

432-C-1
162 Veracruz St.
Martial Arts Bld.
Choi Institute

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

Applicant SEUNG CHOI & STEVE FARBER - 17 Bancroft St.
CHOI INSTITUTE OF MATERIAL ARTS & SCIENCE
162 VERAUDA ST. PORTLAND, ME. 04103 04102

Applicant's Mailing Address % WILLIAM HEMMERS
424 FORE ST. PORTLAND 04101.

Consultant/Agent WILLIAM HEMMERS
424 FORE ST. PORTLAND 774-3683
Applicant/Agent Daytime telephone and FAX 761-2836 FX.

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) PUBLIC BUILDING - INSTITUTE OF MATERIAL ARTS

6560 SF 18 349 SF ZONE B-1
 Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

Application Date 09/06/08
 Project Name/Description CHOI INSTITUTE OF MATERIAL ARTS & SCIENCE
 Address Of Proposed Site 162 VERAUDA ST. PORTLAND
 Assessor's Reference, Chart#, Block, Lot# 432.0 C.0 Lots- 1, 2 & 5

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

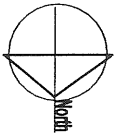
Signature of applicant: William Hemmers Date: 09/06/08

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

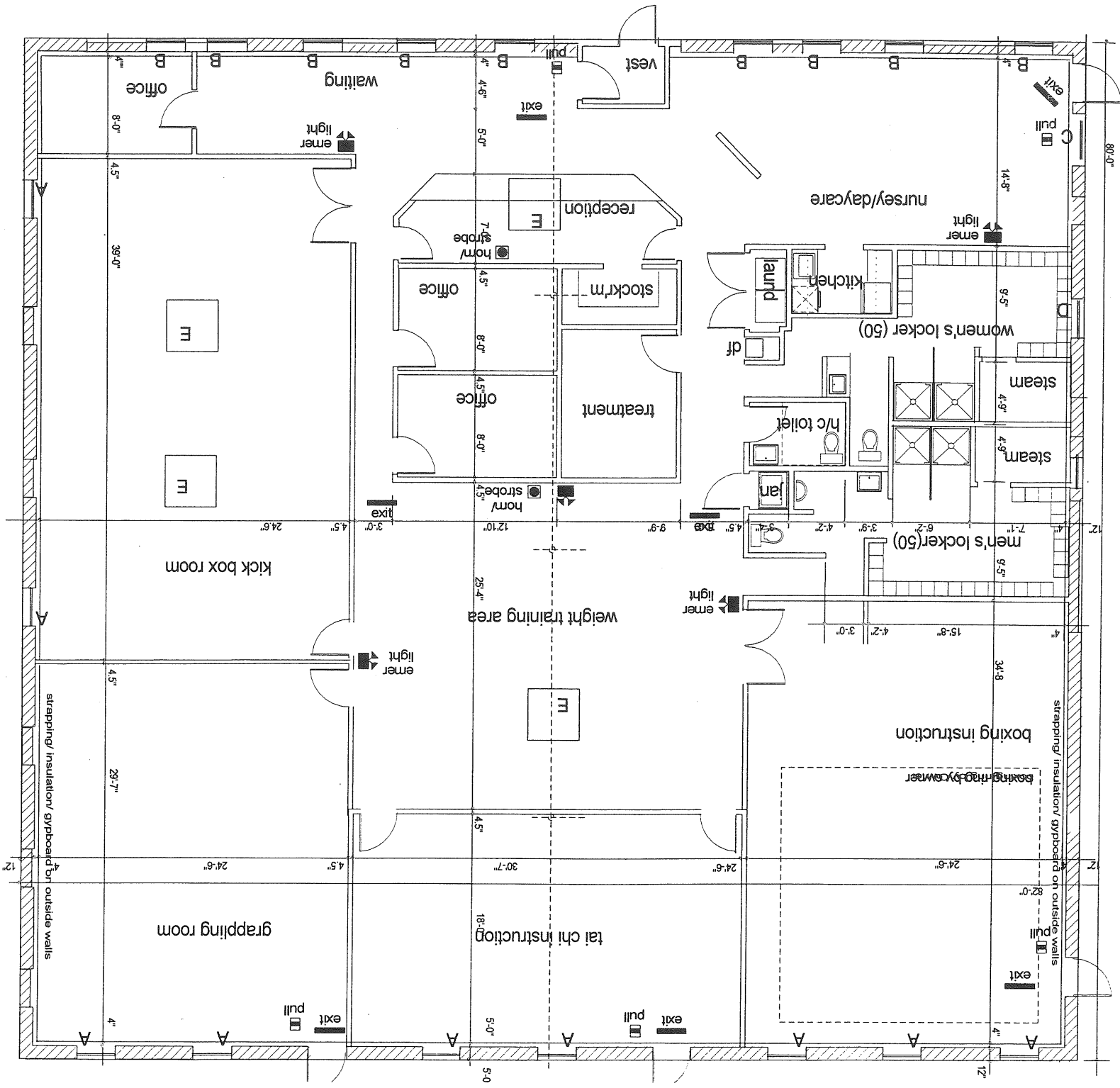
FLOOR PLAN

08/31/2000

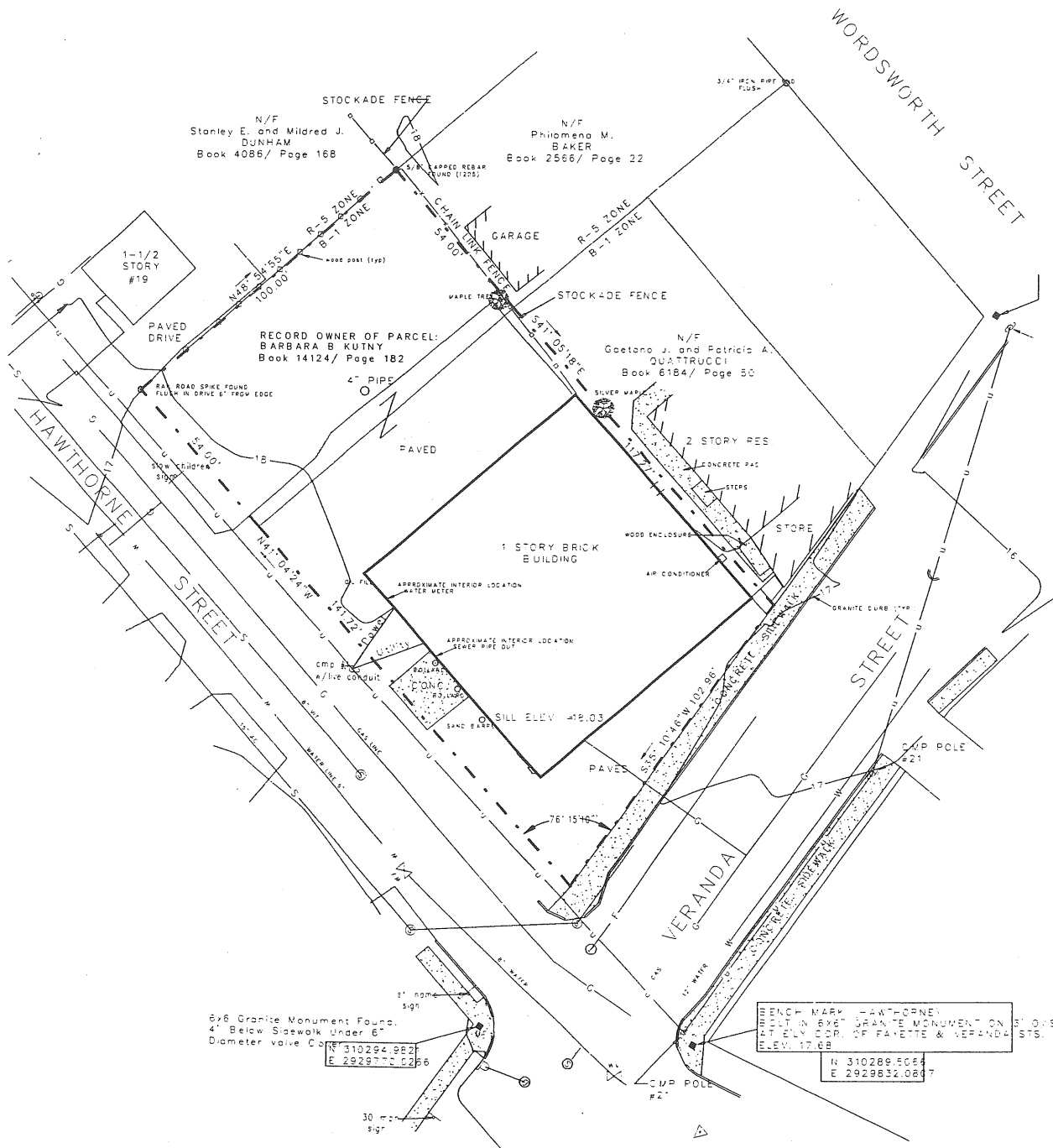


SCALE 3/32" = 1'-0"
0' 5' 10' 15' 20'

WILLIAM NEMMERS, ARCHITECT
424 FORE STREET, PORTLAND, MAINE



CHOI INSTITUTE OF MARTIAL ARTS
 162 VERANDA ST. PORTLAND
 SURVEY - REDUCED COPY



156- 162 VERANDA STREET
SITE INFORMATION for SITE PLAN REVIEW
 SEPTEMBER, 2000

SITE INFORMATION:

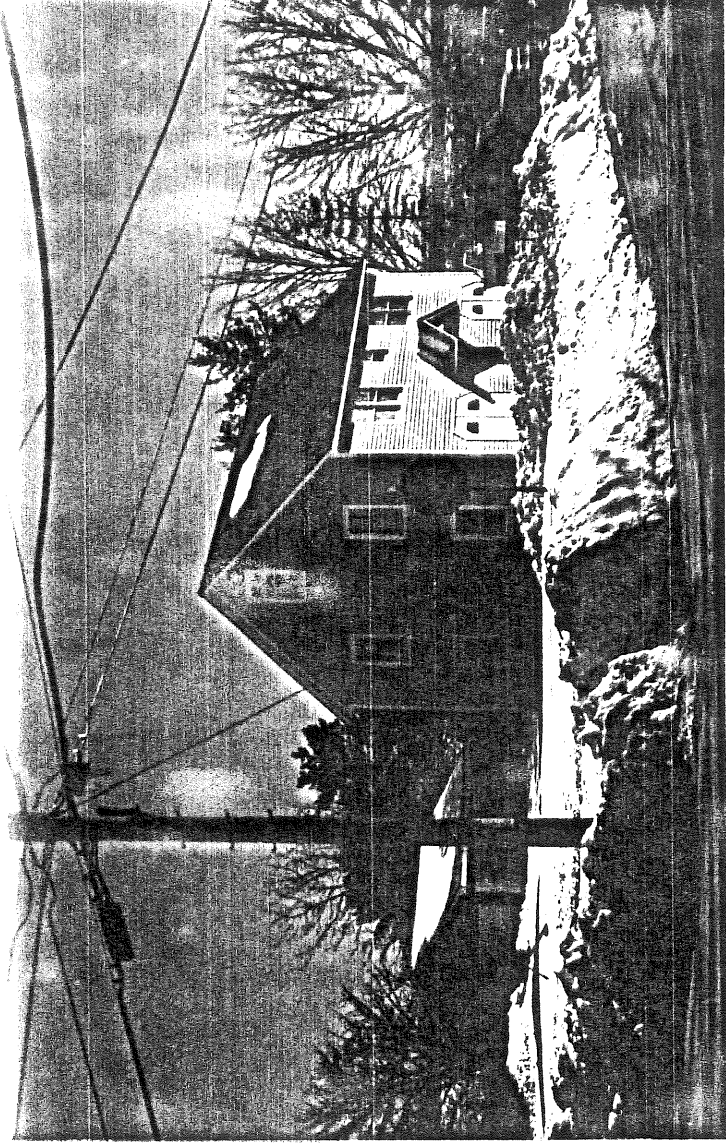
Chart 432, block C, lots #1, #2, and #5
 Zone B-1

	EXISTING	PROPOSED
a) Area of Site; including water rights	18,349 sf	18,349 sf
b) Area of building	6,560 sf	6,560 sf
c) Hard surface area	13,175 sf	13,866 sf
d) % hard surface area (80% max)	71.8%	75.6%
e) Parking required for "public Building"		
	17 spaces	17spaces
f) Spaces shown	20 spaces	30 spaces
g) Frontage required is	50 feet	292 feet
h) front yard required is	0 ft	15' average
i) Rear if abutting res zone	20	87.5 ft
j) Side yard in res zone	10 ft	87.5 ft
k) Side yards on res corner lot	10 ft	87.5 ft

**156- 162 VERANDA STREET
WRITTEN STATEMENT for SITE PLAN REVIEW**

SEPTEMBER, 2000

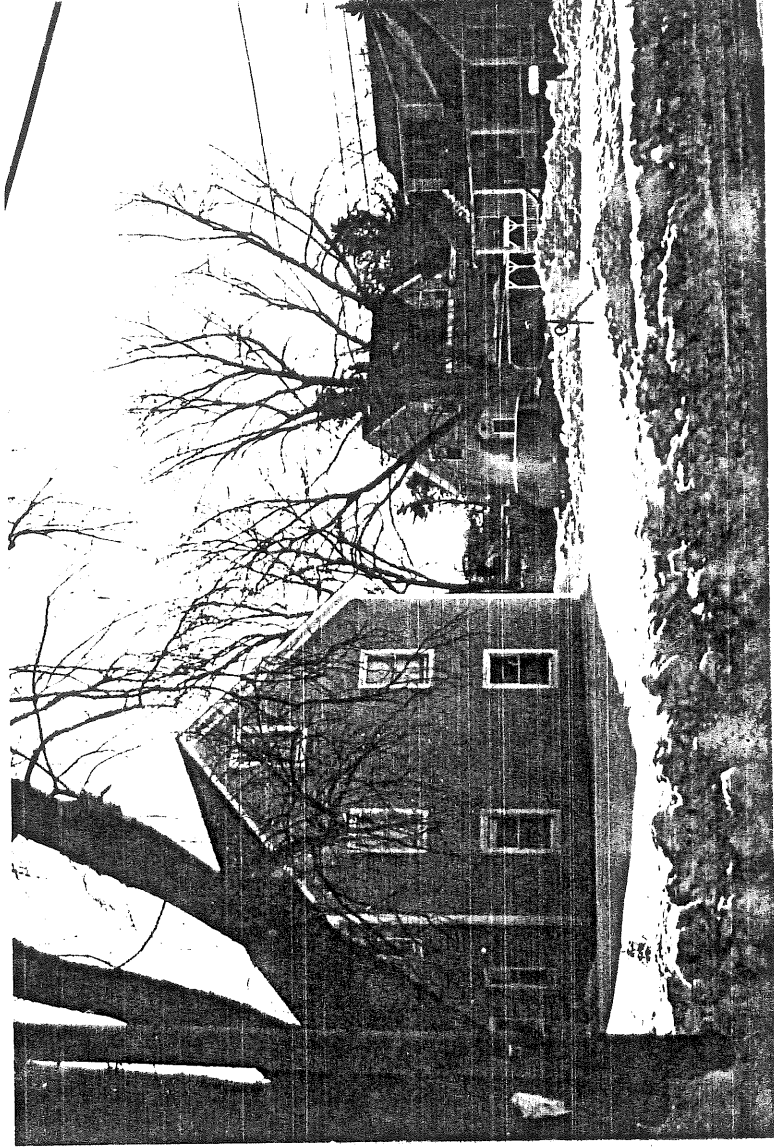
- 1) **OWNER:** Souen Choi and Steve Farrell, c/o Choi Karati Studio
Congress Street, Portland, ME 04101
- 2) **DESCRIPTION OF USE:** The subject site is a vacant building of 6,560 sf at the corner of Veranda Street with Hawthorne Street. The building is currently vacant, and has been for at least a year. The last previous use was as a Health Study Clinic for a Maine Medical Center program for sleep studies. The proposed use is as a studio for the Choi Schools of Karati, Kickboxing, Tai-Chi, and other disciplines.
- 3) **TOTAL AREA OF SITE:** According to the survey the area of the site is 18, 349.5 sf.
- 4) **TOTAL AREA OF BUILDING GROUND COVER:** The existing area of non-impervious surface is 5,174 sf or 28.2%. The proposed area of non-impervious surface is a decrease of only about 700sf to a total of 4,483 sf or 24.4%. The code requirement in this zone is 20% minimum. This proposal is above the minimum.
- 5) **EASEMENTS:** The lot is subjected to no known easements.
- 6) **SOLID WASTE GENERATION:** There will be minimal solid waste generated by this use. Those generated will be stored internally and removed from the site by private contact.
Oversew
- 7) **EVIDENCE OF SEWER AND WATER ACCESS:** The building is served by laterals from existing sanitary waste and water lines existing at the site. The existing building contains (4) shower stalls,(3) wc's, (2) urinals, (4) lavatories, a washer hookup, and a kitchen sink and dishwasher. The new use will add (1) shower and delete (1) wc and (1) lav. but otherwise be the same.
Sewer & water caps
- 8) **DRAINAGE SITUATION:** The current site is relatively flat with drainage from the existing parking lot going both to Hawthorne Street and to the residential lots on the east of the lot. This Proposal adds about 700sf to the hard-surfaced area of the site. To compensate for the added blacktop, the surface of the lot will be contoured so as to drain 2/3rd's of the lot area onto Hawthorne Street, whereas currently only about 1/5th is so drained, the rest draining off onto neighboring lots.
level of financial capability
- 9) **CONSTRUCTION SCHEDULE:**
An immediate start to the construction is anticipated.
granite curb & sidewalk
- 10) **COMMENT REGARDING FEDERAL OR STATE PERMITS:** No Federal or State Permits are required for this Project.
- 11) **EVIDENCE OF THE APPLICANTS TITLE:** Attached is a copy of the purchase and sale agreement indicating that the applicant has the standing to bring this Project forward..
outdoor fighting
- 12) **COMMENT REGARDING NATURAL PRESERVATION AREAS:** There are no natural preservation areas on the site.
granite curb & sidewalk



AS VIEWED
FROM CORN-
ER OF VESUVIUS
& FAYETTE

155-159 VERANDA

NOTE: BUILDING FACES FAYETTE ST; LARGE SIDE YARD FACES VERANDA

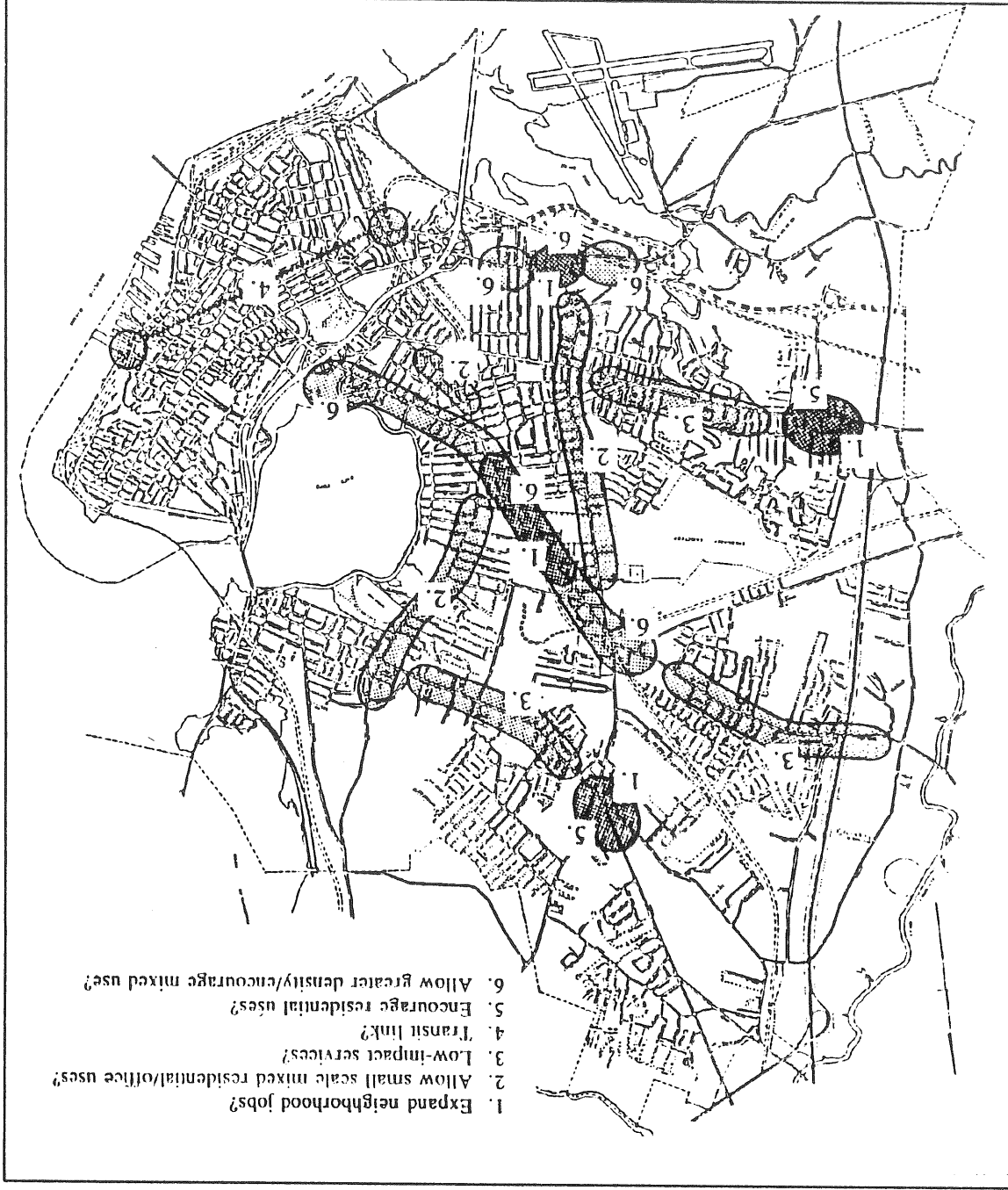


AS VIEWED
FROM
VERANDA,
APPROACHING
FROM THE
EAST



EASTERLY ABUTTOR AT 161-165 VERANDA.
PROPERTY ADJACENT IS AN UNDEVELOPED TRAILING DRIVE AND NOT DESIGNATED

Figure V-2: Examples of opportunities to link land use and transportation



Action Box No. C-1

To promote a land use pattern that allows people to meet more of their everyday needs within or adjacent to transportation districts:

- Review and liberalize home occupation regulation, with standards to assure that home occupations are unobtrusive and small-scale.
- Ask neighborhoods in each transportation district what goods and services they would like to have within walking distance and where low-impact offices and services could be integrated into their areas. Involve the neighborhoods in the design of safe routes to reach these facilities by foot and bicycle. Establish performance-based controls to assure compatibility of these uses with the residential scale of the neighborhoods. These standards should address traffic generation, noise, parking demand, and preservation of existing residential structures, for example.
- Encourage small-scale, mixed-use building that retain a residential use at strategic points along collector streets where traffic has devalued purely residential use.
- Allow a wider range of small and midsize businesses near established community commercial centers such as Northgate, Westgate, Pine Tree, and Woodfords. An example of this type of use is the former Northport Shopping Center in North Deering, which now houses a radio/TV station, telemarketing center, and other uses. Consider performance-based land use standards in these areas.
- Enable the Planning Board to assess, case-by-case, parking, setback, lighting, and landscaping standards in commercial projects and to modify them where doing so would clearly be compatible with walking and neighborhood design.

cont'd on next page

Att. 5
 SITE PLAN

08/31/2000



WILLIAM NEMMERS, ARCHITECT
 424 FORE STREET PORTLAND, MAINE

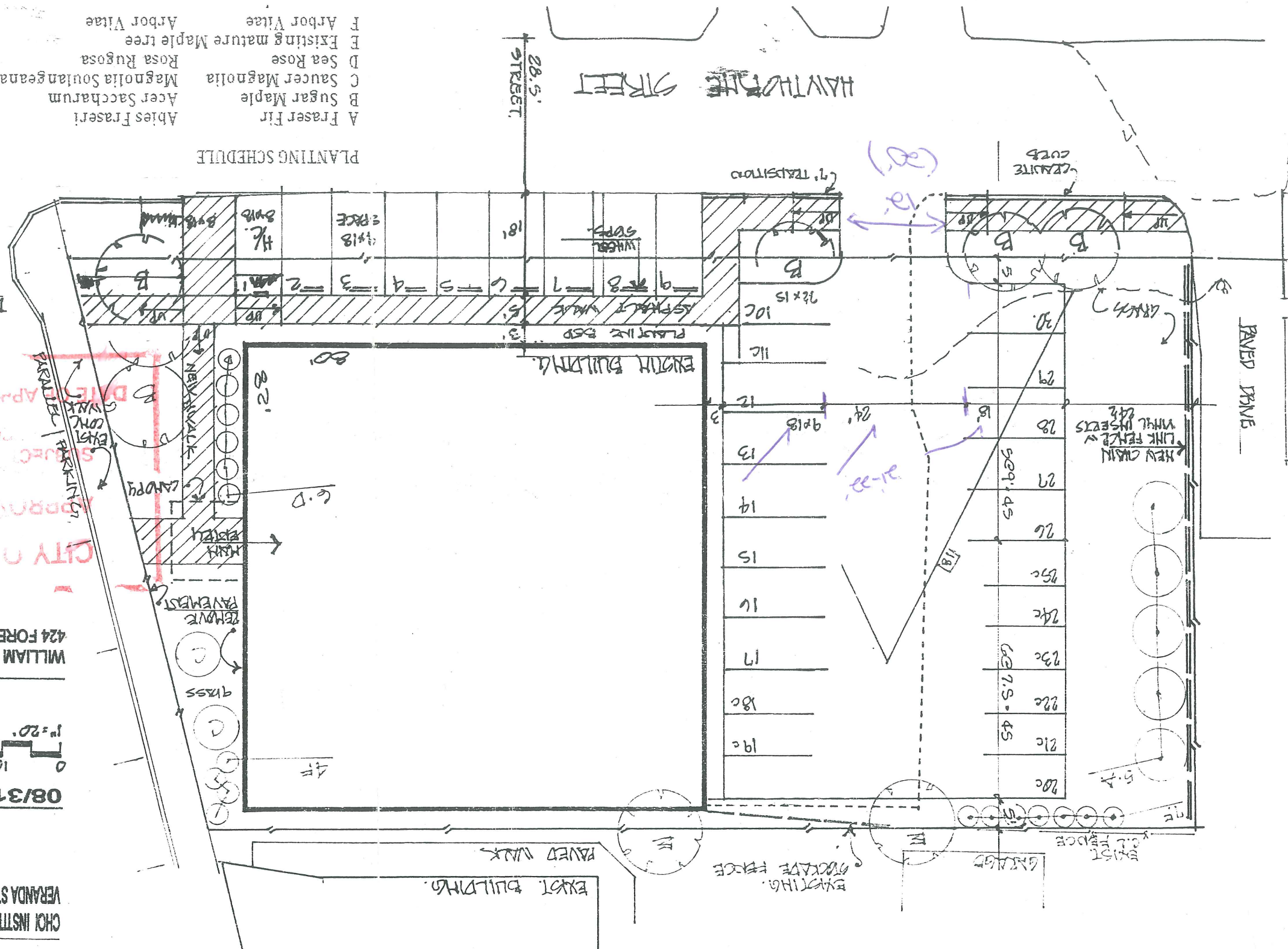
CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS

VERANDA STREET
 DATE: APPROV

NOTE: EXIST. SIDEWALK
 WILL BE BUILT TO
 CITY'S PORTLAND STR. SPEC.

PLANTING SCHEDULE

A	Fraser Fir	6 ft high
B	Sugar Maple	2 1/2" caliper
C	Saucer Magnolia	8 ft high
D	Sea Rose	15 ft high
E	Existing mature Maple tree	
F	Arbor Vitae	4 ft high



28.5' STREET
 HAWTHORNE STREET

PAVED DRIVE

NEW MAIN LINK FENCE WITH INSERTS

EXISTING ROCKVALE FENCE

EXIST. BUILDING

PAVED WALK

EXIST. FENCE

GARAGE

GRASS

REMOVE PAVEMENT

NEW SIDEWALK

EXIST. SIDEWALK
 NEW CONC. SIDEWALK

EXIST. BUILDING

PAVING ASP

ASPHALT DRIVE

WHEEL SUPP.

1 1/2" x 18" ERG

3/4" x 18" ERG

7' TRANSITION

CEMENT CURB

5'-7"

18'

21'-22"

9' x 18'

3'

10c

11c

12c

13c

14c

15c

16c

17c

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