

078 A 001

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 26, 1995

RE: 1199 Congress Street

Morris & Lynn G. Silver
c/o Al Ober
1199 Congress St.
Portland, ME 04102

Dear Mr. Silver,

On August 1993, the City reviewed and approved a site plan that you had submitted. As of this date, very little of that site plan has been adhered to. It has come to our attention that you have extended your business use onto an abutting property. You have also failed to follow that approved site plan. These actions activate the requirement for an amended site plan review.

It will be necessary to apply immediately for a revised site plan review. If there is no application within 30 days of receipt of this letter, this matter will be turned over to our Corporation Counsel for further action.

If you have any further questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marge Schmuckal".

Marge Schmuckal
Asst. Chief of Inspection Services

/el.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alex Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer
Donna Katsiaficas, Assoc. Corporation Counsel

078-A-001

Tom Kane - 6/23/95 Morris Silver
Aug 93 city approved A Setback Plan - Never completed per Kevin

HAS purchased The Larry Residence behind him on MASSACH. Ave
using AS AN OFFICE

- ① No plantings - ② NO lined parking or handicap spaces
 - ③ proposed addition → never been built ④ stockade fence ~~has~~ is removed ^{Long Anonin}
 - ⑤ Dumpsters have been moved back behind The Larry GARAGE
 - ⑥ BACK trees & hedges have ALL been tipped out
 - ⑦ Storage vehicle NOT registered behind The Larry garage
 - ⑧ HAS removed the chain link fence entirely
 - ⑨ remove addition ^{on rear left} HAS NOT been done (into the setback)
 - ⑩ ~~Remove~~ Add Stockade fence NOT Added
 - ⑪ No performance Guarantee -
- THE letter

30 Day of Referto. cap Counsel -
Needs a revised plan

NOW AS A business use - expansion of use

certified in reg. plain white envelope
Assessor's records

Things
to do...

TODAY

DATE _____

COMPLETED

1. NO PLANTING INSTALLED
2. NO HAND CUP SPACE
3. ~~NO PLANTING INSTALLED~~
4. MARKING SPACES NOT LINED
5. WEST STACKS REMOVED
6. DEMOLITION DONE BACK ONTO ADJOINING PROPERTY
7. EXISTING TREES & HEDGES REMOVED
8. TRAILER HAS BEEN MOVED BACK TO EXTREME NORTH LINE ^{& ADJOINING PROPERTY} (LAW)
9. CHAIN LINK HAS BEEN REMOVED
10. NEW STACKS NOT INSTALLED
11. CORNER OF EXISTING BLDG IN SET BACK NOT REMOVED
12. PLANTINGS NOT DONE
13. SIGNAGE REMOVED
14. _____
15. LARRY GARAGE BEING USED FOR STOREHOUSE ^{MECHANICAL}
16. WOOD STRING FROM STORE TO GARAGE TO HOUSE
17. LARRY HOUSE BEING USED AS OFFICE
18. _____
19. _____
20. _____



**diversified pump
and compressor**

3 Teal Road

Tel. 617-246-5400

Division of Diversified Industries, Inc.

Wakefield, MA 01880

Fax 617-246-5796

Planning & Urban Development



Joseph E. Gray Jr.
Director

August 23, 1993

CITY OF PORTLAND

Mr. Morris Silver
1199 Congress Street
Portland, ME 04102

Re: 1199 Congress Street

Dear Mr. Silver:

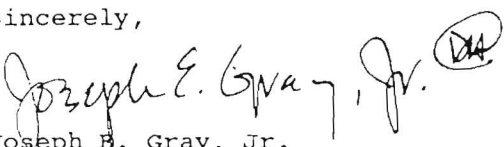
On August 20, 1993, the Portland Planning Authority granted minor site plan approval for building renovations and site improvements at 1199 Congress Street. The approval is based on the following condition:

1. That sixteen (16) lineal feet of granite curbing be secured to the pavement between the gas pumps and the Congress Street sidewalk, as shown in the previously-submitted site plan (9/20/93).

The approval is based on the revised site plan, dated 7/22/93. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. 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 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 a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah G. Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
John Rague, Principal Engineer
Melodie Esterberg PE, Project Engineer
George Flaherty, Director of Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Paul Niehoff, Materials Engineer
Louise Chase, Building Permit Secretary
Approval Letter File

RPPLST7A CAMA Real Property System 6/23/95
 RPP093 Parcel Id: 078 A 001 001 01/01 Acct: 52435095 15:52

Property Address 1199 CONGRESS ST COMMERCIAL
 Owner Name1 SILVER MORRIS & LYNN G SILVER (1, f, i)
 Name2 C/O AL OBER
 Address 1199 CONGRESS ST
 City/State/Zip PORTLAND ME 04102
 Building Data: Structure Type 373 Grade C - Identical Units 01
 Entrance Code 0 Land Use 21 # of Units 1 Class Code C I
 Route 14 Zone B1 Nbhd 205 District 6 Traffic 3
 Desc 7B-A-1-2 CONGRESS ST 1191-1201 Utilities 2 3
 MASS AVE 1-5 11623 SF Total Sq Ft
 Living Area 1,344
 Line# Struct +/- Measure1 Measure2 Identical Units
 1 CF1 000010 000022 01
 1 RS1 000206 000001 01

Next Screen []

RPPLST7B CAMA Real Property System 6/23/95
 RPP094 Parcel Id: 078- - A-001-001 01/01 Acct: 52435095 15:52

Apart Data: EFF 000 IBR 000 ZER 000 ZBR 000 Park Data: Covr 0000 Uncover 0000
 Interior - Exterior Information

Sec #	Levels	Size	Perim	Use	Hgt	Wls	Const	
1	01/01	00001344	0152	034	10	02	1	
	/							
	/							
	/							
	/							
	/							
	/							
	/							
Finsh	Parts	Heat	AC	Pibg	Sprnk	Cond	Func	%GD
1.00	2	1	0	2	0 0	3	3	.00

Next Screen []

RPPLST7A CAMA Real Property System 6/23/95
 RPP093 Parcel Id: 07B A 001 001 01/01 Acct: 52435095 15:52

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 Living Area 1,344
 Line# Struct +/- Measure1 Measure2 Identical Units
 1 CF1 000010 000022 01
 1 RS1 000206 000001 01

Next Screen [_

RPPLST7B CAMA Real Property System 6/23/95
 RPP094 Parcel Id: 07B- - A-001-001 01/01 Acct: 52435095 15:52

Apart Data: EFF 000 1BR 000 2BR 000 3BR 000 Park Data: Covr 0000 Uncover 0000

Interior - Exterior Information

Sec #	Levels	Size	Perim	Use	Hgt	Wls	Const	
1	01/01	00001344	0152	034	10	02	1	
	/							
	/							
	/							
	/							
	/							
	/							
	/							
Frsh	Parts	Heat	AC	Plbg	Sprnk	Cond	Func	%BD
1.00	2	1	0	2	0 0	3	3	.00

Next Screen [_

RPPLST7A CAMA Real Property System 6/23/95
 RPP093 Parcel Id: 078 A 001 001 01/01 Acct: 52435095 15:52

Property Address 1199 CONGRESS ST COMMERCIAL
 Owner Name1 SILVER MORRIS & LYNN G SILVER (1, f, i)
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 City/State/Zip PORTLAND ME 04102
 Building Data: Structure Type 373 Grade C - Identical Units 01
 Entrance Code 0 Land Use 21 # of Units 1 Class Code C I
 Route 14 Zone B1 Nbhd 205 District 6 Traffic 3
 Desc 78-A-1-2 CONGRESS ST 1191-1201 Utilities 2 3
 MASS AVE 1-5 11623 SF Total Sq Ft
 Building Other Features Living Area 1,344
 Line# Struct +/- Measure1 Measure2 Identical Units
 1 CF1 000010 000022 01
 1 RS1 000206 000001 01

Next Screen [_
 RPPLST7B CAMA Real Property System 6/23/95
 RPP094 Parcel Id: 078- - A-001-001 01/01 Acct: 52435095 15:52

Apart Data: EFF 000 1BR 000 2BR 000 3BR 000 Park Data: Covr 0000 Uncover 0000
 Interior - Exterior Information

Sec #	Levels	Size	Perim	Use	Hgt	Wls	Const	
1	01/01	00001344	0152	034	10	02	1	
	/							
	/							
	/							
	/							
	/							
	/							
	/							
	/							
Fnsh	Parts	Heat	AC	Flbg	Sprnk	Cond	Func	%BD
1.00	2	1	0	2	0 0	3	3	.00

Next Screen [_

RPPLST7A CAMA Real Property System 6/23/95
 RPP093 Parcel Id: 078 A 001 001 01/01 Acct: 52435095 15:52

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 Name2 C/O AL OBER

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 Building Data: Structure Type 373 Grade C - Identical Units 01
 Entrance Code 0 Land Use 21 # of Units 1 Class Code C 1
 Route 14 Zone B1 Nbhd 205 District 6 Traffic 3
 Desc 78-A-1-2 CONGRESS ST 1191-1201 Utilities 2 3
 MASS AVE 1-5 11623 SF Total Sq Ft
 Building Other Features Living Area 1,344
 Line# Struct +/- Measure1 Measure2 Identical Units
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 1 RS1 000206 000061 01

Next Screen E_

RPPLST7B CAMA Real Property System 6/23/95
 RPP094 Parcel Id: 078- - A-001-001 01/01 Acct: 52435095 15:52

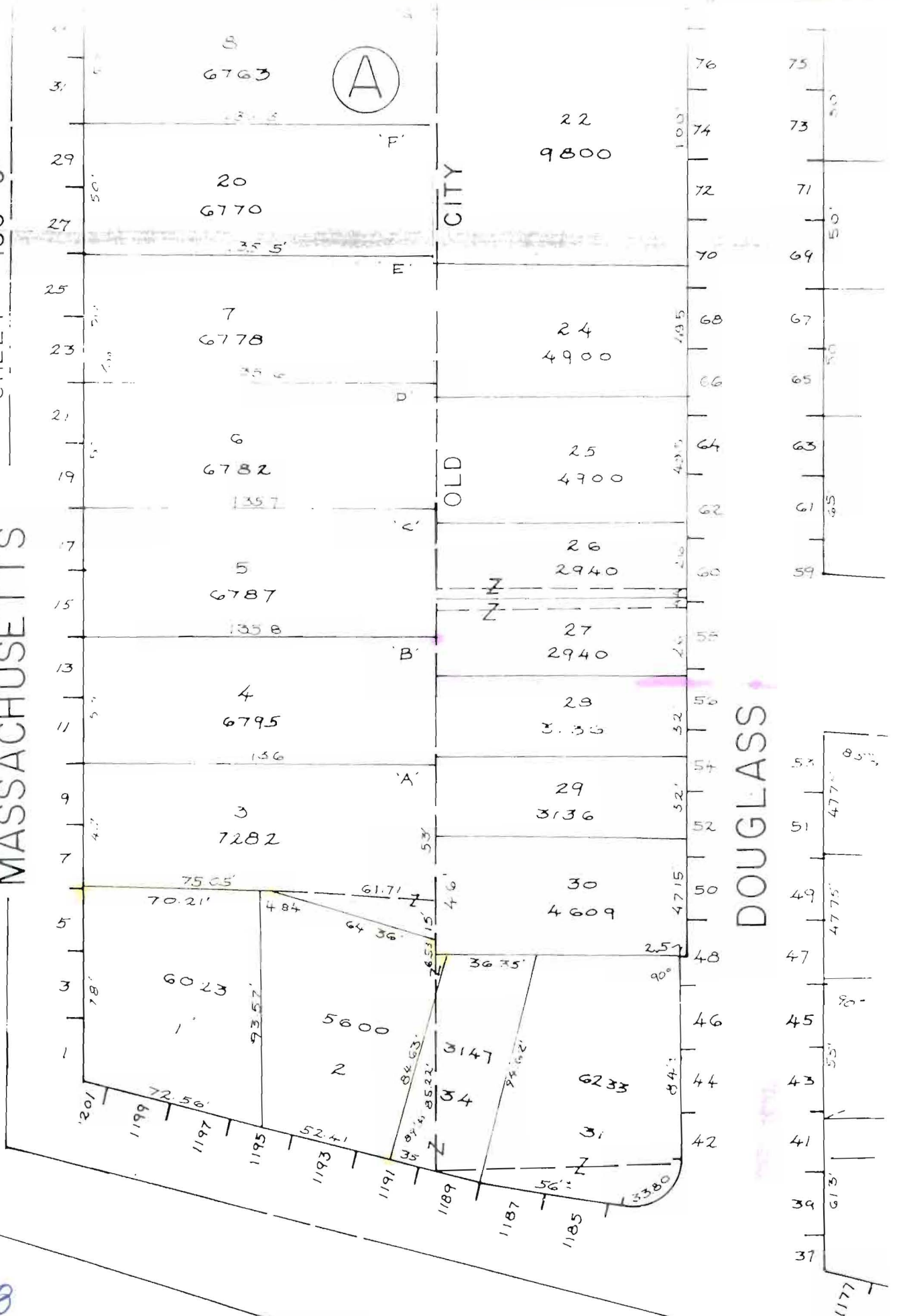
Apart Data: EFF 000 1BR 000 2BR 000 3BR 000 Park Data: Covr 0000 Uncovr 0000
 Interior - Exterior Information

Sec #	Levels	Size	Perim	Use	Hgt	Wls	Const	
1	01/01	00001344	0152	034	10	02	1	
	/							
	/							
	/							
	/							
	/							
	/							
	/							
Finsh	Parts	Heat	AC	Pibg	Sprnk	Cond	Func	Z60
1.00	2	1	0	2	0 0	3	3	.00

Next Screen E_

SHEET 186 - C

MASSACHUSETTS



DOUGLASS

MAP 78

CON