

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

PERMIT ISSUED		CBL: 146-A-2A
Permit No: 01-1391	Issue Date: NOV 27 2001	146-B014001

Location of Construction: 1036 1068 Forest Ave (also known as 1036)	Owner Name: Delta Realty Co Inc	Owner Address: 120 Exchange St # 106 CITY OF PORTLAND	Phone:
Business Name: 	Contractor Name: n/a	Contractor Address: Portland	Phone: 2077979453
Lessee/Buyer's Name: 	Phone: 	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Auto Repair Shop	Proposed Use: Auto Repair Shop	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: N/A	

Proposed Project Description:
Selling cars in addition to repair

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 11/08/2001	Zoning Approval
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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..	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"/> MMD <input type="checkbox"/> Date: 10/11/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use for selling of cars <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved by Planning Board 10/9/01 with conditions see attached <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: S
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

01-1391

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: ¹⁰⁶⁶ 1036 Forest Avenue, Portland, ME 04103

Total Square Footage of Proposed Structure Square Footage of Lot 21,545

Tax Assessor's Chart, Block & Lot Owner: Telephone:
Chart# 144 Block# B Lot# ~~21~~ Delta Realty 797-9453

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Cost Of Work: \$ _____
Matt Lerman Matt Lerman Fee: \$ 30-
1036 Forest Ave
Portland, Me 04103

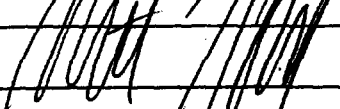
Current use: Automobile Repair
If the location is currently vacant, what was prior use: Change of use done w/ Planning Board in 10/01
Approximately how long has it been vacant: _____
Proposed use: Automobile Repair and Automobile Sales
Project description: Selling used cars in addition to repairs at 1036 Forest Ave. ~~no construction needed~~

Contractor's name, address & telephone: N/A ~~DAVE~~ or
Who should we contact when the permit is ready: Matt Lerman - 797-9453
Mailing address: 1036 Forest Ave
Portland, Me 04103 Phone: 7979453

11/8/01
DOK

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:  Date: 10-25-01

This is not a permit, you may not commence ANY work until the permit is issued

NOV - 8 2001
BUILDING DEPARTMENT

Application ID Number: 1-1391

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 1036 Forest Ave

146-A-24

Approval Date: 11/14/2001

Given On Date: 11/13/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 11/14/2001

Date 2:

Conditions Section:

All conditions placed by the Planning Board as a requirement of approval for your conditional use appeal shall be met in full.

Create Date: 11/13/2001

By: gg

Update Date: 11/14/2001

By: mes

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

APPLICANT'S NAME, BUSINESS NAME AND BUSINESS ADDRESS
Performance Auto Care and Sales
1036 Forest Ave (Also known AS 1066 Forest Ave)
Portland, ME 04103

BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE

Dear Sir:

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

A local seller's license:

IS REQUIRED

IS NOT REQUIRED

HAS BEEN ISSUED

WILL BE ISSUED

Marge Schmuckal
Signature - Authorized City/Town Official
Zoning Admin.
Title

NOTARIZATION REQUIRED

STATE OF MAINE - County of Cumberland ss. November 14, 2001 Then personally appeared the above AUTHORIZED CITY/TOWN OFFICIAL named MARGE SCHMUCKAL and acknowledge the foregoing instrument under oath to be her free act and deed.

NOTARY PUBLIC Mary P. Davis
My commission expires _____

Dealer 4
rev 3/97

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

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

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

October 10, 2001

Mr. Matthew Lerhman
Performance Auto Sales
1036 Forest Avenue
Portland, ME 04103

RE: Used Car Sales Display, 1036 Forest Avenue
ID #97, CBL #146-B-14

Dear Mr. Lerhman:

On October 9, 2001, the Portland Planning Board voted unanimously (6-0, Malone absent) to approve the conditional use and site plan for a used car sales at 1036 Forest Avenue. The approval was granted for the project with the following site plan condition:

- i. that the applicant install three (3) street trees, species to be reviewed and approved by the City Arborist.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 45-01, which is attached.

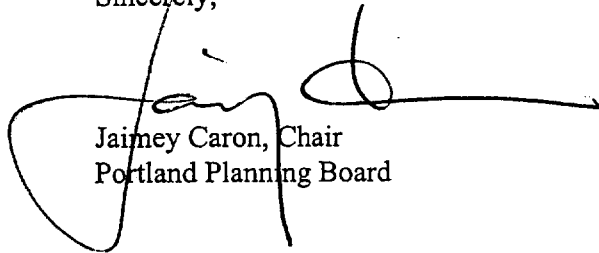
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8721 or 874-8719. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



Jaimy Caron, Chair
Portland Planning Board

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
William Bray, Director of Public Works
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

