

CITY OF PORTLAND, MAINE
PLANNING BOARD

Joseph A. O'Brien, Chairman
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June 1, 1994

Dr. Thomas Edwards, Superintendent of Schools
Portland School Department
331 Veranda Street
Portland, ME 04103

RE: Stevens Avenue Armory Conversion to a Temporary School Use at
772 Stevens Avenue

Dear Dr. Edwards:

On May 31, 1994 the Portland Planning Board voted 6-0 (Carroll absent) on the following motions regarding the conversion of the Stevens Avenue Armory property to a temporary school use.

1. That the plan is in conformance with the Conditional Use standards and the R-5 Institutional Use standards of the Land Use Code with the following condition:
 - i. That the modular classroom units shall be removed from the Stevens Avenue Armory property within six (6) months after the last school students have vacated the modular class units or in any event, no later than July 31, 1996.
2. That the plan is in conformance with the site plan ordinance of the Land Use Code with the following conditions:
 - i. That the site plan be revised to include four (4) additional street trees along Stevens Avenue.
 - ii. That the proposed parking arrangement with the Stevens Avenue Congregational Church is approved by the Board of Appeals.

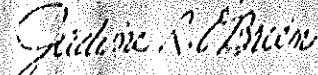
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #24-94, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jadino Naynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffsee, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Craig Carrigan, PE, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Grosik, Building Permit Secretary
Richard Whitmore, Assistant Superintendent of Schools
Richard Jones, Facilities Director
Approval Letter File

940690

Permit # 940690 City of Portland Building Permit Application Fee 700.00 Zone 300.00 Major Site Plan 50.00 Conditional Use

Owner State of Maine Phone #
Address School Dept - City of Pcid
LOCATION OF CONSTRUCTION 772 Stevens Ave (Armory)
Contractor City Bob

Address Phone # 874-8126
Est. Construction Cost 150,000. Proposed Use Middle School w/jnt

of Existing Ren. Units # of New Ren. Units Total Sq. Ft.
Building Dimensions L W
Stories # Bedrooms 1st. Fl. Conversion
Is Proposed Use Seasonal Condensation Explain Conversion make interior renovations as per plans

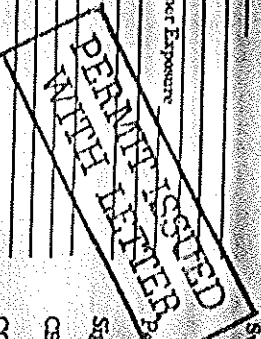
145-B-018 Major Site Plan/Conditional use-Planning Board
Foundations:
1. Type of Soil:
2. Set Backs - Front Rear Sides
3. Footing Size:
4. Foundation Size:
5. Other:

Floors:
1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size: Spacing 16" O.C.
4. Joist Size: Size:
5. Bridglet Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:
1. Studding Size: Spacing
2. No. windows
3. No. Doors
4. Header Sizes No. Spans(s)
5. Bracing Yes No
6. Corner Posts Size Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes Spans(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

White - Tax Assessor



For Official Use Only
Date 6 June 1994
Issued By
Title
Time Limit
Estimated Cost

Review Requirements:
Zoning Board Approval: Yes No
Planning Board Approval: Yes No
Conditional Use: Yes No
Special Exception: Yes No
Other:

Roofs:
1. Truss or Rafters Size Spacing
2. Sheathing Type Size
3. Roof Covering Type Size
4. Insulation Type Size
5. Ceiling Height

Chimneys:
Type Number of Fire Places

Heating:
Type Number of Fire Places

Electrical:
Service Entrance Size Smoke Detector Required: Yes No

Plumbing:
1. Approval of seal used if required Yes No
2. No. of Tubs or Showers
3. No. of Fixtures
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type Size
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Gresik
Signature of Applicant Richard Jones Date 6 June 1994

CEOs District Richard Jones
CONTINUED TO REVERSE SIDE
Ivory Tag - CEO W. W. Wallace

HISTORIC PRESERVATION