



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 21, 2013

Thomas R. Kelly, Esq.
Robinson, Kriger & McCallum
12 Portland Pier
Portland, ME 04101-4713

Department of Housing & Urban Dev.
c/o Roland Gagnier
Gagnier, Hicks Associates, LLC
24 Pinewood Hills
Longmeadow, MA 01106

RE: Deering Pavillion, 880 Forest Avenue - 136-E-5, 137-H-1, 142-G-7, & 4 (the "Property") - R-6 Residential Zone

Dear Sirs/Madams:

I am in receipt of your request for an updated determination letter indicating the Property's compliance with City of Portland zoning and land use regulations in regard to (i) current conditions and (ii) in the event that certain listed changes as outlined are made to the facilities.

The Property was approved as a 200 unit facility for elderly housing in an eleven story building by an issued permit on December 1, 1971. Prior to issuance, the Zoning Board of Appeals granted a variance to allow the 11 story building height (108'4" high instead of the 65' maximum allowed at that time). At the same time the Zoning Board granted a variance for the required number of parking spaces (57 parking spaces instead of the minimum required of 200 parking spaces). These variances are still in force and valid.

The Property project was also approved by the Planning division under site plan review. Subsequently, a certificate of occupancy was issued on July 17, 1973.

It appears that the Property is in compliance with all other zoning requirements of the City of Portland, Maine, including but not limited to density, lot coverage and setback restrictions. I am not aware of any violations concerning the Property. There are no pending or anticipated legal actions against the Property.

Attached hereto are true copies of documents, permits, variances and certificates of occupancy in regard to the Property.



Planning & Urban Development Department

Pg. 2

I have also reviewed the proposed description of work that is anticipated in regard to the Property. All such proposed work is in compliance with the current Land Use Zoning Ordinance and would not create any Zoning violation. Please note that the proposed work will require separate electrical, plumbing and building permits through the Inspection Services office.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Enclosures

Cc: file

May 23, 1979

Mr. Hick Holt
Krumblhaar & Holt Associates
66 Main Street
Ellsworth, Maine

Dear Mr. Holt:

Yesterday, the Planning Board discussed your amendment to the previously approved site plan for Dearing Pavilion. This amendment incorporates the additional parking FHA and the developer have requested.

The Planning Board feels that this site plan embodies a sizeable disadvantage in that the average walking distance from parked car to main entry is excessive, thereby increasing the likelihood of potential mishaps, especially in winter when slippery conditions can prevail. Most members of the Board felt that the functional needs of the elderly should dictate the form of the site plan ("form follows function") and that the basic need of walking from car to building is a more meaningful day-to-day consideration than the maintenance of a near-perfect idyllic setting. In this particular case, however, the Board's views are merely advisory and cannot therefore be binding. The Board would strongly urge to further evaluate this matter by placing the parking more southerly and westerly.

If you persist in this particular location we would strongly suggest a setback from Forest Avenue of at least 20 feet so as to not conflict with any future widening of Forest Avenue and also, so as to allow maximum room for parking lot screening from passing vehicular and pedestrian traffic. The abutting residential properties should also be buffered by retaining as much of the existing vegetation cover as possible and desirable. The present setback is 15 feet.

Sincerely,

Gerald A. Holtanhoff
Ass't Planning Director

cc: R. Lovell Brown, Building Inspector
Nelson Cartwright, Building Inspection

GAH/jk

15.10 pd 8-9-71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Submitted 11/16/71

VARIANCE APPEAL

Diocesan & Bureau of Housing, owner of property at 856-882 Forest Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of an 11-story masonry building approximately 109' x 137' at the above named location. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The maximum height for a building in the R-2 Residential Zone in which this building is to be located, as established in Section 602.7B.8 is 5 stories or 65 ft. This building is 11 stories and 108'4" high. (2) Section 602.14D.1 requires one parking space for each dwelling unit. Two hundred ~~XXX~~ parking spaces will need to be provided instead of 57 spaces as indicated on the plan.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

[Handwritten Signature]
APPELLANT

DECISION

After public hearing held September 16, 1971, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

[Handwritten Signatures]

Board of Appeals



R6

NO RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, August 3, 1971

PERMIT ISSUED

DEC 16 1971

1561
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Rt. 1 - Forest Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Diocesan & Bureau of Housing, c/o Robert G. Robinson Telephone 773-7281
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Stewart & Williams Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 8
 Proposed use of building Housing for the Elderly No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2,500,000. Fee \$ 7,500. paid 12-10-71

General Description of New Work

To construct 11-story masonry building as per plans

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete plans and estimated cost and pay fee.

When final contractual cost have been arrived at, any difference between this figure and that will be paid by amendment.

Appeal sustained 9/16/71

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Robert G. Robinson

Details of New Work

In any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

R. G. Robinson 12/14/71

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Diocesan & Bureau of Housing

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Diossian & Bureau of Housing**
(Deering Pavilion)

Date of Issue **July 17, 1973**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **73/1861**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Housing for the elderly

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

[Signature]
Inspector of Building

Notes: This certificate identifies in full use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 880 Forest Ave 136-E-005

Issued to Atlantic Telcom Services Inc.

Date of Issue April 7 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991373 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire equipment shelter on roof

type 2B use group R2 Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/7/00
(Date)

Michael Wang
Inspector

Charles J. Hayes
Inspector of Buildings

04/07/00

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ROBINSON
KRIGER &
MCCALLUM
ATTORNEYS AT LAW

TWELVE PORTLAND PIER
PORTLAND, MAINE 04101-4713

TELEPHONE (207) 772-6565
FACSIMILE (207) 773-5001
E-MAIL: rkelly@rklegal.com

DOUGLAS J. ALOFS
RICHARD D. BAYER
CARA L. BIDDINGS
MARIANNA FENTON HIBBARD
JAMES C. HUNT
HUMPHREY H. N. JOHNSON
THOMAS R. KELLY
JOHN M. MCCALLUM
ALAN R. NYE
THOMAS QUARTARARO
KATHLIN G. ROY
JEFFREY B. WILSON

FOUNDERS

JAMES S. KRIGER
ROBERT C. ROBINSON

October 4, 2013

Marge Schmuckle
Zoning Administrator
City of Portland, City Hall
389 Congress Street
Portland, ME 04101

Re: Zoning Compliance Letter
880 Forest Avenue
Diocesan Bureau of Housing, Deering Pavilion
R-6 Residential Zone
136-E5 & 137 H1 & 142 G7&4

RECEIVED

OCT - 8 2013

Dept. of Building Inspections
City of Portland Maine

Dear Marge:

We represent the Diocesan Bureau of Housing, which operates a multi-family housing high rise on Forest Avenue. Kindly accept this as a request for a letter indicating DBH's compliance with zoning and land use regulations of the City both (i) currently and (ii) in the event that it installs the following facilities. Enclosed please find the check for the fee in the amount of \$150.00.

The letter is needed as part of the underwriting process for a grant from HUD. The HUD application process requires a letter from the local zoning official indicating evidence of permissive zoning and showing that the modifications into the project as proposed are permissible under applicable zoning ordinances or regulations. — ① — ②

You supplied a similar letter a little over a year ago, needed as part of an earlier grant application. I attach a copy of your letter from that time. The work being proposed is the same this time around, except for a few items.

We request the letter on or before October 30, 2013, because HUD has provided a deadline. Kindly send the letter to me, but address the letter to the following recipients:

Marge Schmuckle
October 4, 2013
Page 2

Thomas R. Kelly, Esq.
Robinson, Kriger & McCallum
12 Portland Pier
Portland, ME 04101-4713

} address

and

Department of Housing and Urban Development
c/o Roland Gagnier
Gagnier, Hicks Associates, LLC
24 Pinewood Hills
Longmeadow, MA 01106

Here is a description of the work. With the exceptions noted, this is the same description of work that I supplied to you when I requested the attached letter over a year ago. As you can see below, I have crossed off the work that is not part of the present grant application.

DEERING PAVILION – PORTLAND, MAINE

Deering Pavilion is a 200 Unit Affordable Senior Rental Housing Project located at 880 Forest Avenue in the heart of Portland which is operated by the Diocesan Bureau of Housing and the Catholic Diocese of Portland. The 11 story project has recently completed a retrofit of the building's exterior resulting in energy saving improvements through increased insulation in its siding system and the replacement of all windows with an energy efficient window product. In addition, the main heating plant has been retrofitted with state of the art heating equipment.

In response to the HUD Assisted Living Conversion and Service Enriched Housing Program NOFA which provides funding for the conversion of senior housing to a supportive service enriched housing environment (SEH), Deering Pavilion is seeking funding to improve the lives of the seniors who have aged in place at Deering Pavilion and now require greater handicapped accessibility in their homes as well as in the building's community areas. To achieve this Deering Pavilion proposes to modify 10% (20 living units) of the residential units in order to improve accessibility through modifications to bathrooms and kitchens. Existing bathtubs will be replaced by roll in showers and toilets will be replaced with accessible height seats. Lavatories and medicine cabinets will be installed at accessible heights, and grab bars will be installed. Bathroom doors will be widened as needed. Kitchens will receive cabinets arranged with removable fronts to provide knee space at a work counter and at the sink for those residents with wheelchairs. Flooring will be extended under the knee spaces. Countertops and wall cabinets will be set at accessible heights.

Tenant Lounges:

Each floor has a two tenant lounges in the center of the building. The furnishings in those spaces are original to the building, and are not appropriate for a senior population. The seating surfaces are too low and deep, and will be replaced with ergonomically appropriate seating and tables.

Dining Area:

The dining area on the first floor is a nondescript space, with outdated and inappropriate furnishings, inefficient lighting and no ventilation. Carpeting will be replaced with hard surface flooring to aid circulation for persons with disabilities,

Marge Schmuckle

October 4, 2013

Page 3

and provide a surface that is easier to maintain. Soffits will be installed to help define the dining space from the circulation space around the edges, and visually reduce the scale of the space to a more personal level. Seating will be replaced with ergonomically appropriate seating for seniors. The wall at the entrance area will be changed from an aluminum storefront to a more appropriate drywall partition with windows, so that handrails to assist residents, and a power operated door can be installed. Lighting will be replaced with surface mounted energy efficient lighting to reduce energy consumption and provide a more welcoming environment. An energy recovery ventilation system (ERV) will be installed to improve air quality and minimize energy consumption.

Library/Office Area:

The library area is immediately outside the office area, and has insufficient storage for books and inappropriate seating. The proximity to the offices causes significant issues with confidentiality in the offices when the staff is meeting with tenants. The library area will be modified to provide additional storage for books, ergonomically appropriate seating for residents, and separate the office area. ~~Partitions will be installed to create a separate corridor to provide better security and privacy for the offices, and to create an additional office for a service provider.~~

Wellness Room:

There is currently a very small room adjacent to the dining area that is used by visiting nurses, but it is very cramped, and has no storage space for materials or supplies. The space will be expanded into a former storage room to provide a more appropriately sized space, and casework will be installed to allow for more efficient use by wellness providers and to provide cabinetry to secure resident medications and personal documentation.

~~Gift Shop:~~

~~There is a gift shop also adjacent to the dining area where residents can purchase food and personal items. The space has built in counters that hinder circulation for residents with disabilities, and shelving that is not accessible. The casework will be replaced with new casework to allow for accessible circulation and displays. There will also be an accessible transaction counter at the cashier's station.~~

Computer Room:

The anteroom to the service coordinator's office will be subdivided to create a waiting space for the service coordinator and a dedicated accessible computer room for the residents in a space that central to the facility.

Trash Room:

The trash room is in the location of the former compactor room, and also houses the only janitor's space on the first floor. The room has no ventilation. A partition will be installed to separate the trash room from the janitor's space and prevent any potential cross contamination of cleaning supplies. An exhaust fan ducted to the exterior will also be provided to reduce odor problems.

In summary, all of the renovations contemplated will enable the residents to continue to age in place in an environment that is more respectful to them, allowing for the delivery of additional services as needed, and enable the management to provide a high quality of supportive care in an efficient manner.

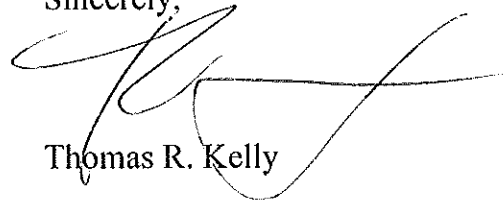
Installing Energy Star light fixtures and appliances will reduce electrical energy consumption and provide a facility of use and better visual acuity for the residents. Installing an ERV for the dining room will provide ventilation while saving energy that would be lost with a straight exhaust system. Installing low flow showerheads, faucet aerators and low flow toilets will reduce water consumption and related costs to the project.

Your office has responded to previous requests for such letters in the past, and we always appreciate your professionalism.

Marge Schmuckle
October 4, 2013
Page 4

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas R. Kelly', with a long horizontal flourish extending to the right.

Thomas R. Kelly

TRK:tlh
Enc.s

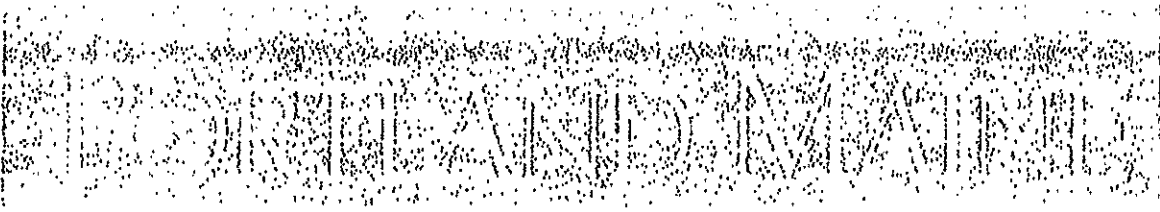
cc: Roland Gagnier

Marge Schmuckle

October 4, 2013

Page 5

bc: David Twomey
Helen McGuinness, DBH Management, Inc., c/o Chancery
Joanne Bean, Deering Pavilion



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

June 26, 2012

Thomas R. Kelly, Esq.
Robinson, Kriger & McCallum
12 Portland Pier
Portland, ME 04101-4713

Department of Housing and Urban Development
c/o Roland Gagnier
Gagnier, Hicks Associates, LLC
24 Pinewood Hills
Longmeadow, MA 01106

RE: Deering Pavilion, 880 Forest Avenue – 136-E-5, 137-H-1, 142-G-7 & 4 (the
"Property") – R-6 Residential Zone

Dear Sirs/Madams:

I am in receipt of your request for a determination letter indicating the Property's compliance with City of Portland zoning and land use regulations in regard to (i) current conditions and (ii) in the event that certain listed changes are made to the facilities.

The Property was approved as a 200 unit facility for elderly housing in an eleven story building by an issued permit on December 1, 1971. Prior to issuance, the Zoning Board of Appeals granted a variance to allow the 11 story building height (108'4" high instead of the 65' maximum allowed at that time). At the same time the Zoning Board granted a variance for the required number of parking spaces (57 parking spaces instead of the minimum required of 200 parking spaces). These variances are still in force and valid.

The Property project was also approved by the Planning division under site plan review. Subsequently, a certificate of occupancy was issued on July 17, 1973.

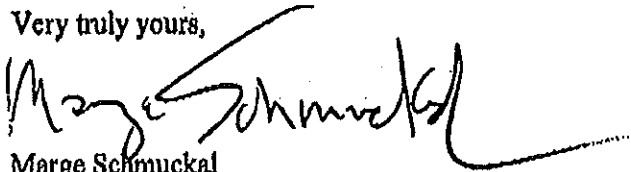
It appears that the Property is in compliance with all other zoning requirements of the City of Portland, Maine, including but not limited to density, lot coverage and setback restrictions. I am not aware of any violations concerning the Property. There are no pending or anticipated legal actions against the Property.

Attached hereto are true copies of documents, permits, variances and certificates of occupancy in regard to the Property.

I have also reviewed the proposed description of work that is anticipated in regard to the Property. All such proposed work is in compliance with the current Land Use Zoning Ordinance and would not create any Zoning violations. Please note that the proposed work will require separate electrical, plumbing and building permits through the Inspection Services offices.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,



Marge Schmuckal
Zoning Administrator

Enclosures

Cc: file

15.0 p.d 8-9-71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

granted 11/16/71

VARIANCE APPEAL

Diacegan & Bureau of Housing, owner of property at 856-882 Forest Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of an 11-story masonry building approximately 109' x 137' at the above named location. This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The maximum height for a building in the R-6 Residential Zone in which this building is to be located, as established in Section 602.78.6 is 5 stories or 65 ft. This building is 11 stories and 108'4" high. (2) Section 602.14b.1 requires one parking space for each dwelling unit. Two hundred ~~XXXX~~ parking spaces will need to be provided instead of 57 spaces as indicated on the plan.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

[Signature]
APPELLANT

DECISION

After public hearing held September 16, 1971, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

[Signature]
[Signature]
[Signature]
Board of Appeals



NO RESIDENCE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Portland, Maine August 3, 1971

PERMIT ISSUED

DEC 16 1971

1561 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 811-813 Forest Avenue Within Fire Limits? Dist. No. Owner's name and address Pleasant & Bureau of Housing, c/o Robert O. Robinson Telephone 772-7281 Lessee's name and address 120 Exchange St. Telephone Contractor's name and address Stewart & Williams Telephone Architect Specifications Plans Yes No. of sheets 8 Proposed use of building Housing for the Elderly No. families Last use No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 2,500,000. Fee \$ 7,500. paid 12-10-71

General Description of New Work

To construct 11-story masonry building as per plans

This application is preliminary to get settled the question of bonding appeal. In the event the appeal is sustained the applicant will furnish complete plans and estimated cost and pay fee.

When final contractual cost have been arrived at, any difference between this figure and that will be paid by amendment.

Appeal sustained 9/16/71

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Robert O. Robinson

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? Is connection to be made to public sewer? If not, what is proposed for sewer? Has septic tank notice been sent? Form notice sent? Height average grade to top of plate Height average grade to highest point of roof Size, front depth No. stories Solid or filled land? earth or rock? Material of foundation Thickness, top bottom cellar Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining Kind of heat fuel Framing Lumber-Kind Dressed or full size? Corner posts Sills Size Girder Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet Joists and rafters 1st floor 2nd 3rd roof On centers 1st floor 2nd 3rd roof Maximum span 1st floor 2nd 3rd roof If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Robert O. Robinson 12/14/71

Miscellaneous

Will work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent to

CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION DEPARTMENT
ROOM 113, CITY HALL

Area Code 207
Tel. 774-0221
Ext. 234

PROJECT Deering Pavilion
LOCATION FOREST AVENUE, PORTLAND
General Contractor STEWART & WILLIAMS INC
Address 108 ARSENAL ST.
AUGUSTA, MAINE

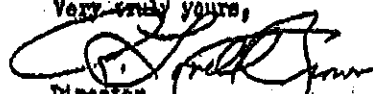
Gentlemen:

In order that the Building Inspection Services of the City of Portland, Maine may coordinate and more efficiently serve your interests, will you kindly fill out and forward us the information listed below concerning all sub-contractors expected to work on the above project:

PLUMBING P.G. Ford
ELECTRICAL Kerr Electric
HEATING Fels
VENTILATION Fels
OIL, GAS TANKS Fels
KITCHEN EQUIPMENT & VENTILATION Burbank Douglas
SPRINKLERS High Point Sprinkler
FIRE ALARM Kerr Electric
STONS NONE

Permits for above work are issued by this department only to the actual installers and sub-contractors should be advised by the general contractor that they must apply for separate permits for their work.

Very truly yours,


Director
Building & Inspection Services



May 23, 1978

Mr. Nick Holt
Krumblin & Holt Associates
66 Main Street
Ellsworth, Maine

Dear Mr. Holt:

Yesterday, the Planning Board discussed your amendment to the previously approved site plan for Oaring Pavilion. This amendment incorporates the additional parking PMA and the developer have requested.

The Planning Board feels that this site plan embodies a sizeable disadvantage in that the average walking distance from parked car to main entry is excessive, thereby increasing the likelihood of potential mishaps, especially in winter when slippery conditions can prevail. Most members of the Board felt that the functional needs of the elderly should dictate the form of the site plan ("form follows function") and that the basic need of walking from car to building is a more meaningful day-to-day consideration than the maintenance of a near-perfect idyllic setting. In this particular case, however, the Board's views are merely advisory and cannot therefore be binding. The Board would strongly urge to further evaluate this matter by placing the parking more southerly and westerly.

If you persist in this particular location we would strongly suggest a setback from Forest Avenue of at least 20 feet so as to not conflict with any future widening of Forest Avenue and also, so as to allow maximum room for parking lot screening from passing vehicular and pedestrian traffic. The abutting residential properties should also be buffered by retaining as much of the existing vegetation cover as possible and desirable. The present setback is 15 feet.

Sincerely,

Gerald A. Koltzenhoff
Ass's Planning Director

cc: R. Lovell Brown, Building Inspector
Nelson Cartwright, Building Inspection

GAI/jk

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Diognan A Bureau of Housing**
(Deering Pavilion)

Date of Issue **July 17, 1973**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **71/1963**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PART

APPROVED OCCUPANCY

Entire

Housing for the elderly

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright

(Date)

Inspector

Inspector of Building

Notes: This certificate becomes invalid in the event of building or premises and shall be withdrawn from record in case of any property changes made. (Copy will be furnished in case of loss for the fee.)





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 880 Forest Ave 196-B-005

Issued to Atlantic Telecom Services Inc.

Date of Issue April 7 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991973, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING ON PREMISES

APPROVED OCCUPANCY

Entire equipment shelter on roof

type 2B use group R2 Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

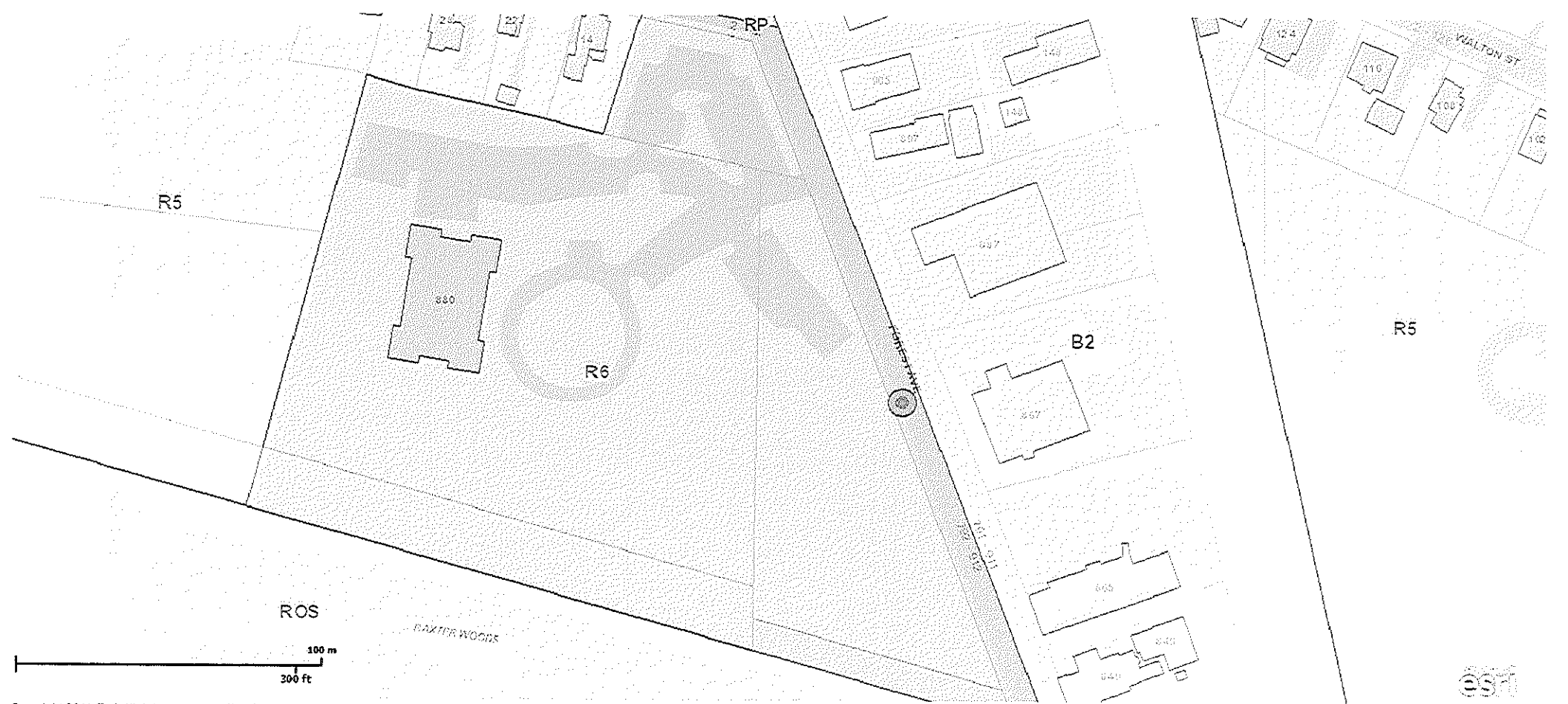
4/7/00 *Michael Wang*
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

04/07/00

Notice: This certificate identifies lawful use of building or premises, and shall not be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lease for one dollar.

880 Forest Ave



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CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1805	Applicant: DIOCESAN BUREAU OF HOUSIN
Project Name: 880 FOREST AVE	Location: 880 FOREST AVE
CBL: 136 E005001	Application Type: Determination Letter
Invoice Date: 10/08/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 136 E005001
Bill to: DIOCESAN BUREAU OF HOUSING
 880 FOREST AVE
 PORTLAND, ME 04103

Application No: 0000-1805
Invoice Date: 10/08/2013
Invoice No: 43003
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>