

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

Location of Construction: 915 Forest Avenue		Owner: Riverside 1000		Phone:	Permit No:
Owner Address: 915 Forest Ave		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name:		Address:		Phone:	
Past Use: Professional Office		Proposed Use: Publishing Printing & Prof Ofc		COST OF WORK: \$	PERMIT FEE: \$50.00 + \$25.00
Proposed Project Description: Conditional Use Appeal -		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3	
		Signature: [Signature]		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Zone: CBL	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/> mm <input type="checkbox"/>	
Permit Taken By: Victoria A. Dover		Date Applied For: November 30, 1995			

**960229**  
**PERMIT ISSUED**  
**APR - 3 1996**  
**CITY OF PORTLAND**

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..

APPEAL SUSTAINED 12/14/95

**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

P.O.Box 9711, 465 Congress St    November 30, 1995    780-6789

SIGNATURE OF APPLICANT Paul Bulger	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE White-Permit Desk   Green-Assessor's   Canary-D.P.W.   Pink-Public File   Ivory Card-Inspector			PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved 12/14/95  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**CEO DISTRICT**

6  
[Signature]

COMMENTS

9-15-96 Everything checks out Ok. Certificate of Occupancy

9/23/96 owner/manager stated he did not need a certificate of occupancy  
No certificate issued. H McDaniel

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



December 22, 1995

Paul S. Bulger, Attorney  
465 Congress Street  
P. O. Box 9711  
Portland, Maine 04104-5011

RE: 915 Forest Avenue  
Riverside 1000 - owners

Dear Mr. Bulger,

As you know, at its December 14, 1995 meeting, the Board of Appeals voted to grant your request for a conditional use appeal allowing a change of use from professional offices to commercial printing uses. A copy of the Board's decision is enclosed for your information.

It will now be necessary to proceed by applying for a minor site plan review. It is required that any change of use having floor area between 5,000 and 10,000 square feet go for staff review in the form of a minor site plan. Information on what you will need at the time of application is enclosed. At the time of application, bring all the required information to this office. We are open Monday through Friday, from 7:00 a.m. until 4:00 p.m.

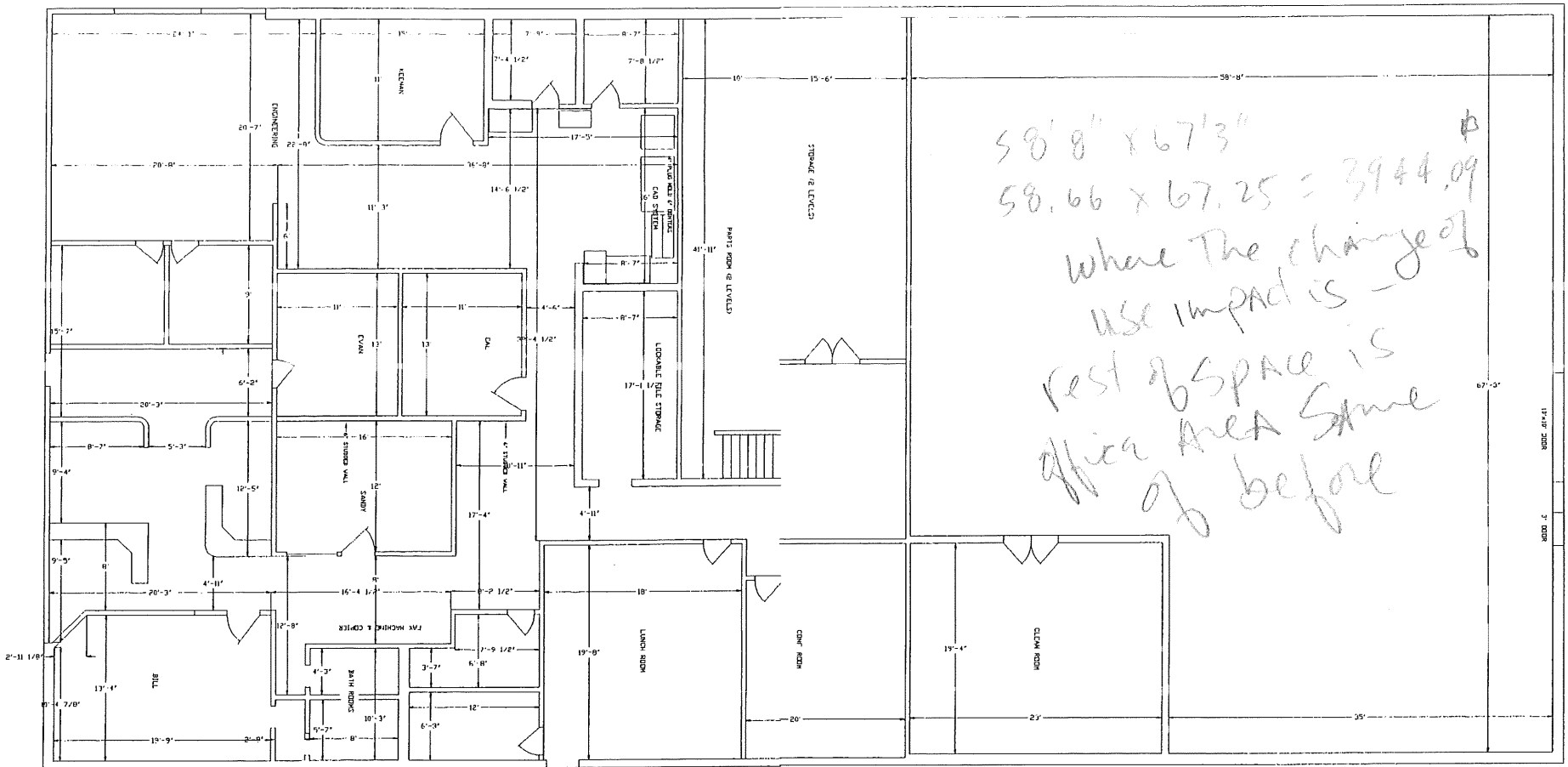
If you need any further information, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal  
Zoning Administrator

cc: Matthew D. Manahan, Chairman, Board of Appeals  
Joseph E. Gray, Director, Planning and Urban Development  
P. Samuel Hoffses, Chief, Code Enforcement Division  
Charles A. Lane, Assoc. Corp. Counsel  
A. Rowe, Code Enf Ofcr

*After further  
review, the  
Actual  
change of  
use area is  
39,944 -  
No side plan  
kicked in*



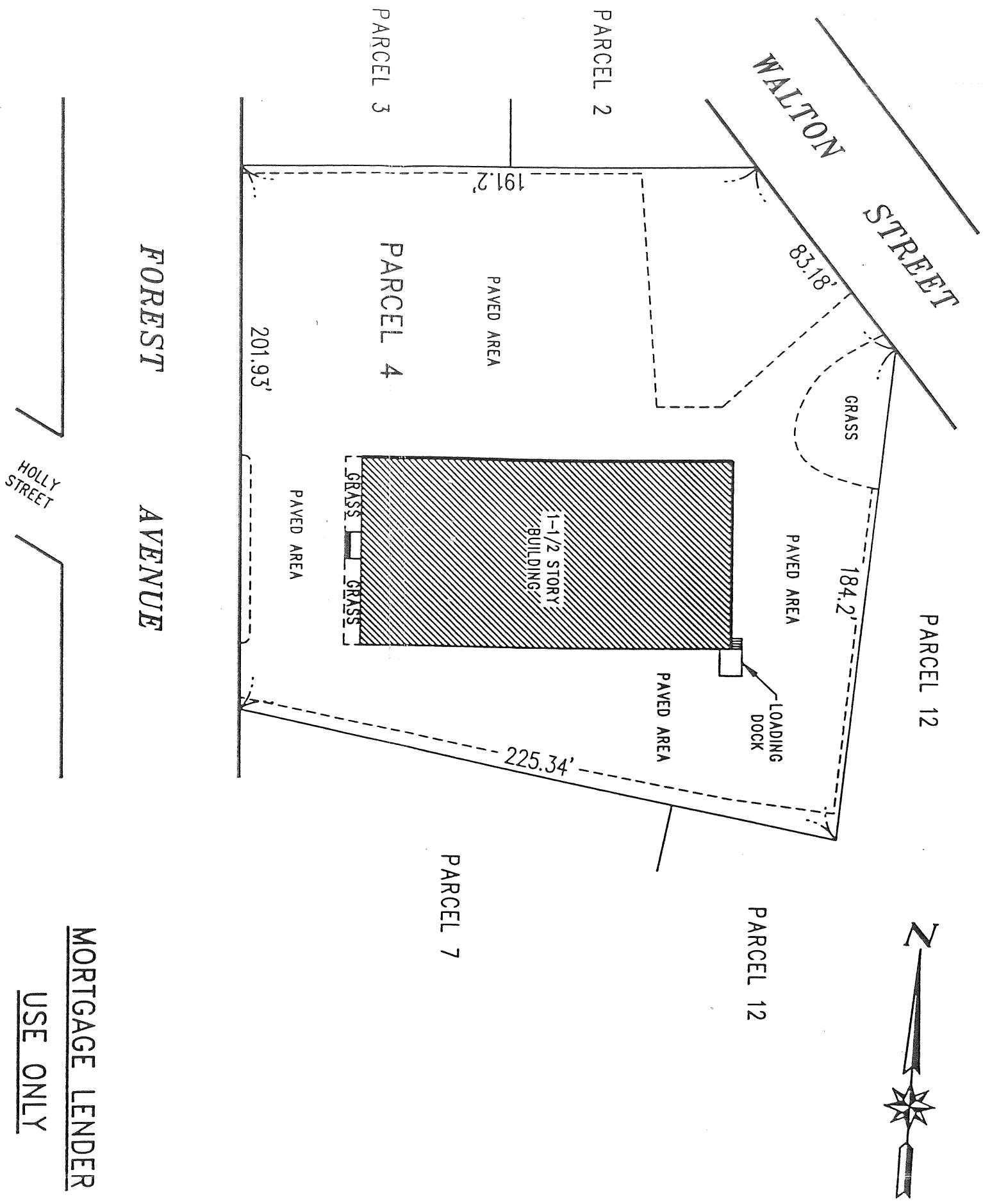
No New walls  
all existing

REV				BY				DATE				REVISION				PROJECT				DRAWING NUMBER			
																Zajac Equipment Supply				041M0100			
																Floor Plan				JOB NUMBER			
																				REV 01			
																				DATE			
																				8/1/92			
																				SCALE			
																				NTS			
																				DRAWN BY			
																				LKA			
																				CHECKED BY			

**Copi**  
Colonial Offset Printing Inc.  
915 Forest Ave  
Portland, Maine 04103

FILE NUMBER: 13604 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C  
 ATTORNEY: TROUBH, HEISLER & PIAMPIANO, P.A. DATED: 07/15/92  
 TITLE COMPANY: CHICAGO TITLE COMPANY TITLE REFERENCE  
 LENDER: PEOPLES HERITAGE SAVINGS BANK DEED BOOK: 8166 PAGE: 16  
 OWNER: 915 FOREST AVENUE ASSOCIATES PLAN BOOK: N/A PAGE: N/A LOT(S): N/A  
 APPLICANT: RIVERSIDE 1000 PLAN NUMBER: N/A OF N/A  
 DATE: 11/14/95 SCALE: 1"=60' MAP: 142 BLOCK: F PARCEL: 004  
 ASSESSORS MAP

**MORTGAGE INSPECTION PLAN**  
**915 FOREST AVENUE, PORTLAND, ME**



MORTGAGE LENDER  
USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEDDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBERS FROM ASSESSOR'S MAP.

**DES LAURIERS & ASSOCIATES**  
**OF NEW ENGLAND, INC.**  
 153 U.S. RT 1, SCARBOROUGH, ME 04074  
 TEL.: (800)882-2227 FAX.: (207)883-1001

*[Signature]*  
*[Signature]*

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine.  
 (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in recording deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences,

915



Applicant: PAUL Bulger  
Address: 915 Forest Ave  
Assessors No.: 142-F-4

Date: 4/1/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - B-2

Interior or corner lot -

Use - conditional use appeal for Printing - actual Area of change of use is less than 5,000<sup>sq</sup>

Sewage Disposal - City

$$58.66' \times 67.25' = 3,944.04^{sq}$$

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - *OK*

Loading Bays -

Site Plan - NO SITE PLAN required

Shoreland Zoning - N/A

Flood Plains -

