



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

I. D. Number _____

31 JULY '96

Applicant New Portland Property Group
AKA Princeton Properties

Application Date _____

Applicant's Mailing Address
Van Dam & Renner

Project Name/Description
34 Dartmouth St AKA 100 Forest Park

Consultant/Agent Brian Curley 775-0443

Address of Proposed Site
111-A-013

Applicant or Agent Daytime Telephone, Fax _____

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) Add parking/Move bldg

Proposed Building Square Feet or # of Units 376,872 Sq Ft Acreage of Site _____ Zoning R-6

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marge Schmittal

- Approved Approved w/Conditions listed below Denied

- Separate review required for exterior stairwork to the Blvd
- Stairwork
- _____
- _____

Approval Date 10/8/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ 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 | |

Address: 34 Dartmouth St AKA 100 Forest Park

Ms. Deborah Andrews, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

July 30, 1996

Dear Deb,

Princeton Properties of Lowell, Massachusetts owns Forest Park Apartments at the intersection of Forest Avenue and Dartmouth Streets. This rental apartment complex has 220 garden apartment units in fifty-five two story buildings containing four units per building constructed in 1944. The site is approximately 8.65 acres with 166 existing parking spaces. The rental office is currently located behind the loading area of Forest Avenue Plaza and is accessed via the service drive.

The location of the existing rental office is not a desirable location. We propose to relocate the rental office from the its current location to a new site overlooking Baxter Boulevard. The new location will afford prospective tenants the ability to see first hand the best aspects of Forest Park, its location and garden setting. The parking improvements will add 29 additional spaces bringing the total for the project to 195. Based on the Portland Zoning Requirements, a project of this size if constructed today would require 477 spaces. The additional parking makes it more in compliance with the intent of the zoning requirement. See attached excerpt from Division 20 of Portland Zoning.

Please find enclosed the following drawings:

- FP-1** Existing Site Plan
- L-1** Proposed Landscape Plan
- A-1** Proposed Improvement to Existing Leasing Office
- A-2** Proposed Improvement to Existing Leasing Office

Should you have any questions or concerns, please give me a call. I would be happy to meet with you and discuss the project.

Sincerely yours,



Brian M. Curley

*34 Dartmouth St
100 Forest Park*

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

Location of Construction: 6 Dartmouth St		Owner: New Portland Properties		Phone:		Permit No: 960948
Owner Address:		Lease/ BUYER'S NAME Ialda J. Raymond 6 Dartmouth St Portland, ME 04101		Business Name:		
Contractor Name:		Address:		Phone: 871-7217		PERMIT ISSUED Permit Issued: SEP 26 1996 CITY OF PORTLAND
Past Use: Apartment		Proposed Use: Same w/home occ		COST OF WORK: \$ _____ PERMIT FEE: \$ 25.00		
Proposed Project Description: Change Use/from 1-fam to 1-fam w/home occ. Travel AGent		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ Date: _____		INSPECTION: Use Group: _____ Type: _____ Signature: <i>[Signature]</i> 9/24/96 Date: _____		Zoning Approval: <i>[Signature]</i> Zoning Approval: <i>with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> rrm <input type="checkbox"/>
Permit Taken By: Mary Gresik		Date Applied For: 19 September 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		

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..

Approved with letter

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: *Ialda J. Raymond* ADDRESS: _____ DATE: 19 September 1996 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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/19/96

D. Anderson

CEO DISTRICT 5
D. Jordan

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

Location of Construction: 34 Dartmouth St		Owner: Princeton Properties		Phone: 773-4739		Permit No: 961003
Owner Address: 100 Forest Park - Ptld ME		Leasee/Buyer's Name: 04101		Phone:		
Contractor Name: * The Thaxter Co		Address: 55 Bell St Ptld ME 04103		Phone: 878-5553		Zone: CB/H1-A-0B Zoning Approval: <i>OK S. B. B. K. S.</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>10/8/96</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Past Use: office bldg		Proposed Use: office bldg		COST OF WORK: \$ 38,000 PERMIT FEE: \$ 210 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: 5B Signature: <i>[Signature]</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>		
Proposed Project Description: move a structure to a different site - same lot (& build foundation)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <i>OK D.A.</i> <input type="checkbox"/> Approved <i>10/8/96</i> <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Permit Taken By: L Chase		Date Applied For: 10/2/96				

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..

PERMIT ISSUED WITH LETTER

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

Stephen A. Kelton
 SIGNATURE OF APPLICANT ADDRESS: DATE: *10/2/96* PHONE: 08 October 1996 - Permit Routed

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

CEO DISTRICT 5
D. Jordan