

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 169 Cumberland Ave		Owner: DiPietro, Joseph & Eleanor		Phone:		Permit No:	
Owner Address:		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: L.W. Grubb Excavating & Demolition		Address: 94 Ledgewood Dr. Falmouth, ME 04105		Phone: 797-0930		Permit Issued: AUG 16 1996	
Past Use: 1-fam		Proposed Use: Vacant Land		COST OF WORK: \$ 8,400.00		PERMIT FEE: \$ 60.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Demolish Building				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>			
				Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 15 August 1996					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

450/30-3111
451/30-3112

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 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 provisions of the code(s) applicable to such permit

[Signature]
SIGNATURE OF APPLICANT Louis W. Grubb, Jr. ADDRESS: 94 Ledgewood Drive DATE: 15 August 1996 PHONE: 797-0930

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE August 15, 1996 PHONE: 797-0930

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
AUG 16 1996
CITY OF PORTLAND

Zone: *R-6* CBL: 022-H-025

Zoning Approval: *[Signature]* 8/16/96

Special Zone or Reviews:

- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan

with condition that a separate permit is required for any change of use

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation

- ☒ Not in District or Landmark
- ☒ Does Not Require Review
- ☐ Requires Review

Action:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: 8/15/96

[Signature]

CEO DISTRICT *[Signature]*



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

I. D. Number

Address:

Ingraham, Inc.

27 August 1996

Applicant Bornand Limited Const

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Steve Bornand - 725-4460

169 169 Cumberland Ave

Address of Proposed Site 022-H-025

Applicant or Agent Daytime Telephone, Fax

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 ☐ Other (specify) Parking

3,024 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- ☒ Approved ☐ Approved w/Conditions
listed below ☐ Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 5/6/97

Approval Expiration 5/6/98
date

Extension to _____
date

☐ 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 | |
| Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD



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

I. D. Number

Address: 169 Cumberland Ave

Ingraham, Inc.

27 August 1996

Applicant Normand Limited Const

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

Steve Normand - 725-4460

169 Cumberland Ave

Address of Proposed Site

022-H-025

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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022-H-025



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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I. D. Number

Ingraham, Inc.

27 August 1996

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Application Date

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Project Name/Description

Consultant/Agent Steve Normand - 725-4460

~~169~~ 169 Cumberland Ave

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Applicant or Agent Daytime Telephone, Fax

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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer H. H. M. J.

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 9/4/96 Approval Expiration _____ date Extension to _____ date ☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date

Performance Guarantee ☐ Required* ☐ Not Required

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

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Ingraham, Inc.

27 August 1996

Applicant Normand Limited Const

Application Date

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Consultant/Agent Steve Normand - 725-4460

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Address of Proposed Site 022-H-025

Applicant or Agent Daytime Telephone, Fax

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☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Parking

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Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer Steve Bushey

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 5/6/97 Approval Expiration 5/6/98 Extension to _____ date
☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date

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| Defect Guarantee Released | _____ date | _____ signature | |

Address: 169 Cumberland Ave

022-H-025

169 Cumberland
Ingraham



Normand Associates Architects

August 27, 1996

Maine Stay - Ingraham, Inc.
12-Bed Transitional Housing
Unit for Homeless Youth
Ages 16 - 23 Years

165 Cumberland Street
Portland, Maine

1. Description:

Transitional Housing Facility - 12 beds, plus staff

The site has been rehabed and adjacent lot purchased to provide both a landscape buffer, as well as provide three (3) spaces of off street parking.

2. Total Site Area: 6,917.50 s.f.

Total Building Footprint: 2,450.00 s.f.

3. No Easements exist impacting the site.

4. Solid Waste:

Standard residential waste as might be created by a residential facility of this nature. Note: An enclosed garbage room has been developed for the trash cans.

5. Off site sewer and water exist and have been provided for as a part of the original permit process. No new requirements required as a part of this landscape process.

6. Existing surface flow is by natural run-off in the westerly direction (down hill) toward Marginal Way. Site grading shall be maintained to direct water away from existing structures to a point at the rear, currently heavily vegetated.

165 Park Row

Post Office Box 479

Brunswick

Maine 04011

phone: 207-725-4460

fax: 207-725-1759

7. Construction Plan:

The building has been completed and will be occupied by September 4, 1996. The demolition of the adjacent structure as ordered by the City of Portland has been completed as of August 26, 1996, by Mr. Joseph DiPietro, and a transfer of title of that parcel to Ingraham is anticipated within a week or so. Once title is obtained, final landscaping and paving will be started with completion by fall of 1996.

8. Federal Regulatory Approvals:

No approvals of this nature are required and/or have been applied for on this project.

9. Financial and Technical Capacity:

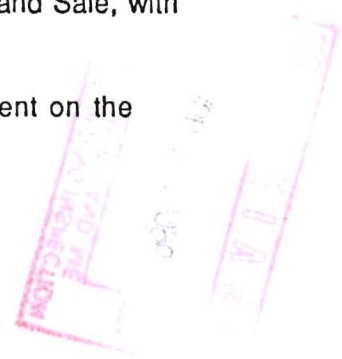
Ingraham has successfully undertaken renovations in excess of \$500,000.00 on this property to date. In addition, they own and operate three other properties within Portland and are midway through construction of an 8-Bed Group Home for the Elderly in South Portland.

Normand Associates Architects and Normand Construction Limited Construction Management Services who have both designed and constructed this project are licensed to practice in Maine, along with Brad Hare, ASLA, Landscape Architect for this project.

10. Evidence of Applicant's Title Right or Interest in the Property:

As mentioned above, Ingraham is in final negotiations with the DiPietro's for the acquisition of the property adjacent to the new MaineStay structure. They have a signed Contract for the Purchase and Sale, with closing to be within a week or so.

11. No unusual wild life or other natural features are incumbent on the property, nor have any archaeological sites been located.





CITY OF PORTLAND

May 6, 1997

Steven Normand
Normand Associates Architects
165 Park Row
PO Box 479
Brunswick ME 04011

Re: Off-Street Parking; 165 Cumberland Avenue

Dear Mr. Normand:

On May 6, 1997, the Portland Planning Authority granted minor site plan approval for a parking area located at 165 Cumberland Avenue.

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. Prior to construction, a preconstruction 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 preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\CORRESPKAND\LETTERS\165CUMB.JMD

P 772 456 812

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)



Planning and Urban Development
Joseph E. Gray Jr.
Director

Sent to Mr. & Mrs. Joseph DiPietro	
Street and No. 70 Abbey Lane	
P.O., State and ZIP Code Portland, ME 04103	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

CITY OF PORTLAND

September 12, 1995

o

169 Cumberland Avenue
(22-H-25)

This office has received numerous complaints regarding the condition of your property at 169 Cumberland Avenue.

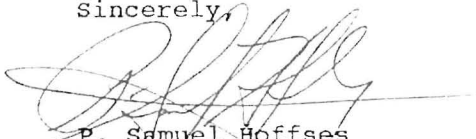
The City must now consider placing this property on the demolition list unless you can provide us with a plan to restore this structure and a time frame indicating how you intend to accomplish this task.

I feel this building can be considered a dangerous structure under State Statute 17-2851.

If I do not hear from you within 10 days of receipt of this letter but no later than September 29, 1995, I shall be forced to proceed with a demolition order.

Should you have any questions regarding this letter, please do not hesitate to contact this office.

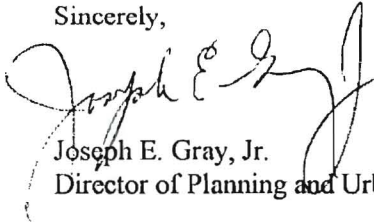
Sincerely,


P. Samuel Hoffses
C, Insp Services

4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File