

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 090689  
AUG 4 2009  
CITY OF PORTLAND

This is to certify that MARDIGAN STEPHEN E / Stephen E. Mardigan  
has permission to Change of Use for the Addition of an Antiques Automobile Dealership  
AT 867 FOREST AVE CB# 137 C012001

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 written permission procured before this building or part thereof is lath or other work is laid-in. 24 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. CHPT. K. Lanthier  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Jamie Bouke 8/3/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

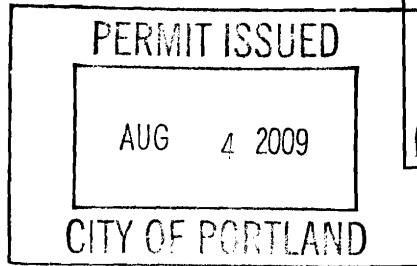
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0689	Issue Date:	CBL: 137 C012001
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Location of Construction: 867 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone: 207-775-1121
Business Name:	Contractor Name: Stephen Mardigan	Contractor Address: 460 Baxter Blvd1 Portland	Phone: 2077725555
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial/Multi Occupancy	Proposed Use: Commercial/Multi Occupancy - Change of Use for the Addition of an Antique Automobile Dealership <i>All within the existing BLDG</i>	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: Change of Use for the Addition of an Antique Automobile Dealership <i>All within the existing Building</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>IPL-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 8/3/09</i>	
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: lmd	Date Applied For: 07/01/2009	<b>Zoning Approval</b>			
1. This permit application does not 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 Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date: _____	
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/2/09</i>	Date: <i>in Arch 10, 2009</i> # <i>1474</i>	Date: _____	Date: _____	Date: _____
	Date: _____	Date: _____	Date: _____	Date: _____	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

**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.**

  X   **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.**

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 of Applicant/Designee

  
\_\_\_\_\_  
Signature of Inspections Official

  8-4-09    
Date

  8/3/09    
Date

772-5555  
Steve

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 09-0689	Date Applied For: 07/01/2009	CBL: 137 C012001
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Location of Construction: 867 FOREST AVE	Owner Name: MARDIGAN STEPHEN E	Owner Address: 460 BAXTER BLVD	Phone: 207-775-1121
Business Name:	Contractor Name: Stephen Mardigan	Contractor Address: 460 Baxter Blvd 1 Portland	Phone: (207) 772-5555
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/Multi Occupancy - Change of Use for the Addition of an Antique Automobile Dealership	Proposed Project Description: Change of Use for the Addition of an Antique Automobile Dealership
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/02/2009

**Note:**      **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/03/2009

**Note:**      **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 07/14/2009

**Note:** Spoke to Steve Bushy on phone. He will be showing vehicles by appointment only. Space is fully sprinklered.      **Ok to Issue:**

- 1) Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 2) Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 3) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.

**Comments:**

7/2/2009-mes: approved by the Planning Board March 10, 2009 and granted a site plan exemption according to Eric Giles.

7/15/2009-jmb: Left vmsg with Steve B. For details on pedestrian door at basement level, or is the stair to 1st enclosed and does it pass through that tenant space. What mechanical system improvements were made, did it require permits.



# 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: 867-883 Forest Avenue		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot ≈ 1 acre	Number of Stories 1 w/basement
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 137          C          12	Applicant * <b>must be owner, Lessee or Buyer</b> * Name Stephen Mardigan Address 460 Baxter Boulevard City, State & Zip Portland, ME 04103	Telephone: 207-2-5555 <i>Agent- Stephen Bushay</i> 207-775-1121
Lessee/DBA (If Applicable)  JUL 1 2009	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 30 C of O Fee: \$ 75 Total Fee: \$ 105
Current legal use (i.e. single family) <u>commercial,</u> <u>multi-occupancy</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Loranger Door &amp; Window production space</u> Proposed Specific use: <u>Antique automobile display</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>NO new construction proposed.</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Stephen Mardigan</u> Telephone: <u>207-772-5555</u> Mailing address: <u>460 Baxter Boulevard, Portland, ME 04103</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](http://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: *Stephen Bushay Agent* Date: 6/30/09

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



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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

Steve Mardigan  
460 Baxter Blvd.  
Portland, ME 04103

Stephen R. Bushey, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Maine St., Suite 8  
South Portland, Maine 04106

RE: 867-883 Forest Avenue  
Conditional Use Application #1474  
CBL: 137-C-012


Dear Mr. Mardigan,

As you know the Planning Board approved your conditional use appeal on March 10, 2009. The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of application for any permits or approvals which may be required by the codes and ordinances of the City, including but not limited to a building permit, a certificate of occupancy, subdivision approval and site plan approval as stated in section 14-474(e) of the Ordinance.

It is necessary at this time to apply for a building permit application in Inspection Services. If Inspection Services does not receive an application for your change of use within six months of the Planning Board approval date, your approval is deemed expired and invalid. You can ask for extensions of the six months approval PRIOR to its expiration.

I have included a permit application with this notification.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

Cc: Barbara Barhydt, Planning  
Eric Giles, Planning  
File



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- TRAFFIC STUDIES AND MANAGEMENT

June 29, 2009

Ms. Jeanie Bourke  
Division Director - Inspection Services  
389 Congress Street  
Portland, Maine 04101

**Subject: Application for Commercial Interior and Change of Use  
CBL: 137-C-012  
867-883 Forest Avenue – Steve Mardigan Automobile Dealership  
Owner/Applicant – Stephen Mardigan**

Dear Jeanie:

On behalf of Stephen Mardigan, owner of the aforementioned property, we are submitting the accompanying Commercial Interior & Change of Use Permit Application. On March 10, 2009 the Portland Planning Authority approved a Conditional Use Application for the property at 881-883 Forest Avenue. In accordance with the directive from Marge Schmuckal received in early June, we are now supplying the building application for your consideration. As we outlined in the original conditional use application materials, the applicant is proposing to use the building's basement area for the display of antique and vintage vehicles that will be shown to prospective purchasers on an appointment-only basis. The building was constructed in 1945. Access to the basement area has been, and will continue to be, through an overhead door at the rear of the building. This door is shown on the accompanying photographs. A second access is provided through a set of interior stairs that connect to the first floor level. You will see that the rear of the building also has two first-level loading doors. These were used by the former building occupant, Loranger Door and Window, but are no longer used by the current tenants, Gentiva Health Services and TD Banknorth. Principal access to Gentiva is from a door on the south side of the building. Principal access to the TD Banknorth space is at the front of the building. According to the City's records, the TD Banknorth space is approximately 3,900 SF and the Gentiva space is approximately 3,700 SF. The basement space is approximately 7,600 SF. The basement area is the only area subject to the current application submission.

We would like to reiterate that the applicant's proposed use will involve only the interior display of vehicles and no vehicles for sale will be displayed within the property's outside areas. The applicant's primary focus will be the display and sale of antique vehicles within the basement area. Vehicles will be parked in the basement area and generally moved in and out of the space infrequently. While inside the basement, the cars will be moved by a hand-operated dolly lift thus avoiding the need to start the vehicle(s) while inside. The applicant will maintain a spill prevention kit nearby to take care of any minor fluid drippings, etc. There are no floor drains in the space. The applicant has previously cleaned up the basement space and has performed only minor alterations consisting of painting and some mechanical system improvements. The

Ms. Jeanie Bourke  
June 29, 2009  
Page 2

building is currently fully sprinklered. The applicant proposes no further structural improvements to the basement space, nor are any windows or doors being changed. At this time there are no more construction activities proposed, so the cost of the work is not applicable. All other pertinent details as to the building systems should be on record with the City as part of the original construction building permit documentation.

We trust that this information satisfies your current needs and we look forward to your processing of the accompanying Commercial Interior & Change of Use application.

Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



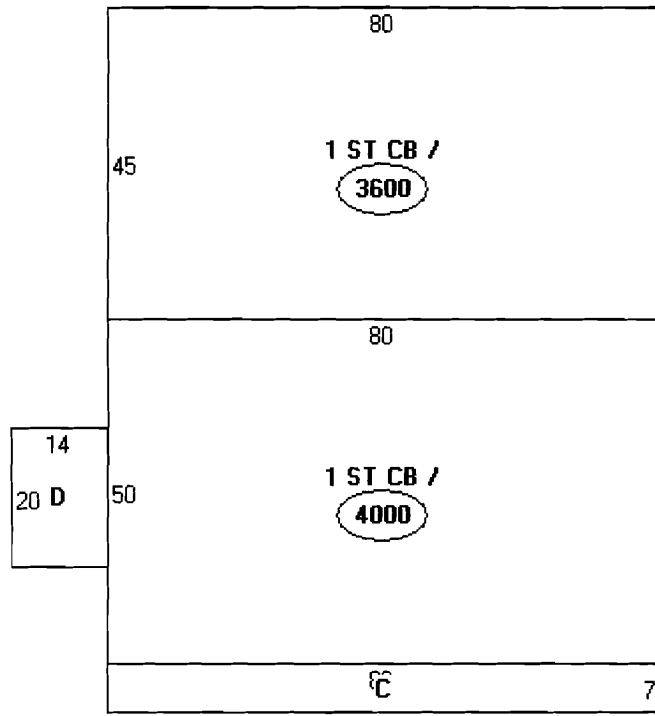
Stephen R. Bushey, P.E., C.P.E.S.C.  
Senior Engineer

SRB/sq/JN2804.04/Bourke-6-29-09

Enclosures: Photographs  
Hand Drawn Building Sketch  
Commercial Interior & Change of Use Permit Application

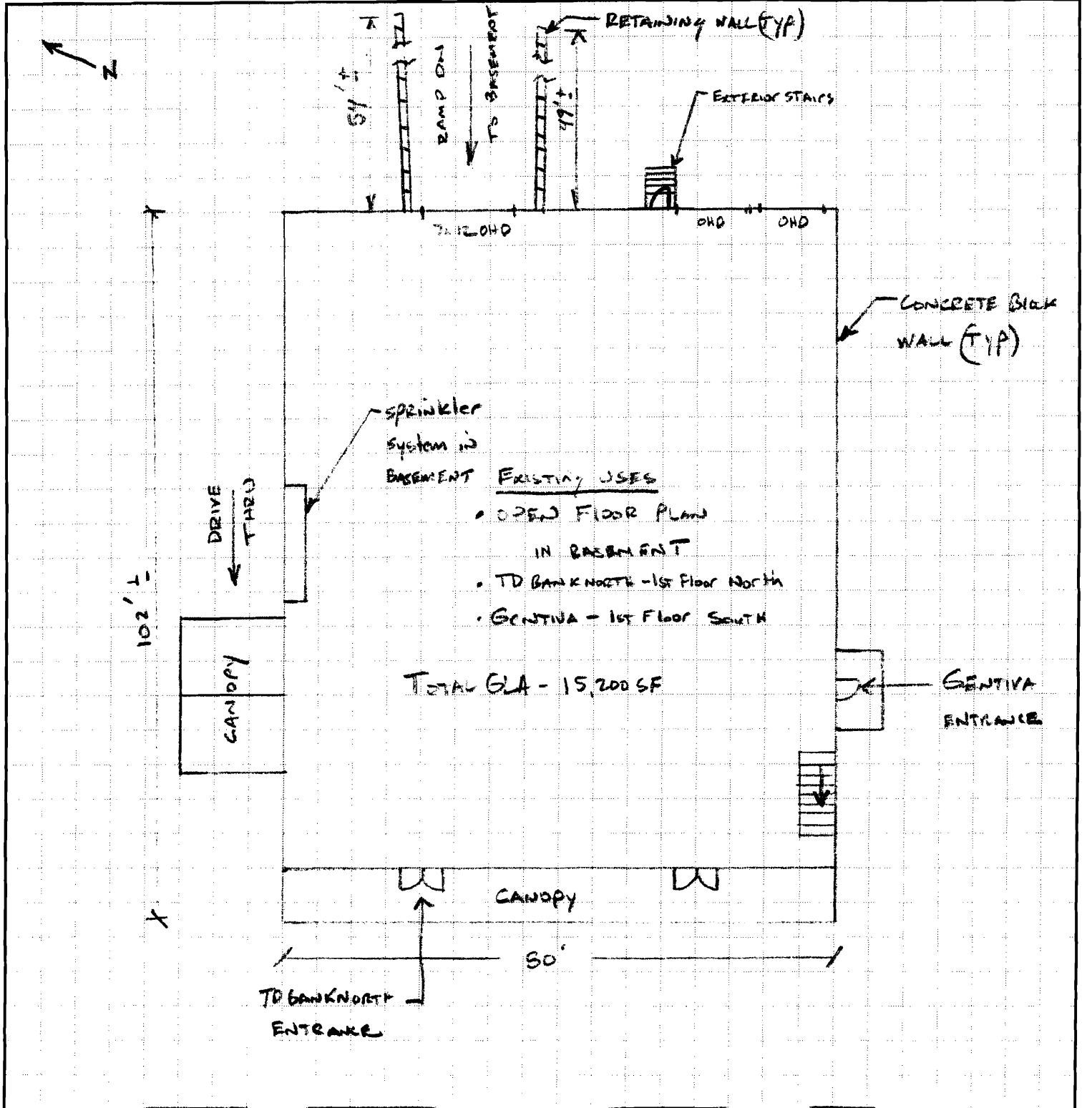
c: Stephen Mardigan



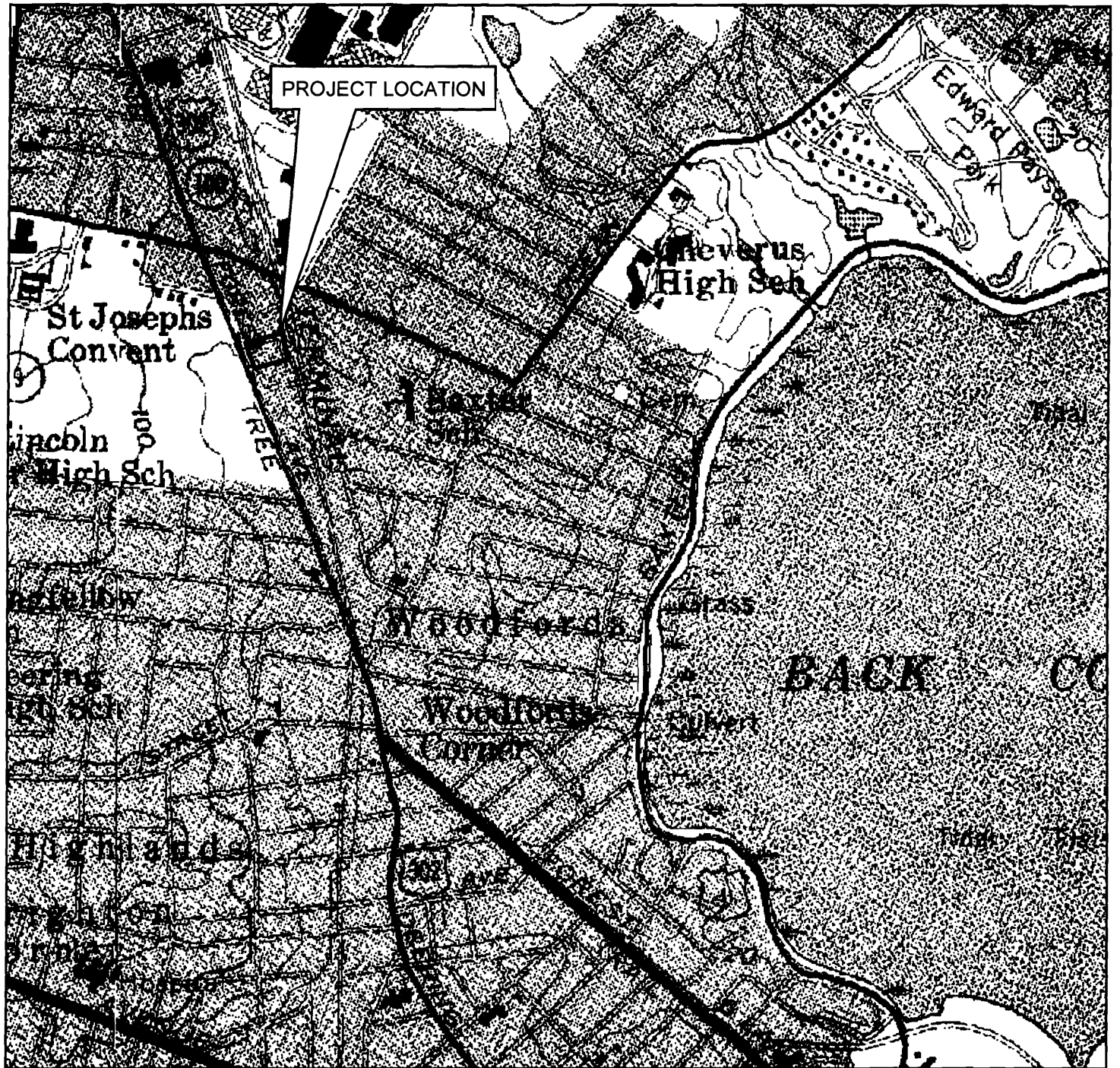


- Descriptor
- A: 1 ST CB / 4000 sqft
  - B: 1 ST CB / 3600 sqft
  - C: CANOPY 560 sqft
  - D: BANK CAI 280 sqft

— Forest Avenue —



NOTE: This plan represents approximate building features and does not benefit from specific measurements or architect's plans.



**TAX MAP**  
**MARDIGAN - FOREST AVENUE**  
**PORTLAND, MAINE**

SOURCE: MAINE OFFICE OF GIS - DRGCLP

DeLuca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207-775-1121  
[www.delucahoffman.com](http://www.delucahoffman.com)

DRAWN: DED  
 CHECKED: SRB  
 DATE: JANUARY 2009  
 FILENAME: 2804.04-USGS  
 SCALE: 1 inch = 1,000 feet

FIGURE

1



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*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

Steve Mardigan  
460 Baxter Blvd.  
Portland, ME 04103

Stephen R. Bushey, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Maine St., Suite 8  
South Portland, Maine 04106

RE: 867-883 Forest Avenue  
Conditional Use Application #1474  
CBL: 137-C-012

Dear Mr. Mardigan,

As you know the Planning Board approved your conditional use appeal on March 10, 2009. The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of application for any permits or approvals which may be required by the codes and ordinances of the City, including but not limited to a building permit, a certificate of occupancy, subdivision approval and site plan approval as stated in section 14-474(e) of the Ordinance.

It is necessary at this time to apply for a building permit application in Inspection Services. If Inspection Services does not receive an application for your change of use within six months of the Planning Board approval date, your approval is deemed expired and invalid. You can ask for extensions of the six months approval PRIOR to its expiration.

I have included a permit application with this notification.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Barbara Barhydt, Planning  
Eric Giles, Planning  
File

(30) days shall be deemed an approval of the conditional use permit, unless such time period is mutually extended in writing by the applicant and the board. Within five (5) days of such decision or the expiration of such period, the secretary shall mail notice of such decision or failure to act to the applicant and, if a permit is authorized, shall issue such permit, listing therein any and all conditions imposed by the board of appeals.

(c) *Conditions for conditional uses:*

- (1) *Authorized uses.* A conditional use permit may be issued for any use denominated as a conditional use in the regulations applicable to the zone in which it is proposed to be located.
- (2) *Standards.* Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:
  - a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
  - b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
  - c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

(d) *Conditions on conditional use permits.* The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

➤ (e) *Effect of issuance of a conditional use permit.* The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development,

construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals which may be required by the codes and ordinances of the city, including but not limited to a building permit, a certificate of occupancy, subdivision approval and site plan approval.

→ (f) *Limitations on conditional use permits.* No conditional use permit shall be valid for a period longer than six (6) months from the date of issue, or such other time as may be fixed at the time granted not to exceed two (2) years, unless the conditional use has been commenced or is issued and construction is actually begun within that period and is thereafter diligently pursued to completion; provided, however, that one (1) or more extensions of said time may be granted if the facts constituting the basis of the decision have not materially changed, and the two-year period is not exceeded thereby. A conditional use permit shall be deemed to authorize only the particular use for which it was issued and such permit shall automatically expire and cease to be of any force or effect if such use shall for any reason be discontinued for a period of twelve (12) consecutive months or more.

(g) *Appeals from board decisions.* Appeals from any decision of the board of appeals or, where applicable, the planning board respecting a conditional use permit shall be to superior court. (Code 1968, § 602.24.D; Ord. No. 437-74, 7-1-74; Ord. No. 407-83, 2-2-83; Ord. No. 467-83, § 2, 4-20-83; Ord. No. 237-83, 10-17-83)

**Sec. 14-475. Reserved.**

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\*Editor's note--Section 7 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-475, relative to nonconforming uses, which derived from Code 1968, § 602.24.E, and Ord. No. 437-74, adopted July 1, 1974.  
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**Sec. 14-476. Successive applications.**

Whenever any application, appeal or other request filed pursuant to this article has been finally denied on its merits, a second application, appeal or other request seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one (1) year of such denial unless, in the opinion of the officer or board before which it is brought, substantial new evidence is available or a mistake of law or fact

CITY OF PORTLAND, MAINE  
PLANNING BOARD

---

David Silk, Chair  
Shalom Odokara, Vice Chair  
Bill Hall  
Joe Lewis  
Lee Lowry, III  
Janice Tevanian  
Michael J. Patterson

March 18, 2009

Steve Mardigan  
460 Baxter Blvd.  
Portland, ME 04103

Stephen R. Bushey, P.E.  
DeLuca-Hoffman Associates, Inc.  
778 Main St.  
Suite 8  
South Portland, Maine 04106

RE: 867-883 Forest Ave  
Application ID #1474  
CBL: 137-C-012

Dear Mr. Mardigan,

On March 10, 2009 the Portland Planning Board considered the 867-883 Forest Ave. conditional use proposal to convert the basement of an office building into an antique automobile dealership. The Planning Board reviewed the proposal for conformance with the Conditional Use Standards and Site Plan Ordinance. The Planning Board voted unanimously (7-0) to approve the application with the following motions and conditions as presented below.

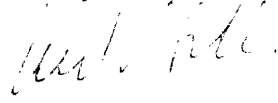
1. The Planning Board finds that the application is in compliance with the exemption criteria of Article V, Site Plan Regulations § 14-523 Approval Required (d)(1-8) *Exemption Review*
2. The Planning Board finds that with the imposition of conditions the plan is in conformance with the conditional use standards of the City of Portland Land Use Code.
  - i. Conditions of Approval:
    1. The applicant shall obtain a license from the State of Maine Bureau of Motor Vehicles for New and Used Car Dealers.
    2. The applicant shall obtain a sign permit for any proposed revision to the existing signage or installation of any new signage.
    3. The conditional use is limited to the display and sales of automobiles only.

The approval is based on the submitted plans and findings related to the conditional use and site plan review standards as contained in Planning Board Report #11-09 which is attached.

If there are any questions, please contact Eric Giles at (207) 874-8723 or by email at [egiles@portlandmaine.gov](mailto:egiles@portlandmaine.gov).

If there are any questions, please contact Eric Giles at (207) 874-8723 or by email at egiles@portlandmaine.gov.

Sincerely,



David Silk, Chair  
Portland Planning Board

**Electronic Distribution:**

Penny St. Louis Lattell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Eric Giles, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Services Director  
Kathie Farley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, Wilbur Smith Consulting Engineers  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File



Applicant: Stephen Mandigan

Date: 1/13/09

no distribute

Address: 867 Forest Ave

C-B-L: 137-C-12

803 CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - To Add use car sales in basement of existing Bldg (TD Bank North & offices) <sup>conditional use to PB</sup>

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - ~~474~~ #474 Conditional use to PB appeal

Shoreland Zoning/ Stream Protection -

Flood Plains -

NO floor plans - no square footage of the area - 11,760 sq ft in the basement <sup>Did an exemption</sup> <sup>Site plan required?</sup>



**TAX MAP**  
**MARDIGAN - FOREST AVENUE**  
**PORTLAND, MAINE**

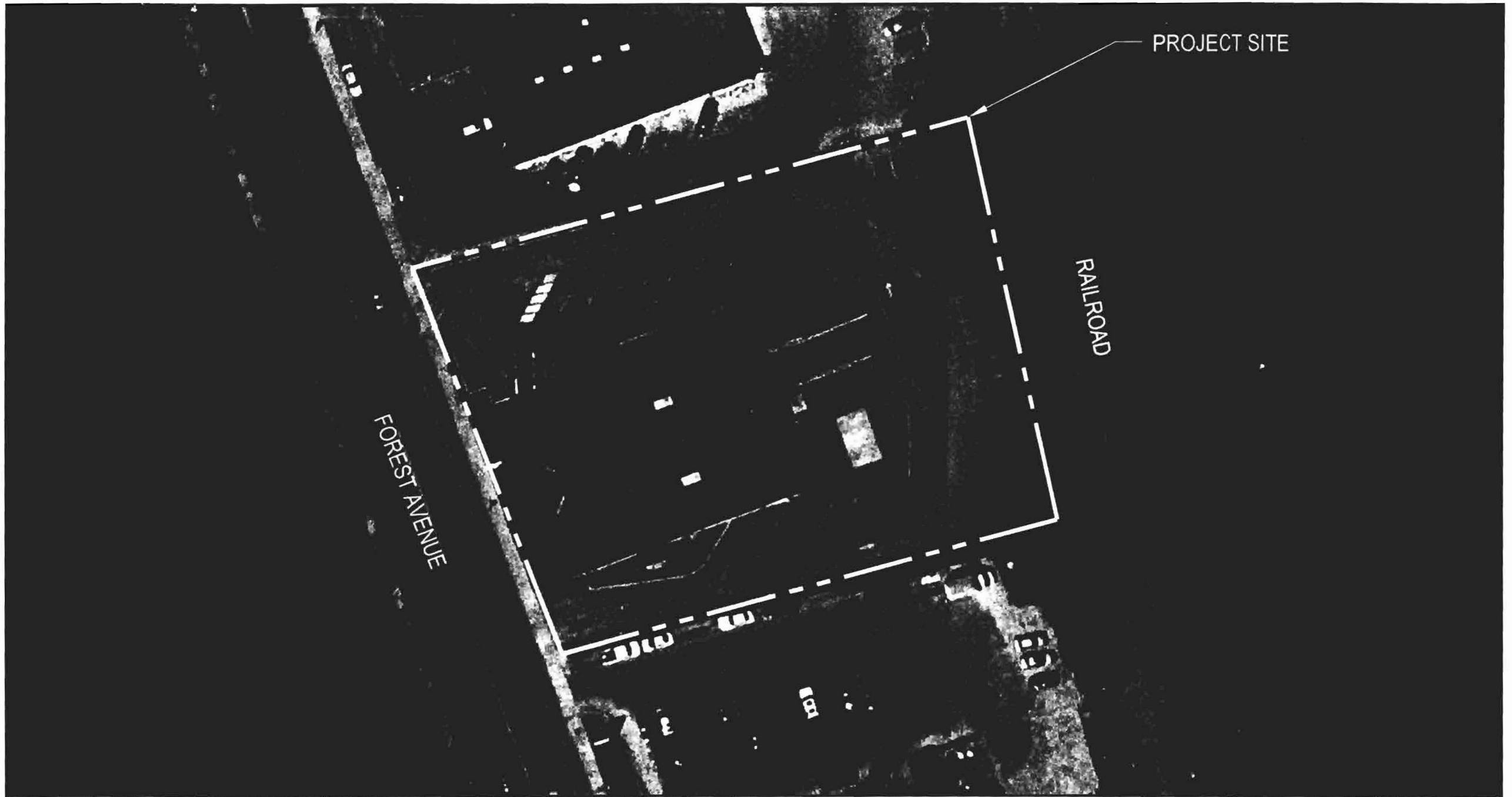
SOURCE: CITY OF PORTLAND

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[www.delucahoffman.com](http://www.delucahoffman.com)

DRAWN: DED  
CHECKED: SRB  
DATE: JANUARY 2009  
FILENAME: 2804.04-TAX MAP  
SCALE: 1 inch = 1,000 feet

FIGURE

2



**DH**  
DeLuca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

MARDIGAN - FOREST AVENUE  
PORTLAND, MAINE

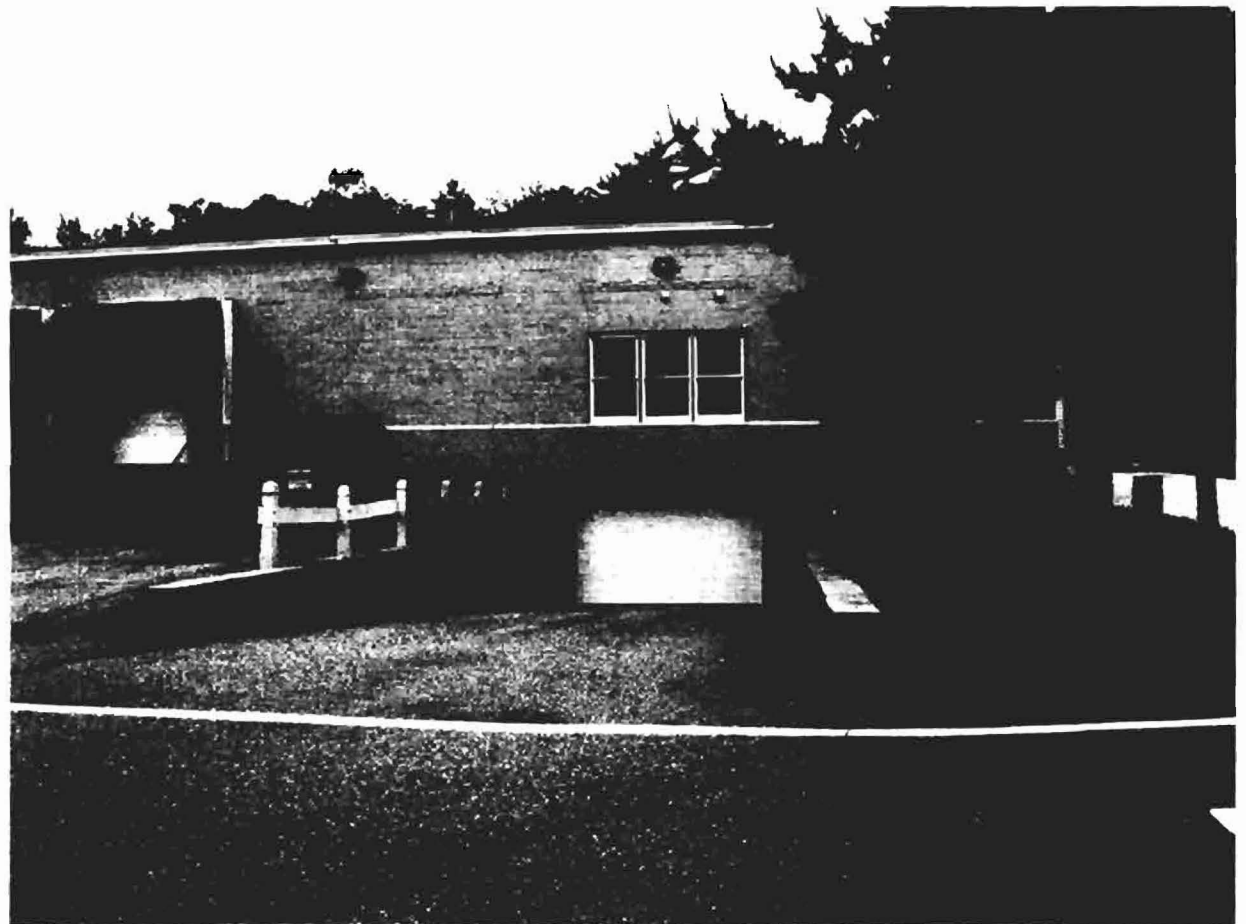
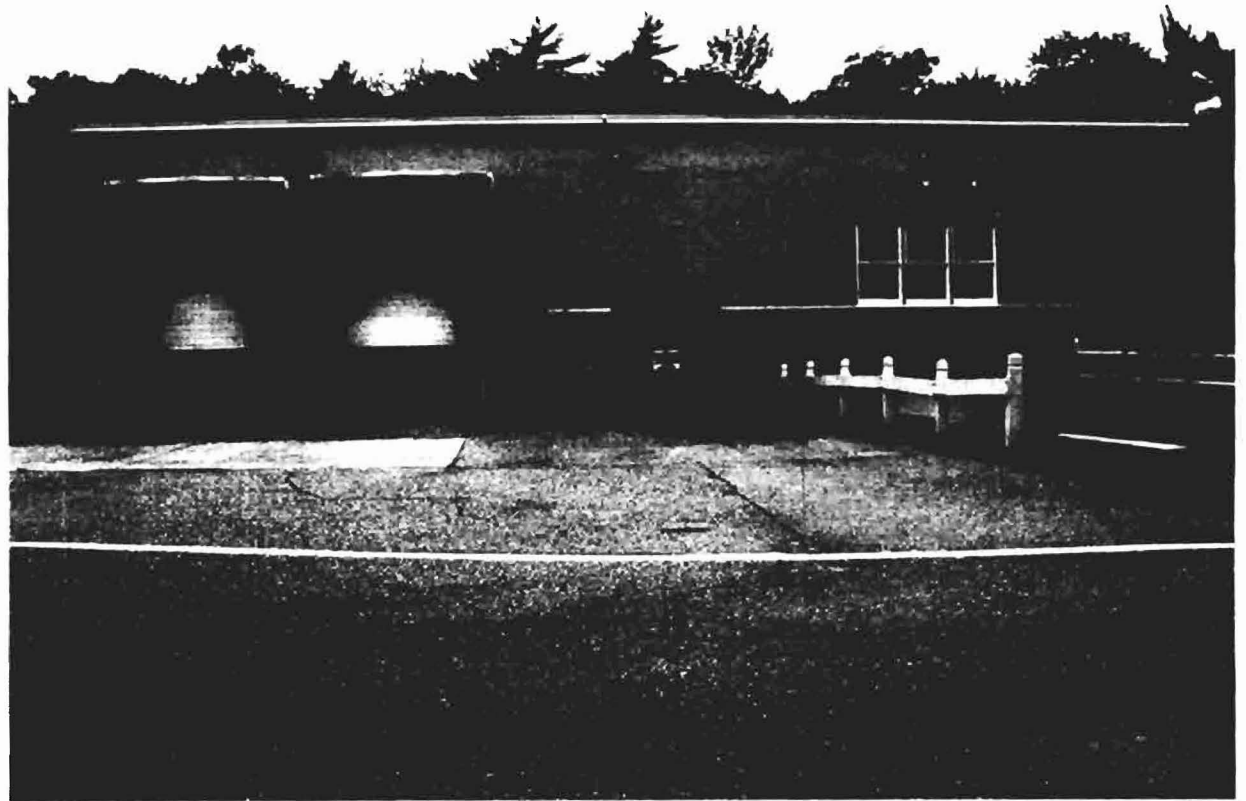
SKETCH PLAN

DRAWN:	DED	DATE:	1.07.09
DESIGNED:	SRB	SCALE:	1" = 50'
CHECKED:	SRB	JOB NO.	2804.04
FILE NAME:	280404 AERAIL		

FIGURE  
**3**



JN 2804.04 - 881-883 Forest Ave - 6-29-09



JN 2804.04 - 881-883 Forest Ave - 6-29-09

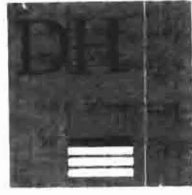


JN 2804.04 - 881-883 Forest Ave - 6-29-09



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DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL 207 775 1121  
FAX 207 879 0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION

July 30, 2009

Ms. Jeanie Bourke  
Division Director - Inspection Services  
389 Congress Street  
Portland, Maine 04101

**Subject: Application for Commercial Interior and Change of Use  
CBL: 137-C-012  
867-883 Forest Avenue – Steve Mardigan Automobile Dealership  
Owner/Applicant – Stephen Mardigan**

Dear Jeanie:

In response to your inquiry regarding the access in/out of the basement space for the aforementioned property we offer the attached schematic that shows the two means of egress from the basement. There is an overhead door at the rear of the basement that is defined by two retaining walls (shown on previous photographs supplied with the original application). There is also a stairway on the south side of the basement that leads to the first floor and to a separate exit door out to the south side of the building. At the top of the stairs on the first floor there is also a door that serves the first floor building space. I have also included several photographs that depict the various exit doors for the building.

We trust that this information satisfies your inquiry regarding access to the basement. We look forward to your processing of the Commercial Interior & Change of Use application.

Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Stephen R. Bushey, P.E., C.P.E.S.C.  
Senior Engineer

SRB/sq/cmm/JN2804.04/Bourke-7-30-09

Enclosures: Photographs  
Hand Drawn Building Sketch

c: Stephen Mardigan

JUL 31 2009

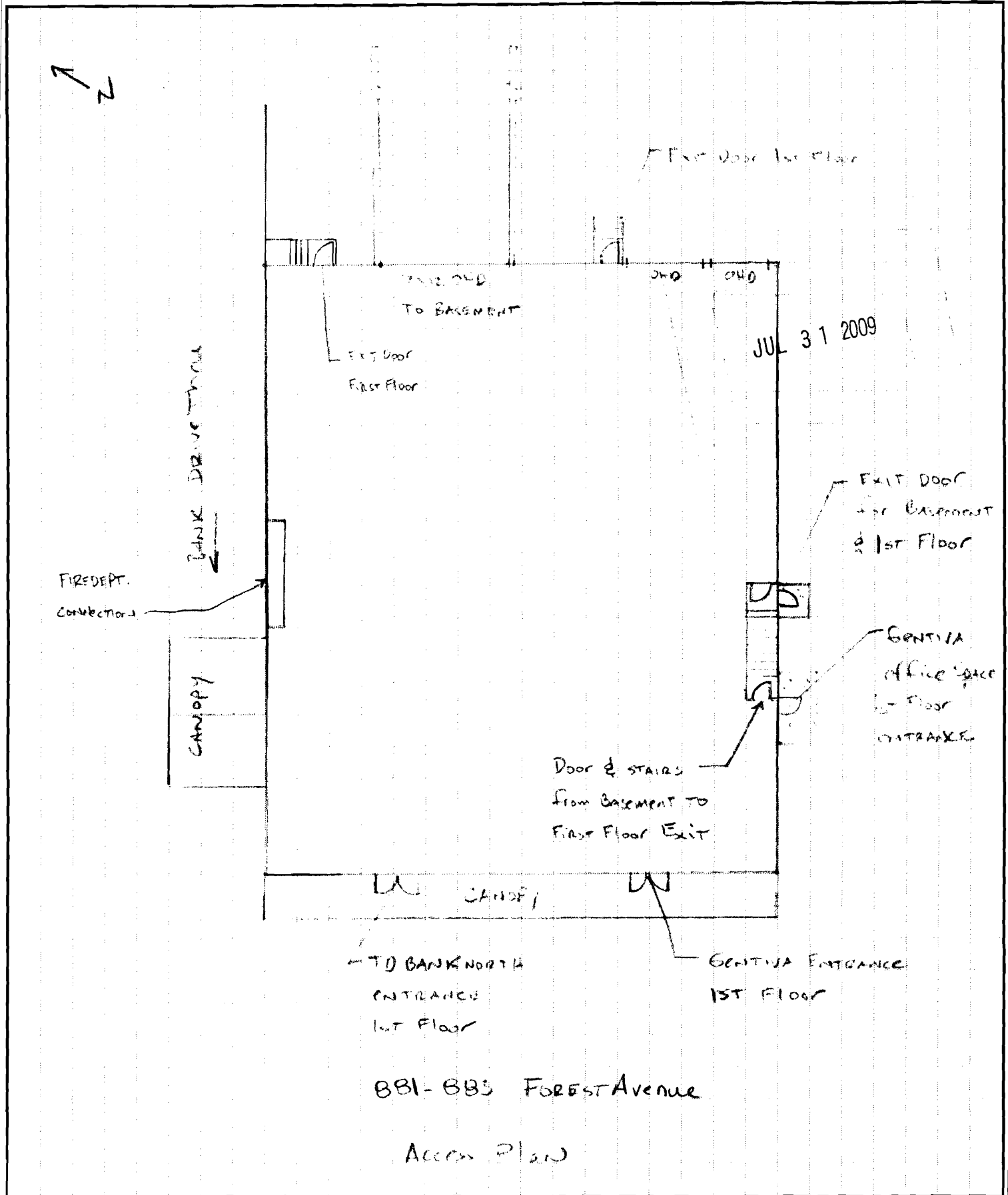
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DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers  
778 Main Street Suite 8  
SOUTH PORTLAND, MAINE 04106  
(207) 775-1121  
FAX (207) 879-0896

JOB Water Main Repair - 881-783 Forest  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE 7/28/09  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE 1"=20'



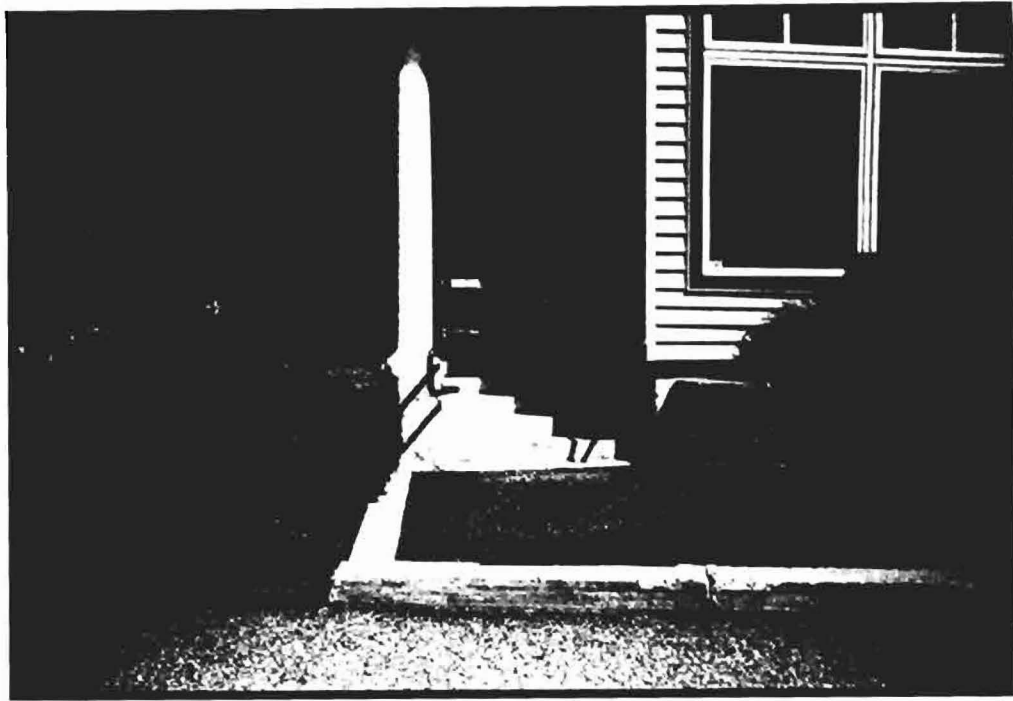


PHOTO 1 – Gentiva Entrance

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PHOTO 2 – View of TD Banknorth Entrance



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E-MAIL: [dhai@delucahoffman.com](mailto:dhai@delucahoffman.com)

**867-883 Forest Avenue**  
Steve Mardigan Automobile Dealership  
Portland, Maine

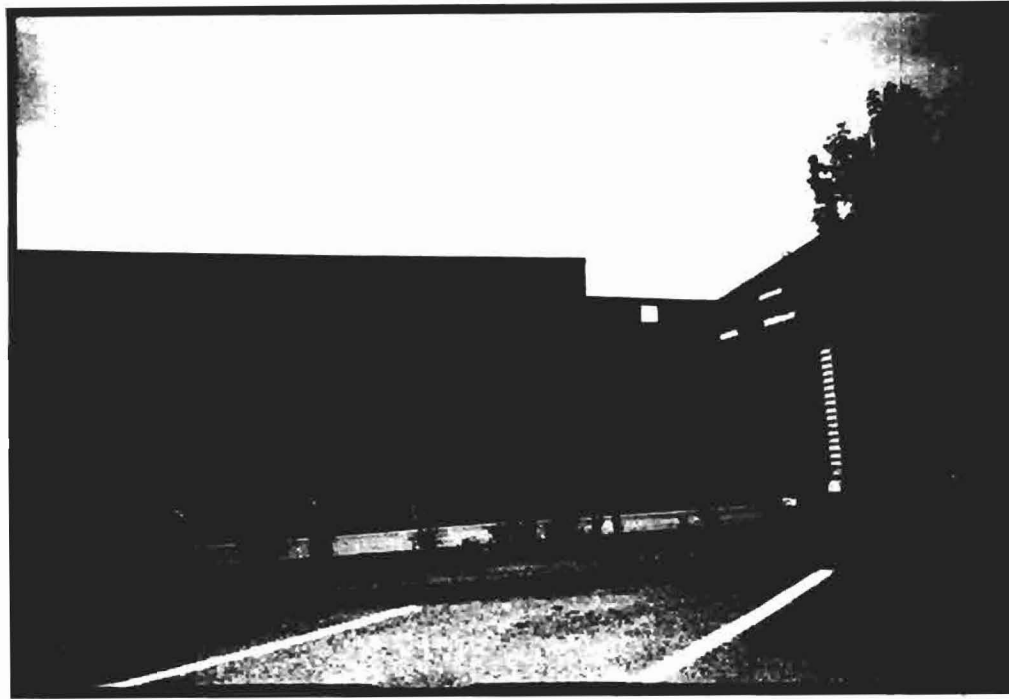


PHOTO 3 –Shows Fire Department connection

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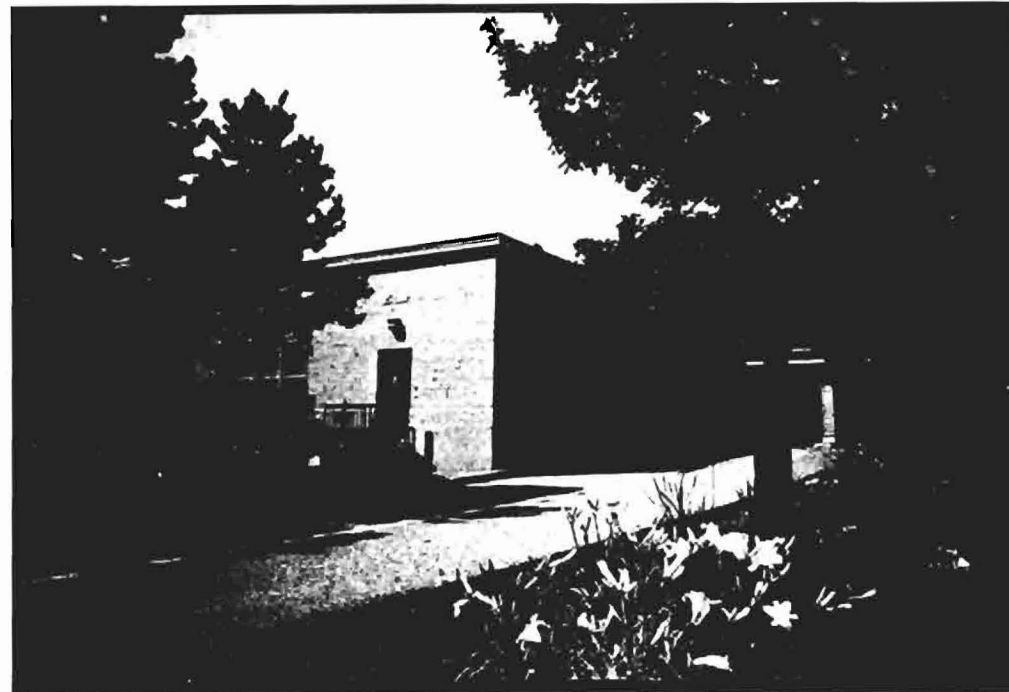


PHOTO 4 – First Floor Rear Exit.



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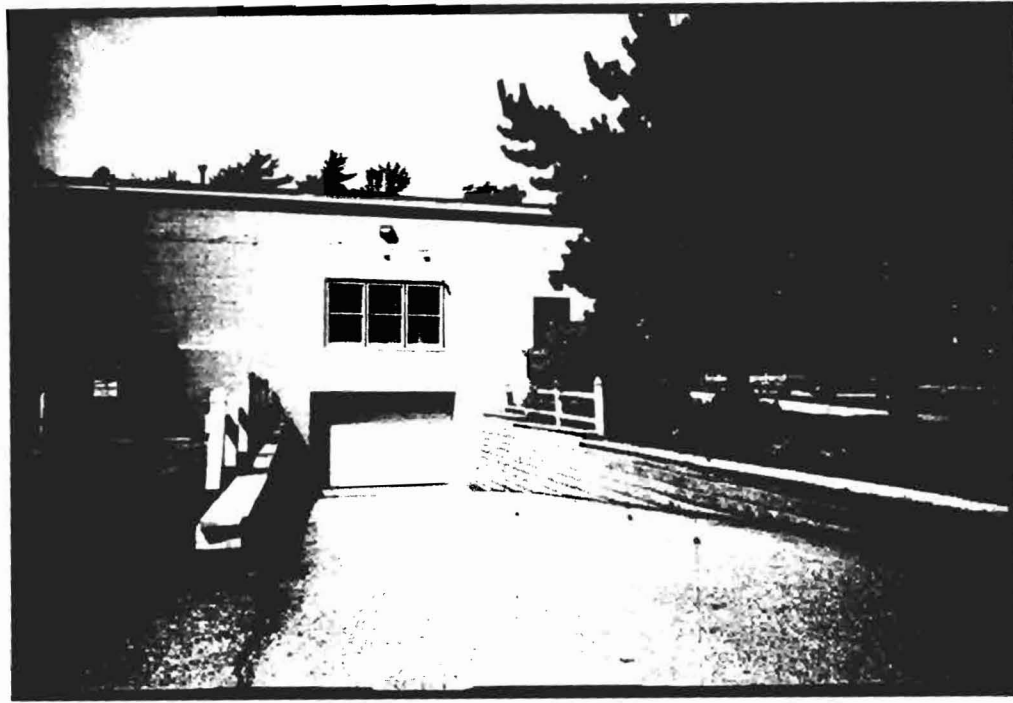


PHOTO 5 – Overhead Door to basement.

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PHOTO 6 – First Floor Rear Entrance.



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**PHOTO 7 – Basement Exit on Right  
Gentiva Entrance on Left**



**PHOTO 8 – Basement Exit Door**



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PHOTO 9 – Gentiva Entrance

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