

PROJECT ADDRESS: 802 - 828 Ocean Avenue

CHART/BLOCK/LOT: 411-A-7 and 416-A-6, 7, 21

DESCRIPTION OF PROPOSED ZONE CHANGE AND PROJECT:

Amendment to existing conditional rezoning agreement

CONTACT INFORMATION:	Applicant's Contact for electronic plans Name: <u>William Conway</u> e-mail Address: <u>Sebago Technics</u> work #
Applicant - must be owner, Lessee or Buyer Name: <u>Patrick Tinsman</u> <u>Ridge Development LLC</u> Business Name, if applicable: Address: <u>P.O. Box 535</u> City/State: <u>Buxton ME</u> Zip Code: <u>04093</u>	Applicant Contact Information Work # Home# Cell # <u>239 - 5000</u> Fax# e-mail: <u>ptinsman@maine.rr.com</u>
Owner - (if different from Applicant) Name: <u>Diane Doyle</u> <u>Doyle Enterprises</u> Address: <u>110 Main Street; Suite 1214</u> City/State: <u>Saco, ME</u> Zip Code: <u>04072</u>	Owner Contact Information Work # <u>286 - 1151</u> Home# Cell # <u>229 - 3530</u> Fax# <u>282 - 7970</u> e-mail: <u>didoyleco@gmail.com</u>
Agent/ Representative Name: <u>William Conway</u> <u>Sebago Technics Inc</u> Address: <u>75 John Roberts Road</u> City/State: <u>So Portland ME</u> Zip Code: <u>04106</u>	Agent/Representative Contact information Work # <u>200 - 2055</u> Cell # <u>205 - 5271</u> e-mail: <u>wconway@sebagotechnics.com</u>
Billing Information Name: <u>Same as Applicant</u> Address: City/State: Zip Code:	Billing Information Work # <u>Same as Applicant</u> Cell # Fax# e-mail:
Engineer Name: <u>Shawn Frank</u> <u>Sebago Technics</u> Address: City/State: Zip Code:	Engineer Contact Information Work # <u>200 - 2062</u> Cell # Fax# e-mail: <u>sfrank@sebagotechnics.com</u>

Surveyor Name: Dow and Colombe Mike Colombe Address: Saco ME City/State : Zip Code:	Surveyor Contact Information Work # 204 - 4521 Cell # Fax# e-mail: dowcol @ gwi.net
Architect Name: Bill Hopkins Archetype PA Address: Portland ME City/State : Zip Code:	Architect Contact Information Work # 772 6022 Cell # Fax# e-mail: hopkins @ archetype pa.com
Attorney Name: N/A Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

See Attached

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

Existing Use: Describe the existing use of the subject property:

Undeveloped

Current Zoning Designation(s):

R5A / R0S Conditional Zone

Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

See Attached


Site Plan: On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1' = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood.

See Attached

APPLICATION FEE:

Check the type of zoning review that applies. Payment may be made in cash or check payable to the City of Portland.

<p>Zoning Map Amendment ___ \$2,000.00 (from ___ zone to ___ zone)</p>	<p>Fees Paid (office use) ___</p>	<p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) (notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings for Planning Board and public hearing meeting for City Council) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) <p>Third party review is assessed separately.</p>
<p>Zoning Text Amendment ___ \$2,000.00 (to Section 14- _____) (For a zoning text amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example) and language to be added is depicted as underline (example))</p>	<p>___</p>	
<p>Combination Zoning Text Amendment and Zoning Map Amendment ___ \$3,000.00</p>	<p>___</p>	
<p>Conditional or Contract Zone <input checked="" type="checkbox"/> \$3,000.00 (A conditional or contract rezoning map be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Sections 14-60 to 62.)</p>	<p>___</p>	

<p>Signature of Applicant: </p>	<p>Date: 4-2-14</p>
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Further Information

In the event of withdrawal of the zoning amendment application by the applicant, a refund of two-thirds of the amount of the zone change fee will be made to the applicant as long as the request is submitted to the Planning Division prior to the advertisement being submitted to the news paper.

PROJECT DATA

The following information is required where applicable, in order to complete the application.

Total Area of Site	10.32 Ac sq. ft.
Proposed Total Disturbed Area of the Site	5.86 Ac sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Total Existing)	0 sq. ft.
Impervious Area (Total Proposed)	2,780 Ac sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	0 sq. ft.
Building Footprint (Total Proposed)	46,690 sq. ft.
Building Floor Area (Total Existing)	0 sq. ft.
Building Floor Area (Total Proposed)	25,438 sq. ft.
Zoning	
Existing	RSA / ROS
Proposed, if applicable	RSA / ROS
Land Use	
Existing	UNDEVELOPED
Proposed	RESIDENTIAL
Residential, if applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	94
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	0
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	0
# of One-Bedroom Units (Total Proposed)	12
# of Two-Bedroom Units (Total Proposed)	34
# of Three-Bedroom Units (Total Proposed)	48
Parking Spaces	
# of Parking Spaces (Total Existing)	0
# of Parking Spaces (Total Proposed)	204
# of Handicapped Spaces (Total Proposed)	5
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	38
Estimated Cost of Project	