Ann Machado - Re: 11 Diamond Street

From: Brewster Buttfield <brewster@prospectdesign.me>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/15/2013 2:10 PM
Subject: Re: 11 Diamond Street
CC: Barbara Barhydt <BAB@portlandmaine.gov>
Attachments: P&S 11 Diamond.pdf; Administrative Authorization Approval.pdf; C-102 Nov. 15, 2012.pdf

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Ann

Attached is the purchase and sale agreement. The closing was yesterday so this document is actually out of date. I will see if I can get a copy of the new deed, but that may take a little while. new deed recd 3/18.

The square footage you are looking at does not represent the change of use. If you look at LS-101 you get a more accurate reflection of the area. LS-101 shows three areas:
Area 1 - 18358 sq ft - area changing - 3379 + 454 - 3833
Area 2 - 1668 sq ft retail
Area 3 - 3020 sq ft new/existing office - new area 930
Area 4 - 21676 sq ft no change - warehouse

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MAR 15 2013
Dept. of Building Inspections
City of Portland Maine

In Area 1 the Roastery 3379 sq ft and the roastery office 454 are change of use.
In Area 2 all 1668 sq ft is change of use
In Area 3 new office total is 3020 and existing office is 2090 for a change of 930 sq. ft.
Area 4 no change.
Total change is 6431. This also does not take into account several small offices in the existing warehouse space which would further reduce that number to about 6000 sq ft.

Attached is the site plan that went with the administrative authorization application and it shows the entire site. Let me know if you want to log in a revision, because it will need a new number to coordinate withthe city's new system.
Brewster

On Fri, Mar 15, 2013 at 12:34 PM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

> Brewster -
> Your email is the only email address I had.
> To complete my zoning review, I need the following.
> 1. I need either the deed or the purchase and sales agreement to show right, title and interest for the owner to apply. The assessor's still have Goodwill Industries as the owner.
> 2. I need the exact square footage of the areas that are changing from existing warehouse and office to retail, roasting & office and training. If I add up the number from sheet A101 Floor Plan - retail (1668), roasting (7828) & office including training & roasters office (4685) the total is 14,181 sf. Any change of use over 10,000 sf needs a Level II Site Plan Review. Does the 4685 sf for the office, training etc. include the existing office space at the front of the building or is the 4685 sf in addition to the existing office space?
> 3. There should be a site plan that shows the whole property for the changes that are proposed to the exterior not just the new loading dock.