



2013-076

JYS okay -

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Change of Use to Single Fam. 2 1/2 Unit Accessory Unit

PROJECT ADDRESS: 56 Bertram Rd CHART/BLOCK/LOT: 437-E-001

APPLICATION FEE: 50.00 (\$50.00)

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

Adding an Accessory unit

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Anthony Kapulita
 Address: 56 Bertram Rd
 Work #: 899-5357
 Cell #: _____
 Fax #: _____
 Home #: 797-7542
 E-mail: _____

CONSULTANT/AGENT

Name: _____
 Address: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

Criteria for an Administrative Authorization: (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?

APPLICANT'S ASSESSMENT
 Y (yes), N (no), NA (not applicable)
 MAR 18 2013
 City of Portland
 Planning Division

N
NA
N
Y
NA
N
N
NA
Y
N
NA
NA

Signature of Applicant: [Signature] Date: MARCH 12, 2013

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.

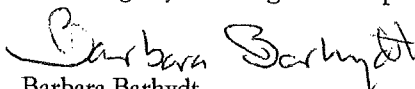
Administrative Authorization Decision

Application #: 2013-076
Name: Accessory Dwelling Unit
Address: BERNARD RD
Description: Adding an Accessory unit

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u>		<u>Planning Division</u>
	<u>Yes, No, N/A</u>		<u>Use Only</u>
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.?	N/A	N/A	
d) Are there any new curb cuts, driveways or parking areas?	No	No - two driveways are existing	
e) Are the curbs and sidewalks in sound condition?	N/A	N/A	
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?	N/A	N/A	
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 the Accessory Dwelling Unit was approved by Barbara Barhydt, Development Review Services Manager on March 18, 2013 with the following condition of approval listed below:

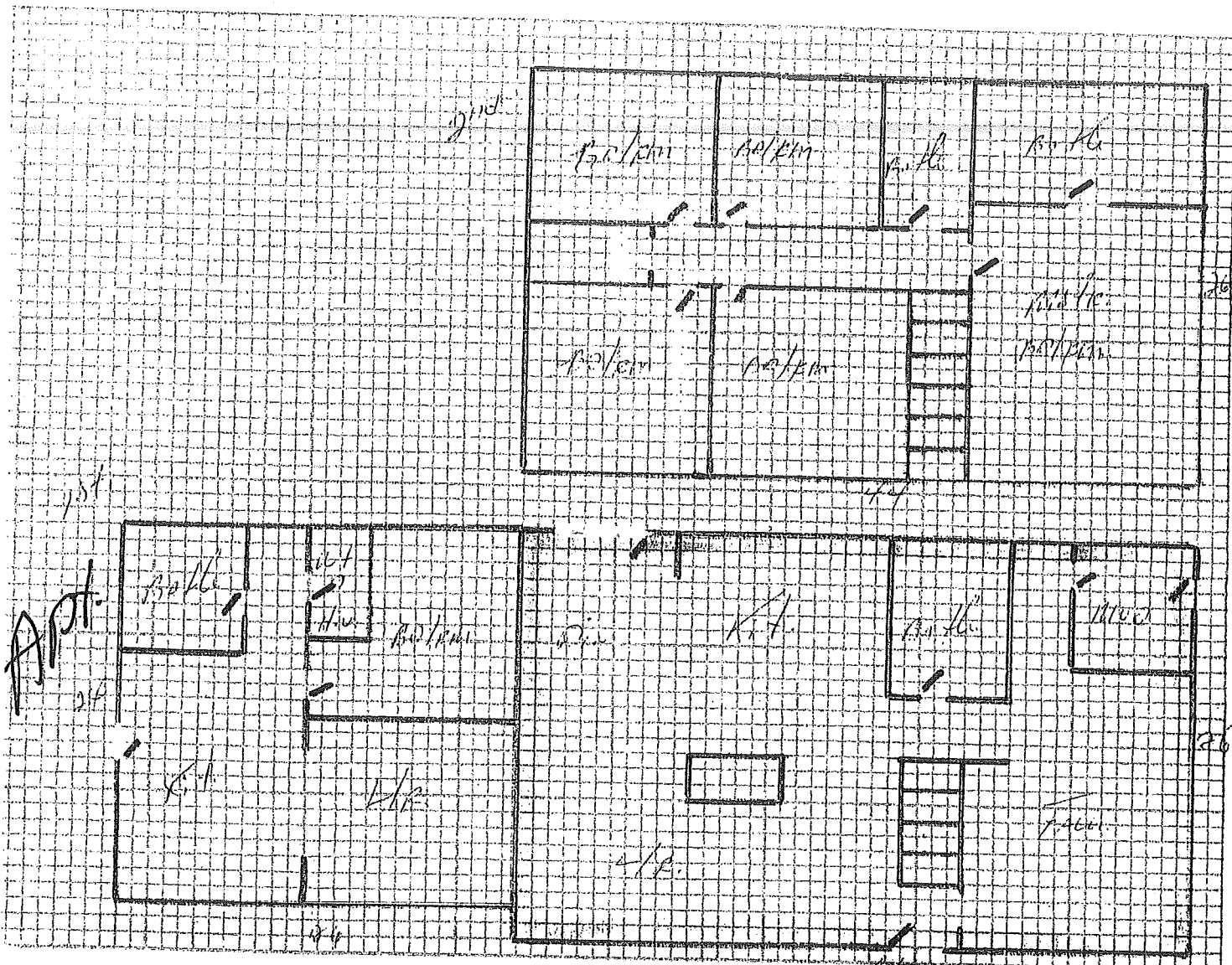
The administrative authorization for an accessory apartment at 56 Bernard Road is approved subject to the applicant obtaining any building or other permits required by the Inspection Division.


Barbara Barhydt
Development Review Services Manager
Approval Date: March 18, 2013

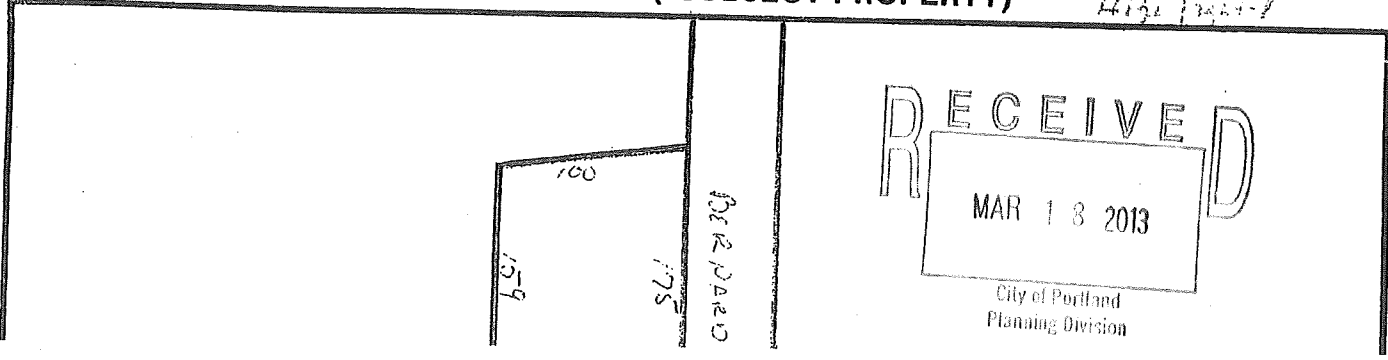
MAP SKETCH ADDENDUM

Borrower/Client Dorely Napolitano
 Property Address 56 BERVARD RD City PORTLAND State ME.

BUILDING SKETCH



1144 sq ft High Impact
 LOCATION MAP (*SUBJECT PROPERTY)



RECEIVED
 MAR 18 2013
 City of Portland
 Planning Division

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

File number: 100-02

Date of inspection: 2-29-03

Scale: 1" = 20'

I HEREBY CERTIFY TO THE ACCURACY OF THE

The monumentation is in harmony with current deed description.

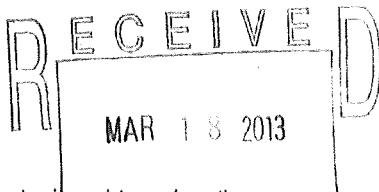
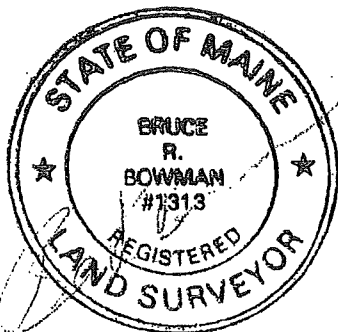
The building setbacks are in compliance with town zoning requirements.

The land and sea level elevations do not appear to fall within the special flood hazard zone as delineated by the

Federal Emergency Management Agency.

REPORT ()

Tom Markely
CBL 437-E-001



This property is subject to all rights and easements of record. Those that are evident are shown. This plan might not reveal conflicts within abutting deeds. THIS PLAN IS NOT FOR RECORDING.

BRUCE R. BOWMAN R.L.S.
20 Forest Avenue
Cumbertland,
Maine 04021
Phone: (207)829-3959

PLAN BOOK _____ PAGE _____ LOT _____

DEED BOOK (61) PAGE () COUNTY CUMBERLAND

Drawn By PRB

