

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 071149

This is to certify that HP HOOD INC./Central Mail Rebuild

has permission to Pour concrete pad for 5000 gal in Sugar

AT 349 PARK AVE

066 D001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is placed or closed-in.
 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James F. [Signature] 10/24/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

CITY OF PORTLAND
 OCT 25 2007
 PERMIT

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1149	Date Applied For: 09/18/2007	CBL: 066 D001001
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Location of Construction: 349 PARK AVE	Owner Name: HP HOOD INC	Owner Address: 90 EVERETT AVE	Phone:
Business Name:	Contractor Name: Central Maine Rebuilders	Contractor Address: P.O. Box 313 Livermore Falls	Phone: (207) 897-3681
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial HP Hood - Pour concrete pad for 5000 gallon Sugar Tank (25' high)	Proposed Project Description: Pour concrete pad for 5000 gallon Sugar Tank (25' high)
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/18/2007
Note: 9/27/07 Proposed structure does not meet side setback. See denail letter dated 9/27/07. (appeal granted 10/18/07)			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 10/24/2007
Note: 10/24/07 Waiting for site plan approval			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Not Applicable	Reviewer: Capt Greg Cass	Approval Date: 10/23/2007
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
10/24/2007-jmb: Received notification from planning of site plan exemption approval paperwork to be sent to inspections, ok to issue
9/25/2007-amachado: Spoke to Ron Whetzel. Need complete site plan for the whole property. Can't tell where the tank is going. IM zone 75% impervious surface and side property setback is one foot for each foot of building height.
9/26/2007-amachado: Received pdf of survey from Dan Burne at Becker Structural. He also gave me information about the tank. I'm waiting for a copy of the lease that Hood has with the Portland Terminal Company.
9/27/2007-amachado: Spoke to Dan Burne. Told him that the proposed pile cap & tank does not meet the side setback requirement. He said that he would pass the information along to Ron Whetzel at Central Maine Rebuilders. Sent denail letter to Ron Whetzel.
9/27/2007-amachado: Spoke to Mike Jenkins at Hood. Faxed him the practical difficulty variance application.
10/19/2007-amachado: ZBA granted practical difficulty variance on 10/18/07.
10/24/2007-amachado: Gave site plan exemption form to planning.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

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

*Location Inspection
once in*

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

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

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

[Signature]

Signature of Applicant/Designee,

10/25/07

Date

[Signature]

Signature of Inspections Official

10/25/2007

Date

CBL: _____ Building Permit #: _____

From: Barbara Barhydt
To: Machado, Ann
Date: 10/24/2007 1:51:00 PM
Subject: Hood Exemption

Hi Ann:

I signed off on this one and I have given it to Jenn.

Barbara



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>H.P. Hood 7 PARK AVE PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>66</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>H.P. Hood LLC</u> Address <u>349 PARK AVE</u> City, State & Zip <u>PORTLAND ME 04102</u>	Cost Of Work: \$ <u>26,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>280.00</u>
Current legal use (i.e. single family) <u>H.P. Hood Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>POUR CONCRETE PAD FOR 1 SUGAR TANKS (10' X 13' 9" pad)</u>		
Contractor's name: <u>CENTRAL MAINE REBUILDERS INC</u> Address: <u>341 Goding Rd</u> City, State & Zip <u>LIVERMORE, MAINE 04253</u> Telephone: <u>899-3681</u> Who should we contact when the permit is ready: <u>RON WHETZEL</u> Telephone: <u>899-3681</u> Mailing address: <u>SAME AS ABOVE</u>		

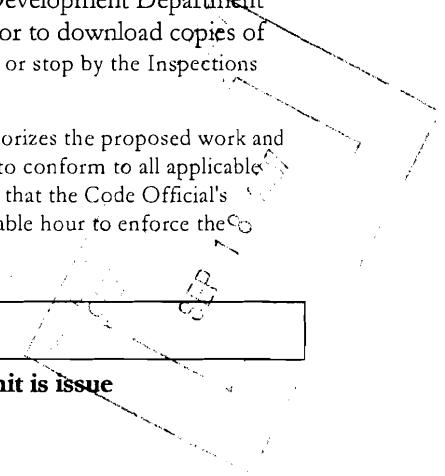
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Ronald L. Whetzel Date: 9-14-07

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



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, October 18, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 19, 2007

RE: Action taken by the Zoning Board of Appeals on October 18, 2007.

The meeting was called to order at 6:33pm.

Roll call as follows:

Members Present: Philip Saucier (acting chair), Peter Coyne (acting secretary), Gordon Smith, Kate Knox, Jill Hunter and Peter Thornton.

Members Absent: David Dore.

1. New Business:

A. Practical Difficulty Variance Appeal:

133-135 Commonwealth Drive, James & Joan Noble, owner Tax Map #300 Block F Lot #011 in the R-3 Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-90 (d) (2) of the City of Portland Zoning Ordinance. Appellant is requesting a seventeen foot rear yard set back instead of the required twenty-five foot rear yard set back, for the proposed 14' x 20' detached garage. The eight foot set back reduction would allow the appellant to have enough space between the garage and the existing entry for possible future wheelchair access. Representing the Appeal are the owners. **Board voted 5-1 and granted the Practical Difficulty Variance Appeal.**

B. Practical Difficulty Variance Appeal:

339-359 Park Avenue, HP Hood, LLC, owner Tax Map #066 Block D Lot #001 and 006 in the IM Zone. The Appellant is seeking a Practical Difficulty Variance Appeal under section 14-250 (d) of the City of Portland Zoning Ordinance. Appellant is requesting a side yard set back of five feet four inches instead of the required twenty-five feet, for the 10' x 13'9" concrete pad that the proposed sugar tank will be erected on. Representing the Appeal is Christopher L. Vaniotis of Bernstein Shur, and Michael Jenkins, Engineering Manager for HP Hood, LLC. **Board voted 5-0 and granted the Practical Difficulty Variance Appeal.**

2. Other Business: None

3. Adjournment: 7:14pm

Enclosure:

Agenda of October 18, 2007

Copy of Board's Decision

CC: Joseph Gray, City Manager

Alex Jaegerman, Planning Department

Lee Urban, Planning & Development Director

T.J Martzial, Housing & Neighborhood Services



PORTLAND MAINE

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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

September 27, 2007

Ron Whetzel
Central Maine Builders Inc.
341 Boding Road
Livermore, ME 04253

RE: 349 Park Avenue – H.P. Hood – 066 D001 – IM – concrete pad/pile cap & 5,000
gallon sugar tank – permit # 07-1149

Dear Mr. Whetzel,

I am in receipt of the application to pour a concrete pad for a 5,000-gallon sugar tank at the H.P. Hood building at 349 Park Avenue. In reviewing the application, it has come to my attention that the proposed pad and tank does not meet the required side setback. The property is located in the IM zone. Section 14-250(d) of the ordinance, states that the minimum side yard in the IM zone is one foot for each one foot of building height up to twenty-five feet. Since the proposed sugar tank is twenty-five feet tall, the required minimum side setback is twenty-five feet. The plan that was submitted with the application shows the setback to the side property line as five feet four inches. Since the proposed structure does not meet the minimum required setback, I must deny the permit.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. You may contact this office for the necessary paperwork that is required to file a Practical Difficulty Variance appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

October 29,

30 day period up

9/27/07 sent faxed
application & letter to Mike
Jenkins @ Home

on 10/18/07
agenda

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1149	Issue Date:	CBL: 066 D001001
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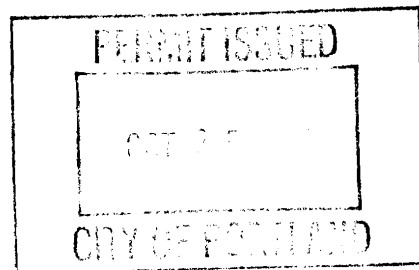
Location of Construction: 349 PARK AVE	Owner Name: HP HOOD INC	Owner Address: 90 EVERETT AVE	Phone:
Business Name:	Contractor Name: Central Maine Rebuilders	Contractor Address: P.O. Box 313 Livermore Falls	Phone: 2078973681
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: IM

Past Use: Commercial/HP Hood	Proposed Use: Commercial/HP Hood - Pour concrete pad for 5000 gallon Sugar Tank (25' H, 5' W)	Permit Fee: \$280.00	Cost of Work: \$26,000.00	CEO District: 1
Proposed Project Description: Pour concrete pad for 5000 gallon Sugar Tank - 10' x 13' 9"		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: N/A Type: Foundation IBC 2003 Signature: JMB 10/24/07	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Idobson	Date Applied For: 09/18/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input checked="" type="checkbox"/> Variance practical difficulty 5'4" side setback	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 10/18/07 ABH	granted 5-0 Date: 10/18/07	ASB Date:



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____