

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

|                                                         |  |                                           |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                          |  |
|---------------------------------------------------------|--|-------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location of Construction:<br>721 Stevens Ave            |  | Owner: The Childrens Center               |  | Phone:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Permit No:<br>010190                                                                                                                                                                     |  |
| Owner Address:                                          |  | Lessee/Buyer's Name:                      |  | Phone:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | BusinessName:                                                                                                                                                                            |  |
| Contractor Name:<br>C.M. Cimino Inc.                    |  | Address:<br>3 Warren Ave., Westbrook, ME  |  | Phone:<br>04092 854-8876                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Permit Issued:<br>MAR 15 2001                                                                                                                                                            |  |
| Past Use:<br>Child Care                                 |  | Proposed Use:<br>Child Care               |  | COST OF WORK:<br>\$158,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | PERMIT FEE:<br>\$972.00                                                                                                                                                                  |  |
| Proposed Project Description:<br>Addition & Renovations |  | Signature: <i>GM</i>                      |  | FIRE DEPT. <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | INSPECTION:<br>Use Group: B Type: 5B<br>BOCA 99                                                                                                                                          |  |
|                                                         |  |                                           |  | Signature: <i>Huffer</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Signature: <i>Huffer</i>                                                                                                                                                                 |  |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)                 |  | Action: Approved <input type="checkbox"/> |  | Approved with Conditions: <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Denied: <input type="checkbox"/>                                                                                                                                                         |  |
|                                                         |  | Signature:                                |  | Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Zone: K-5 CBL: 146-A-003 E                                                                                                                                                               |  |
| Permit Taken By:<br>Gayle                               |  | Date Applied For:<br>March 8, 2001        |  | Zoning Approval:<br>OK with conditions<br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland NA<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/><br>Received Exemption<br>Zoning Appeal 12/1/00<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input checked="" type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input checked="" type="checkbox"/> Approved 5-0<br><input type="checkbox"/> Denied<br>11/16/2000<br>K.T. |  | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review |  |

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..

\*\*\*\*Call Michael @ 854-8876

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

March 9, 2001

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**  
CEC DISTRICT 3

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

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

|                              |                    |                            |
|------------------------------|--------------------|----------------------------|
| <b>Permit No:</b><br>01-0190 | <b>Issue Date:</b> | <b>CBL:</b><br>146 A003001 |
|------------------------------|--------------------|----------------------------|

|                                                     |                                             |                                                      |                             |
|-----------------------------------------------------|---------------------------------------------|------------------------------------------------------|-----------------------------|
| <b>Location of Construction:</b><br>717 Stevens Ave | <b>Owner Name:</b><br>The Children's Center | <b>Owner Address:</b><br>721 Stevens Ave             | <b>Phone:</b><br>n/a        |
| <b>Business Name:</b><br>n/a                        | <b>Contractor Name:</b><br>C.M. Cimino Inc. | <b>Contractor Address:</b><br>3 Warren Ave Westbrook | <b>Phone:</b><br>2078548876 |
| <b>Lessee/Buyer's Name:</b><br>n/a                  | <b>Phone:</b><br>n/a                        | <b>Permit Type:</b><br>Alterations - Commercial      | <b>Zone:</b>                |

|                                                                                                                                                    |                                    |                                                                                           |                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Past Use:</b><br>Child Care                                                                                                                     | <b>Proposed Use:</b><br>Child Care | <b>Permit Fee:</b><br>\$0.00                                                              | <b>Cost of Work:</b><br>\$158,000.00   |
| <b>Proposed Project Description:</b><br>Converting existing barn into Kindergarten space on the first floor, and office space on the second floor. |                                    | <b>FIRE DEPT:</b><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | <b>INSPECTION:</b><br>Use Group: Type: |
|                                                                                                                                                    |                                    | Signature:                                                                                | Signature:                             |
| <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>                                                                                                     |                                    |                                                                                           |                                        |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied                           |                                    |                                                                                           |                                        |
|                                                                                                                                                    |                                    | Signature:                                                                                | Date:                                  |

|                               |                                        |                        |  |
|-------------------------------|----------------------------------------|------------------------|--|
| <b>Permit Taken By:</b><br>gg | <b>Date Applied For:</b><br>03/15/2001 | <b>Zoning Approval</b> |  |
|-------------------------------|----------------------------------------|------------------------|--|

|                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><br><input type="checkbox"/> Wetland<br><br><input type="checkbox"/> Flood Zone<br><br><input type="checkbox"/> Subdivision<br><br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><br>Date: | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><br><input type="checkbox"/> Miscellaneous<br><br><input type="checkbox"/> Conditional Use<br><br><input type="checkbox"/> Interpretation<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Denied<br><br>Date: | <b>Historic Preservation</b><br><input type="checkbox"/> Not in District or Landmark<br><br><input type="checkbox"/> Does Not Require Review<br><br><input type="checkbox"/> Requires Review<br><br><input type="checkbox"/> Approved<br><br><input type="checkbox"/> Approved w/Conditions<br><br><input type="checkbox"/> Denied<br><br>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.

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|                        |         |      |       |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|

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|                                             |      |       |
|---------------------------------------------|------|-------|
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | DATE | PHONE |
|---------------------------------------------|------|-------|

BUILDING PERMIT REPORT

DATE: 12 MARCH 2001 ADDRESS: 721 STEVENS AVE. CBL: 146-A-003

REASON FOR PERMIT: Addition & Renovations

BUILDING OWNER: The Childrens Center

PERMIT APPLICANT: CONTRACTOR C.M. Cimino Inc.

USE GROUP: B CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 158,000 PERMIT FEES: 972.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*2 \*3 \*4 \*5 \*6
\*11 \*12 \*13 \*14 \*17 20, 21, 22 \*23 \*27 \*28 \*29 \*30 \*31 \*32 \*33 \*34 \*35 \*37 \*38 1

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

X 28. All requirements must be met before a final Certificate of Occupancy is issued.

X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *Separate permits are required for Any Ne Signage*

X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

X 33. Bridging shall comply with Section 2305.16.

X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

X 35. All flashing shall comply with Section 1406.3.10.

X 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X 37. This proposed work requires STATE Fire Marshal's office approval

X 38. Ramps shall comply with Section (1016.0 ramps) of The bldg. Code.

P. Samuel H. Hises, Building Inspector

Cc: Eric Dougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: | <i>721 STEVEN AVE</i> |
|-----------------------------------|-----------------------|

|                                            |                       |
|--------------------------------------------|-----------------------|
| Total Square Footage of Proposed Structure | Square Footage of Lot |
|--------------------------------------------|-----------------------|

|                                                   |                              |             |
|---------------------------------------------------|------------------------------|-------------|
| Tax Assessor's Chart, Block & Lot Number          | Owner:                       | Telephone#: |
| Chart# <i>146</i> Block# <i>A</i> Lot# <i>003</i> | <i>THE CHILDREN'S CENTER</i> |             |

|                                     |                                   |                          |
|-------------------------------------|-----------------------------------|--------------------------|
| Lessee/Buyer's Name (If Applicable) | Owner's/Purchaser/Lessee Address: | Cost Of Work: Fee:       |
|                                     |                                   | <i>\$ 158,000 \$ 972</i> |

Current use: *CHILD CARE* Proposed use: *CHILD CARE*

Project description:  
*ADDITION & RENOVATIONS*

|                                                        |                              |
|--------------------------------------------------------|------------------------------|
| Contractor's Name, Address & Telephone                 | Rec'd By:                    |
| <i>C.M. CIMINO INC 3 WARREN AVE WESTBROOK ME 04092</i> | <i>3/8/01</i><br><i>Call</i> |

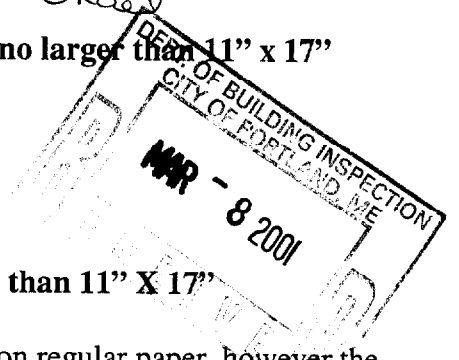
**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:**

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"

**On all commercial permits the following must be submitted:**

- 1 copy of the site/plot plan
- 2** copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**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/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.*

|                                                                                                                    |                     |
|--------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Signature of applicant:</b>  | <b>Date:</b> 3/9/01 |
|--------------------------------------------------------------------------------------------------------------------|---------------------|

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

146 - A to 315  
315

The Children's Center  
**Applicant**  
 721 Stevens Ave., Portland ME 04103  
**Applicant's Mailing Address**  
 David P. Silk 774-9000  
**Consultant/Agent/Phone Number**

November 20, 2000  
**Application Date**  
The Children's Center  
**Project Name/Description**  
 721 Stevens Ave., Portland, ME 04103  
**Address of Proposed Site**

**Description of Proposed Development:**  
 See attached

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

| Applicant's Assessment<br>(Yes, No, N/A) | Planning Office<br>Use Only |
|------------------------------------------|-----------------------------|
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |
| Yes                                      | OK                          |

**Planning Office Use Only:**

Exemption Granted 12/1/00 Partial Exemption Exemption Denied

f

**CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC**  
ATTORNEYS AT LAW

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ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320/TEL: 207-774-9000 FAX: 207-775-0612/www.curthax.com

David P. Silk  
dps@curthax.com

185 STATE STREET  
P.O. BOX 5307  
AUGUSTA, ME 04332  
TEL: 207-626-0388  
FAX: 207-626-3052

October 16, 2000

Planning Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

RE: The Children's Center, 721 Stevens Avenue, Portland, Maine  
Application for Exemption from Site Plan Review

Dear Sir or Madam:

The Children's Center is a Maine not-for-profit corporation which owns and operates toddler, preschool and kindergarten programs located at 721 Stevens Avenue in Portland. The Center, including its predecessor - the Westbrook College Children's Center - has been operating at the 721 Stevens Avenue location for over 15 years. The Center is licensed by the State for 51 children.

The Center is located at the corner of Stevens Avenue and Waverly Street in the R-5 Zone. See Tax Map 146-A, Lot 3 and Lot 5. The property is a double lot and includes a building and a two-story barn. For at least the last 5 years, the barn has been and presently is being used for storage. By the enclosed application, the Center seeks an exemption from Site Plan Review.

The project proposed by the Center is to convert the existing barn into kindergarten space on the first floor and office space on the second floor so that the kindergarten program and office can be relocated from the existing building into the renovated barn space. The area in the existing building vacated by the kindergarten program will be used by the existing toddler program, as common space and as a music room.



October 16, 2000

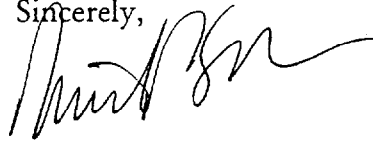
Page 2

In addition to the renovations to the barn, the Center seeks to construct an enclosed connector between the barn and the building which houses the existing programs. The connector will serve the primary purpose of making the first floor of the existing building handicapped accessible. The connector will be built on a concrete slab and be enclosed. The square footage of the connector will be 340 square feet.

Bill Whited, a Portland architect, has worked with the Center designing these changes. A copy of his plans are attached.

Consequently the Children Center requests a waiver from site plan review given that the only increase in the footprint of the existing buildings will be the 340 square foot connector.

Sincerely,

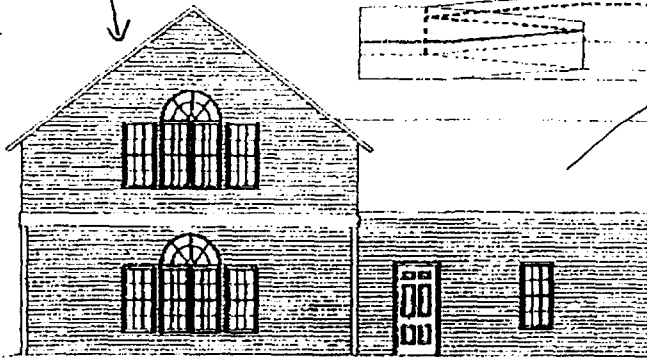


David P. Silk  
President, The Children's Center

DPS/mlc  
Enclosures

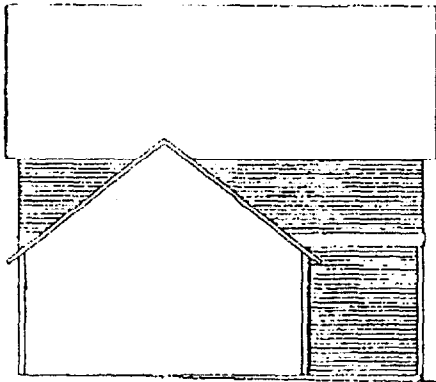
Existing Barn

Connector

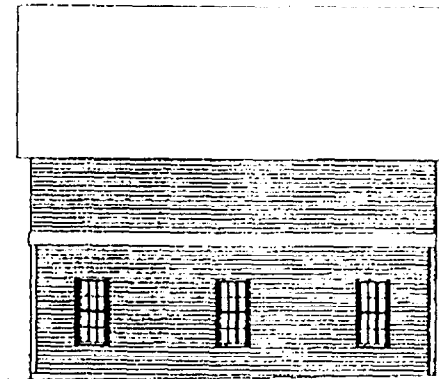


1 FRONT ELEVATION  
1/4" = 1'-0"

2 REAR ELEVATION  
1/4" = 1'-0"



3 SIDE ELEVATION  
1/4" = 1'-0"



4 SIDE ELEVATION  
1/4" = 1'-0"

CHILDRENS CENTER  
STEVENS AVENUE, PORTLAND

WILLIAM J. WATERS, INC.  
ARCHITECTS  
1372 2ND AVENUE  
PORTLAND, ME 04102

1/15/20

RENOVATIONS TO THE  
CHILDRENS CENTER  
STEVENS AVENUE, PORTLAND, MAINE



|           |  |
|-----------|--|
| NO.       |  |
| DATE      |  |
| BY        |  |
| APP. BY   |  |
| DATE      |  |
| REVISIONS |  |

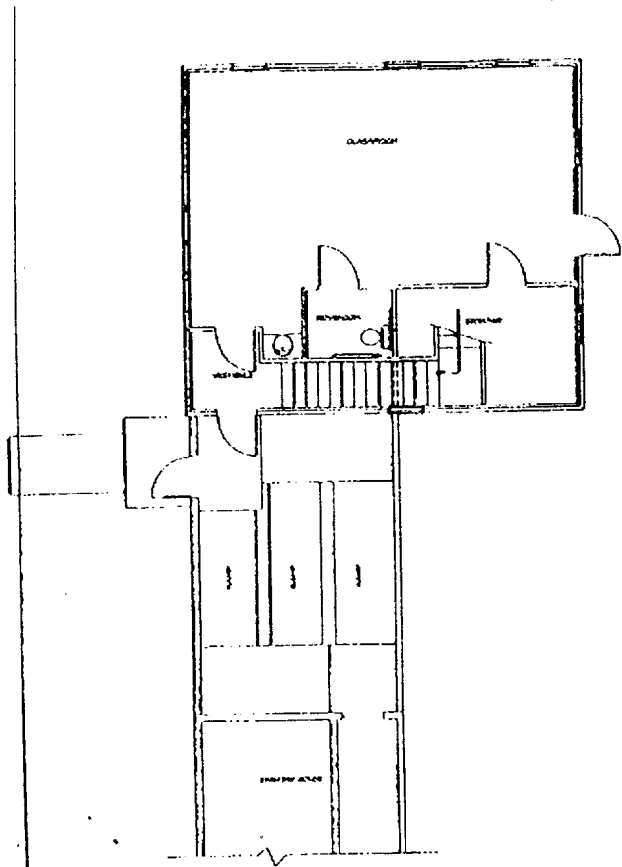
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| PROJECT NO. |  |
| DATE        |  |
| BY          |  |
| APP. BY     |  |
| DATE        |  |

NO. 112  
EXTERNAL ELEVATIONS

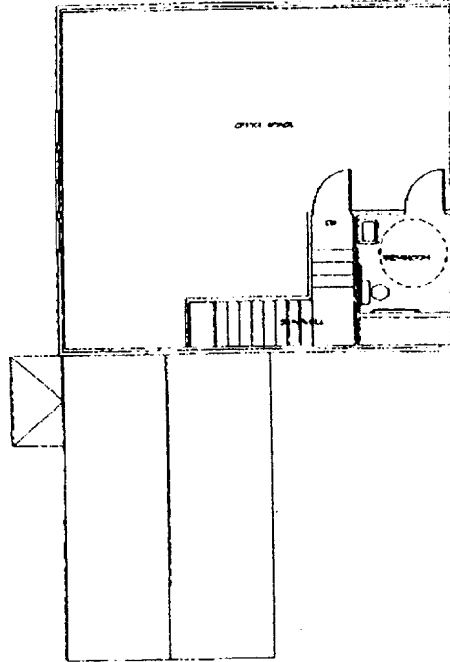
4.2

10-12-2000 1:41 PM FROM WHITED OFFICES 2078784533

|                    |                  |
|--------------------|------------------|
| POSTNET FAX NUMBER | 10-12-2000       |
| To David Bull      | FROM WHITED      |
| Company            | Co. W.H. Bull    |
| Phone #            | Phone # 818 4550 |
| Fax # 818-0612     | Fax # 818 4533   |



① FIRST FLOOR PLAN  
10/12/00



① SECOND FLOOR PLAN  
10/12/00

CHILDREN'S CENTER  
STEVENS AVENUE, PORTLAND

10/12/00

WHITED & WHITED INC.  
ARCHITECTS / PLANNERS

RENOVATIONS TO THE  
CHILDREN'S CENTER  
STEVENS AVENUE, PORTLAND, MAINE



|           |             |
|-----------|-------------|
| DATE      |             |
| BY        |             |
| REVISIONS |             |
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

FLOOR PLAN  
& DEMO PLAN

4.1

**CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC**  
ATTORNEYS AT LAW

ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320/TEL: 207-774-9000 FAX: 207-775-0612/www.curthax.com

David P. Silk  
dps@curthax.com

185 STATE STREET  
P.O. BOX 5307  
AUGUSTA, ME 04332  
TEL: 207-626-0388  
FAX: 207-626-3052

November 20, 2000

HAND DELIVERED  
Kandice Talbot  
Planning Department, Basement  
City Hall  
389 Congress Street  
Portland, Maine 04101

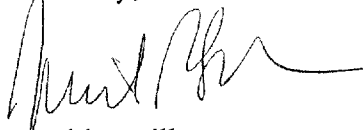
RE: The Children's Center, 721 Stevens Avenue, Portland, Maine  
Application for Exemption from Site Plan Review

Dear Kandy:

Here is a the resubmission of the Children's Center's application for exemption from site plan review. You already have the material submitted with my letters of October 16 and 27, 2000 and per our conversation I am not resubmitting all of that material again since you already have it. Also as I explained on Friday, the Zoning Board of Appeals on Thursday, November 16, 2000 approved the Center's application for conditional use approval for the Center with the proposed addition at 721 Stevens Ave all as a nursery school/kindergarten per section 14-118(3)(c) of the Ordinance.

Let me know if you need anything further to consider the request for the exemption.

Sincerely,



David P. Silk  
President, The Children's Center

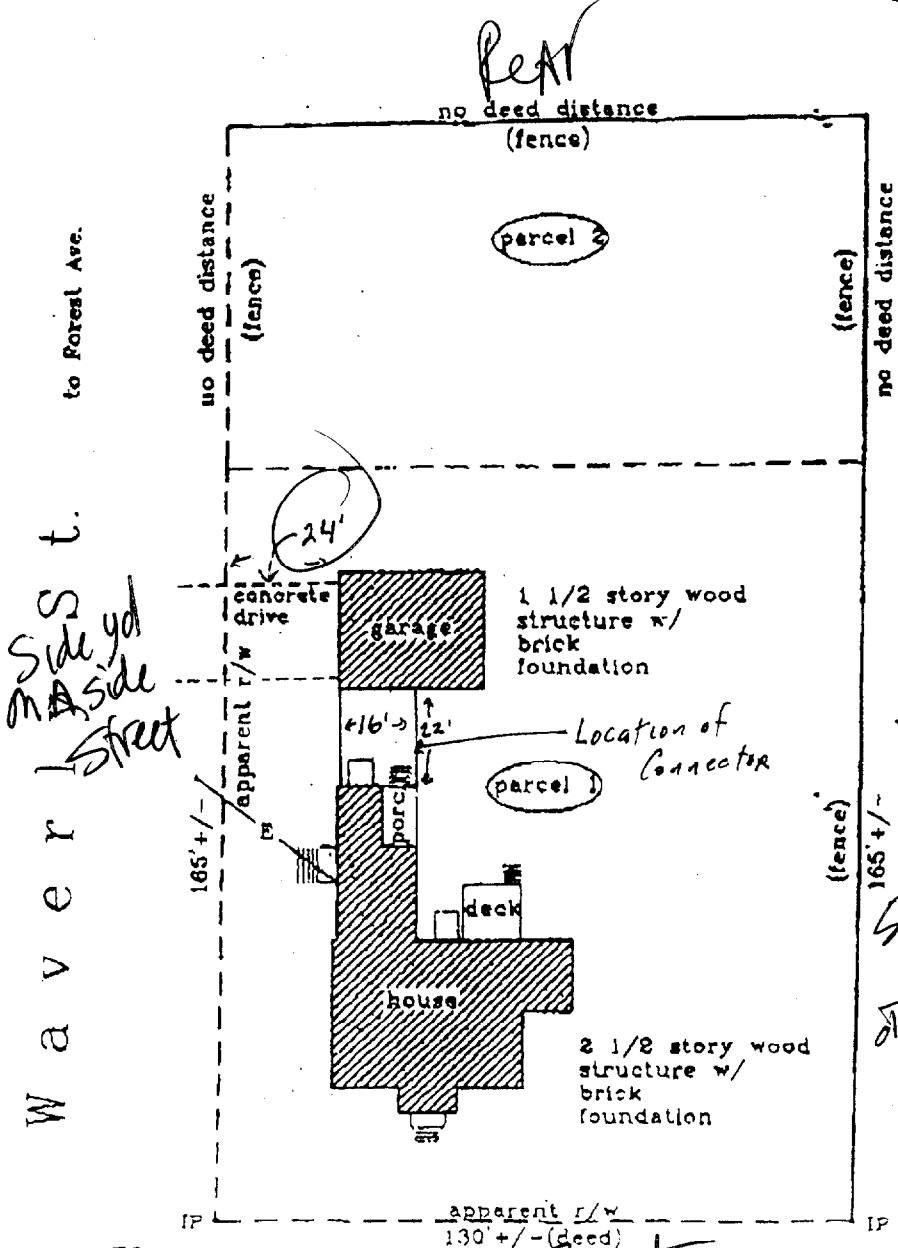
DPS/mlc  
Enclosure

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15577 PAGE 192 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 721 Stevens Avenue, Portland, Maine

Job Number: 299-49  
Inspection Date: 10-23-00  
Scale: 1" = 40'



Note:  
Lines of occupation  
are shown.  
A boundary survey  
may yield different  
results.

front: N/A  
rear: N/A  
Side yd on Side St: 15' req  
24' shown  
Other Side yd: 12' req  
80' shown

*[Signature]* Stevens Ave.

HEREBY CERTIFY TO: Stewart Title, Inc. and its title insurer.

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community  
Panel: 230051-0007 C  
The structure does not fall within the special flood hazard zone  
The land does not fall within the special flood hazard zone

APPARENT EASEMENTS AND RIGHTS OF  
WAY ARE SHOWN. OTHER ENCUMBRANCES,  
RECORDED OR NOT, MAY EXIST. THIS  
SKETCH WILL NOT REVEAL ABUTTING  
DEED CONFLICTS, IF ANY.

Livingston - Hughes  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04049  
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY