comments submitted 4/10/13
comments submitted 4/30
comments submitted 5/7/13

City of Portland
Development Review Application
Planning Division Transmittal Form

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Application Number: 2013-091 **Application Date:** 04/08/2013 Date: 06/11/13

CBL: 045 B023001 **Application Type:** Level III Site Plan Under 50,000 sq f

Project Name: Levell III Site plan/ Change of Use

Address: 91 STATE ST

Project Description: Renovation of existing building into 10 apartments. Change of Use from "convalescent home" to multi-family residential.

Zoning: R6

Other Required Reviews:

- ☐ Traffic Movement
- ☐ Storm Water
- ☑ Subdivision
  - # Lots 10
- ☐ Site Location
  - # Unit ____
- ☐ 14-403 Streets
  - # Units ____
- ☐ Flood Plain
- ☐ Shoreland
- ☐ Design Review
- ☐ Housing Replacement
- ☑ Historic Preservation
- ☐ Other:

Distribution List:

	Planner	Caitlin Cameron		**Parking**	John Peverada
	Zoning	Marge Schmuckal		**Design Review**	Alex Jaegerman
	Traffic Engineer	Tom Errico		**Corporation Counsel**	Danielle West-Chuhta
	Civil Engineer	David Senus		**Sanitary Sewer**	John Emerson
	Fire Department	Chris Pirone		**Inspections**	Tammy Munson
	City Arborist	Jeff Tarling		**Historic Preservation**	Deb Andrews
	Engineering	David Margolis-Pineo		**DRC Coordinator**	Phil DiPierro
				Outside Agency	

Comments needed by April 17, 2013

MEMORANDUM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

To: FILE

From: Caitlin Cameron

Subject: Application ID: 2013-091

Date: 5/7/2013

Comments Submitted by: Marge Schmuckal/Zoning on 5/7/2013

Today I received a revised plan showing that bothe side entrances will meet the R-7 minimum side setback of 5'. On is 8' the other is 6.5'. All the R-7 zoning requirements are being met.

Separate permits are required for the change of use and proposed work. Any new HVAC systems, sprinkler systems and fire alam systems require separate permits.

Marge Schmuckal
Zoning Administrator

91 State St Revised 5/7/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

ok for R-7
min setback

MEMORANDUM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

To: FILE

From: Caitlin Cameron

Subject: Application ID: 2013-091

Date: 4/30/2013

Comments Submitted by: Marge Schmuckal/Zoning on 4/30/2013

I have reviewed the most recent plans down loaded in e-plan. The latest floor plans confirm that the minimum 400 square foot for each apartment is being met. I have scaled the setbacks for the new porches. Section 14-142(a)3.b 0f the R-7 Zone states that minimum setbacks for the side and rear is five (5) foot for each. My scaling of the plans show the Northerly side of the building to be less than 5' for a setback It would be in violation of the R-7 zone. The southerly side of the building shows a 6' side setback which meets the R-7 zone requirements. I would like the applicant to confirm the setbacks. There is no bar scale on the final site plan in which to completely calibrate dimensions. I acutally used the dimensions of the building on the survey plan to calibrate on the final site plan. Again, I would want to see confirmation on the side setbacks. The minimum rear setback of 5 foot is more than being met.

For zoning purposes, I have already confirmed the approval to begin interior demolitions prior to finalizing the site plan review IF a building permit application is submitted and if the Planning Authority so approves it under a written request.

Marge Schmuckal
Zoning Administrator

CITY OF PORTLAND, MAINE · REGULATORY
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Inspections Division
Approved with Conditions
Date: 06/11/13

4/25/13 plan

4.2' – 5' rear & side in req
A-142(a)3.b.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

A-7

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

PROJECT DATA

The following information is required where applicable, in order complete the ap

Total Area of Site	5,490
Proposed Total Disturbed Area of the Site	0
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Existing)	No Change
Impervious Area (Proposed)	No Change
Building Ground Floor Area and Total Floor Area	
Building Footprint (Existing)	3,355 sq. ft.
Building Footprint (Proposed)	3,355 sq. ft.
Floor Area (Existing)	8,548 sq. ft. (excluding basement and attic)
Floor Area (Proposed)	8,548 sq. ft. (excluding basement and attic)
Zoning	
Existing	R-6
Proposed, if applicable	R-7 (application submitted March 18, 2013)
Land Use	
Existing	Approved: Convalescent Home; *De Facto*: Transitional Housing
Proposed	Apartments
Residential, if applicable	
Residential Units (Existing)	Approved: 0; *De Facto*: 7
Residential Units (Proposed)	10
# Number of Lots (Proposed)	1
Affordable Housing Units (Proposed)	0
Efficiency Units (Proposed)	0
One-Bedroom Units (Proposed)	5
Two-Bedroom Units (Proposed)	5
Three-Bedroom Units (Proposed)	0
Parking Spaces	
Parking Spaces (Existing)	0
Parking Spaces (Proposed)	0
Handicapped Spaces (Proposed)	0
Bicycle Parking Spaces	
Bicycle Spaces (Existing)	0
Bicycle Spaces (Proposed)	Bicycle Parking will be provided in the basement
Estimated Cost of Project	$200,000 (renovation cost)

2 units on 3rd floor
4 units on 2nd floor
4 units on 1st floor
10

100% lot cov. min 400 sq ft/DU – ok
Set backs side & Rear 5'

MEMORANDUM

To: FILE

From: Caitlin Cameron

Subject: Application ID: 2013-091

Date: 4/10/2013

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Comments Submitted by: Marge Schmuckal/Zoning on 4/10/2013

I have reviewed the plans submitted for this proposal for a change of use from a convalescent home to 10 residential dwelling units. Thru a separate application, the applicant is also requesting a zone change from R-6 to R-7. Therefore I reviewed this submittal based upon the R-7 zone requirements. I have already stated that the land area per dwelling unit requirement of the R-7 zone is being met. I have checked the floor plans and the ten units are all meeting the minimum 400 square foot of apartment space. The smallest unit is approximately 610 sq foot in size.

This project is not required to show parking under the exemptions listed for historic districts. I have tried to review the new site plan. However, the submittal does not meet the requested format for review under e-plan. The plan does reveal that the plan is at 1/8" scale. There is no dimension on the plans for me to calibrate my measuring. I will need a plan with a measurement bar on it, or a specific dimension shown on the plans that I can use. There are a couple new entry ways being proposed for which I want to be sure are meeting the requirements.

Marge Schmuckal
Zoning Administrator

1st floor

#101 = 608 ft

#102 = 830 ft

#103 = 655 ft

#104 = 610 ft

2nd floor

#201 = 630 ft

#202 = 820 ft

#203 = 612 ft

#204 = 713 ft

3rd floor

#301 = 830 ft

#302 = 840 ft

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Submittal Requirements

Complete Application Form – Attached

Application Fees – Check #118 for $1,250.00 included

Written description of project – See attached cover letter

Evidence of right, title and interest - Redacted P&S attached.

Copies of required State and/or Federal permits - N/A

Written assessment of proposed project's compliance with applicable zoning requirements.

This application is predicated on zoning map change to R-7 for the site (application submitted March 18, 2013). Analysis below is for the R-7 zone.

Permitted use: The proposed use is a multifamily dwelling, which is a permitted use in the R-7 zone.

Dimensional requirements:

- Minimum Lot Size: None required; proposal meets requirement.
- Minimum Frontage: None required; proposal meets requirement.
- Minimum Yard Dimensions:
  - Front yard: None required; proposal conforms.
  - Rear yard: 5 feet required, 1 foot proposed. Existing building is a legally nonconforming structure, therefore proposal is exempt from requirement.
  - Side yard: 5 feet required, 4.5 foot proposed. Existing building is a legally nonconforming structure, therefore proposal is exempt from requirement.
- Maximum Lot Coverage: 100% allowed; proposal meets requirement.
- Maximum Residential Density: 435 s.f. of land area per dwelling unit required. Site size of 5,490 s.f. permits a maximum of 12 dwelling units. Proposal of 10 units meets requirement.
- Maximum Building Height: 50 feet required, xx feet proposed. Proposal conforms.
- Off-street parking: None required pursuant to 14-332.2(d) of the City Code; none proposed. The existing building is a contributing structure in a historic district; further, no off-street parking existed on or serviced the lot as of March 15, 1999. As such, the proposal meets the requirement for the categorical exemption under 14-332.2(d).
- Minimum dwelling unit size: 400 square feet of habitable floor area required per dwelling unit. All units proposed exceed 400 square feet in habitable floor area; proposal conforms.

Written description of existing and proposed easements or other burdens. – N/A

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

April 8, 2013

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Barbara,

We are pleased to submit required documentation 91-93 State Street. Our applicant is purchasing the building from Mercy Hospital, which had used the building as the home to its McAuley Residence transitional housing program for the last 30 years. That program has relocated, offering Mercy the opportunity to sell the property. The property is currently configured with 2 units on the third floor, 4 units on the second floor and 1 unit plus office / program space on the first floor. The current permitted land use for the property is "convalescent home."

Our proposal is to renovate the building into 10 apartments – (6) 1 bedroom and (4) 2 bedroom units. Units are spacious and feature high ceilings and large windows. We plan to make the units more attractive by removing extraneous doors and partition walls; installing hardwood floors in those units that do not currently have them; removing drop ceilings in the units that have them; updating kitchens and baths; improving the lighting; and painting with bright colors.

Our proposal also contemplates significant investment in systems.

- *Electrical* - Electric is not separately metered at present. We will be installing separate meters for each of the units and making the necessary investment in the electrical system to allow this.

- *Heat / Hot Water* - While the heating system is relatively new, it is significantly over-built (8 boilers). We plan to reduce the number of boilers and to sequence them to reduce energy consumption.

- *Life Safety / Sprinkler* - We will install a full sprinkler system.

- *Air Sealing / Insulation* - We will be doing significant air sealing and insulation work to improve the energy efficiency and comfort of the building. We will be adding additional cellulose to the attic area and installing spray foam insulation in the rim joists and exposed walls of the basement. We will also be identifying areas of air penetration throughout the building and sealing them up.

Please call with any concerns.

Sincerely,

David Lloyd
Architect

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

PROJECT DATA

The following information is required where applicable, in order complete the ap|

Total Area of Site	5,490
Proposed Total Disturbed Area of the Site	0
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland	
Impervious Surface Area	
Impervious Area (Existing)	No Change
Impervious Area (Proposed)	No Change
Building Ground Floor Area and Total Floor Area	
Building Footprint (Existing)	3,355 sq. ft.
Building Footprint (Proposed)	3,355 sq. ft.
Floor Area (Existing)	8,548 sq. ft. (excluding basement and attic)
Floor Area (Proposed)	8,548 sq. ft. (excluding basement and attic)
Zoning	
Existing	R-6
Proposed, if applicable	R-7 (application submitted March 18, 2013)
Land Use	
Existing	Approved: Convalescent Home; *De Facto*: Transitional Housing
Proposed	Apartments
Residential, if applicable	
Residential Units (Existing)	Approved: 0; *De Facto*: 7
Residential Units (Proposed)	10
# Number of Lots (Proposed)	1
Affordable Housing Units (Proposed)	0
Efficiency Units (Proposed)	0
One-Bedroom Units (Proposed)	5
Two-Bedroom Units (Proposed)	5
Three-Bedroom Units (Proposed)	0
Parking Spaces	
Parking Spaces (Existing)	0
Parking Spaces (Proposed)	0
Handicapped Spaces (Proposed)	0
Bicycle Parking Spaces	
Bicycle Spaces (Existing)	0
Bicycle Spaces (Proposed)	Bicycle Parking will be provided in the basement
Estimated Cost of Project	$200,000 (renovation cost)

RESURGAM
CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

No Scale
Bar Scale

STATE STREET
PAVED – PUBLIC 99' WIDE

City of Portland
Development Review Application
Planning Division Transmittal Form

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

Application Number: 2013-078 **Application Date:** 03/20/2013

CBL: 045 B023001 **Application Type:** Zoning Map and Text Amendment

Project Name: Zone Change R-6 to R-7

Address: 91- STATE ST 10 Residential Units

Project Description: Change of zone for the parcel from R-6 to R-7. - the zone change would allow the office space to be converted to residential space, resulting in ten residential units. Mercy's McAuley Residence transitional housing program had been the long-standing occupant of the building until its recent move to 68 High Street.

Distribution List:

	Planner	Kaitlin Cameron		**Parking**	John Peverada
	Zoning	Marge Schmuckal		**Design Review**	Alex Jaegerman
	Traffic Engineer	Tom Errico		**Corporation Counsel**	Danielle West-Chuhta
	Civil Engineer	David Senus		**Sanitary Sewer**	John Emerson
	Fire Department	Chris Pirone		**Inspections**	Tammy Munson
	City Arborist	Jeff Tarling		**Historic Preservation**	Deb Andrews
	Engineering	David Margolis-Pineo		**DRC Coordinator**	Phil DiPierro
				Outside Agency	

comments submitted 4-1-13

Zone C

#20

45

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Marge Schmuckal - Re: 91 State Street

From: Marge Schmuckal
To: Caitlin Cameron; Marge Schmuckal
Date: 4/1/2013 9:52 AM
Subject: Re: 91 State Street

5397 ÷ 435 = 12.406

Hi Caitlin,
I did the math concerning the number of dwelling units that this property could sustain according to the Assessor's information. It will change when we get a survey, it usually does. However, using the current Assessor's data and the R-7 435 square foot per dwelling unit allowance, the property could sustain 12 dwelling units. The applicant at this time is proposing 10 dwelling units, which is approvable under the R-7 zoning dimensional requirements.

The R-7 zone also requires a minimum apartment size of 400 square feet. No new floor plans have been submitted with the application for a zone change. However, the applicant submitted information with their application showing the minimum apartment size of 53 square foot. Those numbers meet the R-7 minimum apartment size requirements. In the future with the site/subdivision plan application, when I get the actual floor plans for this project, I will confirm the numbers.

Marge Schmuckal
Zoning Administrator

>>> Marge Schmuckal 3/28/2013 10:29 AM >>>
Sorry, I just got back into the office. I will try to check that today. It won't be completely accurate because the applicant is not giving us a survey or floor plans. The floor plans I received previously were from 1980 something. They said it would be similar. I will have to depend upon the Assesor's information.
Marge

>>> Caitlin Cameron 3/25/2013 4:30 PM >>>
Hi Marge,

Barb asked me to check in with you about the 91 State Street map amendment. We just want to make sure the density that the applicant is going to ask for works in R-7. Any other issues you have noticed? I am working on the workshop memo today and tomorrow so let me know if you have anything you want to add to that.

Thanks,

Caitlin

Caitlin Cameron, LEED AP, Associate AIA
Urban Designer
Planning & Urban Development Department
City of Portland, Maine
City Hall
389 Congress Street, 4th Floor
Portland, ME 04101
phone: (207) 874-8901
email: [illegible]@portlandmaine.gov

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Proposed Use of Property: Please describe the proposed use of the subject property. If consti development is proposed, please describe any changes to the physical condition of the property.

The applicant proposes to renovate the subject property into 10 apartments. Floor plans for the e Residence transitional housing program are attached. The applicant has not yet developed floor p proposed renovation into 10 apartments. However, the applicant anticipates keeping the second : apartment floor plans by and large intact, while the renovated first floor is likely to be reconfigurec apartments with floor plans mimicking those on the second floor.

The first and second floors have an approximate *interior* gross floor area of 3,240 sf, while the third floor has an approximate *interior* gross floor area of 1,776 sf. Estimated unit sizes are as follows:

1st floor - northeast unit = +/- 725 sf
1st floor - northwest unit = +/- 535 sf
1st floor - southeast unit = +/- 550 sf
1st floor - southwest unit = +/- 535 sf
2nd floor - northeast unit = +/- 725 sf
2nd floor - northwest unit = +/- 535 sf
2nd floor - southeast unit = +/- 600 sf
2nd floor - southwest unit = +/- 535 sf
3rd floor - north unit = +/- 725 sf
3rd floor - south unit = +/- 600 sf

Notwithstanding the foregoing, the applicant understands that the R-7 zoning requires a minimum of 400 square feet per unit. If this zone change application is successful, complete floor plans for the 10 unit renovation will be submitted as part of a site plan / subdivision review application.

No changes to the exterior are contemplated at this point.

Site Plan: On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1" = 10' to 1' = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood.

The use proposed following the zone change contemplates no additions to the existing building. The existing building itself is a legally nonconforming structure. Existing conditions site plan attached. The lot measures approximately 5,490 sf while the building has a footprint of approximately 3,355 sf. The approximate gross square footage of the building (including basement and attic) is 13,470 sf, while the approximate gross square footage of the contemplated residential portion of the building (i.e., floors 1 - 3) is 8,548 sf.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

PROJECT ADDRESS: 91-93 State Street

CHART/BLOCK/LOT: 045 B-023/024-001

DESCRIPTION OF PROPOSED ZONE CHANGE AND PROJECT:

Applicant requests change of zone for the parcel from R-6 to R-7. The property is located on the peninsula and currently houses seven residential units plus modest office and program space. The zone change would allow the office space to be converted to residential space, resulting in ten residential units. Mercy's McAuley Residence transitional housing program had been the long-standing occupant of the building until its recent move to 68 High Street.

The applicant believes the proposed change of zone is consistent with both the comprehensive plan and the purpose of the R-7 zone.

Consistency with Comprehensive Plan:

Applicant believes that the change of zone is consistent with the Housing Component of the Comprehensive Plan, in particular Policies #1 and #2.

Policy #1 of the Housing Component of the Comprehensive Plan states:

"Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future."

The proposed zone change will allow the applicant to add three new apartments to the city's housing stock.

Policy #2 of the Housing Component of the Comprehensive Plan states:

"Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community."

The proposed zone change will allow the applicant to rehabilitate the existing apartments into code- and zoning-compliant units. The proposed zone change facilitates significant capital investment in this historic building. Purchase of the building by the applicant restores the property to the city's property tax rolls.

Consistency with purpose of the R-7 zone:

The purpose of the R-7 Compact Urban Residential Overlay Zone is:

"To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the [...] housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, [...] peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties.[...]"

Typically, the R-7 zone is used for infill development on the peninsula. In this instance, the R-7 zone is proposed to a) preserve 7 existing but non-zoning compliant apartments and b) create 3 new apartments.

The site is within walking distance of downtown and all its amenities and is located on the #8 Metro bus. The density of the building is consistent with the density of neighboring buildings. No change is proposed to the existing historic building which is well integrated into the existing neighborhood and adjacent properties.

Date: 06/11/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

PORTLAND M

Strengthening a Remarkable City, Building a Community for Li,

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

Zoning MAP Amendment = 2013-078

45-B-23-24

Meeting Information

DATE: 2/15/13 ZONE: R-6

LOCATION: 91 State St & 50-52 Winter → in Historic

PEOPLE PRESENT: John Anton - Kevin Butterfield (14-16 Cars)

Barbara - Marge

DISCUSSION: convelescent Center is current legal use

91 State St — 10 Apts New-proposed Bldg 12,000 ft sq ft
rental not condo

50-52 Winter St - parking - was approved 1996 by planning under site plan
Barb

→ R-7 overlay? 5,397 ft per my old zoning sheet 435 ft/DU.
min size of Apts → 400 ft Req. 5397 ÷ 435 = 12,406 max units

level III Subdivision - & MAP Amendment
ultimately the Planning Authority can review the parking req —
There currently is no parking on site - there is an exemption for adding parking in Historic

- Discussed Comprehensive Plan & meeting it for MAP Amendment
- will need a survey -
- Suggest speaking to Fire Prevention about Sprinklers
- Engineering would review sidewalk -

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

1 Street trees per units or $200 fee per tree in Street tree fund
need Right Title & Interest - Want over Zoning Change application
Needs Neighborhood meeting - March 12th? - April 22nd Council meeting

Marge Schmuckal - Re: 91 State and 50-52 Winter

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

From: Barbara Barhydt
To: Anton, John; Butterfield, Kevin; Schmuckal, Marge
Date: 2/15/2013 12:55 PM
Subject: Re: 91 State and 50-52 Winter
Attachments: PBR6-03.doc

Hello:

I found this attached Planning Board report for 99 State Street. I haven't pulled the file yet, so I don't know what was submitted in the application. It was proposed in order to put one unit in the carriage house on that site.

Thanks.

Barbara

Barbara Barhydt
Acting Planning Division Director
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov>> John Anton <antonatlarge@gmail.com> Thursday, February 14, 2013 5:03 PM >>>

Kevin just confirmed. We will see you at 10. Thanks!

John Anton
(207) 650-8979

From: Barbara Barhydt <BAB@portlandmaine.gov>
Sent: Thu Feb 14 16:53:56 EST 2013
To: Kevin Butterfield <kevin@crunchbtp.com>, John Anton <antonatlarge@gmail.com>, Marge Schmuckal <MES@portlandmaine.gov>
Subject: Re: 91 State and 50-52 Winter

Hi John:

PLANNING F

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

99 STATE STREET
ZONE CHANGE REQUEST
R-6 TO R-7
CRANDALL TOOTHAKER, APPLICANT

Submitted to:
Portland Planning Board
Portland, Maine

January 28, 2003

Submitted by:
Kandice Talbot, Planner

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

I. INTRODUCTION

Crandall Toothaker is requesting review of a zoning map change proposal for the at 99 State Street. The proposed change would be from R-6 Residential to R-7 Cc Residential Overlay Zone. Mr. Toothaker is requesting this change in order to be the brick carriage house at the rear of the property from its current use as a garage to a single-family residential structure.

491 notices were sent to area property owners. Two notices of the public hearing appeared in the Portland Press Herald. The notice was posted in the City Clerk's office 14 days prior to the Public Hearing.

II. FINDINGS

Current Zoning:	R-6 Residential
Proposed Zoning:	R-7 Compact Urban Residential Overlay Zone
Land Area:	.13 acres
Existing Use:	3 unit residential with garage
Proposed Use:	4 unit residential
Land Uses in the Vicinity:	Multi-family residential buildings, Mercy Hospital

III. PROPOSED ZONE CHANGE

Mr. Toothaker is requesting this zone change in order to be able to convert the brick carriage house at the rear of the property from its current use as a garage to a single-family residential structure.

The applicant recently converted this property to a 3-unit condominium known as Ninety-Nine State Street Condominium. The condominium conversion permit is included as Attachment 1. Within the condominium documents, Mr. Toothaker retained the right to seek a change of zone for the carriage house, permitting him, if approved by the City, to create a residential unit in the carriage house.

The applicant is requesting an R-7 designation because the development does not meet the R-6 setback requirements. The Zoning Administrator has reviewed the proposal for compliance with the R-7 zoning and setback requirements and has found them to be acceptable.

Existing uses within the area are primarily multi-family buildings, with Mercy Hospital buildings located nearby.

Shown on the following page is the proposed zone change map.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

Proposed Zone Change from R6 to R7 for 99 State St.

100 0 100 Feet

IV. ZONING POLICY ANALYSIS

The purpose of the R-7 Compact Urban Residential Overlay Zone is:

> *"To encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.*
>
> *Locations for siting the R-7 zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties...It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that new development is architecturally appropriate and compatible with the surrounding neighborhood."*

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Inspections Division
Approved with Conditions
Date: 06/11/13

The R-7 Zone concept was developed to address the need for infill housing oppor Bayside and other areas of the peninsula. As A New Vision for Bayside states:

> *"A true urban district has a healthy mix of residences, and Bayside neea housing to be a stable and vital neighborhood. Portland will have to rev zoning, provide infrastructure improvements, and create financial incentives to spur development of appropriate and compatible housing construction of the quantities, density, types, and design quality needed to meet the ambitious targets of the plan."*

In the Housing Component of the Land Use Code, Policy #1 states:

> *"Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of all Portland households, now and in the future."*

Objective 1.c of Policy #1 states:

> *"Encourage higher density housing for both rental and home ownership opportunities, particularly located near services, such as schools, businesses, institutions, employers, and public transportation."*

Also in the Housing Component, Policy #2 states:

> *"Maintain, rehabilitate, and restore the existing housing stock as a safe and important physical, economic and architectural resource for the community."*

And Objective 2.c of Policy #2 states:

> *"Target vacant buildings for maintenance, rehabilitation and reuse."*

The site is located on the peninsula and currently houses three residential units. The zone change would allow the carriage house to be utilized and converted to an additional unit on the site. The property could accommodate the required number of parking spaces for the four (4) residential units.

V. STAFF ANALYSIS AND RECOMMENDATION

Staff believes that this zone change is consistent with the City's comprehensive plan. Typically, the R-7 zone is used for infill development on the peninsula. As the Housing Component of the Comprehensive Plan states, vacant buildings should be targeted for reuse as residential uses. Although it is an increase in density, because the building currently exists, it would appear to have little or no impact on the neighborhood or adjacent properties.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by Crandall Toothaker, the policies Compact Urban Residential Overlay Zone, Comprehensive Plan, the information Planning Board Report #6-03, and/or other findings as follows:

1. The Board finds that the proposed rezoning [is or is not] consistent with the policies of the R-7 Compact Urban Residential Overlay Zone and Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the proposed R-7 rezoning for the property located at 99 State Street.

Attachments:

1. Condo Conversion Permit w/Condo Declaration
2. Zoning Application
3. Plan

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

R-6 Date: 06/11/13

91 State St, Ms Stone

45-B-23 & 24

Marge Schmuckal - Re: 91 state street hostel

From: Barbara Barhydt
To: Peter, Dan St.
Date: 2/6/2013 1:03 PM
Subject: Re: 91 state street hostel
CC: Schmuckal, Marge

Hi Dan:

I said that Marge Schmuckal, Zoning Administrator, was going to do more research on the past permitted uses of the site. I am adding Marge to this e-mail.

Thanks.

Barbara

Barbara Barhydt
Acting Planning Division Director
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov>>> "Dan St. Peter" <maineiceman@gmail.com> Wednesday, February 06, 2013 10:19 AM >>>

Good morning Barbra!
In our last correspondence you mentioned the Director was to do more research and have a final decision. Has that happened? Also, I hope this finds you and the department closer to full staff.
Thank you Dan !
Sent from my iPad

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

91-93 State St.

December 12, 1980

Seventy-five State Street
c/o Anthony J. Wedge, Jr.
75 State St.
Portland, Maine

c.c. E. Stephen Murray
c/o Murray, Plumb & Murray
30 Exchange St.
Portland, Me.
c.c. Dr. Bruce Nelson
103 State St.

Following is the decision of the Board of Appeals regarding your petition to give approval to reducing the lot area at 91-93 State Street to 5,580 sq. ft. and a rear yard of 5 ft.

Please note your appeal was granted.

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

SITE GUIDE

91-93 State Street

Site guide (F) shows the building at 91-93 State Street and the lot proposed to provide additional parking for the Seventy Five State Street expansion.

As noted the building is divided into 2 basic areas; the front (Y) and a 2-story rear section (X).

The wall shown at (Z) is a common wall that extends through all floo By tearing down the rear section, the wall at (Z) could act as an ou side wall with minor modifications for the front section of the build ing (Y).

In order to comply with local park ing codes, it would be necessary t demolish the entire building.

Scale: 1" = 20'

with 1980 Appeal

APPLICATION FOR PERMIT

PERI

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 00414

ZONING LOCATION ..... B-6 ..... PORTLAND, MAINE June 16, 1982

CITY

RESURGAM CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 91-93 State Street ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address .... Landmark Realty Trust -C/O. 8th. Floor ..... Telephone .....
2. Lessee's name and address ..... 1 Monument Square .... Telephone .....
3. Contractor's name and address ..... Telephone .....

Future Owner

..... Mercy Hospital -144 State St. ..... No. of sheets .....

Proposed use of building .convalescent center with sanitarium ..... No. families .....

Last use ..... 9 unit - condominiums ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $.....

FIELD INSPECTOR—Mr. .....

@ 775-5451

Appeal Fees	$ .....
Base Fee of use	..... 25.00
Late Fee	.....
TOTAL	$ 25.00

Change of use from 9 unit condominiums to convalescent center with sanitarium, no alterations.

Stamp of Special Conditions

send permit to attached cardC/O Bruce E Parmley

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ....., bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers.	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: O.K. Mark W. 6/10/82

BUILDING CODE: Lyle D. Bryce .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant .... Bruce E. Parmley ..... Phone # .773-6411.....

Type Name of above .Bruce E. Parmley for ..... 1☐ 2☐ 3☐ 4☐

Pierce, Atwood

Other .....

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 00953

ZONING LOCATION ..... B-6 ..... PORTLAND, MAINE .. Sept. 24, 1982

CITY

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 91-93 State St. ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ... Mercy Hospital - 144 State St. ..... Telephone ... 774-1461
2. Lessee's name and address ..... Telephone .....

Contractor's name and address .... Woodward Thomsen Co. - 2 Danforth St. ..... Telephone ... 774-9298

..... No. of sheets .....

..... No. families .....

d use of building .. alcholic Treatment Center ..... No. families .....

..... same ..... No. families .....

al ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

buildings on same lot .....

mated contractural cost $... 18,000 ...

ILD INSPECTOR Mr. .....

@ 775-5451

Appeal Fees	$ .....
Base Fee	... 85.00 ...
Late Fee	.....
TOTAL	$ ..... 85.00 ...

To make alterations and minor structural changes as per plans. 3 sheets of plans.

send permit to # 3 04101

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber - Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers:	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY:	*DATE*
BUILDING INSPECTION - PLAN EXAMINER	
ZONING: N/A	
BUILDING CODE:	9/24/82
Fire Dept.:	
Health Dept.:	
Others:	

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant Tom Thomsen ..... Phone # ..... same .....

Thomas Thomsen for ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

APPLICATION FOR PERMIT

PERMIT
NOV 1 1982
CITY of PORTLAND

B.O.C.A. USE GROUP R-3
B.O.C.A. TYPE OF CONSTRUCTION 4 01012
ZONING LOCATION ..... PORTLAND, MAINE ... Nov. 9, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .....91-93 State Street..... Fire District #1 ☐, #2 ☐
1. Owner's name and address .....Mercy Hospital - 144 State St..... Telephone ...774-1461.
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address .Apollo Iron Works - 75 Commerical St..... Telephone ..772-2230...
..... No. of sheets .....
..... No. families .....
Proposed use of building .....treatment center ~~of~~ for alcholics..... No. families .....
Last use ..... Roofing .....
Material ..... No. stories ..... Heat ..... Style of roof .....
Other buildings on same lot .....
Estimated contractural cost $..2,500.....
FIELD INSPECTOR—Mr. .....
@ 775-5451

Appeal Fees	$ .....
Base Fee	.....25.00....
Late Fee	.....25.00....
TOTAL	$ .....

To construct fire escape to be used 3rd floor to ground level as per plans. 1 sheet of plans

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

send permit to # 3 04101

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roof covering .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 91-93 State Street

Date of Issue February 16, 1983

Issued to Mercy Hospital

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 82-853, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Convalescent Center with Sanitarium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT # 1407 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Mercy Hospital - Mark REny

Address: 144 State Street, 04101 879-3574

LOCATION OF CONSTRUCTION 91-93 State Street

CONTRACTOR: Owner SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 20,000 Type of Use: residential

Past Use: _____

Building Dimensions L ___ W ___ Sq. Ft. ___ # Stories ___ Lot Size ___

Is Proposed Use: Seasonal ___ Condominium ___ Apartment ___

Conversion - Explain XXXXXXX interior renovations

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units ___ # Of New Dwelling Units ___

Foundation:

1. Type of Soil: _____
2. Set Backs - Front ___ Rear ___ Side(s) ___
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date: 10/27/87 Subdivision: Yes ___ No ___

Inside Fire Limits ___ Name ___

Bldg Code ___ Lot ___

Time Limit ___ Block ___

Estimated Cost 20,000 Permit Expiration ___

Value Structure ___ Ownership: Public ___ Private ___

Fee $120.00

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

PERMIT ISSUED

NOV 10 1987

City of Portland

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required Yes ___ No ___
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ___ No ___ Date: ___

Planning Board Approval: Yes ___ No ___ Date: ___

Conditional Use: ___ Variance ___ Site Plan ___ Sub ___

Shore and Floodplain Mgmt ___ Special Exception ___

Other ___ (Explain) ___

Date Approved ___

Permit Received By Kandi Cote

Signature of Applicant Mark Reny Date 10/

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag -CFO

© Copyright GPCO

5-Lally

Date: 06/11/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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

Location of Construction: [illegible] State St	Owner: [illegible] Hospital	Phone:	Permit No: 960172
Owner Address: [illegible] State St. Portl [illegible]	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: [illegible] Brazilian Network Inc	Address: [illegible] Green St. Portland ME [illegible]	Phone: [illegible]	PERMIT ISSUED Permit Issued: MAR 15 1996 CITY OF PORTLAND
Past Use: office [illegible]	Proposed Use: [illegible]	COST OF WORK: $ 25,000	PERMIT FEE: $ 140
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group R3 Type: 5B B-C093 Signature:
Proposed Project Description: [illegible] - [illegible] interior renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	Zone: CBL: [illegible] Zoning Approval:
Permit Taken By: [illegible]	Date Applied For: [illegible]		Special Zone or Reviews: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan maj ☐ minor ☐ mm ☐

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT

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 OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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

Location of Construction: 21-23 State St	Owner: Mercy Hospital	Phone:	Permit No: 960172
Owner Address: 144 State St. Ptld ME 04101	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Provider Network Inc	Address: 5 Cross Dr. Westbrook ME 04092	Phone:	
Past Use: office bldg	Proposed Use: 7-fam. Bldg daily	COST OF WORK: $ 25,000	PERMIT FEE: $ 135
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: R2 Type: 5B Signature: BCOS3
Proposed Project Description: Change of use + w interior renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: L Chase	Date Applied For: 2/20/96		

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

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 OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED
Permit Issued: MAR 15 1996
CITY OF PORTLAND

Zone: CBL: 45-E-22

Zoning Approval:

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date:

CEO DISTRICT 2

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

Applicant: Larry E. Davis

Address: 91-93 State Street

Assessors No.: 42-B-23

Date: 2/22/96

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Use - This is a continued use from the old C of O for Single House - The 1st floor unit is being deleted from plans so that it is a continued use and not an increase

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 5,397 ft

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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

Location of Construction:	Owner:	Phone:	Permit No: 960172
Owner Address:	Lessee/Buyer's Name: / Phone:	Business Name:	PERMIT ISSUED
Contractor Name:	Address:	Phone:	Permit Issued: MAR 15 1996
Past Use:	Proposed Use:	COST OF WORK: $ / PERMIT FEE: $	CITY OF PORTLAND
		FIRE DEPT. ☐ Approved ☐ Denied / Signature:	INSPECTION: Use Group: B Type: 5B / Signature:
Proposed Project Description:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ / Approved with Conditions: ☐ / Denied ☐ / Signature: / Date:	Zone: / CBL:
Permit Taken By:	Date Applied For:		Zoning Approval:

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ 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 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 OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

CEO DISTRICT

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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

Location of Construction: [illegible]	Owner: [illegible]	Phone:	Permit No: 960172
Owner Address: [illegible]	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: [illegible]	Address: [illegible]	Phone:	
Past Use: [illegible]	Proposed Use: [illegible]	COST OF WORK: $ [illegible]	PERMIT FEE: $ [illegible]
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group: R3 Type: 5B BOCA93 Signature:
Proposed Project Description: [illegible]		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: [illegible]	Date Applied For: [illegible]		

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED
Permit Issued:
MAR 15 1996
CITY OF PORTLAND

Zone: CBL: [illegible]

Zoning Approval:

Special Zone or Reviews:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ mm ☐

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

Historic Preservation
- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date:

CEO DISTRICT

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 OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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

Location of Construction:	Owner:	Phone:	Permit No: 960172
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name:	Address:	Phone:	Permit Issued: MAR 15 1996
Past Use:	Proposed Use:	COST OF WORK: $	PERMIT FEE: $
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group R3 Type: 5B Signature:
Proposed Project Description:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	Zone: CBL:
Permit Taken By:	Date Applied For:		Zoning Approval:

PERMIT ISSUED
CITY OF PORTLAND

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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
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Action:
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Date:

CERTIFICATION

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SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE:

CEO DISTRICT

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE
Department of Building Inspection

Smith

Date: 06/11/13

Certificate of Occupancy

LOCATION 91-93 State Street

Issued to Mercy Hospital

Date of Issue February 16, 1983

This is to certify that the building, premises, or part thereof, at the above location, built--altered --changed as to use under Building Permit No. 82-853, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Convalescent Center with Sanitarium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 00414

ZONING LOCATION ..... 2-6 ..... PORTLAND, MAINE June 10, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following b equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the follow

LOCATION ..... 91-93 State Street ..... Fire Distri...

1. Owner's name and address ... Landmark Realty Trust -C/O 8th Floor ..... Telephone .....
2. Lessee's name and address ..... 1 Monument Square .... Telephone .....
3. Contractor's name and address ..... Telephone .....

Future owner ..... Mercy Hospital -144 State St. ..... No. of sheets .....

Proposed use of building convalescent center with sanitarium ..... No. families .....

Last use ..... 9 unit - condominiums ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $.....

FIELD INSPECTOR-- Mr. .....

@ 775-5451

Appeal Fees	$ .....
Base Fee change of use	25.00
Late Fee	.....
TOTAL	$ 25.00

Change of use from 9 unit condominiums to convalescent center with sanitarium, no alterations.

Stamp of Special Conditions

send permit to attached cardC/0 Bruce E Parmley

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ....., bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters:	1st floor	2nd	3rd	roof .....
On centers:	1st floor	2nd	3rd	roof .....
Maximum span:	1st floor	2nd	3rd	roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY:	*DATE*
BUILDING INSPECTION—PLAN EXAMINER	
ZONING: OK. M.W.	6/10/82
BUILDING CODE: Ingle A. Trapp	
Fire Dept.:	
Health Dept.:	
Others:	

MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant ..... Bruce E. Parmley ..... Phone # 773-6411

Type Name of above Bruce E. Parmley for Pierce, Atwood ..... 1☐ 2☐ 3☐ 4☐

Other .....

and Address .....

4

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

RESURGAM CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

Mercy Hospital 144 STATE STREET, PORTLAND, MAINE 04101

ATTACHMENT TO APPLICATION FOR
CHANGE OF USE PERMIT

Mercy Hospital proposes to establish an Alcoholism Rehabilitation Program at 91-93 State Street, Portland, Maine.

PROGRAM DESCRIPTION

Detoxification services will be provided by the Mercy Hospital at its 144 State Street location, other hospitals, and free-standing detoxification facilities in southern Maine. The patients are considered ready to leave the detoxification phase after they are physically and emotionally stable enough to make a decision about whether or not they want to continue treatment. It is at this point in the program that patients would begin their rehabilitation at 91-93 State Street.

The facility at 91-93 State Street will offer the detoxified patient an opportunity to continue sobriety and initiate rehabilitation directed towards complete recovery. The inpatient program is designed to care for persons who require 24-hour supervision in a hospital or equivalent setting. The term of stay is expected to be 21 days per patient during which time they will be provided nursing care, counseling service, vocational/occupational/recreational therapy, peer support and empathy, pastoral care and acute medical care as necessary.

This program will emphasize acceptance of the early and middle-stage alcoholics.

RECEIVED
JUN 10 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

THIRD FLOOR 1/8" = 1'-0"

1800 ft

3

91-93 STATE
MERCY HOS
PAUL S. STE

JUNE 21, 1982

Date: 06/11/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

FIRST FLOOR – 1/8" = 1'-0"

3200 ☐

1

JUNE 21, 1982

91-93 STATE
MERCY HOS
PAUL. S. STF

Date: 06/11/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

- CORRIDORS & VERTICAL OPENINGS TO BE 1 HOUR CONSTRUCTION
- DOORS TO CORRIDORS TO BE SOLID CORE WOOD (20 MIN) WITH AUTOMATIC CLOSERS. DOORS TO STAIRS 3/4 HR RATED WITH CLOSERS
- EMERGENCY
- MANUAL FIRE ALARM SYSTEM
- SMOKE DETECTORS
  - SINGLE STATION - ALL BEDROOMS
  - CORRIDORS CONNECTED TO ALARM SYSTEM
- FIRE EXTINGUISHERS

SECOND FLOOR - 1/8" = 1'-0"

3200 P

(2) 91-93 STAT
MERCY HO

JUNE 21, 1982 PAUL S. STE

Date: 06/11/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

r St

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Copyright 2011 Esri. All rights reserved. Thu Feb 14 2013 05:23:55 PM.

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

Location of Construction: 40-52 Winter St	Owner: Mercy Hospital	Phone: 879-3309	Permit No:
Owner Address: 144 AKR State St- Ptld ME	Lessee/Buyer's Name: 04101	Phone:	Business Name:
Contractor Name:	Address:	Phone:	Permit Issued:
Past Use:	Proposed Use:	COST OF WORK: $ / PERMIT FEE: $	
		FIRE DEPT. ☐ Approved ☐ Denied / Signature:	INSPECTION: Use Group: Type: / Signature:
Proposed Project Description: Minor Site Plan review - $300 to connect 2 two parking lots (existing)		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ / Signature: Date:	Zone: CBL: / Zoning Approval:
Permit Taken By: L. Chase	Date Applied For: 1/2/96		

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.

Special Zones or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved w
☐ Denied

Date: _____

CEO DISTRIC

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

Susan E.P. Attianese — TLASSOC, INC SAGAMORE RD — 1/2/96 — 842-6260

SIGNATURE OF APPLICANT — ADDRESS: — DATE: — PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE — PHONE:

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

Date: 06/11/13
Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE — RESURGAM

RESURGAM CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

CITY of PORTLAND

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 27 1967

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 90-92 Winter St. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Edward F Gillis, 69 Fifth St.So.Portland Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Santino J Viola 84 Payson St. Telephone .....

Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use 2 F. House No. families 4

Material frame No. stories 2½ Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ ..... Fee $ 5.00

General Description of New Work

To demolish existing 2½-story frame dwelling.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land will probably used for future construction.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** contractor

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

If a Garage

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? ....no....

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF

Portland, Maine

Location 38-42 Winter Street, Portland Zone R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Mercy Hospital Parking Lot (22 spaces as set forth on the attached site plan (made by Blue Rock Industries whose address is 58 Main Street, Westbrook) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Constance Wall (Tele: 799-3977) 23 Deake Street, So. Portland

Lessee (name, address and phone number) Mercy Hospital 144 State St. Portland (774-1461)

Is proposed use to be accessory to a building or other use on this lot? No. If so, what is use of building or other use 22 spaced parking lot

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? None, commercial vehicles None.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works? No And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? N/A

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? Yes

Do you propose to remove or disturb any tree on a public street? No If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

Signature of Owner Constance B. Wall

By (duly authorized thereto)

appeal fee paid 4-26-82

Site plan review fee pd 5-18-82 35.00

To:

Parking lot fee 2 35.00 pd 5-28-82

****

THIS IS NOT A CERTIFICATE OF OCCUPANCY

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

Minor site plan review fee $ 35.00 pd 5-18-82

(Date)

Inspector of Buildings

4

This application is preliminary to and implies the question of zoning appeal. In the event the appeal is sustained the applicant will have to complete a registration, submit a site plan and location

PERMIT ISSUED

JUN 2 1982

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

Date: 06/11/13

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	045 F002001
Land Use Type	BENEVOLENT & CHARITABLE
Property Location	50 WINTER ST
Owner Information	MERCY HOSPITAL 144 STATE ST PORTLAND ME 04101
Book and Page	
Legal Description	45-F-2-3 WINTER ST 50-52 5488SF
Acres	0.126

Current Assessed Valuation:

TAX ACCT NO.	7050
LAND VALUE	$77,500.00
BUILDING VALUE	$0.00
HOSPITALS	($77,500.00)
NET TAXABLE - REAL ESTATE	$0.00
TAX AMOUNT	$0.00

OWNER OF RECORD AS OF APRIL 2012
MERCY HOSPITAL

144 STATE ST
PORTLAND ME 04101

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

View Map

New Search!

Best viewed at 800x600, with Internet Explorer

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 26, 1996

Mr. David Landmann
Theriault/Landmann
59 Baxter Boulevard
Portland, ME 04101

Re: Mercy Hospital Parking Lots, Winter Street

Dear Mr. Landmann:

On April 26, 1996 the Portland Planning Authority granted minor site plan approval for certain revisions to existing parking lots owned by Mercy Hospital on Winter Street.

The approved revisions include landscaping and fencing improvements for parking lots at 52 Winter Street and 38 Winter Street. A new exit driveway on Winter Street is also approved for the large Spring Street/Winter Street/State Street parking lot subject to the following condition:

1. That the powerline for the parking gate be underground.

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. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor,

O:\PLAN\CORRESP\RICK\LETTERS\PPAMRCY.WPD

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

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.

5. 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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting 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

O:\PLAN\CORRESP\RICK\LETTERS\PPAMRCY.WPD

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

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

I. D. Number

Mercy Hospital 879-3309
Applicant

144 State St- Ptld ME 04101
Applicant's Mailing Address

1/2/96
Application Date

Theriault & Landmann Inc 842-6260
Consultant/Agent

40-52 Winter St
Project Name/Description

59 Baxter Blvd- Ptld ME 04101
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site

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)

appx 1200 sq ft
Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required: ~~to connect the existing parking lots~~ LANDSCAPING IMPROVEMENTS AND ADDITIONAL EXIT DRIVEWAY FOR LARGE PARKING LOT

- [X] Site Plan (major/minor)
- [ ] Subdivision # of lots ____
- [ ] PAD Review
- [ ] 14-403 Streets Review
- [ ] Flood Hazard
- [ ] Shoreland
- [ ] Historic Preservation
- [ ] DEP Local Certification
- [ ] Zoning Conditional Use (ZBA/PB)
- [ ] Zoning Variance
- [ ] Single-Family Minor
- [ ] Other ____

Fees paid: site plan $300 subdivision ____

Approval Status: Reviewer R. KNOWLAN

- [ ] Approved
- [X] Approved w/Conditions listed below
- [ ] Denied

1. THAT THE POWERLINE FOR THE PARKING LOTS BE UNDERGROUND
2. PRIOR TO INSTALLING THE CURB OPENING CONTRACTOR SHALL ARRANGE A SITE MEETING
3. WITH THE CITY ARBORIST.
4.

Approval Date 4/26/96 Approval Expiration 4/26/97 (date) Extension to ____ (date) [ ] Additional Sheets Attached

[ ] Condition Compliance ____ (signature) 5-30-96 (date)

Performance Guarantee [X] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

[X] Performance Guarantee Accepted 5-30-96 (date) 820,113 (amount) 8-20-97 (expiration date)

[X] Inspection Fee Paid 5-30-96 (date) 834.92 (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

2/95 Rev's KT DRUD

Marge Schmuckal - Fwd: proposed submitals for zone change applicatio

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

14-54

From: Barbara Barhydt
To: Schmuckal, Marge
Date: 2/21/2013 10:56 AM
Subject: Fwd: proposed submitals for zone change application
Attachments: 91 state existing floor plans.pdf; 91 State map.pdf

2/22/13
met with
BARBARA

let's discuss

>>> John Anton <antonatlarge@gmail.com> Thursday, February 21, 2013 10:50 AM >>>
Barbara - As we discussed on the phone, I am planning to submit the following language and attachments regarding site plan and floors. Could you please look at the language and attachments and tell me if you think they will be sufficient to meet the application requirements (given the particular circumstances of this appication)? Thanks, John

Parcel Location and Site Plan - The use proposed following the zone change contemplates no additions to the existing building. The existing building itself is a legally nonconforming structure. Based on these conditions, we are submitting an aerial photo of the site taken from the city's online GIS database. The aerial photo shows the existing building as well as approximate property boundaries.

Floor plans - Floor plans for the existing McAuley Residence transitional housing program are attached. The applicant hs not yet developed floor plans for the proposed renovation into 10 apartments. However, the applicant anticipates keeping the second and thrid floor plans by and large intact, while the renovated first floor is likely to remain intact. Notwithstanding the foregoing, the applicant understands that the R-7 zoning requires a minimum of 400 square feet per unit. If this zone change application is successful, complete floor plans for the 10 unit renovation will be submitted as part of a site plan / subdivision review application.

--
John Anton
(207) 650-8979

RESURGAM
CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

FINAL LAYOUT PLAN FOR PERMITS

McAULEY RESIDENCE

91 STATE STREET · PORTLAND

FIRST FLOOR PLAN

FEBRUARY 2, 1996. SCALE 1/4"=1'0"

RESURGAM
CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
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FINAL LAYOUT PLAN FOR PERMITS

McAULEY RESIDENCE

91 STATE STREET · PORTLAND

SECOND FLOOR PLAN

FEBRUARY 2, 1996 SCALE 1/4"=1'0"

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

FINAL LAYOUT PLAN FOR PERMITS

MCAULEY RESIDENCE

91 STATE STREET · PORTLAND

THIRD FLOOR PLAN

FEBRUARY 2, 1996 SCALE 1/4" = 1'0"

Reviewed for Code Compliance
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] Date: 06/11/13

(Ord. No. 538-84, 5-7-84; Ord. No. 85-88, § 5, 7-19-88; Ord. No. 1[illegible], 6-15-92; Ord. No. 37-98, § 1, 5-4-98; formerly §14-145--renumbered per Ord. No. 122, 12-20-99; Ord. No. 78-03/04, 10-20-03; Ord. No. 254-05/06, 6-5-06; Ord. No. 240-09/10, 6-21-10)

***Editor's note**--Ord. No. 85-88, § 5, adopted July 19, 1988, amended § 14-145(a) to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.

DIVISION 7.01. R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE

Section 14-141. Purpose.

The purpose of the R-7 Compact Urban Residential Overlay Zone is to encourage and accommodate compact residential development on appropriate locations on the Portland peninsula, pursuant to the New Vision for Bayside element of the comprehensive plan and housing plans of the City of Portland. Sites suitable for in-city living should be within walking distance of downtown or other work places, shopping and community facilities and have access to public or private off-site parking or transit service. The intent of this zone is to foster increased opportunities for compact in-city living for owners and renters representing a variety of income levels and household types.

Locations for siting the R-7 Zone are intended to be located on the peninsula of Portland, in the area encompassed in the Bayside plan, and other peninsula R-6 locations characterized by moderate to high density multi-family housing in a form and density exceeding that allowed in the R-6 Zone and where infill development opportunities exist; and areas on the peninsula with mixed business and residential zoning and uses which can accommodate higher density infill residential development without negatively impacting the existing neighborhood or adjacent properties. It may be appropriate in some cases to rezone to R-7 overlay through conditional or contract zoning to ensure that the new development is architecturally appropriate and compatible with the surrounding neighborhood.
(Ord. No. 122, 12-20-99)

Sec. 14-142. Permitted Uses.

Permitted uses in the R-7 Compact Urban Residential Overlay Zone, shall be the uses permitted in the R-6 Zone, except that:

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Inspections Division
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Date: 06/11/13

(a) Residential uses shall comply with the following dimensional requirements:

1. Minimum Lot Size: None

2. Minimum Frontage: None

3. Minimum Yard Dimensions:

   a. Front yard: None

   b. Rear and side yard: Five (5) feet.

   c. Side yard on side street: None

4. Maximum Lot Coverage: 100%

5. Maximum Residential Density: Four hundred thirty five (435) square feet of land area per dwelling unit is required.

6. Maximum Building Height: Fifty (50) Feet

(b) Off-street parking is required as provided in division 20 (off-street parking) of this article;

(c) Residential development in the R-7 Zone shall be reviewed by the Planning Board for compliance with Article IV, Subdivisions, and Article V, Site Plan;

(d) Any new dwelling unit constructed in the R-7 Zone shall contain a minimum of 400 square feet of habitable floor area;

(e) All other uses in the R-7 Zone shall observe the requirements of the R-6 Zone.
(Ord. No. 122, 12-20-99; Ord. No. 84-08/09, 10-20-08; Ord. No. 240-09/10, 6-21-10)

Sec. 14-143. Design Standards.

Residential development in the R-7 Zone shall be reviewed by the Planning Board under Article V, Site Plan. Such development shall also comply with the following development standards. The general intent of these development standards is to achieve an attractive

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and comfortable city neighborhood environment. human-scaled building facades are key to making a place "pedestrian-oriented." Building designs should provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street.

a. Porches and bays should face the street.

b. Primary ground floor residential entries to multi-family buildings must orient to street, not to interior blocks or parking lots. Secondary and upper-floor entries from the interior of a block are acceptable. The front door to single-family homes, duplexes, and townhouses must be visible from the street.

c. The design approach shall provide an architecture that will be a visible and permanent expression of the character of the neighborhood;

d. The facade shall be varied and articulated to provide visual interest to pedestrians;

e. Reinforce the public realm of the public open space, sidewalks and streets through appropriately scaled entries, porches, fenestration, landscaping, and architectural details;

f. Provide visual and acoustical privacy between units;

g. Maximize natural light and ventilation within units.

(Ord. No. 122, 12-20-99)

Sec. 14-144. Reserved.

Sec. 14-145. Reserved.

(Ord. No. 122, 12-20-99)

DIVISION 7.1. IR-1 ISLAND RESIDENTIAL ZONE

Sec. 14-145.1. Purpose.

The purpose of the IR-1 island residential zone is to provide for low intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and

Marge Schmuckal - Re: proposed submitals for zone change application

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/11/13

From: John Anton <antonatlarge@gmail.com>
To: Barbara Barhydt <BAB@portlandmaine.gov>
Date: 2/22/2013 10:45 AM
Subject: Re: proposed submitals for zone change application
CC: Marge Schmuckal <MES@portlandmaine.gov>

thanks

On Fri, Feb 22, 2013 at 10:44 AM, Barbara Barhydt <BAB@portlandmaine.gov> wrote:

Hi John:
Marge and I just met to look at your material. Here are my suggestions to strengthen your submission:
1) The aerial works well for the vicinity map, but the site plan needs more definition. Could you get a plot plan from your broker of the site, which shows the building footprint, driveways, walkways, landscaped areas, and property boundaries? The application allows the plan to be drawn to scale by the applicant (it does not require that it be prepared by a professional). The plot plan should provide the square footage of the lot, the footprint of the building, the area of the footprint, and the total square footage of the building. I understand the site does not have parking and I assume there are no driveways or curb cuts.
2) Will you be able to submit scaled floor plans for Marge's review ? If you have scalable plans, she suggested you hand draw in the potential layout for the units. She is looking to confirm the 400 sf/unit and she does not include hallways, stairwells etc in her calculations. If you don't have scalable drawings, then could you calculate the square footage within the existing units, provide the total footprint for the first floor and estimate the number and area for each unit.
If you have questions, please let me know.
Thank you.
Barbara

Barbara Barhydt
Acting Planning Division Director
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov>>> John Anton <antonatlarge@gmail.com> Thursday, February 21, 2013 10:50 AM >>>

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