

427-D-12

2006-0075

22 Hawthorne St.

Bld. Addition

Dianne Theriault

on Spreadsheet

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

2006-0075

Application I. D. Number

4/19/2006

Application Date

Building Addition

Project Name/Description

Theriault Dianne M

Applicant

22 Hawthorne St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-0059 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

22 - 22 Hawthorne St, Portland, Maine

Address of Proposed Site

427 D012001

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) _____

Proposed Building square Feet or # of Units

Acreage of Site

R5

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 Pla \$400.00 Subdivision _____ Engineer Review _____ Date 4/19/2006

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached 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 | |

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <i>22 Hawthorn St.</i>			Zone:		
Total Square Footage of Proposed Structure: <i>1,430 sq ft</i>			Square Footage of Lot: <i>9,000 sq ft</i>		
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:		Telephone #:	
Chart#	Block#	Lot#	<i>22 Hawthorn St. Portland, ME 04103</i>		<i>773-0059</i>
Consultant/Agent, mailing address, phone # & contact person:			Applicant's name, mailing address, telephone #/Fax#/Pager#:		Project name:
			<i>Somer</i>		<i>Thruway II Addition</i>

Fee For Service Deposit (all applications)

(\$200.00)

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking lot
 Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Stormwater Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot)
 Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
 50,000 - 100,000 sq. ft. (\$1,000.00)
 Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

- Please see next page -

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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 of applicant: 	Date: 4-10-06
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

To Whom It May Concern:

I am applying to construct a 1,430 sq
addition to my residence at 22
Hawthorne St. The addition will
contain an in-law apartment and
a 2-car garage along with an
expanded living room.

John Thernault



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mrs. Dianne Theriault
22 Hawthorne Street
Portland, Maine 04103

May 9, 2006

Dear Mrs. Theriault:

RE: Application for Building Addition: 1 to 2 Unit, at 22 Hawthorne Street (App.# 2006-0075)

On May 9, 2006, the Portland Planning Authority granted minor site plan approval for the construction of a 2nd unit at #22 Hawthorne Street.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic cad (*.dwg) files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee will not be required, however, an inspection fee in the amount of \$300.00 will have to be posted before beginning any site construction or issuance of a building permit.
3. Prior to construction, a pre-construction 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 three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

If there are any questions, please contact Jay Reynolds at 874-8632.

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mrs. Dianne Theriault
22 Hawthorne Street
Portland, Maine 04103

May 1, 2006

Dear Mrs. Theriault:

RE: Application for minor site plan/2-unit at #22 Hawthorne Street (App.# 2006-0075)

Thank you for your application to add a unit to your building at #22 Hawthorne Street. Upon review of the site plan, the City's Planning Division has the following comments:

1. Please provide a survey of the property.
2. The site plan does not show any topography. Due to the increase in impervious surface (building and pavement), some method of managing the stormwater flows is required. Please show how drainage ^{does} not negatively impact the neighboring properties.
3. Please indicate the Finish Floor Elevation of the building addition (on the site plan).
4. Indicate whether any exterior lighting is proposed with this application.
5. For multi-family development, a minimum of 2 street trees and foundation plantings are required. Street trees are to be installed along a property's street frontage. Please add to your site plan.
6. Curb and sidewalk is required for minor site plan development unless the proposal meets the waiver criteria (which is attached). Upon review, it is evident that Hawthorne Street was rebuilt/reconstructed without curbing or sidewalks. This was done by the City within the last 24 months. Therefore, your proposal meets the criteria for a waiver, so curbing and sidewalk will not be required for your project.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,


Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

Sec. 25-96. Required for nonresidential, two-family or multi-family development; exceptions.

Where a nonresidential, or a two-family or multi-family development requiring site plan approval abuts any accepted street and a sidewalk with granite curbing satisfactory to the public works authority has not already been provided, a sidewalk constructed of bituminous concrete, portland cement concrete, brick or other paving material and granite curbing shall be provided along the entire street frontage of the lot. If either a sidewalk or curbing, but not both, shall exist at such location which is satisfactory to the public works authority, only a sidewalk or curbing, as the case may be, shall be provided. In either case, such sidewalk and curbing shall be constructed in accordance with the specifications and to the satisfaction of the public works authority at no cost to the city. In conjunction with major site plan review, the planning board, or with minor site plan review, the planning authority, may waive or modify the requirements contained herein upon a like finding and on the same terms and conditions as set forth in section 14-506(b) of this Code.

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The reconstruction of the street is specifically identified in the first or second year of the current Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Curbing-

1. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost
2. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
3. The street has been rehabilitated without curbing in the last 60 months.
4. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.
5. Runoff from the development site or within the street does not require curbing for

stormwater management.

In no event shall the waiver have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the land development plan relating to transportation and pedestrian infrastructure and the regulations of this article.

At its discretion, the planning authority may refer any petition for a waiver from the curb and sidewalk requirement to the planning board for decision.

Handbarrow Curbing Costs

① $50 \text{ L.F.} \times 25 \text{ L.F.} = \boxed{\$1,250.00}$ ← Curb Inst.
 ② $50' \times 2 = 100 \text{ SF.}$ ← St. Op. Fees

← Maintenance
 $50' \times 20' = 1000 \text{ SF} = 111 \text{ SY} \times \$117 = \$128,870$
 $90' \times 20' = 1800/9 = 200 \times \$65/\text{S.Y.} = \boxed{\$13,000.00}$
 ③ $\boxed{\$200.00} = \text{Permit Fee}$

④ (2) Trench - ~~patch~~ patch Cost (same as 2) = $\boxed{\$13,000.00}$

$\$27,450.00$
 is 5% of $\$549,000.00!$

Hi Sarah- this woman came in looking for this info and I could not help her. I told her "we" would call
Thanks
Carrie

**IMPORTANT NOTICE FROM CITY OF PORTLAND
PLANNING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 22 HAWTHORNE STREET**

WHAT A minor site plan application was submitted to the City of Portland Planning Division by John Theriault. The applicant is proposing to construct a 1,430 sq. ft. addition to the existing residence. The addition will consist of an in-law apartment and a 2-car garage.

In accordance with the Portland Land Use Ordinance, notices of receipt of a minor site plan application must be sent to neighbors.

FOR MORE INFORMATION

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions, please call Sarah Hopkins, Development Review Services Manager, at 874-8720.

John and Shirley Dutton
16 Hawthorne Street
Ptted

Shirley ofc 761-0801
John 725-0059

Left Message
4-22-00

Jay.
Can you call?
-5

REAR ELEVATION



FRONT ELEVATION

SIDE ELEVATION



ST. ELEVATION

IN ACCEPTING THESE DRAWINGS, CLIENTS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING FIRM. HOUSE CALLS INC. ACCEPTS NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. HOUSE CALLS INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. HOUSE CALLS INC. WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

SCALE 1/4" = 1'
DATE 4/06
DRAWN BY J. CALL
PAGE 1 OF 4

THERIAULT RESIDENCE
ELEVATIONS

HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, NH

