

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 070918
AUG 28 2007
CITY OF PORTLAND

This is to certify that GOODWILL DEVELOPMENT CORP THE/Jeff ...
has permission to Enlarging office into kitchen ...
AT 71 HIGH ST ... 040 A001001

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 written permission procured before this building or part thereof is altered or closed-in.
HEAVY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

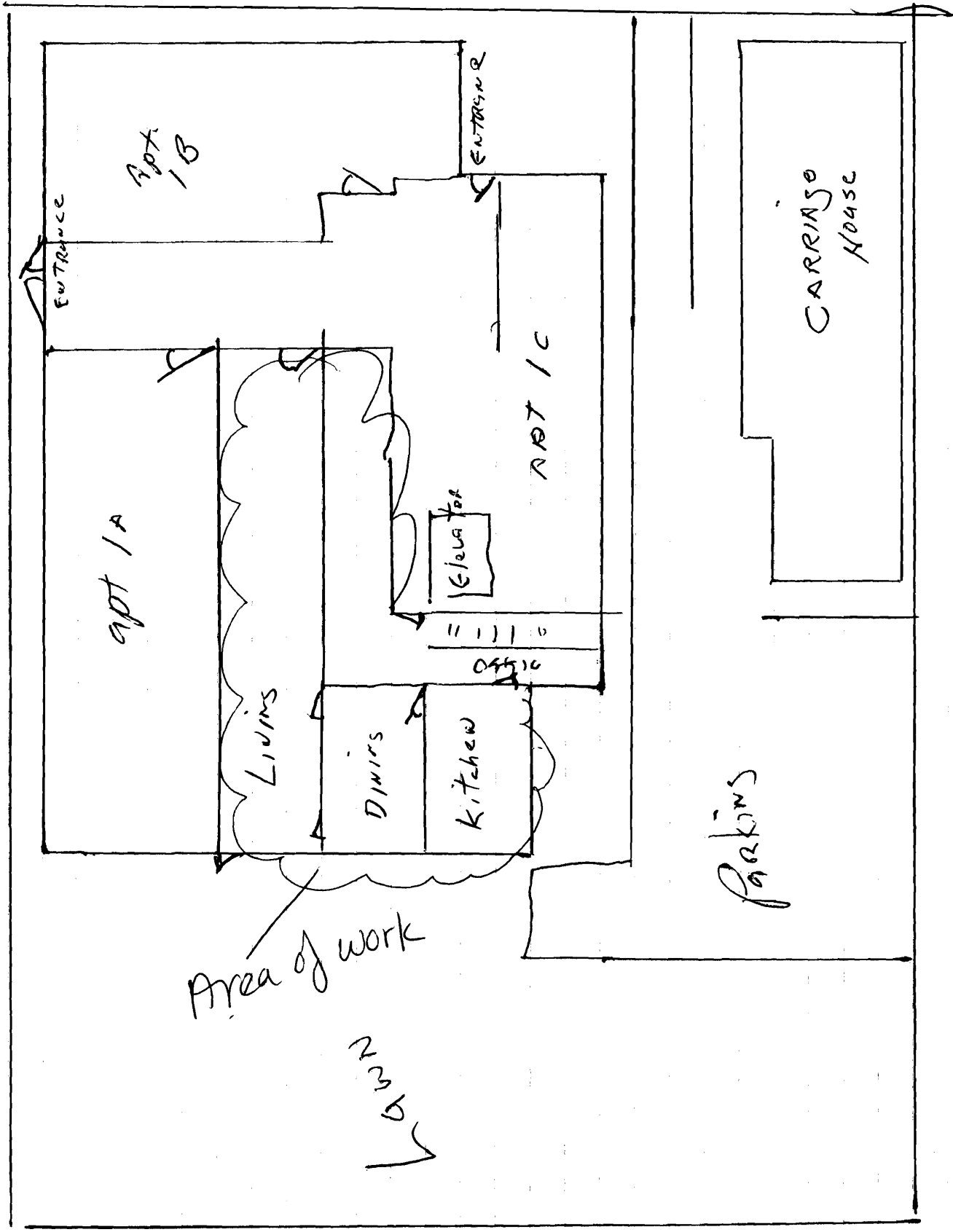
Fire Dept. Greg Green
Health Dept.
Appeal Board
Other Department Name

Jamie Bonke 8/28/07
Director - Building & Inspection Services

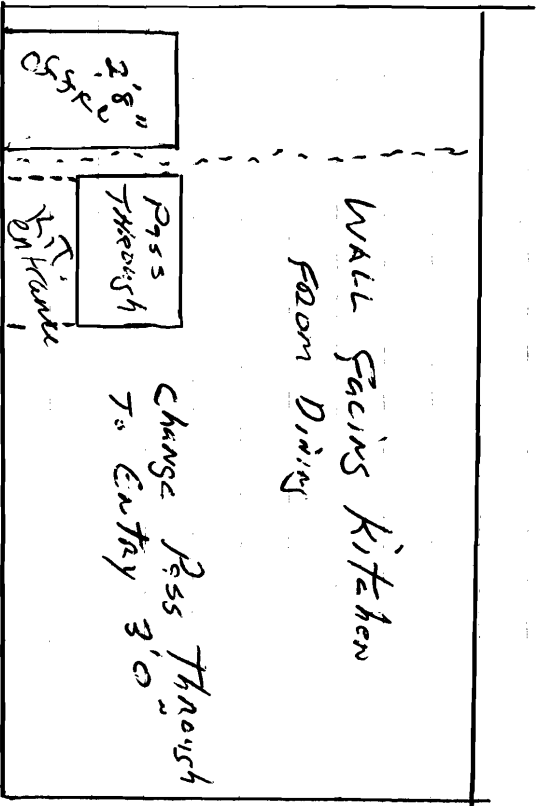
PENALTY FOR REMOVING THIS CARD

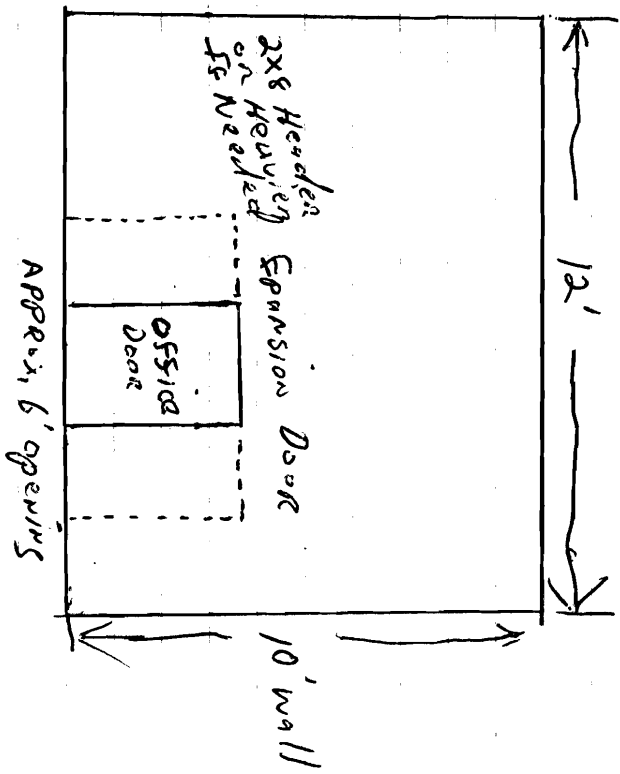
PLeasant St.

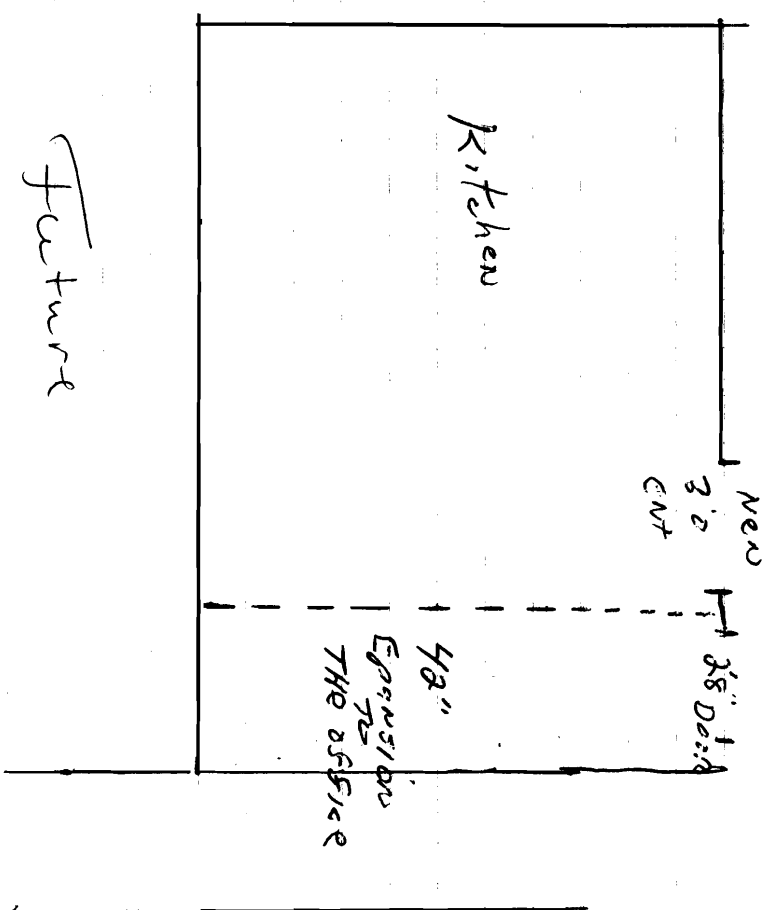
High St.



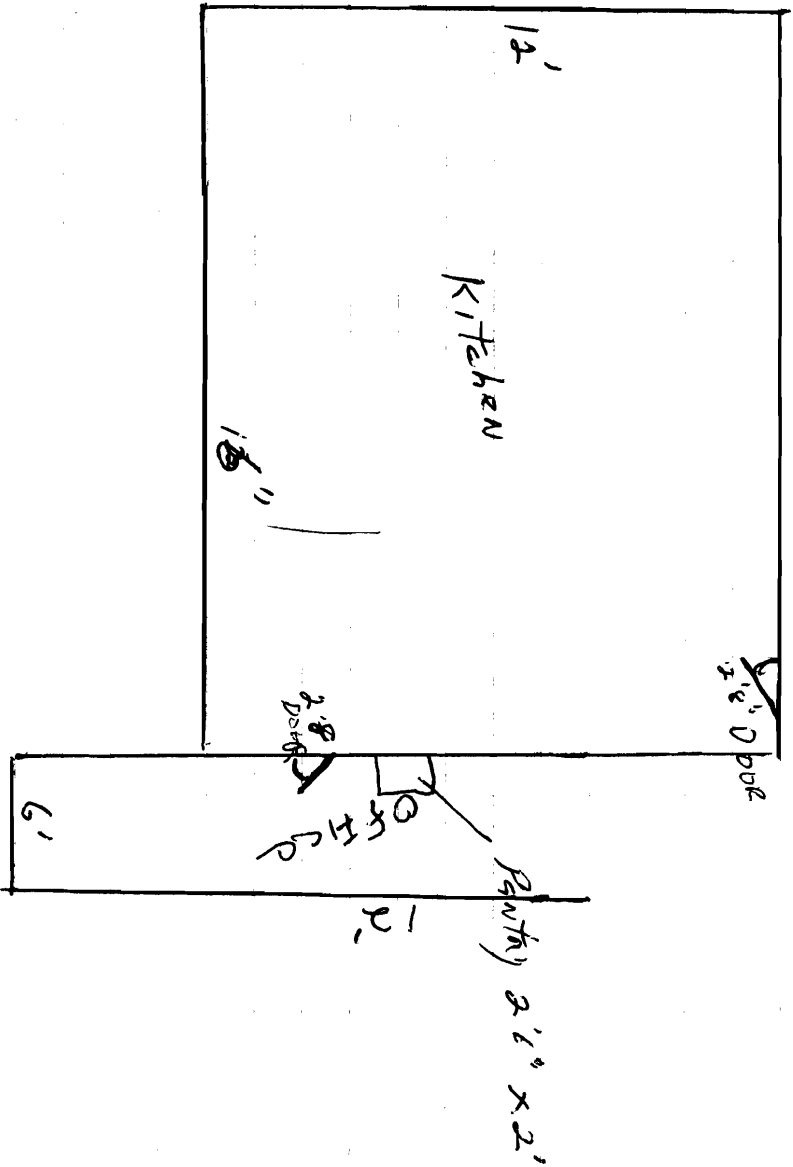
2x4 wall with 5/8" Fire Shield Sheetrock







1522



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0918	Issue Date:	CBL: 040 A001001
-----------------------	-------------	---------------------

Location of Construction: 71 HIGH ST <i>Actual # 79</i>	Owner Name: GOODWILL DEVELOPMENT CO	Owner Address: 353 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Jeff Lacourse	Contractor Address: 7 Kings Court North Waterboro	Phone 2076518422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: <i>R-6</i>

Past Use: Residential nine (9) dwelling units (one of the 9 has 4 bedrooms)- Goodwill	Proposed Use: Nine (9) Residential dwelling units- Goodwill - Enlarging office into kitchen area, relocate kitchen entrance within existing footprint	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Enlarging office into kitchen area, relocate kitchen entrance within existing footprint <i>work in 1st FL Common Area</i>	Signature: <i>Corey Carr</i>	Signature: <i>JMB 8/28/07</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: 08/01/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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 information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: <i>8/7/07</i>	Zoning Appeal <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: _____	Historic Preservation <input type="checkbox"/> Not in District 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>Required A Separate Review's Approval</i>
	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>PERMIT ISSUED</p> <p>AUG 28 2007</p> <p>CITY OF PORTLAND</p> </div>		

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: 07-0918	Date Applied For: 08/01/2007	CBL: 040 A001001
------------------------------	--	----------------------------

Location of Construction: 71 HIGH ST	Owner Name: GOODWILL DEVELOPMENT CO	Owner Address: 353 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Jeff Lacourse	Contractor Address: 7 Kings Court North Waterboro	Phone (207) 651-8422
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Nine (9) Residential swelling units- Goodwill - Enlarging office into kitchen area, relocate kitchen entrance within existing footprint, all 1st fl common area	Proposed Project Description: Enlarging office into kitchen area, relocate kitchen entrance within existing footprint, all 1st fl common area
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/07/2007

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a nine (9) family dwelling. Any change of use shall require a separate permit application for review and approval.
IT HAS COME TO THE ATTENTION OF THIS OFFICE THAT THE USE OF THE PROPERTY HAS CHANGED WITHOUT PERMITS AND APPROVALS. YOU WILL HAVE 30 DAYS FROM THE DATE OF ISSUANCE OF THIS PERMIT TO FILE FOR A CHANGE OF USE.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** **Reviewer:** Jeanine Bourke **Approval Date:**

Note: 8/28/07 given to Marge for legal use issues **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 08/07/2007

Note: **Ok to Issue:**

Comments:

8/7/2007-mes: there is some real specific appeal information in the microfiche that shows the legal use of this building as 9 residential dwelling units with one of the nine units having four bedrooms.

8/28/2007-jmb: Contacted Harvey R. To clarify where the work is taking place. It's in the group home common/kitchen area on the 1st floor. Ok to issue

8/28/2007-jmb: Passed on to Marge to inform of verification from Harvey that this is a group home with 7 residents and 5 efficiency units with kitchenettes.



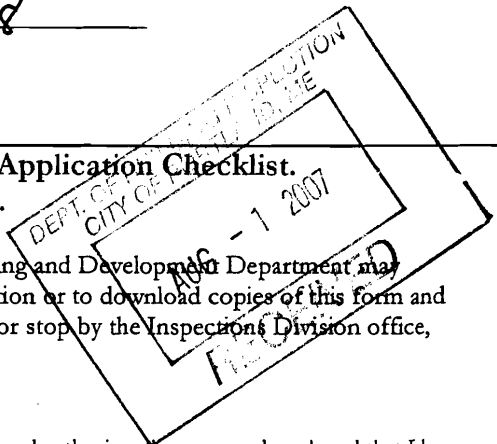
General Building Permit Application

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>79 High Street, Portland, ME</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>A</u> Lot# <u>1</u>	Owner: <u>Goodwill Development Corp.</u>	Telephone: <u>774-6323</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>353 Cumberland Ave. Portland, ME 04101 Goodwill Development Corp. 207-774-6323 X-302</u>	Cost Of Work: \$ <u>7000.00</u> Fee: \$ <u>100.00</u> C of O Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Section 8/202 Apartment Building 7 legal D.U.</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Departments for Developmental Disabled, Mental Health</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>Enlarging office into kitchen area, relocate kitchen entrance</u>		
Contractor's name, address & telephone: <u>Jeffrey LaCouse 7 Kings Court, W. Waterboro, ME 04061</u>		
Who should we contact when the permit is ready: <u>HARVEY RICE</u>		Phone: <u>749-0828</u>
Mailing address: _____		

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.



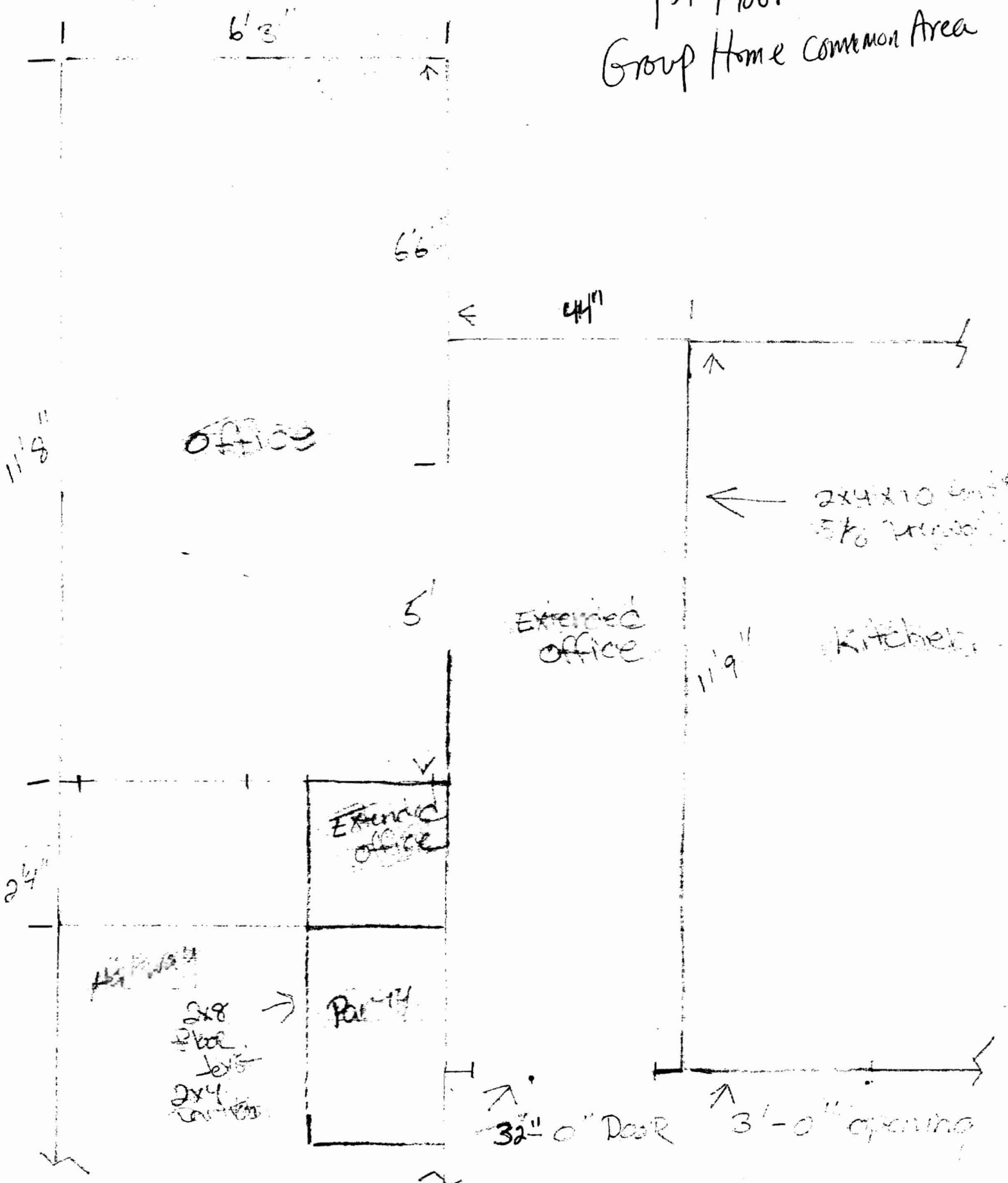
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>[Signature]</u> CFO	Date: <u>7-10-07</u>
--	----------------------

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

==== = Remove & Reinstall
==== = Reinforce

1st Floor Group Home Common Area





CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

1962

I. Findings of Fact

A. Applicant Goodwill of Maine - c/o Mr. Kevin C. Baack

B. Property Location 71-83 High St., Cor of 100-110 Pleasant St.

C. Applicant's Interest in Property:

(x) Owner

() Tenant

() Other _____

D. Property Owner same

E. Owner's Address 353 Cumberland Ave., Portland. Me. 04101

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-I I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property Dormitory Dwelling

I. Section(s) to Which Variance Related 602.14 B.1

J. Reasons Why Permit Cannot be Issued 6 off-street parking spaces will be provided rather than ⁹ 12 spaces required.

K. Requested Variance Would Permit change of use from dormitory dwelling to a ⁸ family apartment-house. T1 apartment with 4 bedrooms (9 apartments).

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

Kevin Prack - Dir. of
Food & Health
Joe Brannigan - Dir. of
Shaker House

B. Those Opposing Variance

Harold Hackett - 82 High St -
wants variance to run
with this deal - for this
purpose.

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

drawings, maps

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

- Yes/Agreement with statement (4)
 No/Disagreement with statement (2)

Reasons slopes in rear, & brick wall surround
property

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

- Existed at the time of the enactment of the provision from which a variance is sought; or (slope)
 Were caused by natural forces; or (brick wall)
 Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement (6)

No/Disagreement with statement

Reasons other apartment buildings in the area have
fewer than required parking space

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on June 3, 1982 the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

approval

Gail D. Zayac Chairman
Jacqueline G. ...
... Martin
... G. ...
Thomas M. ...

disapproval

Marion ...

Amendment - Add:

Change of request from 12 ~~to~~ ^{parking} 9 spaces required
to 9 required + 12 apartment units to
8 apartments + 1 apartment with 4 bedrooms,
plus the Building Inspection Department shall give the
applicant a letter stating that he now meets the
zoning ordinance.

TO: Members, Board of Appeals, City of Portland

FROM: Ingraham House, 79 High Street, Portland
Space and Bulk Variance

The Ingraham House is owned and operated as a transitional residence by Goodwill of Maine. It has an Eating and Lodging license, issued by the City, and has a licensed bed capacity of 38. The residents of the facility, for the most part, have permanent home beyond the normal commuting distance to Portland. They live in Ingraham House while receiving vocational rehabilitation services at our facility on 353 Cumberland Avenue.

(a) The lot has topographical features which require the maintenance of retaining walls in order to preserve the lot from erosion. To construct more than six parking spaces on the lot would require renovations to the retaining walls at great expense and could well result in the inability of the agency to proceed with the project. Additionally, the area where the parking spaces could be located is presently used as open space adding considerably to the aesthetic features of the property and the surrounding area. To turn the open space into parking spaces would greatly deter the pleasant surroundings so necessary for the use of the occupants of Ingraham House.

(b) The topographical conditions which exist at the site were created by natural forces and the present retaining walls have been in existence since well prior to the enactment of the City's ordinance.

(c) To require Goodwill to construct six parking spaces would deprive it of substantial use and enjoyment because it would remove open space necessary for the rehabilitation of the occupants and would create parking spaces which are not needed. Since most

residents of the renovated facility will be mentally retarded or physically disabled, they are unable to drive cars and therefore do not own them. During the past three years only three residents have owned vehicles and never more than one resident at a time. Ingraham House presently has four spaces which have been adequate for the premises and our proposal is to increase that number by fifty per cent.

(d) The hardship imposed upon Goodwill is not its inability to enjoy some special privilege, but would greatly reduce the value of the property from its present and continued use, but would seriously impair the owner from going forward with the much needed renovations to the facility to the betterment, the surrounding neighborhood and the City at large.

(e) Property in the neighborhood will not be adversely affected by the granting of the variance, in fact the fewer parking spaces and retained open space will greatly enhance the neighborhood, all of which will be beneficial not detrimental to the public health and safety.

GOODWILL

OF MAINE, INC. 353 CUMBERLAND AVENUE • P.O. BOX 8600 • PORTLAND, MAINE
(207) 774-6323 04104

November 4, 1983

Mr. Malcolm G. Ward
Zoning Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

RE: Ingraham House
79 High Street

Dear Mr. Ward,

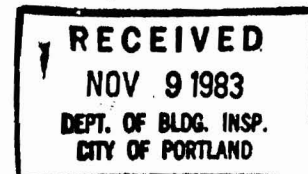
The Goodwill Development Corporation, an affiliate of Goodwill of Maine and owner of the property at 79 High Street, is again seeking a variance from the provisions of §602.24c(3)(b)(1), which requires 9 parking spaces at the Ingraham House facility. As you know, this project was granted a variance in May of 1982.

In late September, we discovered that the variance had expired, just as the federal government was requiring us to commence construction in order to meet their fiscal year end deadline for commitment of funds. We therefore decided to attempt to fit all 9 required parking spaces onto the site, and obtained a building permit with 9 spaces shown on the site plan. Upon closer examination of that parking plan in the field, we have discovered that it would impose hardship on Goodwill Development Corporation to install all 9 spaces. The construction of the extra two spaces would endanger two magnificent trees in the courtyard. We are therefore seeking a variance to construct only 7 spaces. Our request is more fully described in the attached memo.

Sincerely,


Robert C. Robinson
President

/lcm



Executive Director:
Kevin C. Baack, Ph.D.

President of the Board:
Robert C. Robinson



"Independence through Action"

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant David Eaton/Goodwill Development Corp.
- B. Property Location 71-83 High Street
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner Goodwill Development Corp.
- E. Owner's Address 363 Cumberland Avenue, Portland, Maine
- F. Zone (Circle One):
 R-1 R-2 R-3 R-5 R-6 R-4
 R-P B-1 B-2 B-3 A-B
 I-P I-I I-2 I-2b I-3 I-3b I-4
 RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property 9-family apartment building
- I. Section(s) to Which Variance Related 14-332.1
- J. Reasons Why Permit Cannot be Issued Section 14-332.1 requires
9 parking spaces
- K. Requested Variance Would Permit 7 off-street parking spaces
rather than 9
- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

MR. DAVID KATON
MR. R. ROBINSON

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

PLANS + SPECIFICATIONS, LETTER FROM APPLICANT

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons RETHINKING WILL SLUICING ST.
6 YES 1 NO

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons 6
1 A.D

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 12/1/93, the Board of Appeals finds that: (Check One)

- Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Chairman

DISAPPROVAL - MERRILL G. SETHY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. BELTZER
XXXXXXXXXX

Paulette P. Parker

November 15, 1983

71-83 High Street
Corner 100-110 Pleasant Street

Mr. David Eaton
Goodwill Development Corp.
363 Cumberland Avenue
Portland, ME 04101

Dear Sir:

Amendment #1 to Permit 83/#1143 to permit 7 off-street parking spaces rather than the 9 spaces required by Section 14-332.1 of the Ordinance applying to the R-6 Residential Zone in which this 9-family apartment house is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality. Section 14-473.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/kat

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee~~ per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED,

Harry Olson For Goodwill Inc.
Signature of Applicant/Designer Date
Jeanie Bonte
Signature of Inspections Official Date 8/28/07

CBL: 40-A-1 Building Permit #: 07-0918