

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that REBECO LLC

Located At 60 HAMPSHIRE ST

Job ID: 2011-06-1339-ALTCOMM

CBL: 028 - - C - 013 - 001 - - - -

has permission to Build new exterior entry decks at the rear and front of building and egress doors swing in travel direction provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

[Handwritten signature]
[Handwritten date: 6/24/11]

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1339-ALTCOMM	Date Applied: 6/8/2011	CBL: 028 - - C - 013 - 001 - - - - -	
Location of Construction: 60 HAMPSHIRE ST	Owner Name: REBECO LLC	Owner Address: 134 MAIN ST STE 2A WINTHROP, ME - MAINE 04364	Phone:
Business Name: Portland Food Co-op	Contractor Name: Stefan Apse	Contractor Address: 87 Vesper St #3, Portland, ME -41-1	Phone: 653-7035
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: Wholesale Warehouse & Distribution (#2011-03-529)	Proposed Use: Same: Wholesale Warehouse & Distribution - Build exterior decks to the front entry & emergency exit	Cost of Work: \$4,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 5-1/F-1 Type: SB IBC-2009 Signature: JMB
Proposed Project Description: 133 sq. ft of exterior decks front & rear		Signature: Björnsdóttir (SB)	6/24/11
Proposed Project Description: 133 sq. ft of exterior decks front & rear		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>requires site plan</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions 6/24/11</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footing/Setback prior to pouring concrete
 2. Framing Inspection
 3. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1339-ALTCOMM

Located At: 60 HAMPSHIRE

CBL: 028 - - C - 013 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a wholesale warehouse and distribution use. Any change of use shall require a separate permit application for review and approval.
3. A site plan review or an exemption from it (Administrative Authorization) is required prior to issuing this permit.

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Received 208 enclosed 6/8/11 2011 06 1339



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: 56 Hampshire St., Portland, ME 04101		
Total Square Footage of Proposed Structure/Area 2,293 Sq. Ft Proposed / 4,275 total area	Square Footage of Lot 11,456 sq. ft 0.263	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 028 0013001 Taxes OK	Applicant *must be owner, Lessee or Buyer* Name Portland Food Coop Address PO Box 5312 City, State & Zip Portland, ME 04101	Telephone: info@portlandfoodcoop.org (207) 332 9370
Lessee/DBA (If Applicable) Portland Food Cooperative	Owner (if different from Applicant) Name Rebeco LLC Address 134 Main St. Ste. 2A City, State & Zip Winthrop, ME 04364	Cost Of Work: \$ 4000 C of O Fee: \$ 50.00 Total Fee: \$ 50.00
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	Storage Wholesale Tally's Wholesale Tobacco Storage + Distribution of Food to member owners No Building exterior decks to the front entry and emergency exit 133 sq.ft. total deck area	Number of Residential Units Same (no change) B-2A
Contractor's name: Address: City, State & Zip Who should we contact when the permit is ready: Mailing address:	Stefan Apse 87 Vesper St. #3 Portland, ME 04101 Stefan Apse 87 Vesper St. #3, Portland, ME 04101	Telephone: 207 653 7035 Telephone: 207 653 7035

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

2011 06 03 - 529
Wholesale Warehouse
& Distributor

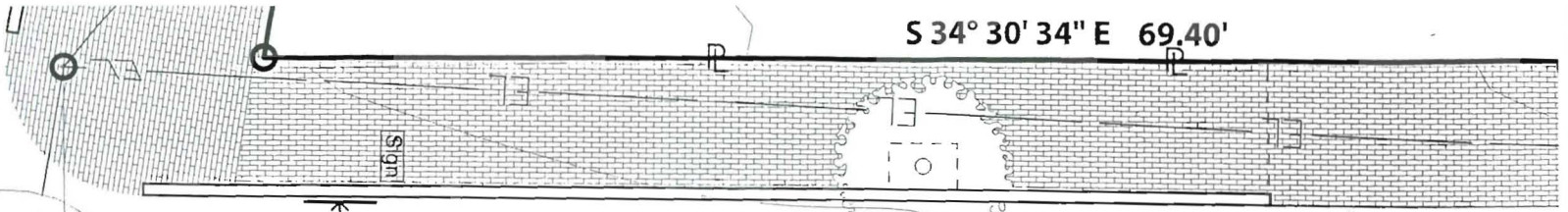
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] (Tim McLain) Date: 6/6/11

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

S 34° 30' 34" E 69.40'



Hampshire Street

B-2b

FRONT: NO MIN FRONT YARD

SIDE: NO MIN FRONT YARD

REAR: NO MIN FRONT YARD

ACCESSORY STRUCTURES 5'

9' SCALES

EL ——— EL

A1.3

Site Plan
PROPOSED

Scale 1/8" = 1'-0"
or as noted

PORTLAND FOO
Hampshire Street Location,



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Portland Food Coop

PROJECT ADDRESS: 56 Hampshire St. CHART/BLOCK/LOT: 028 C013001

APPLICATION FEE: - _____ (\$50.00)

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

Renovation of space for cooperative distribution center

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Portland Food Coop

Address: 56 Hampshire St
Portland ME 04101

Work #: _____

Cell #: 207-332-9370

Fax #: _____

Home #: _____

E-mail: _____

CONSULTANT/AGENT

Name: Stefan Apse

Address: 87 Vesper St.
Portland ME 04101

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

RECEIVED

JUN 22 2011

Dept. of Building Inspections
City of Portland Maine

Criteria for an Administrative Authorizations:

(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 Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

<u>Y</u>	<u>N</u>
<u>N</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N</u>	<u>Y</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>Y</u>	<u>Y</u>
<u>N</u>	<u>N</u>
<u>N/A</u>	<u>N/A</u>
<u>N</u>	<u>N/A</u>

Signature of Applicant:

Sean R Cooper

Date:

6/14/2011

56 Hampshire Street – Portland Coop

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?	Yes	No	
b) Are there any new buildings, additions, or demolitions?	No	Yes	
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	No	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?	Yes	Yes	
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?	n/a	n/a	
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No	

The request for an administrative authorization for 56 Hampshire Street was granted by Barbara Barhydt, Development Review Services Manager on June 21, 2011 with the following standard condition of approval:

Standard Condition of Approval

The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Rm. 315, City Hall (874-8703) prior to the start of any construction.

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

With standard condition
Barbara Salmy, Dev Rev Services Mgr - 6/21/11

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

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 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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 8 2011

Received from St Paul A Corp

Location of Work 56 Hampshire

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 098 EOB

Check #: 338 Total Collected \$ 50.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: May

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ 6.9. 20 11 _____

Received from Stefan Apse

Location of Work 56 Hamp St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 10

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 28-C-13

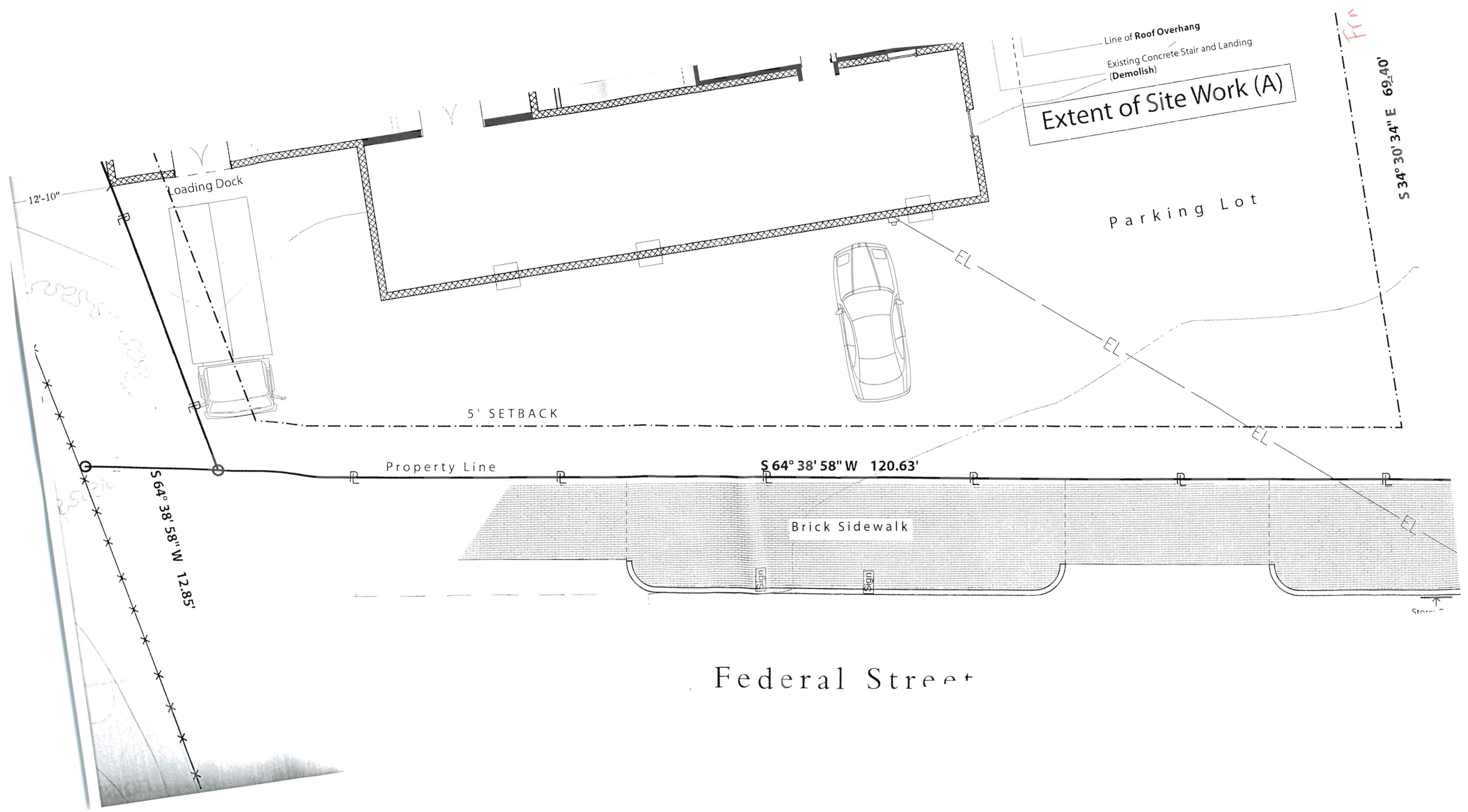
Check #: 339

Total Collected \$ 10

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



Parking Lot

Right of Way (12)

Extent of Site Work (B)

5' x 4' DECK
Average fir. height to grade 1'-10"

Chain Link Fence 4'

Property Line

5' SETBACK

Garage
Unheated | 437 sq ft

N 54° 21' 3" E 35.39'

Sub

S 34° 44' 43" E 25.21'

N 54° 53' 3" E 26.00'

S 35° 6' 57" E 21.91'

Other Property

N 55° 23' 3" E 47.04'

Fence

S 35° 11' 27" E 23.43'

Chain Link Fence 4'

FRONT

Sub

20-C

