessName: Brenda Turner, Check Number: 5098
Tender Amount: 155.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 5/10/2012
Receipt Number: 43812

Receipt Details:

Referance ID:	6479	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-3970-CH OF USE - convert section of houseto accessory dwelling unit			
Additional Comments: Brenda Turner			

Referance ID:	6480	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-05-3970-CH OF USE - convert section of houseto accessory dwelling unit			



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Receipts Details:

Tender Information: Check , BusinessName: Brenda Turner, Check Number: 5098
Tender Amount: 155.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 5/10/2012
Receipt Number: 43812

Receipt Details:

Referance ID:	6479	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-3970-CH OF USE - convert section of houseto accessory dwelling unit			
Additional Comments: Brenda Turner			

Referance ID:	6480	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-05-3970-CH OF USE - convert section of houseto accessory dwelling unit			

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: April 6, 2012
RE: Action taken by the Zoning Board of Appeals on April 5, 2012.

Members Present: William Getz, Gordon Smith (chair), Mark Bower, Elyse Segovias (acting secretary) and Matthew Morgan

Members Absent: Phil Saucier and Sara Moppin

1. New Business

A. Conditional Use Appeal:

135-145 Ray Street, George & Brenda Turner, owners, Tax Map 407, Block A, Lots 001, 002, 012 & 013 & Tax Map 409, Block B, Lots 006, 007, 012 & 013, R-3 Residential Zone: The appellants are seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are Tristin Krause, Brian Krause & John Krause. **The Zoning Board of Appeals voted 5-0 to grant the appeal to add an accessory dwelling unit.**

B. Conditional Use Appeal:

72-78 Phipps Road, Shafaat Qazi, owner, Tax Map 183A, Block B, Lot 007, R-3 Residential Zone: The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Zoning Board of Appeals voted 5-0 to grant the appeal to add an accessory dwelling unit.**

Enclosure:

Decisions for Agenda from April 5, 2012
One DVD

CC: Mark Rees, City Manager
Greg Mitchell, Acting Director, Planning & Urban Development
Alex Jaegerman, Planning Division
Mary Davis, Housing and Neighborhood Services Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: April 5, 2012

Name and address of applicant: George & Brenda Turner
137 Ray Street
Portland, ME 04103

Location of property under appeal: 135-145 Ray Street

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

None.

Exhibits admitted (e.g. renderings, reports, etc.):

None.

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

There will be no exterior alterations.

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

By zoning admin, lot size is over 6,500 sq ft.

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Principle unit will be 1,500 sq. ft after renovation.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes 0 No 5

Reason and supporting facts:

By testimony, there will be no exterior alterations
or ~~etc~~ distinctive characteristics or effects.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes 0 No 5

Reason and supporting facts:

No evidence to support any adverse impact.
Testimony supports this want change use.

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes 0 No 5

Reason and supporting facts:

This use will not be any different
than any other residential use.

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

By application

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Testimony supports that Turner's will reside
in the home.

Findings of Fact and Conclusions of Law:

Applicant is proposing to add an accessory unit to the existing single family dwelling. The gross floor area of the principal building is 3,000 sq. feet. The accessory unit will be 882 sq. ft., which is equal to 29.4% of the gross floor area of the principle building. There will be no open outside stairways or fire escapes above the ground floor. The lot size is 12,940 sq. ft. Applicant owns surrounding lots for a total of 29,220 sq. ft. in all.

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

The accessory unit will be 882 sq. ft., or 29.4% of gross floor area.

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied 5 Not Satisfied 0

Reason and supporting facts:

Alterations will be all be interior.



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: George + Brenda Turner

PROJECT ADDRESS: 137 Ray St. CHART/BLOCK/LOT: 407-A-1

APPLICATION FEE: _____ (\$50.00)

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

Single family home - adding accessory dwelling in bsmt

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Brenda + George Turner
Address: 137 Ray St.
Portland
Work #: Ø
Cell #: 207 650-0594
Fax #: Ø
Home #: 207 797-5161
E-mail: turnerb@yah.com

CONSULTANT/AGENT

Name: Brian and Tristin Krause
Address: 137 Ray St.
Portland
Work #: _____
Cell #: 207 400-6323
~~Fax #~~ 207 712-1369
Home #: _____
E-mail: TKrause14@AOL.com

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?

RECEIVED
MAY 24 2012
Dept. of Building Inspections
City of Portland Maine

Applicant's Assessment	Planning Division
Y(yes), N(no), N/A	Y(yes), N(no), N/A
<u>Y</u>	<u>see attached sheet</u> <u>yes</u>
<u>N</u>	<u>no</u>
<u>N</u>	<u>N/A</u>
<u>N</u>	<u>no new pavement</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>no</u>
<u>N</u>	<u>no</u>
<u>N</u>	<u>no</u>
<u>N/A</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: Brenda Turner Date: 5/7/12

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

*with conditions -
- see attached*

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.

Name: George and Brenda Turner

Address : 137 Ray Street

Project: Accessory dwelling unit in Single Family Home

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.?	No	n/a
d) Are there any new curb cuts, driveways or parking areas?	No	e-mail 5-21-12, no new pavement
e) Are the curbs and sidewalks in sound condition?	n/a	n/a
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	n/a	No, sufficient parking in driveway-confirmed with Marge Schmuckal
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	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 Administrative Authorization for 137 Ray Street was approved by Barbara Barhydt, Development Review Services Manager on May 24, 2012 with the following condition(s) of approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.
2. The approval is based upon the information that additional paving is not proposed to expand the driveway as shown on the site plan. The applicant (B. Turner) confirmed this in writing with the attached e-mail dated May 21, 2012.

Barbara Barhydt
Dev. Review Services mgr
May 24, 2012

Marlborough Rd. (Paper Rd.)

28

29

30

29

100

100

36

100

POOL 18x36

DECK

HOUSE

GARAGE

DRIVEWAY

ADDED PAVEMENT

18

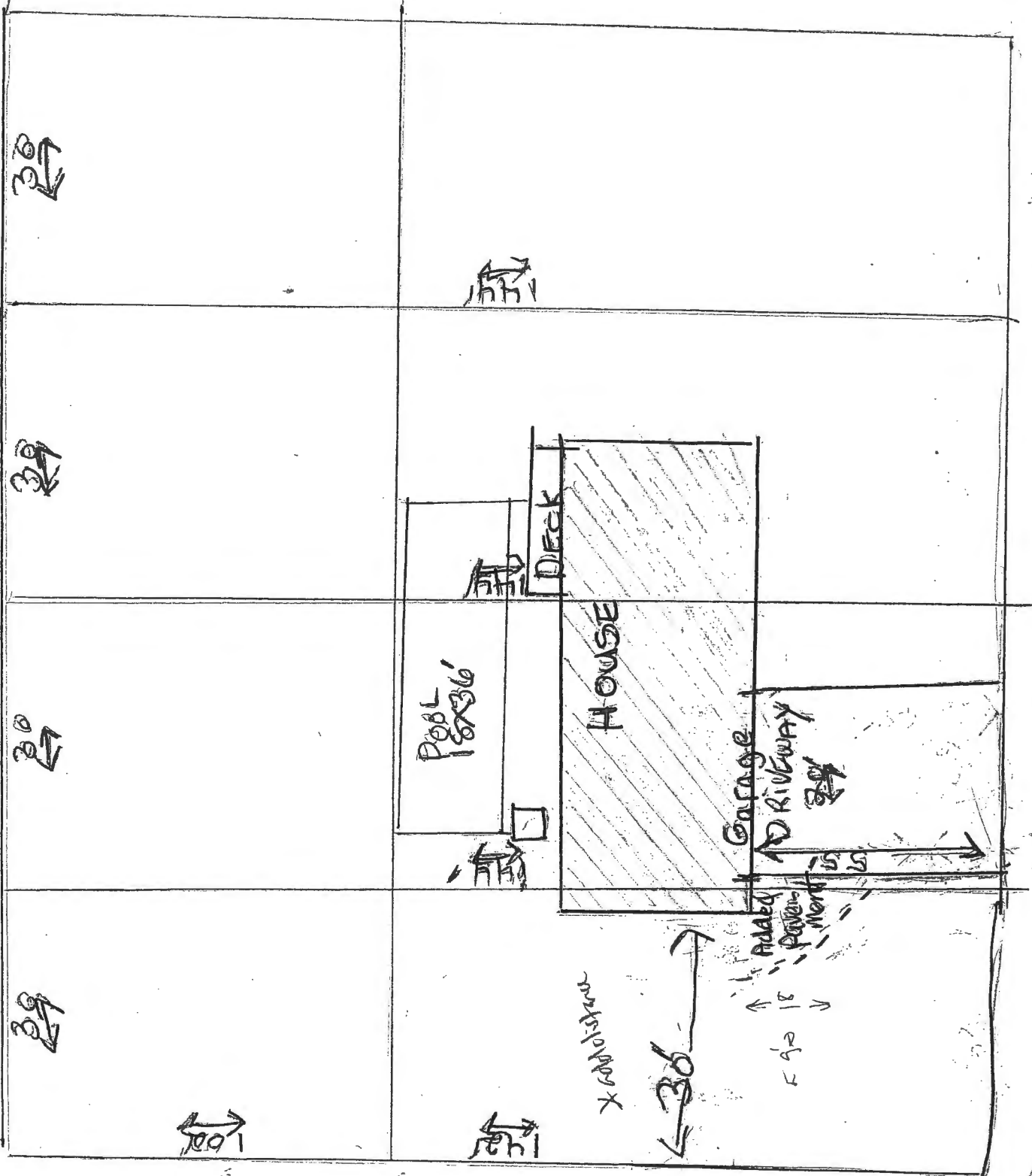
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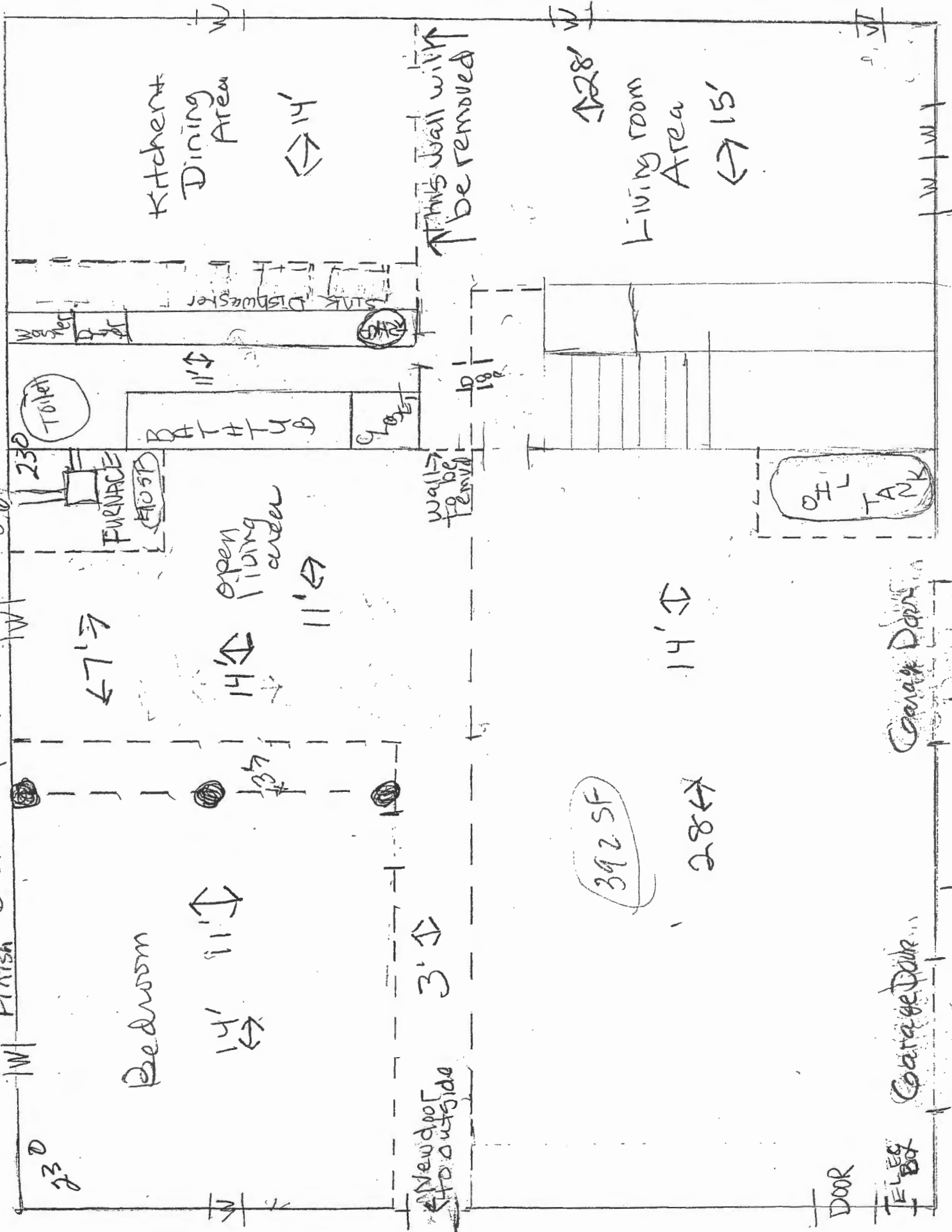
10

RAY ST.

PAVEMENT



Ceiling Ht 7'11" Dashes = Proposed 5'6" Solid lines = Existing



not necessary

Garage Door
Garage Door
LIVING AREA
DOOR

Barbara Barhydt - 137 Ray St

From: b turner <turnerbr@yahoo.com>
To: "bab@portlandmaine.gov" <bab@portlandmaine.gov>
Date: Monday, May 21, 2012 4:11 PM
Subject: 137 Ray St

--Hi Barb, We were told by the planning board that we didn't need to add a parking space.Thanks!
Brenda Turner