



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 331 VERANDA STREET - Bldg. #7 PORCH/STAIR RAMP ADA
PROJECT ADDRESS: 331 VERANDA ST. CHART/BLOCK/LOT: 434 C0100001
APPLICATION FEE: ✓ (\$50.00)

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

EXCESS PORCH/STAIR & ADA RAMP RECONSTRUCTION

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JEFF BLAND
Address: P.O. Box 9746
331 VERANDA ST PORTLAND
Work #: 207-828-2471 ME.
Cell #: 207-310-8495
Fax #: 207-828-7836
Home #: —
E-mail: JEFF.BLAND@MARTINSPONT.

CONSULTANT/AGENT

Name: MARK OUELLETTE
Address: 123 MIDDLE ST.
PORTLAND ME.
Work #: 207-775-0053
Cell #: 207-730-2736
Fax #: 207-775-0460
Home #: —
E-mail: MOUELLETTE@HARRIMAN.COM

Criteria for an Administrative Authorization: ORG
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? No
- b) Are there any new buildings, additions, or demolitions? YES
- c) Is the footprint increase less than 500 sq. ft.? No
- d) Are there any new curb cuts, driveways or parking areas? No
- e) Are the curbs and sidewalks in sound condition? YES
- f) Do the curbs and sidewalks comply with ADA? YES
- g) Is there any additional parking? No
- h) Is there an increase in traffic? No
- i) Are there any known stormwater problems? No
- j) Does sufficient property screening exist? YES
- k) Are there adequate utilities? YES
- l) Are there any zoning violations? No
- m) Is an emergency generator located to minimize noise? No
- n) Are there any noise, vibration, glare, fumes or other impacts? No

Signature of Applicant:

Date:

5/31/2012

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 required 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.

**Administrative Authorization Decision
City of Portland, Planning Division**

331 Veranda Street

Building #7 Porch and stair

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

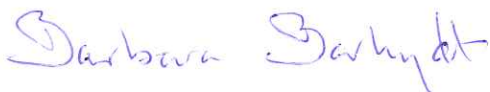
Applicant's Assessment
Y(yes), N(no), N/A

**Planning Division
Use Only**

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes – ramp and porch with egress
c) Is the footprint increase less than 500 sq. ft.?	No	Ramp 206 sf Porch 521 sf
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	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?	No	No
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 331 Veranda Street was approved by Barbara Barhydt, Development Review Services Manager on June 6, 2012 with the following conditions of approval as listed below:

1. The approval is for the handicap ramp and the porch and egress only, as shown on site plan C00.1. Building changes shown as future additions shall be submitted for review and approval under separate applications.
2. **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.

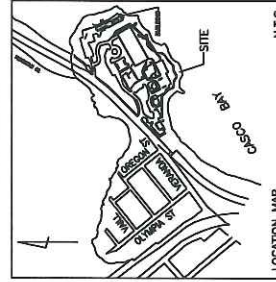
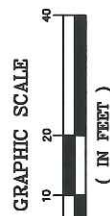
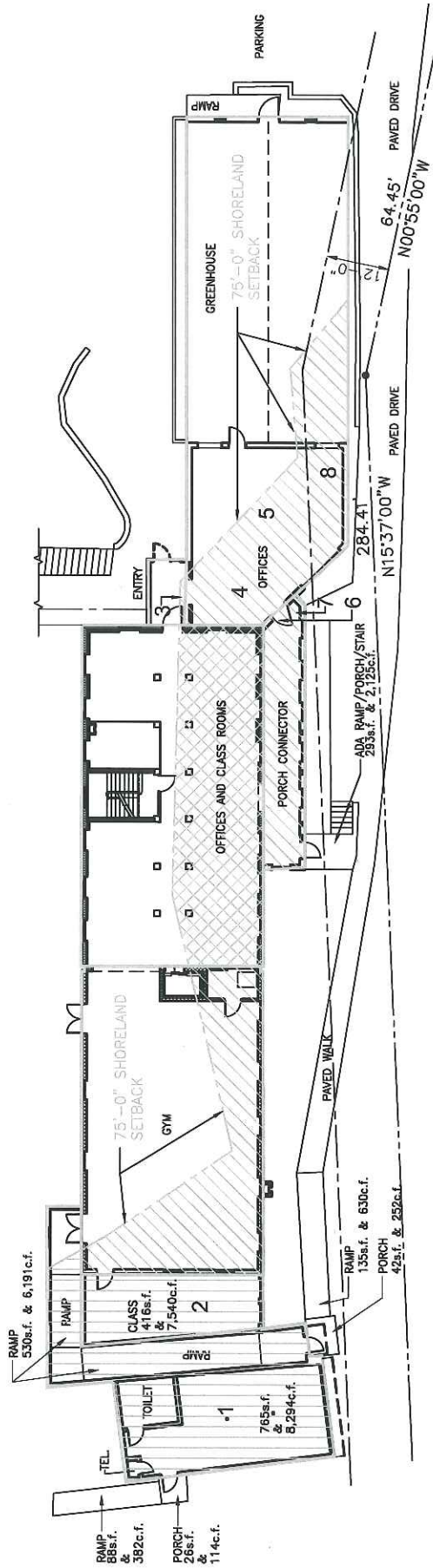


Barbara Barhydt
Development Review Services Manager
June 6, 2012

Barbara Barhydt - martins point

From: Rick Knowland
To: Barbara Barhydt
Date: Wednesday, June 06, 2012 11:44 AM
Subject: martins point

Barbara, Marge told me she is ok with martins point. So the administrative authorization could be approved if you are comfortable in doing so.



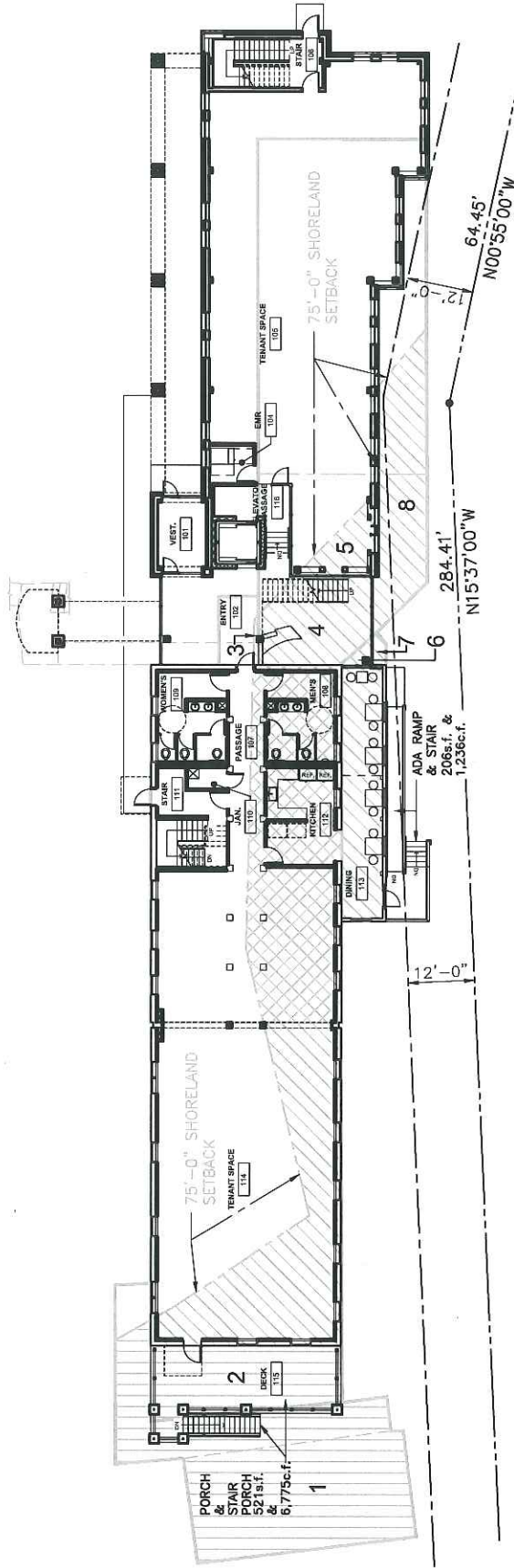
MARTIN'S POINT HEALTHCARE
PORTLAND, MAINE

SHEET 2A - BUILDING ZONING - SHORELAND ZONING ANALYSIS - EXIST. BLDG. FLOOR PLAN

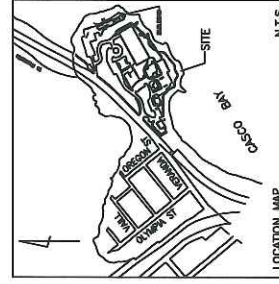
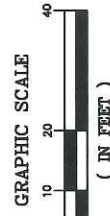
June 5, 2012



MARTIN'S POINT
HEALTHCARE



PORTION OF BUILDING	NON-COMPLIANT SQUARE FOOTAGE	NON-COMPLIANT VOLUME (C.F.)
1	-1,295	-15,540
2	+1,042	+7,033
3	+8	+170
4	+295	+6,268
5	+280	+3,861
6	+19	+404
7	-12	-120
8	-415	-446
TOTAL	-78	+1,630

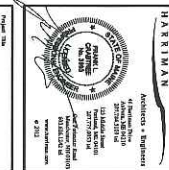


MARTIN'S POINT HEALTHCARE PORTLAND, MAINE

SHEET 3 - BUILDING ZONING - SHORELAND ZONING ANALYSIS - EXISTING/PROPOSED BUILDING OVERLAY June 5, 2012



MARTIN'S POINT
HEALTHCARE

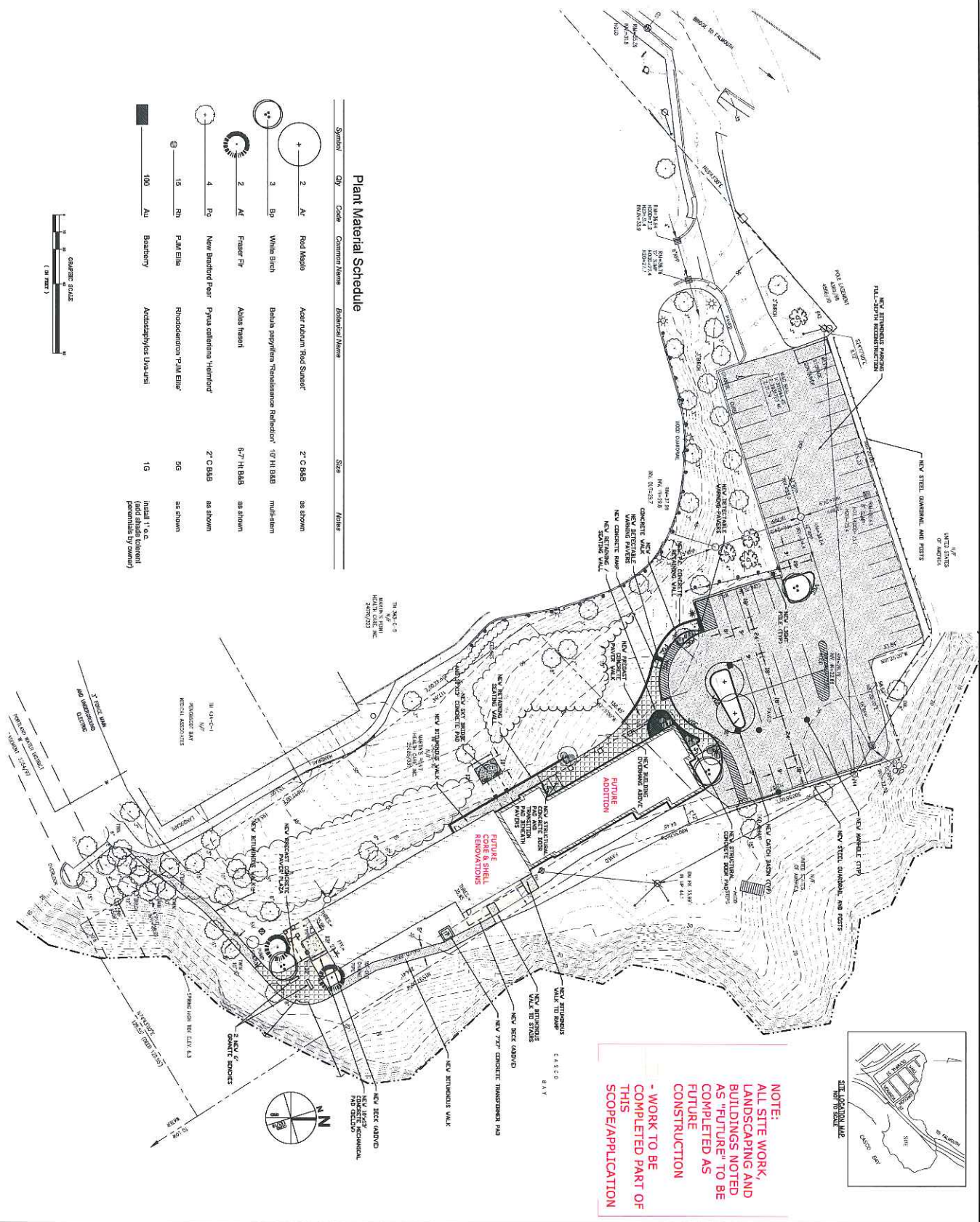


MARTIN'S POINT
HEALTHCARE
BUILDING #7
RENOVATION &
ADDITION

Project No. 115000

NOTES:
1. SEE PLAN FOR BUILDING #7
2. SEE PLAN FOR BUILDING #8
3. SEE PLAN FOR BUILDING #9
4. SEE PLAN FOR BUILDING #10
5. SEE PLAN FOR BUILDING #11
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NOTE:
ALL SITE WORK,
LANDSCAPING AND
BUILDINGS NOTED
AS "FUTURE" TO BE
COMPLETED AS
FUTURE
CONSTRUCTION
- WORK TO BE
COMPLETED PART OF
THIS
SCOPE/APPLICATION



Plant Material Schedule

Symbol	Qty	Code	Common Name	Botanical Name	Size	Notes
+	2	Af	Red Maple	Acer rubrum Red Sunset	27' C 84B	as shown
○	3	Bp	White Birch	Betula papyrifera Resurrection Redford	10' H 84B	multi-stem
●	2	Af	Fraser Fir	Abies fraseri	6-7' H 84B	as shown
○	4	Po	New Bedford Pear	Pyrus calleryana 'Newford'	27' C 84B	as shown
○	15	Rn	Palm Elite	Rhododendron 'Palm Elite'	5G	as shown
■	100	Au	Baccharis	Arctostaphylos Uva-ursi	1G	install 1 G.C. (as shown potential by owner)



SITE PLAN
C00.1



HARRIMAN

Architects + Engineers

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Albany, NY 12243
303.794.4100 ext.

123 Madison Drive
Pittsford, NY 14550
303.775.8800 ext.

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303.743.3140 ext.

www.harriman.com

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Project Title
**MARTIN'S POINT
HEALTHCARE
BUILDING #7
RENOVATION &
ADDITION**
PORTLAND, MAINE

36 Project No.	1155B
Key Plan	

NOTES:

1. SURVEY PREPARED BY OMNI HASSELL,
INC., DATED FEB. 22, 2012.

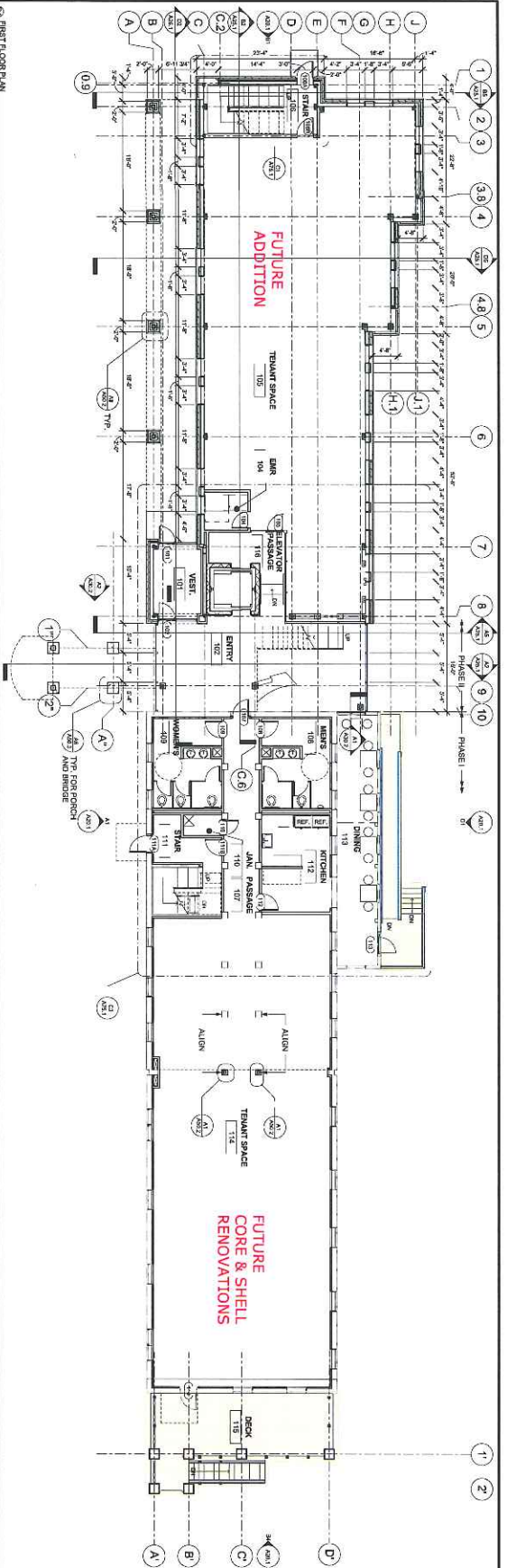
Circumstance	Percentage (%)
(a) self-defense	95
(b) defense of others	90
(c) defense of property	85
(d) defense of a business	80
(e) defense of a country	65

[illegible]

Overview Studies

Existing Site
**EXISTING SITE
CONDITIONS AND
DEMOLITION PLAN**

PA / YE FLC	Drawn By: PLS
Drawing Number:	
C10.1	



① FIRST FLOOR PLAN

- GENERAL NOTES:**
1. INTERIOR PARTITION DIMENSIONS ARE TO FACE OF FINISH OF PARTITION FROM COLUMN CENTER LINE UNLESS OTHERWISE INDICATED.
 2. REFER TO A10.1 FOR PARTITION DESCRIPTIONS.
 3. ALL INTERIOR PARTITIONS ARE TYPE 22 UNLESS OTHERWISE NOTED. WALL HEIGHT PARTITIONS SHALL BE TYPE 22 UNLESS OTHERWISE NOTED. ALL PARTITIONS SHALL BE TYPE 22 UNLESS OTHERWISE NOTED.
 4. ALL INTERIOR PARTITIONS SHALL BE TYPE 22 UNLESS OTHERWISE NOTED. ALL PARTITIONS SHALL BE TYPE 22 UNLESS OTHERWISE NOTED.

LEGEND:

ROOM NAME & NUMBER	PARTITION/CONSTRUCTION TYPE
DOOR NUMBER	DOOR TYPE
WINDOW TYPE	WINDOW TYPE
FIRE EXTINGUISHER	FIRE EXTINGUISHER
FIRE EXTINGUISHER & CABINET	FIRE EXTINGUISHER & CABINET

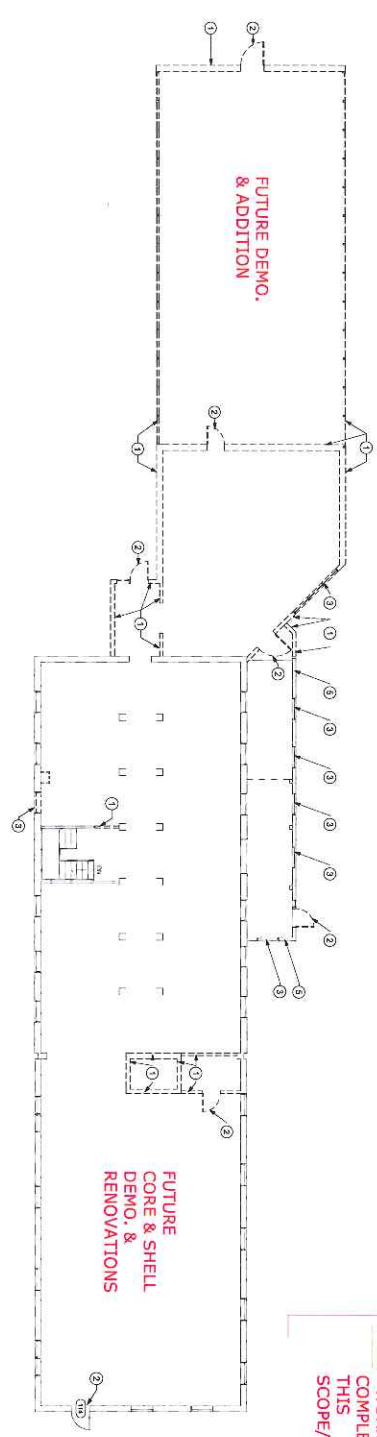
GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL SAFETY CODES.
2. MAINTAIN INTEGRITY OF ALL EXISTING PRECAST CONCRETE, INCLUDING ENCLOSURES AT COLUMNS, STAIRS, AND ROOFS.
3. PROTECT ALL EXISTING FINISHES, MILLWORK AND CONSTRUCTION TO REMAIN.
4. THE CONTRACTOR SHALL PREPARE A LIST OF EXISTING DAMAGED AREAS, DOCUMENTED BY DATED PHOTOGRAPHY AND SIGNED BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE DEMOLITION OPERATIONS WITH THE OWNER AND PROVIDE PRIOR APPROVAL FOR ALL DEMOLITION OPERATIONS, INCLUDING USE OF BULGING FACILITIES, PLACEMENT OF REMOVED MATERIAL, AND REMOVAL OF MATERIALS FROM THE PROJECT SITE.
5. PROTECT AND MAINTAIN THE OPERATION OF ANY EXISTING SYSTEMS TO REMAIN FUNCTIONAL DURING THE PROJECT. PROVIDE STRUCTURE AS REQUIRED.
6. CONTRACTOR TO DEMOLISH EXISTING CONDITIONS BEFORE DEMOLITION BEGINS. PROVIDE TEMPORARY OR PERMANENT STRUCTURE AS REQUIRED.
7. EXISTING ELECTRICAL SYSTEMS SHALL BE STORED OR REMOVED AT THE DISCRETION OF THE OWNER. EXISTING ELECTRICAL SYSTEMS SHALL BE STORED OR REMOVED AT THE DISCRETION OF THE OWNER.
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11. AFTER DEMOLITION, ALL ABANDONED PENETRATIONS SHALL BE PATCHED AND THE PROTECTED ACCORDING TO CODE.
12. DEMOLITION SHALL BE COMPLETED BY THE END OF THE PROJECT.
13. CONTRACTOR TO PROTECT AREAS TO REMAIN OPERATIONAL FROM DIRT & DEBRIS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.

DEMOLITION LEGEND:

- 1 - REMOVE EXISTING PARTITION (AS SHOWN ON TO ACCOMMODATE NEW WORK, REFER TO FLOOR PLANS).
- 2 - REMOVE EXISTING DOOR/FRAME(S).
- 3 - REMOVE EXISTING WINDOW AND FRAME.
- 4 - REMOVE EXISTING ROOF.
- 5 - REMOVE EXISTING VENT, SMOKE AND WEATHER BARRIER.

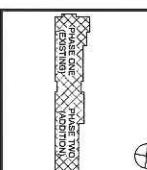
NOTE:
ALL BUILDINGS NOTED AS "FUTURE" TO BE COMPLETED AS FUTURE CONSTRUCTION
- WORK TO BE COMPLETED PART OF THIS SCOPE/APPLICATION



② FIRST FLOOR DEMO PLAN



BUILDING #77 RENOVATION & ADDITION
PORTLAND, MAINE
11.2020



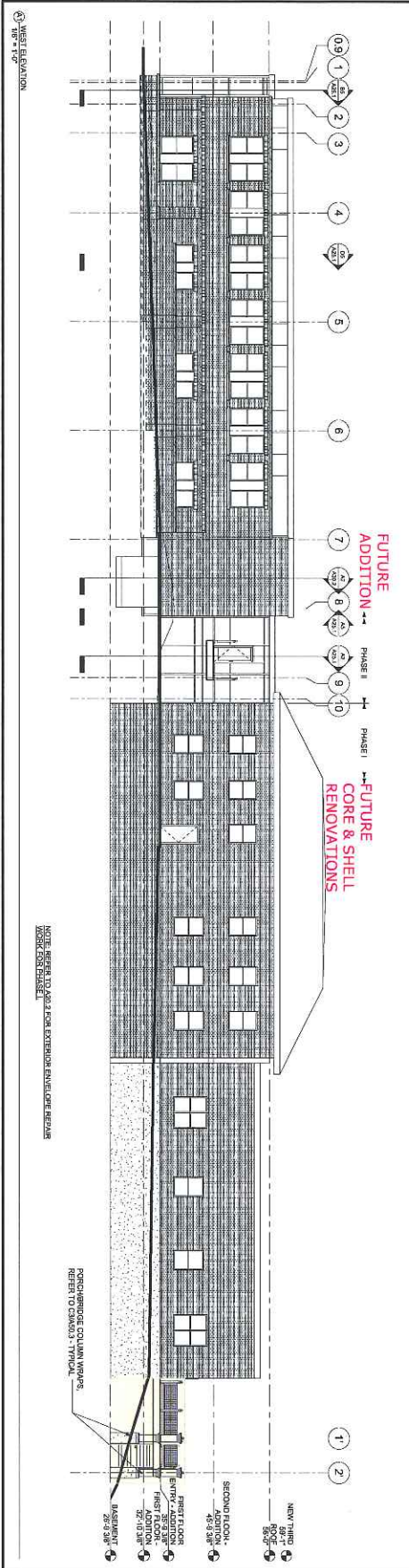
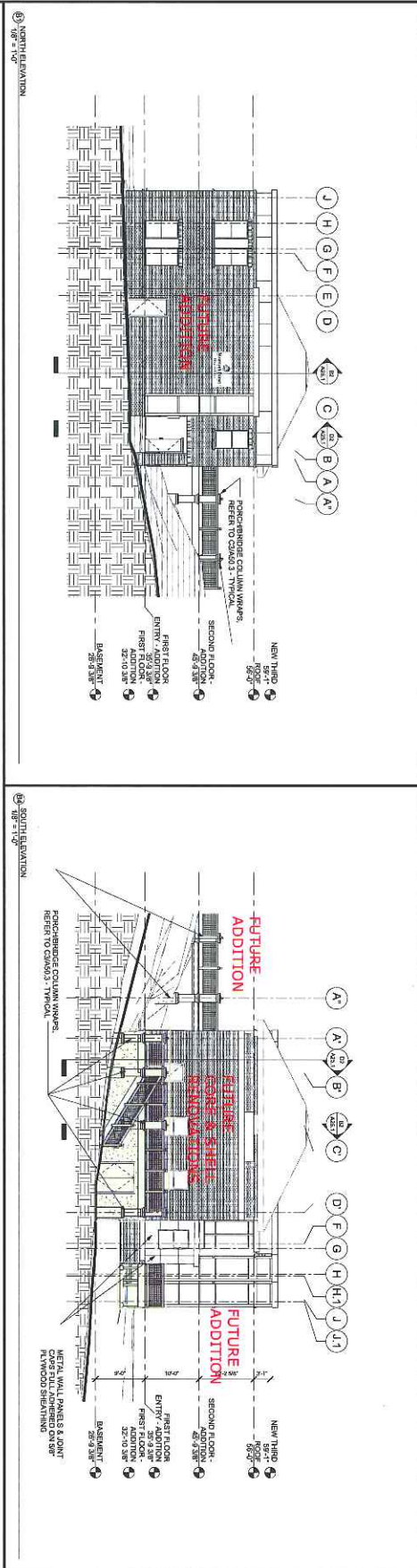
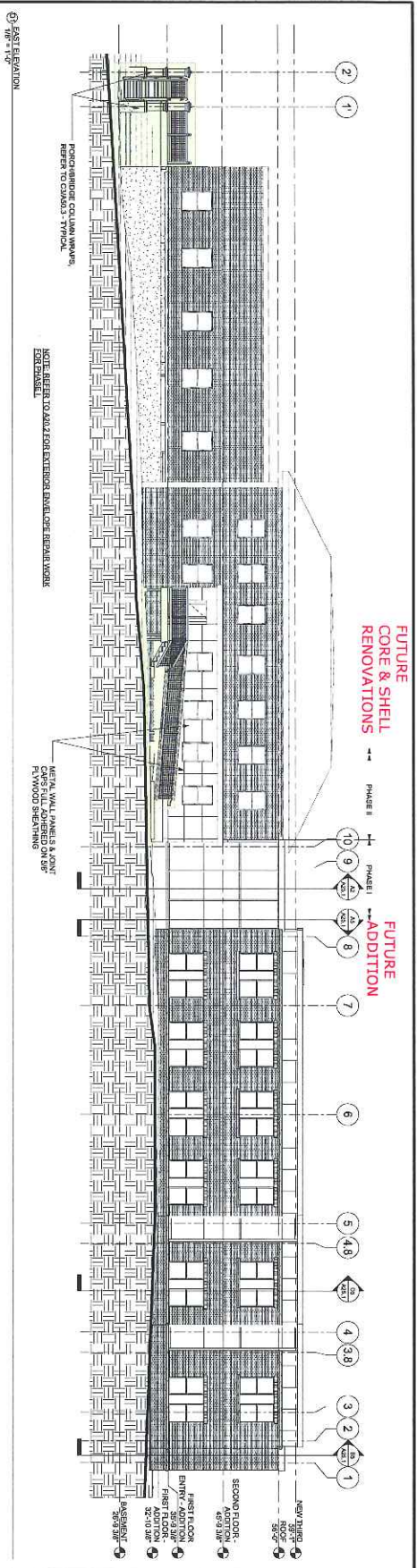
REVISIONS

NO.	DATE	DESCRIPTION
1	11.20.20	ISSUED FOR PERMIT
2	11.20.20	ISSUED FOR PERMIT
3	11.20.20	ISSUED FOR PERMIT

First Floor Plans

PROJECT: A10.1
SHEET: 10.1
DATE: 11.20.20

A10.1



HARRIMAN

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Project Title	MAYN'T'S POINT HEALTHCARE	
	BUILDING #7 RENOVATION & ADDITION	
	PORTLAND, MAINE	
Contract Type/Trade	11588	
Est. Price		

NOTE: ALL BUILDINGS NOTED AS "FUTURE" TO BE COMPLETED AS FUTURE CONSTRUCTION

- WORK TO BE COMPLETED PART OF THIS SCORE/ APPLICATION

Project No. 1000
 Date 10/10/20
 Drawing Title A20.1

Scale 1/8" = 1'-0"
 Drawing Title A20.1

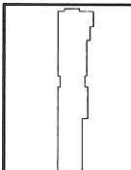
EXTERIOR ELEVATIONS

VIEW	ELEVATION	DETAILS
FRONT	FRONT ELEVATION	FRONT ELEVATION
REAR	REAR ELEVATION	REAR ELEVATION
LEFT SIDE	LEFT SIDE ELEVATION	LEFT SIDE ELEVATION
RIGHT SIDE	RIGHT SIDE ELEVATION	RIGHT SIDE ELEVATION
SECTION	SECTION	SECTION



HARRIS
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Portland, ME 04101
Tel: 207.555.1234
Fax: 207.555.5678
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Project Title
BUILDING #7
RENOVATION &
ADDITION
PORTLAND, MAINE



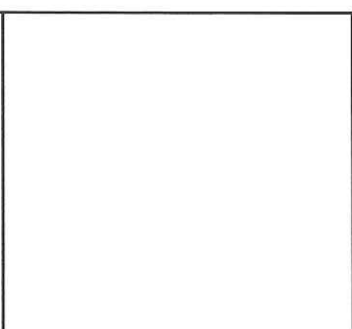
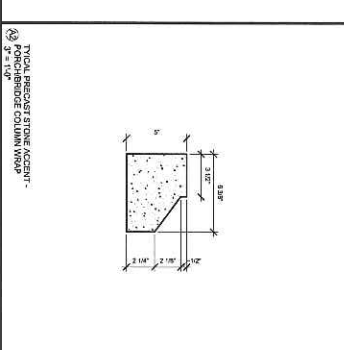
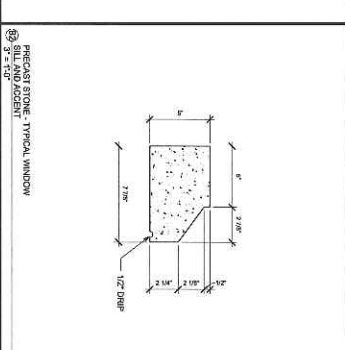
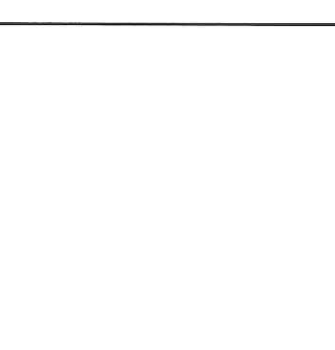
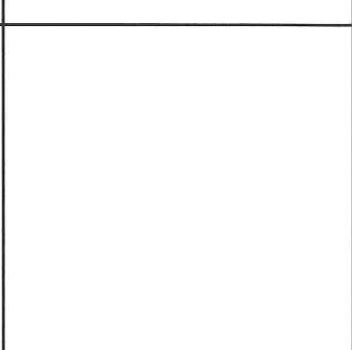
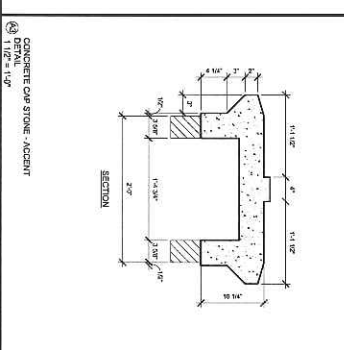
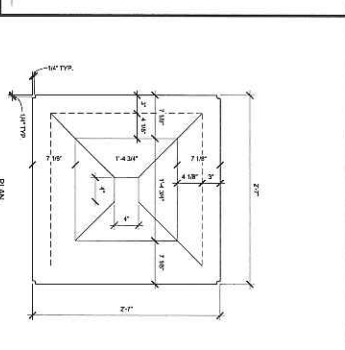
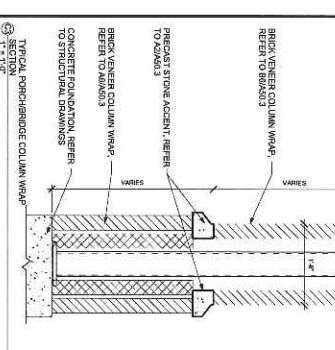
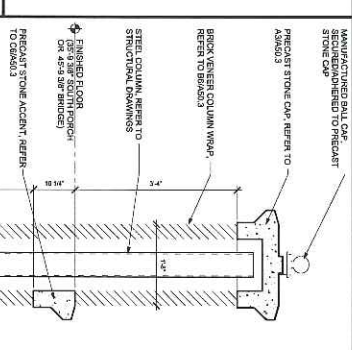
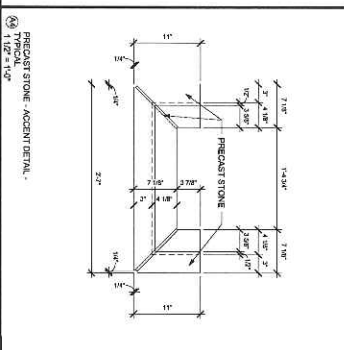
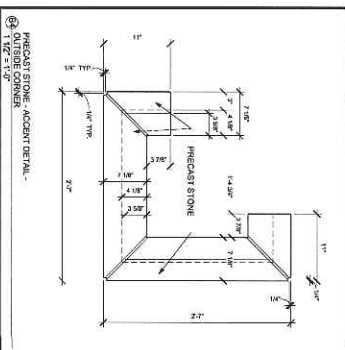
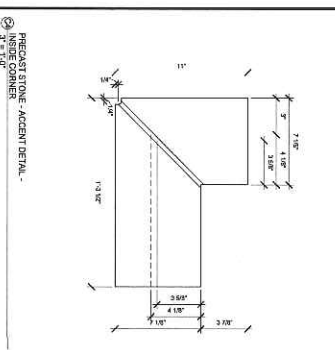
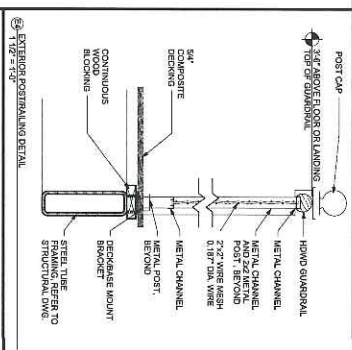
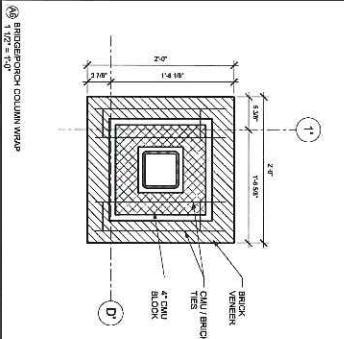
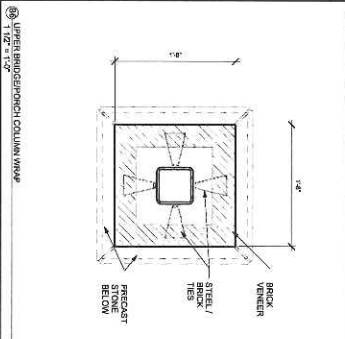
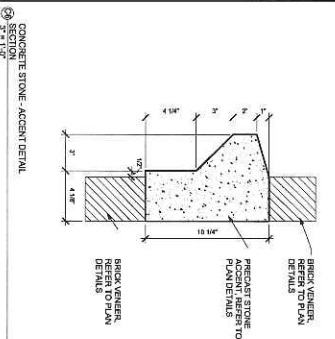
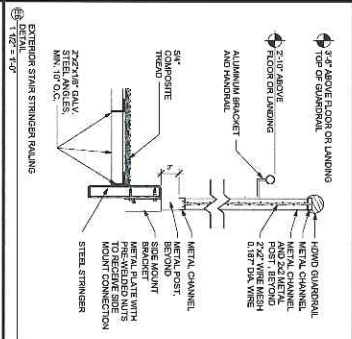
DATE	DESCRIPTION
10/15/2024	REVISION 3: ADD WINDOW DETAIL
09/20/2024	REVISION 2: CORRECT BRICK VENEER
08/10/2024	ISSUED FOR PERMIT
07/01/2024	ISSUED FOR CONSTRUCTION

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Project Title
BUILDING #7
RENOVATION &
ADDITION
PORTLAND, MAINE

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BUILDING #7
RENOVATION &
ADDITION
PORTLAND, MAINE

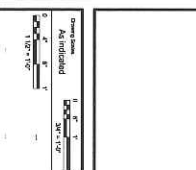




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503.281.1111
www.harrimanarchitects.com

**INVESTING POINT HEALTHCARE
BUILDING #7
RENOVATION &
ADDITION
PORTLAND, OREGON**

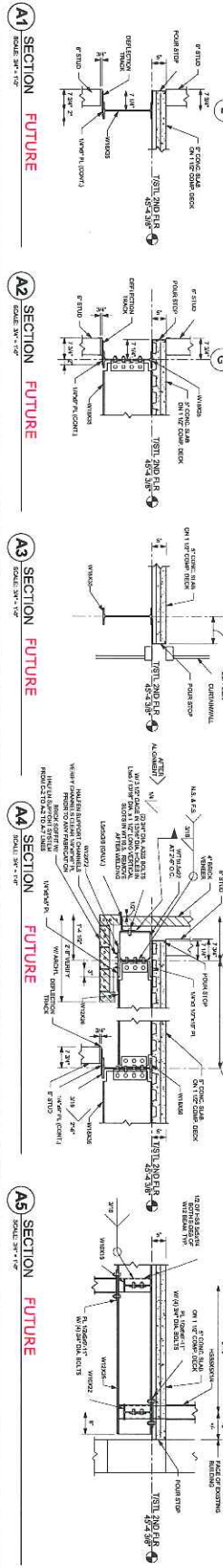
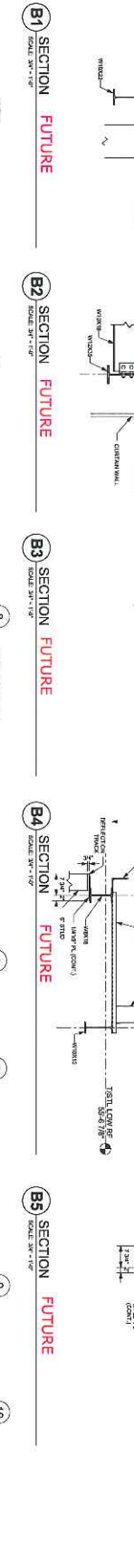
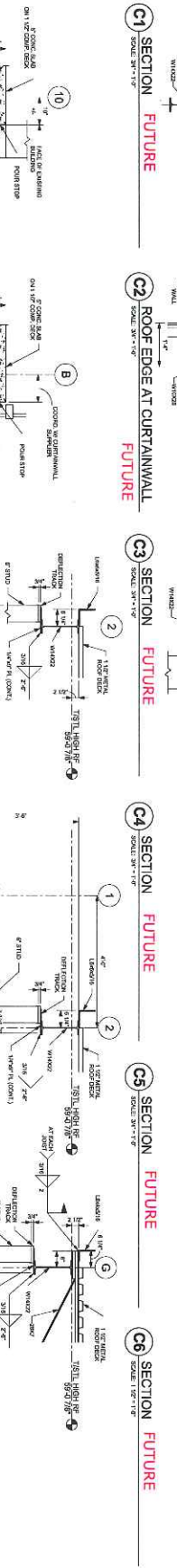
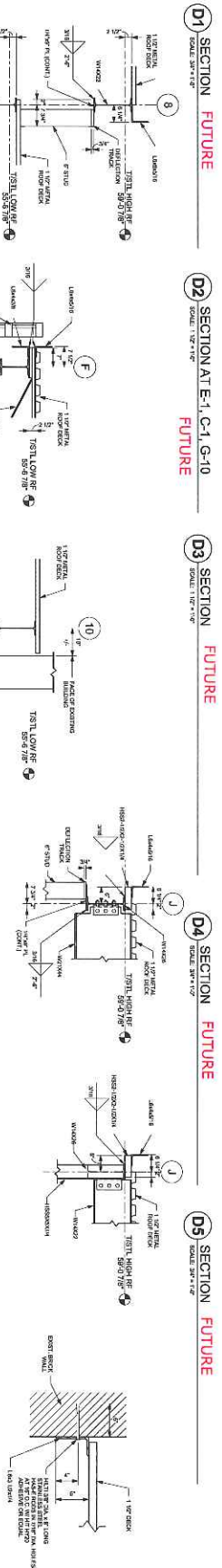
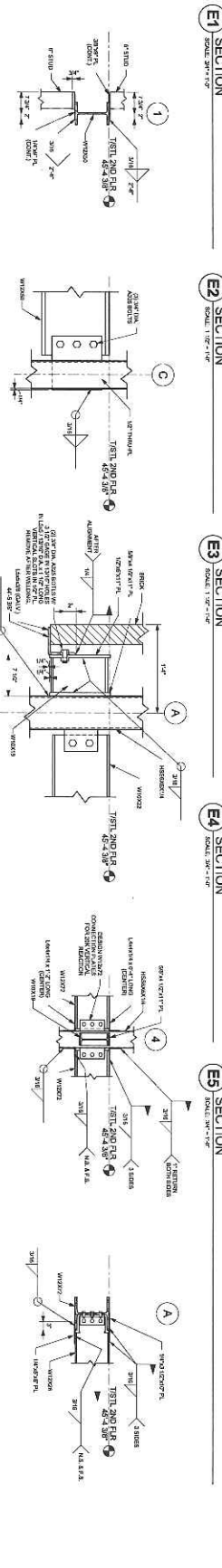
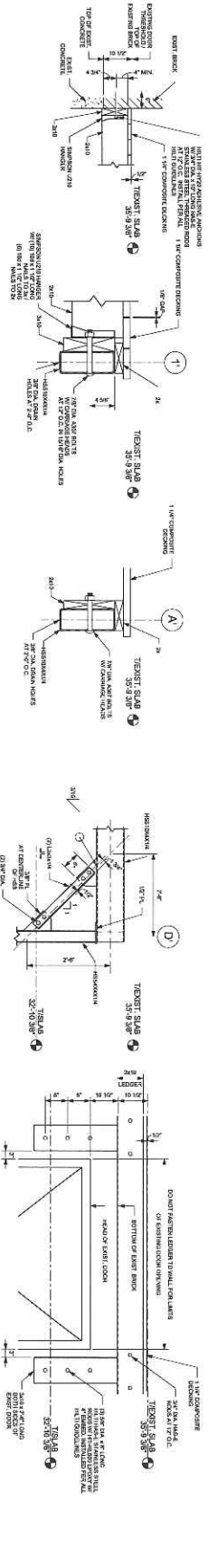
NOTE:
ALL DETAILS
NOTED AS
"FUTURE" TO BE
COMPLETED AS
FUTURE
CONSTRUCTION
AND ARE NOT
SCOPE OF WORK
RELATED TO
THIS PERMIT
APPLICATION.

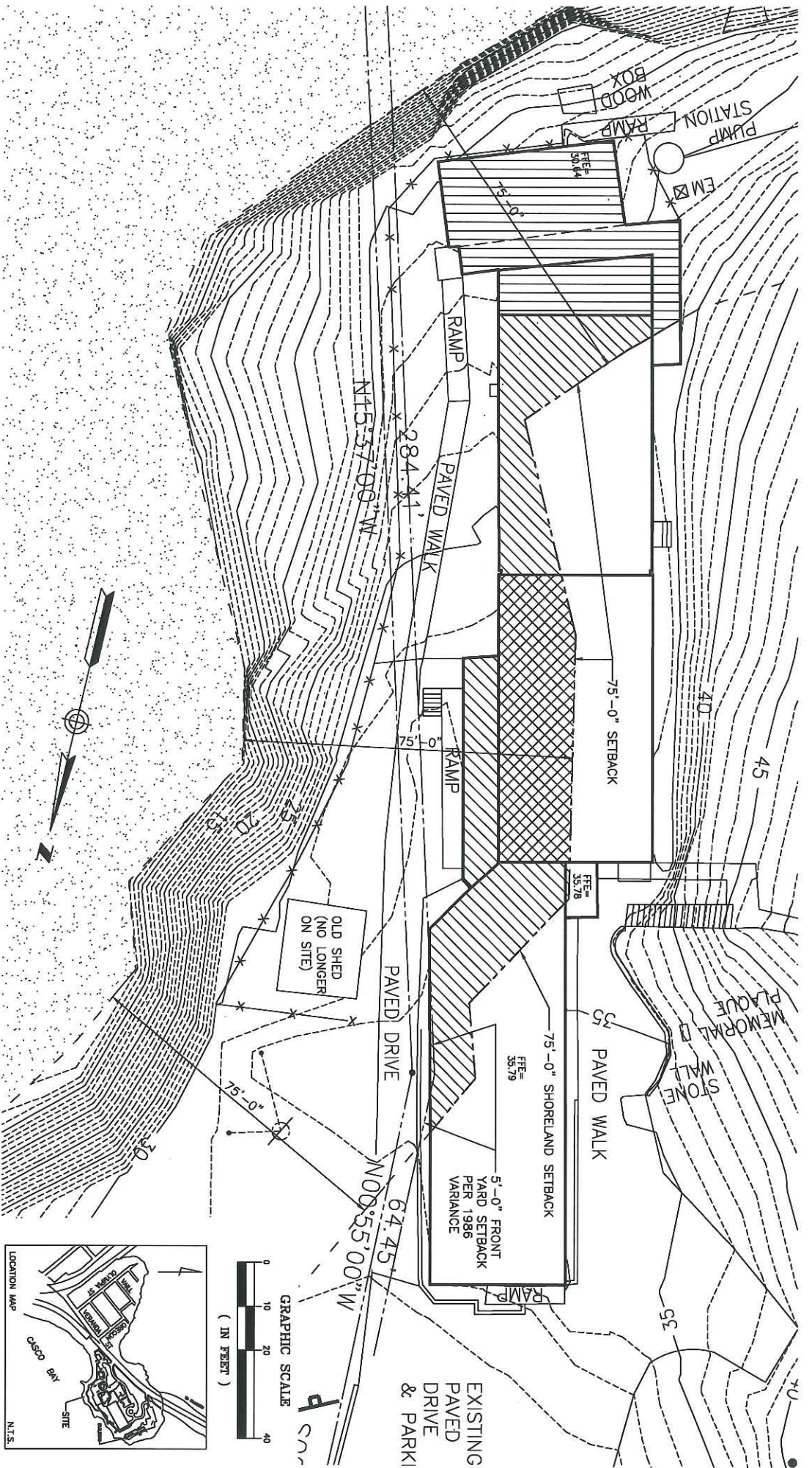


NO.	DATE	DESCRIPTION
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2	03/21/2017	ISSUED FOR PERMIT
3	03/21/2017	ISSUED FOR PERMIT
4	03/21/2017	ISSUED FOR PERMIT
5	03/21/2017	ISSUED FOR PERMIT
6	03/21/2017	ISSUED FOR PERMIT
7	03/21/2017	ISSUED FOR PERMIT
8	03/21/2017	ISSUED FOR PERMIT
9	03/21/2017	ISSUED FOR PERMIT
10	03/21/2017	ISSUED FOR PERMIT

FRAMING DETAILS

S60.2





MARTIN'S POINT HEALTHCARE
PORTLAND, MAINE

SHEET 1 - BUILDING ZONING - SHORELAND ZONING ANALYSIS - EXISTING SITE/BUILDING OVERLAY

June 5, 2012

