
495 Forest Ave - Alta Vista LLC

3 messages

Christina Stacey <cstacey@portlandmaine.gov>
To: mark@muellerarchitects.com

Mon, Mar 27, 2017 at 10:48 AM

Hi Mark,

I've started review of the application for the above address, to create a wholesale distribution center.

First, I think our clerical staff did not realize this is a change of use, so they failed to charge for the Certificate of Occupancy. I am attaching the invoice for that now. Apologies for this confusion.

Second, I talked with Barbara Barhydt up in Planning about the site design elements that are a required to be reviewed for this use. She said she spoke to David Latulippe before he went to the ZBA and she determined that because this is the conversion of an existing building, the exterior building design requirements would not be applied. She said they also discussed the screening and landscaping requirements and it seemed unlikely that any could be added to the rear of the building due to the layout and size of the rear driveway area. However, if you can confirm whether installing screening (such as a fence or plantings) in the rear is feasible, I would appreciate it.

Also, she suggested that we find out if any new lighting in the rear of the building is proposed, and if so, that you send us specs for what will be installed. Any new lighting would have to meet full cut-off requirements so that there is no glare created for the neighboring residential building.

Thanks,
Chris

—
Chris Stacey - Zoning Specialist
Permitting & Inspections Department
City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov

 **rptInvoicePermitting.pdf**
9K

David Latulippe <ddlalulip@aol.com>

Tue, Mar 28, 2017 at 7:25 AM

To: mark@muellerarchitects.com, adamnappi1@gmail.com, matt@muellerarchitects.com, cstacey@portlandmaine.gov

Chris and Mark,

Attached is the survey of the property. As you can see there is no room to install screening since the property line is technically in the middle private r.o.w. of Indian Lane. Also, there would not be sufficient room to circulate delivery trucks if any sort of screening was installed.

Mark - can you check with Adam on exterior lighting but my thought is that if any lighting is proposed it would be a wall mounted light above the overhead door. I am confident that this small light would meet the cut-off fixture standard.

Thanks

David Latulippe
CJ Developers, Inc,

—Original Message—

From: Mark Mueller <mark@muellerarchitects.com>

To: Adam Nappi <adamnappi1@gmail.com>; David Latulippe <DDLatulip@aol.com>; Matt Provencal <matt@muellerarchitects.com>

Sent: Mon, Mar 27, 2017 10:53 am

Subject: Fwd: 495 Forest Ave - Alta Vista LLC

I just received this.

mark

Sent from my iPhone

Begin forwarded message:

From: Christina Stacey <cstacey@portlandmaine.gov>

Date: March 27, 2017 at 10:48:49 AM EDT

To: <mark@muellerarchitects.com>

Subject: 495 Forest Ave - Alta Vista LLC

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Survey.pdf

492K

Mark Mueller <mark@muellerarchitects.com>

Thu, Mar 30, 2017 at 10:24 AM

To: Christina Stacey <cstacey@portlandmaine.gov>

Cc: "buildinginspections@portlandmaine.gov" <buildinginspections@portlandmaine.gov>, David Latulippe <DDLatulip@aol.com>, Adam Nappi <adamnappi1@gmail.com>, Matt Provencal <matt@muellerarchitects.com>

Hi Chris,

I have assembled a small package in response to your questions and comments.

One thing lead to another, and to help visualize the rear lighting I have drawn a rear elevation for your review.

It will help the structural engineer and the general contractors also.

I have copied the cities central e.mail account to include this information in the system.

Item 1: the owner has paid the additional invoice for \$100.00.

Item 2: it has been opinion from a site perspective that there is not enough room in the back of the building to screen and make the property function for staff parking etc.

Currently, no screening exists, it is a constricted space up against the alley.

This was explained by David Latulippe at the ZBA meeting, and all parties agreed screening was not possible. I am attaching a boundary surveyor for you to verify.

Item 3: we are proposing adding one entry door light fixture. It is small in scale and simple in detail, so we think it will be of little to no impact on the alleyway.

A cut sheet is attached for your review.

There is currently a more typical 'wall pack' existing above the overhead door. It is proposed this fixture remains.

Any lighting or signage on the front of the building will be incorporated in their fit-up submission.

Chris, I hope this answers your questions.

Thank you for your assistance in this application.

mark



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100 Commercial Street
Suite 205
Portland, Maine 04101
mark@muellerarchitects.com

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Cell: [207.749.6876](tel:207.749.6876)

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Monday, March 27, 2017 10:49 AM
To: Mark Mueller <mark@muellerarchitects.com>
Subject: 495 Forest Ave - Alta Vista LLC

Hi Mark,

[Quoted text hidden]

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3 attachments



A1.004.Rear Elevation.pdf
223K



S1.000.Boundary Survey.pdf
492K



Wall Sconce - Fixture A.pdf
408K