

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BAYSIDE VENTURES II

Located At 202 KENNEBEC ST

Job ID: 2011-12-2966-CH OF USE

CBL: 034- A-011-001

has permission to Change the Use of space #1 (960 SF) to a bucket car wash for Enterprise, Space #2 to remain warehouse 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

Fire Prevention Officer

[Signature] 1/11/12
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: 2011-12-2966-CH OF USE	Date Applied: 12/21/2011	CBL: 034- A-011-001	
Location of Construction: 202 KENNEBEC ST	Owner Name: BAYSIDE VENTURES II	Owner Address: 50 PORTLAND PIER STE 400 PORTLAND, ME 04101	Phone: 553-2000 x213
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477 Congress St - Suite 1012, Portland, ME 04101	Phone: (207) -653-7510
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG chg of use	Zone: B-2b
Past Use: Warehouse	Proposed Use: Change of use from Warehouse to Warehouse (1680 sq ft) and bucket wash & cleaning cars for Enterprise Rent-a-Car (960 sq ft)	Cost of Work: \$2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 51/B Type: SB DBL-2009
Proposed Project Description: COU to bucket wash for cars & warehouse		Signature: <i>Bradley</i> (58)	Signature: <i>JMB</i> 1/11/12
Pedestrian Activities District (P.A.D.)			
Permit Taken By: Brad	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
<ol style="list-style-type: none"> 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 informatin may invalidate a building permit and stop all work. 	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions</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: <i>[Signature]</i>

CERTIFICATION *12/22/11*

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 appication 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

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.**

Under slab plumbing prior to covering

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection

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: 2011-12-2966-CH OF USE

Located At: 202 KENNEBEC ST

CBL: 034- A-011-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain a warehouse with 1680 sq. ft. and a bucket wash and car cleaning with 960 sq. ft.. Any change of use shall require a separate permit application for review and approval.

Fire

1. The building shall comply with City Code Chapter 10.
2. A firefighter Building Marking Sign is required.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



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>202 KENNEBEC ST.</u>		
Total Square Footage of Proposed Structure/Area <u>2,640</u>	Square Footage of Lot <u>12,862</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>A</u> Lot# <u>11</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BAYSIDE VENTURES II</u> Address <u>50 PORTLAND PIER</u> <u>SUITE 400</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207 553 2000</u> <u>X 213</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,955</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>WAREHOUSE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>RETAIL - BUCKET WASH & CLEAN CARS/VEHICLES</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>CHANGE USE OF WAREHOUSE #1 FROM WAREHOUSE TO</u> <u>RETAIL TO BE USED TO BUCKET WASH CARS/VEHICLES OWNED BY</u> <u>ENTERPRISE RENTAL CAR.</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>GREG SHINBERG</u>		Telephone: <u>207 653 7510</u>
Mailing address: <u>477 CONGRESS ST SUITE 1012 PORTLAND ME 04101</u>		

Please submit all of the information outlined on the applicable 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.

RECEIVED

Signature: 	Date: <u>12/21/2011</u>	DEC 21 2011
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This is not a permit; you may not commence ANY work until the permit is issued

Dept. of Building Inspections
City of Portland Maine

Marge Schmuckal - Re: One Marginal Way / Enterprise Rent- A- Car

From: Marge Schmuckal
To: Jim Hanley
Date: 12/16/2011 12:35 PM
Subject: Re: One Marginal Way / Enterprise Rent- A- Car
CC: Alex Jaegerman; Ben Keller; Greg Shinberg; Rick Knowland

Hi Jim,

I have reviewed both the plans and the follow-up cover letter that you have submitted concerning the previously approved use(s) at 202 Kennebec Street and 3 Marginal Way. As you know, on January 4, 1996 the Zoning Board of Appeals approved an Interpretation appeal for 3 Marginal Way concerning the use for Enterprise Auto leasing. The determining notes show that 202 Kennebec was part of the Enterprise operation. The Board considered the evidence which stated that Enterprise Leasing would never have more than 20 cars on site (between Marginal Way and Kennebec Streets), and therefore the Board considered the use to be retail.

On December 12, 2011, you sent me information concerning the current use of the two properties as it relates to Enterprise Leasing. Based upon that information, it is clear to me that you are still meeting the criteria that the Zoning Board reviewed and approved on 1/4/96.

Therefore, if you were to apply for a building permit to allow "bucket washing" for Enterprise Leasing only (no public washing) in the building at 202 Kennebec street, I believe that I can sign off on that permit for zoning as a continued allowable use (legally nonconforming). When you submit a permit application, please submit dimensioned floor plans showing the area intended to be used for the car "bucket wash". That use will not necessitate a conditional use appeal to the Planning Board.

If you have any more questions, please do not hesitate to contact me at 874-8695.

Marge Schmuckal
 Zoning Administrator

>>> "Jim Hanley" <jhanley@capservicing.com> 12/14/2011 6:07 PM >>>
 Marge

Thanks for all your time spent on this building. I really appreciate it.

Jim

On Dec 14, 2011, at 4:35 PM, "Marge Schmuckal" <MES@portlandmaine.gov> wrote:

Thank you Greg,
 I did just receive it from the front staff. I will review all of what you have recently submitted to me and get back to you very shortly.\

Marge Schmuckal

>>> "Greg Shinberg" <gls@shinbergconsulting.com> 12/14/2011 4:27 PM >>>
 Marge:

Today I delivered to your office a hard copy of the attached site plan that shows the existing

Marge Schmuckal - Re: One Marginal Way / Enterprise Rent- A- Car

From: Marge Schmuckal
To: 'Ben Keller'; 'Jim Hanley'; Greg Shinberg
Date: 12/14/2011 4:34 PM
Subject: Re: One Marginal Way / Enterprise Rent- A- Car

Thank you Greg,
I did just receive it from the front staff. I will review all of what you have recently submitted to me and get back to you very shortly.\nMarge Schmuckal

>>> "Greg Shinberg" <gls@shinbergconsulting.com> 12/14/2011 4:27 PM >>>
Marge:

Today I delivered to your office a hard copy of the attached site plan that shows the existing parking spaces.

Please contact me if you have any other questions or concerns.

Greg

Shinberg Consulting, LLC
477 Congress Street, Suite 1012
Portland, Maine 04101
Office 207 772 7070
Fax 207 772 7080
Cell 207 653 7510
gls@shinbergconsulting.com
www.shinbergconsulting.com

Marge Schmuckal - Re: One Marginal Way

From: Marge Schmuckal
To: 'Jim Hanley'; Greg Shinberg
Date: 12/12/2011 1:45 PM
Subject: Re: One Marginal Way
CC: Alex Jaegerman; Greg Mitchell; Rick Knowland

Greg,

I have always requested a site plan to go along with any written submittal. When can I expect that site plan?

Marge

>>> "Greg Shinberg" <gls@shinbergconsulting.com> 12/12/2011 11:26 AM >>>

Marge:

Please see the attached letter in regards to the Enterprise property.

Greg

Shinberg Consulting, LLC
477 Congress Street, Suite 1012
Portland, Maine 04101
Office 207 772 7070
Fax 207 772 7080
Cell 207 653 7510
gls@shinbergconsulting.com
www.shinbergconsulting.com

Marge Schmuckal - One Marginal Way

From: "Greg Shinberg" <gls@shinbergconsulting.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>, "Jim Hanley" <jhanley@cap...>
Date: 12/12/2011 11:27 AM
Subject: One Marginal Way
CC: "Rick Knowland" <RWK@portlandmaine.gov>, "Greg Mitchell" <gmitchell@...>
Attachments: Letter Schmuckal Usage 120811.pdf

Marge:

Please see the attached letter in regards to the Enterprise property.

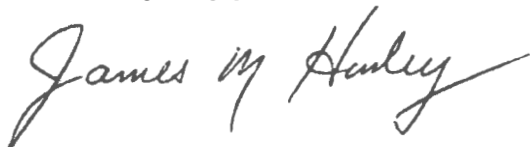
Greg

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Please let me know if you require additional information to review this application for a portion of the new structure (approximately 1,000 square feet) to serve as an ancillary use to the retail establishment.

Very truly yours,

A handwritten signature in black ink that reads "James M. Hanley". The signature is written in a cursive style with a long, sweeping underline.

James M. Hanley

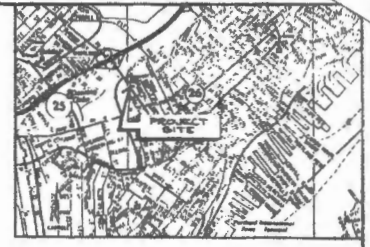


NOTE: THIS PLAN CONFORMS WITH THE STATE BOARD OF REGISTRATION STANDARDS OF PRACTICE CATEGORY 1, CONDITION 1. EXEMPTION - AN NEW DEED DESCRIPTION WRITTEN

STANDARD ALIGNMENT OF CURB LINE IN COURSE OF ADJACENT WAY & PARALLEL ST.

LEGEND

- FOUND PROPERTY PIN
- 1/2" MARKER OR REBAR OR ANCHORED SPIKE SET
- FOUND MONUMENT
- PROPERTY LINE
- CATCH BASIN
- MANHOLE
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- CURB
- EDGE OF PAVEMENT



LOCATION MAP

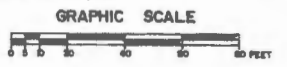
RIGHTS OF OWNERS

A. ANY RIGHT WHICH MAY EXIST IN THE FEE OF MARGINAL WAY BETWEEN MANHOLE STREET AND FOREST AVENUE, REFERENCED TO IN A DEED RECORDED IN BOOK 581, PAGE 64 AND DATED 8/21/11.

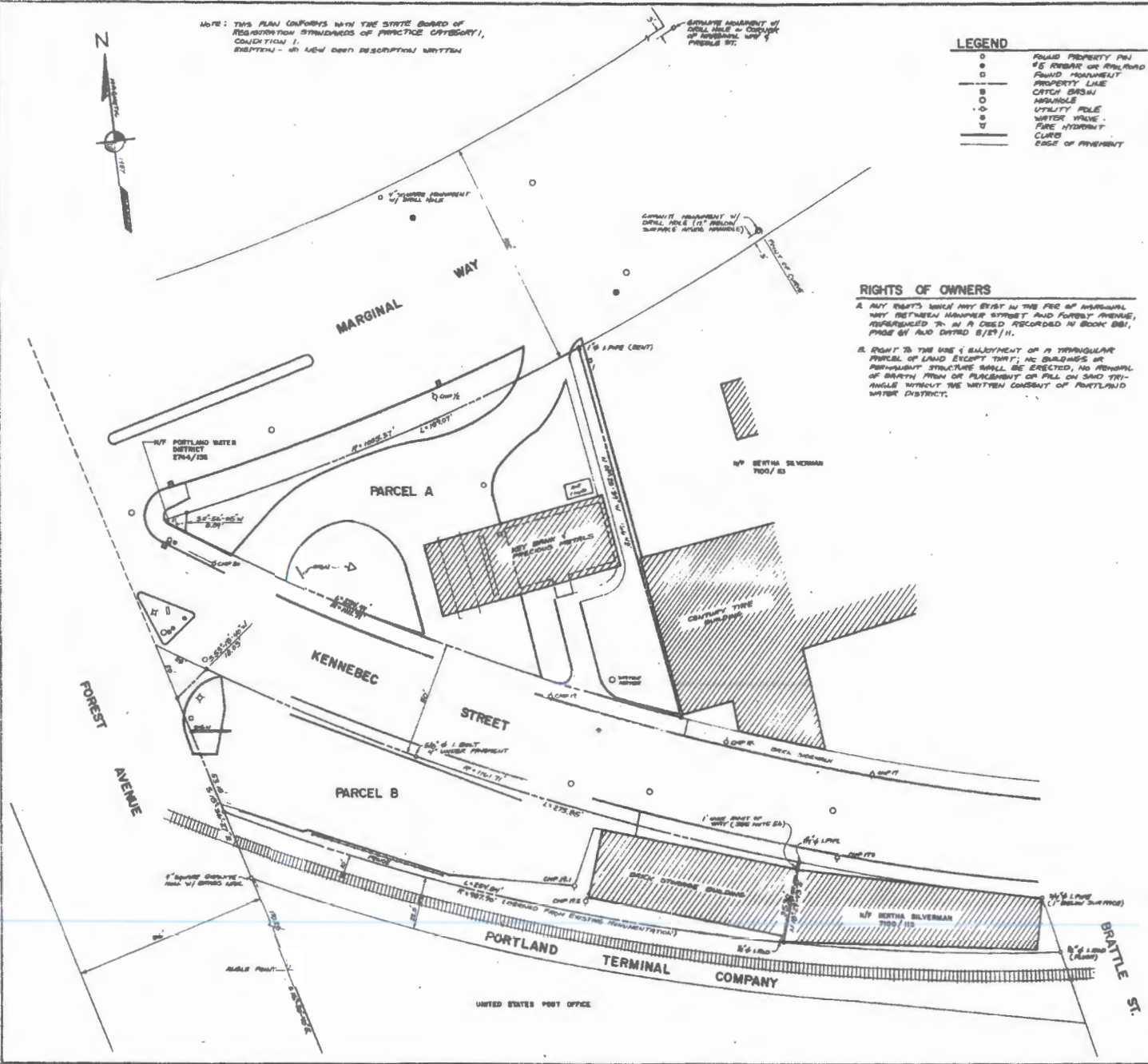
B. RIGHT TO THE USE & ENJOYMENT OF A TRIANGULAR PARCEL OF LAND EXCEPT THAT, NO BUILDING OR PERMANENT STRUCTURE SHALL BE ERRECTED, NO REMOVAL OF SOIL FROM OR PLACEMENT OF FILL ON SAID TRIANGLE WITHOUT THE WRITTEN CONSENT OF PORTLAND WATER DISTRICT.

GENERAL NOTES

1. RECORD OWNER OF PROPERTY IS DEPOSITES COOR, BOOK 3227 PG 277 & BOOK 3307 PG 276 (PARCEL A), BOOK 3227 PG 277 (PARCEL B).
2. TOTAL ACRES OF PROPERTY IS 0.68 ACRES; PARCEL A - 0.27 ACRES, PARCEL B - 0.41 ACRES.
3. STREET PLAN REFERENCES:
 - a) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 250 PORTLAND FEDERAL AID PROJECT NO. 3-295-3 (34) DATED 1/67, S.I.C. FILE NO. 3-105 SHEET 78 OF 87, RECORDED IN PLAN BOOK 12, PG 62, C.C.R.O.
 - b) STATE OF MAINE DIVISION OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, PORTLAND FEDERAL AID PROJECT T-29-12 (8) DATED 1/76, D.O.T. FILE NO. 3-2-23 SHEET 7 OF 7 RECORDED IN PLAN BOOK 12, PG 11 C.C.R.O.
 - c) CITY OF PORTLAND ENGINEERED CITY STREET PLANS FOR FOREST AVENUE, MARGINAL WAY, KENNEBEC STREET, & BRATTLE STREET.
4. PLAN REFERENCES:
 - a) SURVEY BY E.C. JOHNSON, CIVIL ENGINEER, DATED 1871 RECORDED IN PLAN BOOK 4, PG 86.
 - b) LAND ON KENNEBEC STREET & BRATTLE ST. PLATS, PROPERTY OF JOHN H. ROBINSON EXEMPT BY PLS, PORTLAND, ME DATED 3/1/11 RECORDED IN PLAN BOOK 12, PG 91.
 - c) BOUNDARY SURVEY OF THE U.S. POST OFFICE & F.O. BUILDING, PORTLAND, ME PROJECT NO. 63-104 DATED 8/1/1963 BY ALBERT LAROCHELLE, & JOSEPH S. GILBERT, INC.
 - d) RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL CO. 579 0100 TO 52-50 DATED 6/23/196
5. EASEMENTS:
 - a) FENCE COVENANT TO BUILD AND MAINTAIN ALONG THE SOUTHERLY SIDE OF PARCEL B AS SHOWN ON THIS PLAN, ANY FENCE DESIRED OR REQUIRED, THIS COVENANT TO RUN WITH THE LAND, RECORDED IN BOOK 1796, PAGE 36 DATED 3/13/1971.
 - b) RIGHT OF ENTRY OVER A 1 FOOT STRIP AS SHOWN ON THIS PLAN, SAID RIGHT OF ENTRY IS SOLELY AND EXCLUSIVELY FOR THE PURPOSE OF MAINTAINING AND REPAIRING THE WESTERLY WALL OF THE PROPERTY DESCRIBED IN A DEED RECORDED IN BOOK 3337, PG 78 DATED 8/19/76.
 - c) FENCE COVENANT TO BUILD AND MAINTAIN ANY FENCE DESIRED OR REQUIRED ALONG THE NORTHERLY AND EASTERLY SIDES OF A PARCEL DESCRIBED IN A DEED RECORDED IN BOOK 1774, PG 14 AND DATED 7/6/76, THIS COVENANT TO RUN WITH THE LAND.
 - d) CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE POLE EASEMENTS WHICH ANY SUBST. DECIDED IN:
 1. BOOK 2287, PG 806 DATED 3/1/64
 2. BOOK 2276, PG 281 DATED 10/7/55
 3. BOOK 1751, PG 71 DATED 3/21/49
 POLE LOCATIONS SHOWN IN THE ABOVE DEEDS DO NOT MATCH THOSE SHOWN ON THIS PLAN.
6. EASEMENTS A PARCEL OF LAND AND THE RIGHT OF EGRESS DESCRIBED IN A DEED BY PORTLAND RAILROAD CO. TO PORTLAND & ROCHESTER RAILROAD RECORDED IN BOOK 623, PAGE 44 DATED 5/10/1876, SAID RIGHT OF EGRESS REFERENCED TO IN A DEED FROM PORTLAND RAILROAD COOR. TO PORTLAND TERMINAL CO. AND RECORDED IN BOOK 1848, PG. 385 DATED 7/5/87.



	STANDARD BOUNDARY SURVEY.	
	OF KEY BANK PROPERTY	
MARGINAL WAY, FOREST AVENUE, & KENNEBEC STREET, PORTLAND, ME		
FOR GRANGER NORTHERN ONE CANAL PLAZA PORTLAND, ME		
	DESIGN BY: GNC	DATE: 8/28/97
	CHECKED BY: GAB	SCALE: 1"=20'
12 Westbrook Common Westbrook, Maine 04092 894-0471		FIELD BOOK: 770 PROJECT NO. 87561
SHEET 1 OF 1		



UNITED STATES POST OFFICE