

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 070884

This is to certify that INVESTEMENT ASSOCIATES / George holder
has permission to Change of use from The sign to Mainovers S a Ctr.
AT 72 COVE ST

PERMIT ISSUED

AUG 28 2007

010 H007002

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. **24 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

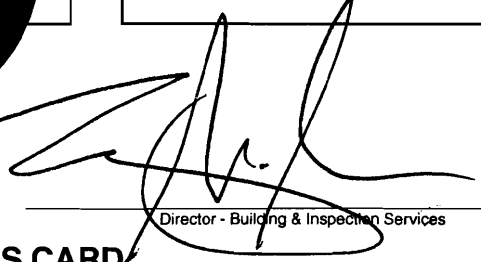
Fire Dept. Greg Coad

Health Dept. _____

Appeal Board _____

Other _____

Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

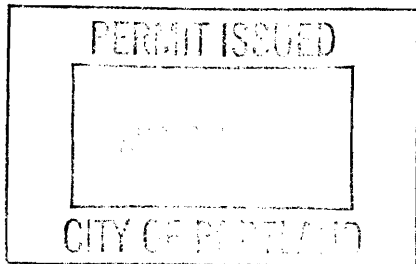
Permit No: 07-0884	Issue Date:	CBL: 010 H007002
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Location of Construction: 72 COVE ST (84 Cove St)	Owner Name: INVESTMENT ASSOCIATES	Owner Address: P.O. BOX 465 DTS	Phone:
Business Name:	Contractor Name: George Rothweller	Contractor Address: 5 Bentridge Drive Falmouth	Phone 2073323726
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: ILb

Past Use: Commercial - The Signery	Proposed Use: Commercial - Maine Divers Scuba Ctr. -Change of use from The signery to Maine Divers Scuba Ctr.	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use from The Signery to Maine Divers Scuba Ctr. <i>Industrial, wholesale, repair</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>1 hr seperation from other business</i>	INSPECTION: Use Group: B Type: 3 <i>IBC 2003</i>	
		Signature: <i>Carey Case</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 07/20/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj: <input type="checkbox"/> Minor: <input type="checkbox"/> MM: <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/20/07</i> <i>APM</i>	Date: _____	Date: _____

CERTIFICATION

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0884	Date Applied For: 07/20/2007	CBL: 010 H007002
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Location of Construction: 72 COVE ST (84 Cove)	Owner Name: INVESTEMENT ASSOCIATES	Owner Address: P.O. BOX 465 DTS	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Industrial-Wholesale-Repair - Maine Divers Scuba Ctr. -Change of use from The signery to Maine Divers Scuba Ctr.	Proposed Project Description: Change of use from The Signery to Maine Divers Scuba Ctr. -
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/30/2007

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being issued with the condition that any retail will remain ancillary to the principal uses, and it will never increase to become a major use.
- 3) This permit is being issued with the condition that there will be no instructional classes on site.

Dept: Building **Status:** Approved **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 08/01/2007

Note: **Ok to Issue:**

- 1) Emergency lighting and exit signs required

Comments:

7/27/2007-amachado: Permit is on hold. Spoke to applicant, George Rothweiler. Retail is not a permitted use in the Ilb zone unless it is ancillary. Scuba training classes are not a permitted use. He is revising his application to meet the permitted uses of the zone.

7/27/2007-amachado: Received revised application. Maine Divers Scuba Center will be a mix of low impact industrial use, repair of dive suits and equipment, wholesale & rental of equipment & equipment display & incidental retail. See letter with revised application.



General Building Permit Application

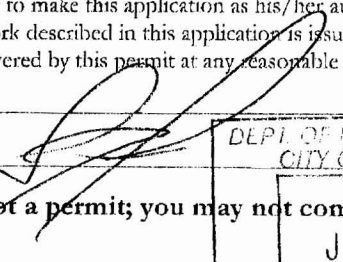
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>84 COVE ST. PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure <u>3,623 SF (CHANGE OF USE)</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>ALAN LEVENSON INVESTMENT ASSOCIATES INC.</u>	Telephone: <u>774-4737</u>
Lessee/Buyer's Name (If Applicable) <u>MAINE DIVER LLC dba MAINE DIVERS SCUBA CENTER</u>	Applicant name, address & telephone: <u>GEORGE ROTHWEILER 5 BENETRIDGE DRIVE FALMOUTH ME 04105</u>	Cost Of Work: \$ <u>2,500</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>SIGN DESIGN & MFG</u> Proposed Specific use: <u>SCUBA DIVING OPERATIONS, EQUIPMENT SERVICE & REPAIR, & SALES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>(ADDITIONAL LETTER ATTACHED)</u> <u>MAINE DIVERS LLC HAS FIVE BUSINESS OPERATIONS: DIVE BOAT, EQUIPMENT SERVICING & REPAIR, INSTRUCTION, SALES AND DIVE TRAVEL. THE FACILITY AT 84 COVE ST WILL SUPPORT THESE OPERATIONS - PRIMARILY EQUIPMENT SERVICE & REPAIR, STORAGE OF GEAR, AIR FILL STATION AND HYDRO TEST STATION, WATER TANK FOR TESTING EQUIPMENT.</u>		
Contractor's name, address & telephone: <u>GEORGE ROTHWEILER 5 BENETRIDGE DR FALMOUTH, ME 04105</u>		
Who should we contact when the permit is ready: <u>FALMOUTH, ME 04105</u>		
Mailing address: _____ Phone: <u>332-3726</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: 

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Date: 27 July 07

This is not a permit; you may not commence ANY work until the permit is issued.

JUL 27 2007

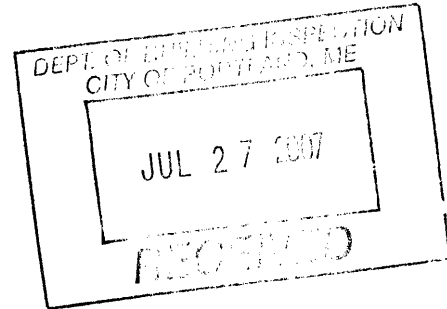
RECEIVED



MAINE DIVERS
SCUBA CENTER
PORTLAND, MAINE

July 27, 2007

Ann Machado
Zoning Specialist
City of Portland



Ann,

After our discussion today, I would like to provide additional information regarding the scope of our operations at 84 Cove Street located in the I-Lb industrial zone.

Maine Divers LLC is a full service dive operation including: dive boat (located in South Portland), equipment repair and service, scuba instruction, gear rental, sales, and dive travel.

The facility at 84 Cove Street will support our operations, much of which takes place away from this building. Specifically, 84 Cove Street will be used for the following permitted uses IAW City of Portland Code of Ordinances Sec 14-232:

FLb? ?

- (a) Low impact industrial uses: light manufacture of dive accessories. *- assemble*
- (a) Low impact industrial uses: Air-fill station for the filling of scuba cylinders.
- (a) Low impact industrial uses: Hydro static test facility for the testing of scuba cylinders IAW U.S. DOT license provisions.
- (h) Repair services to include water testing of dive suits and equipment in a water tank (pool permit pending).
- (o) Distribution centers, wholesale: We maintain inventory of scuba diving equipment for sale through dive professionals for instruction.
- (o) Distribution centers, wholesale: We maintain inventory of scuba equipment for rental use.
- (p) Back office use: Maine Divers LLC uses the office in the building at 84 Cove Street as its primary business address to coordinate scheduling and maintain records for the business.
- (q) Incidental accessory uses: We maintain displays of equipment for sale to our students which are trained off-site.

Limited sale of special purpose and consumable items to divers are integral and unavoidable by our type of business. We have available for sale the items we use in our dive operations. Retail sales however, are not the primary focus of our

business and we don't intend to be shopkeepers. Our focus is on supporting the service and diving needs of the scuba diving community in Southern Maine.

I hope this summary helps to explain our business plan and how we believe it is in conformance with the intent and requirements of the Low Impact Industrial zone (I-L).

What started as the need for a water test tank and the subsequent pool permit application has grown to threaten our existence as a business. The building is ideal for our use because of the access and service bays for our equipment, activities and gear storage.

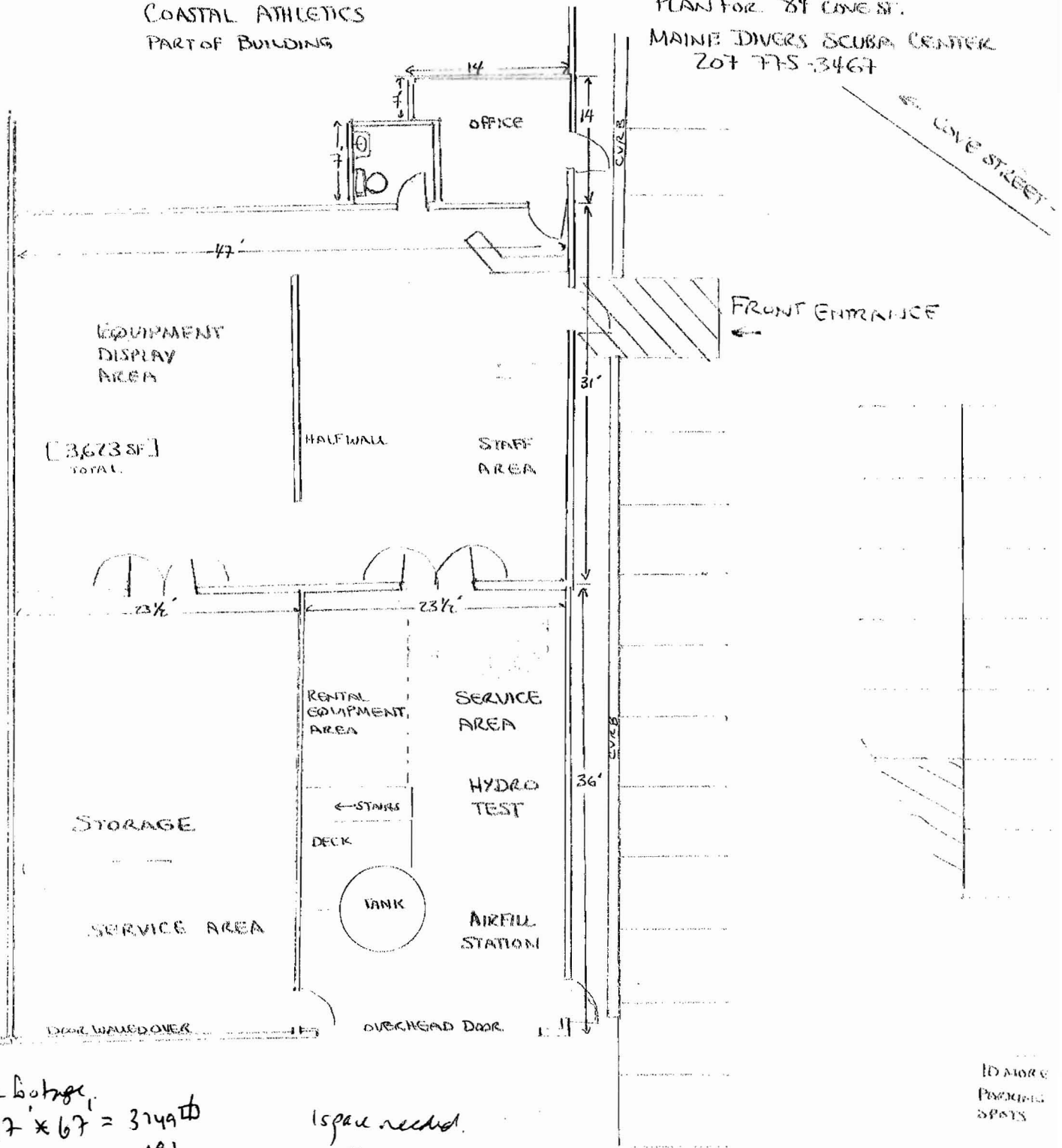
Sincerely,



George Rothweiler
Maine Divers LLC

COASTAL ATHLETICS
PART OF BUILDING

PLAN FOR 84 CUNE ST.
MAINE DIVERS SCUBA CENTER
207 775-3467



10/15/77

square footage
 $47 \times 67 = 3149$
 $14 \times 14 = 196$

 3345

space needed.
OK

space for each 1,000 lb air OPEN TARMAC
 3,000 lb

1500
 1000
 500

10 MORE
 PENDING
 SPOTS

DEPT. OF FIRE & RESCUE SECTION
 CITY OF PORTLAND, ME
JUL 27 1981
 RECEIVED

FENCE