

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030634

This is to certify that Delta Realty Co Inc/Applicant
has permission to Change of Use to Include Auto Repair and Sales
AT 955 Forest Ave Zone 142 B003001

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 work on permit must be completed or closed-in. **HEAR 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. *[Signature]*
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature]
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: 03-0634	Issue Date:	CBL: 142 B003001
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Location of Construction: 955 Forest Ave	Owner Name: Delta Realty Co Inc	Owner Address: 120 Exchange St	Phone: 828-4650
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2

Past Use: Auto Body Repair	Proposed Use: Auto Body Repair/Auto Sales	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/S1 Type: <i>UNE EXISTING</i> 6/13/03	

Proposed Project Description:
Change of Use to Include Auto Repair and Sales

Signature: *[Handwritten Signature]* Date: *[Handwritten Date]*

Signature: *[Handwritten Signature]* Date: *[Handwritten Date]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 06/06/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK 4/11/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use <i>THRU PLANNING BOARD</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>5/13/03</i> <i>see letter</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Handwritten Signature]</i></p>
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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

03-0634

All Purpose 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>955R Forest Ave Portland ME 04103</u>		
Total Square Footage of Proposed <u>Existing</u> Structure <u>1,726 square foot</u>	Square Footage of Lot <u>5,514 square foot of Lot</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>142</u> Block# <u>3003</u> Lot#	Owner: <u>Delta Realtor</u> <u>120 Exchange St</u> <u>Portland ME 04101</u>	Telephone: <u>Call</u> <u>(207) 828-4650</u>
Lessee/Buyer's Name (If Applicable) <u>Progressive Auto Body</u> <u>(Patrick O'Shea)</u>	Applicant name, address & telephone: <u>Patrick O'Shea</u> <u>955R Forest Ave</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>30.</u> Fee: \$ <u>30.00</u>
Current use: <u>Auto body repair</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Auto body repair & used auto sales - no name change</u> Project description: <u>already got permission (added auto sales) no new signage</u>		
Contractor's name, address & telephone: <u>from Danny for Sarah or Kand</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:</p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>P. O'Shea</u>	Date: <u>6/6/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimy Caron, Chair
Mark Malone, Vice Chair
Orlando E. DeLogu
Kevin Beal
Lee Lowry III
Michael Patterson

May 21, 2003

Mr. Patrick O'Shea
Progressive Auto Body
955R Forest Avenue
Portland, ME 04103

RE: Used Car Sales, 955R Forest Avenue
ID #289, CBL #142-B-003

Dear Mr. O'Shea:

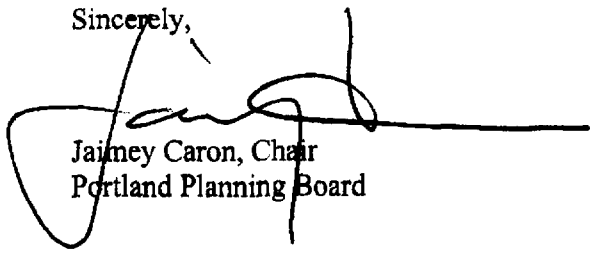
On May 13, 2003, the Portland Planning Board voted unanimously 6-0 (Malone abstained) to approve the conditional use and site plan for used car sales located at 955R Forest Avenue. The approval was granted for the project with the following condition:

- i. that the conditional use shall apply to Progressive Auto Body only and shall not be transferable to any other entity. This conditional use approval shall automatically expire upon the cessation of Progressive Auto Body's operation of use car sales on lot.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #2-03 and Planning Board Memo dated May 13, 2003, which are attached.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Jaimy Caron, Chair
Portland Planning Board

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

June 4, 2003

Patrick O'Shea
Progressive Auto Body
955R Forest Avenue
Portland, ME 04103

RE: State Form re: zoning compliance for Used Car Sales, 955R Forest Avenue –
142-B-003 – B2 zone

Dear Patrick,

I am in receipt of your request to sign a State form approving Zoning and Land Use regulations. You have attached a copy of a letter that you received from the planning division approving this conditional use in May, 2003. Regrettably, the planning staff did not inform you that your next step after the conditional use approval is to apply for a change of use permit from the inspection services division. Unfortunately, I can not sign this form until you follow through with the review process by applying for a change of use permit. We will need to see a copy of your approved site plan. If there were any structural changes, then we would need to see those specifics. I am enclosing a permit application in this notice for your convenience. I am also enclosing an application for a sign permit. Any new signs or changes to your existing signs will need a permit also. I would also remind you to check with Brandi Maxwell in the City Clerk's office for any required City licenses. The sooner that you can come in and apply for your change of use permit, the quicker I can sign off on your State form.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins, Planning Division
Kandi Talbot, Planning Division
Brandi Maxwell, City Clerk's Licensing Division

SECRETARY OF STATE
BUREAU OF MOTOR VEHICLES
STATE HOUSE STATION 29
AUGUSTA, MAINE 04333

APPLICANT'S NAME: Patrick O'Shea
BUSINESS NAME: Progressive Auto Body
BUSINESS ADDRESS: 955 R Forest Ave.
Portland ME 04103

received
6/3/03

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license:

IS REQUIRED

IS NOT REQUIRED

HAS BEEN ISSUED

WILL BE ISSUED

Marge Schmuckal
Signature - Authorized City/Town Official

Zany Administrator
Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of Cumberland ss. June 11 2003 Then personally appeared the above AUTHORIZED CITY/TOWN OFFICIAL named Marge Schmuckal and acknowledge the foregoing instrument under oath to be her free act and deed.

NOTARY PUBLIC Mary P. Davis

My commission expires _____

zoning rev 6/00

Mary P. Davis, Notary Public
State of Maine
My Commission Expires 7/27/2003

Office of the City Clerk


PAYMENT RECEIPT
City of Portland, Maine
City Clerk's Office Tel: 874-8610

Linda C. Cohen, CMC
City Clerk

June 6, 2003

Receipt No. 153977

CITY OF PORTLAND

Sold By: BLM Payment: Check

Code	Description	Quantity	Price	Extension
20207	Second Hand Dealer	1	50.00	50.00
20116	New Application Fee	1	20.00	20.00
			Total	70.00
Tendered				
Change				

Sold to: Progressive Auto Body
Check Number: 5737
955 Forest Ave

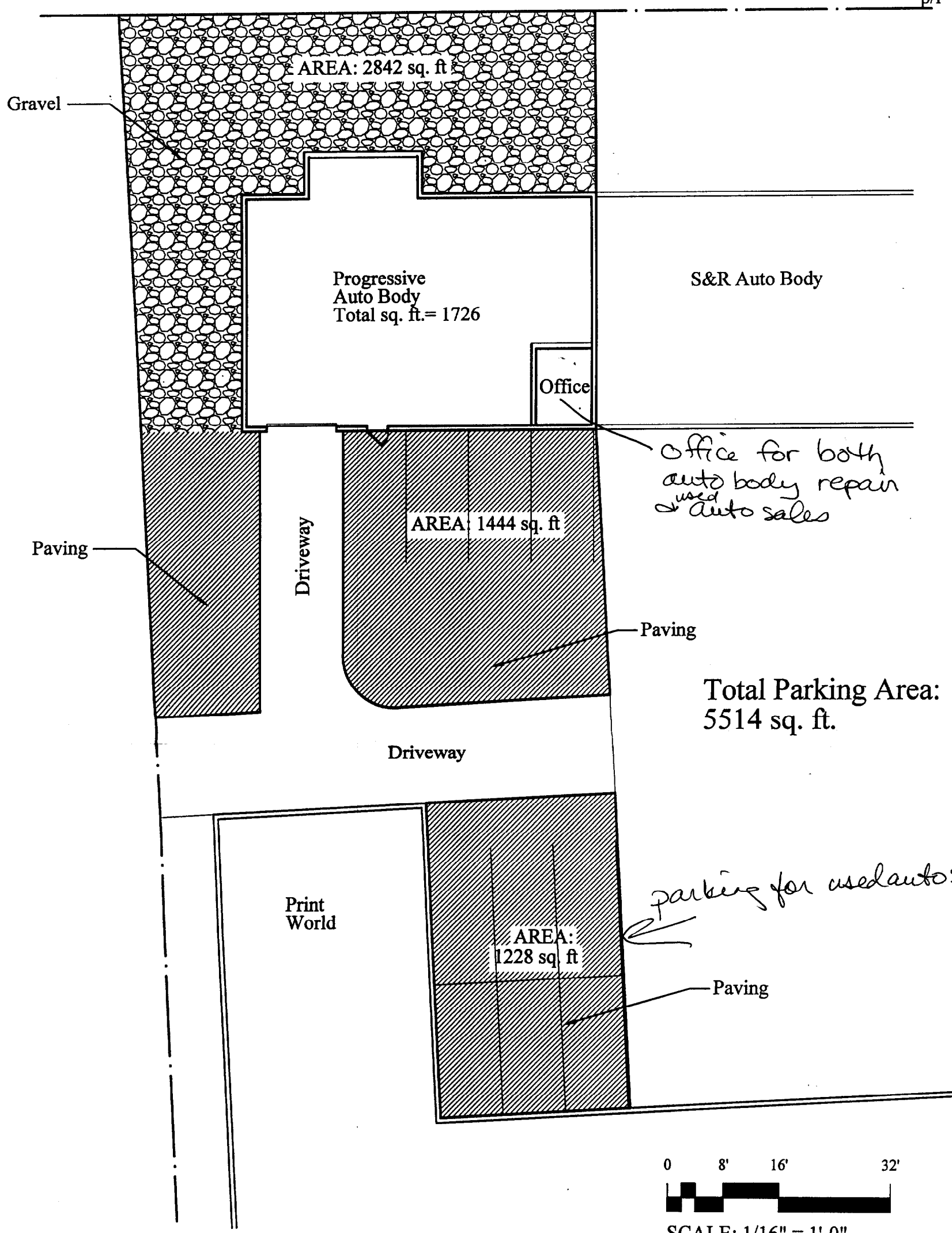
PAYMENT RECEIPT
City of Portland, Maine
City Clerk's Office Tel: 874-8610

Date Sold: June 6, 2003

Sold By: BLM Payment Type: Check Sale Total: 70.00 Receipt No. 153977

Sold to: Progressive Auto Body
Check Number: 5737

955 Forest Ave
 389 Congress Street • Portland, Maine 04101 • (207) 874-8677 • FAX 874-8612 • TTY 874-8936



Office for both auto body repair used Auto sales

parking for used auto sales

Total Parking Area: 5514 sq. ft.

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

SITE PLAN FOR:
PAT O'SHEA

PROGRESSIVE AUTO BODY
955R FOREST AVE.
PORTLAND, MAINE 04103

DATE: 5-08-03
PROJECT # 000000

SCALE: 1"=16'
1/16"=1'-0"
DRAWN BY: JWW

CSK