

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071403

This is to certify that BREWER MALCOLM & PATRICIA BREWER, ITS
 has permission to Change of use from a single family home to health care administrative offices

AT 32 SEWALL ST 189 A006002
 provided that the person or persons, firm or corporation accepting this permit shall comply with all
 of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating
 the construction, maintenance and use of buildings and structures, and of the application on file in
 this department.

Apply to Public Works for street line
and grade if nature of work requires
such information.

Notification of inspection must be
given and when permission procured
before this building or part thereof is
laid or closed-in.
24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

[Signature] 12/4/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

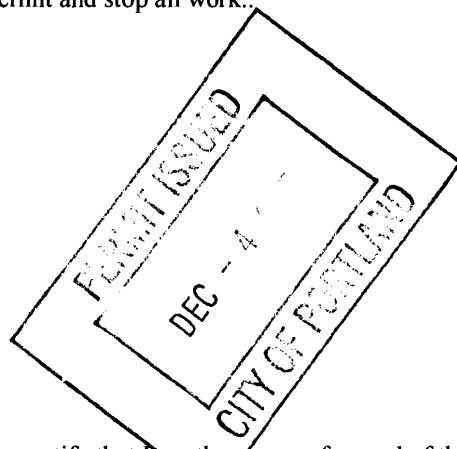
Permit No: 07-1403	Issue Date:	CBL: 189 A006001
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Location of Construction: 32 SEWALL ST	Owner Name: BREWER MALCOLM & PATRICI	Owner Address: 32 SEWALL ST	Phone: 797-7534
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-F

Past Use: Single Family Home	Proposed Use: Healthcare Administrative Offices	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Change of use from a single family home to healthcare administrative offices		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied New Business	INSPECTION: Use Group: 3 Type: B IBC 2003	
		Signature: <i>Greg Carr</i> Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 11/07/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> MMT <input type="checkbox"/> Date: <i>11/20/07</i> <i>ok w/Inconducting</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <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: <i>[Signature]</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1403	Date Applied For: 11/07/2007	CBL: 189 A006001
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Location of Construction: 32 SEWALL ST	Owner Name: BREWER MALCOLM & PATRICI	Owner Address: 32 SEWALL ST	Phone: () 797-7534
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Healthcare Administrative Offices	Proposed Project Description: Change of use from a single family home to healthcare administrative offices
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/28/2007

Note:**Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This project requires a site plan review or an exemption from site plan as determined by the Planning Division. A building permit can not be issued prior to a sign off by Planning.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/04/2007

Note:**Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/29/2007

Note:**Ok to Issue:**

- 1) Entire structure shall comply with NFPA 101 "New Business"

Comments:

11/29/2007-mes: See letter - Barbara copied -needs site plan review or exemption from site plan -

11/21/2007-lmd: Applicant - Eyecare Medical Group and Terry Wogan have received written permission from property owner to obtain information and/or to apply for permits



General 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: <u>32 Sewall St.</u>		
Total Square Footage of Proposed Structure/Area <u>1364</u>		Square Footage of Lot <u>7000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>189</u>	Block# <u>A</u>	Lot# <u>6</u>
Applicant * must be owner, Lessee or Buyer * Name <u>Eye Venture Associates</u>		Telephone: <u>207-828-2020</u>
Address <u>53 Sewall St</u>		
City, State & Zip <u>Portland, Me 04102</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>N/A</u> C of O Fee: \$ _____ Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>Single Family (vacant)</u>		
If vacant, what was the previous use? <u>Single Family</u>		
Proposed Specific use: <u>Healthcare Administrative offices</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____?		
Project description: <u>(see attached letter) Terry Wogan?</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip: _____		
Telephone: _____		
Who should we contact when the permit is ready: _____		
Telephone: _____		
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: William S. Hart MD

Date: Nov, 6/2007

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

M.R. BREWER
FINE WOODWORKING, INC.

11/16/07

City Of Portland
Attn: Lisa Danforth

REF: 32 Sewall St.
Portland, ME

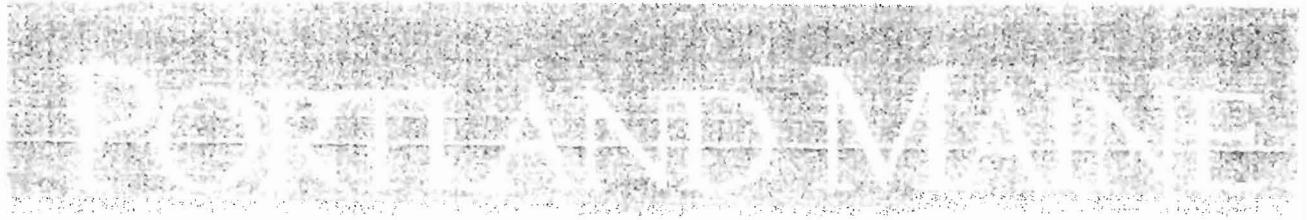
To Whom It May Concern,

We give our permission for Eyecare Medical Group and/or Terry Wogan to pursue all avenues in regards to requesting permits and/or use of the property that we own at 32 Sewall Street, Portland. Thank you for your time in this matter.

Sincerely,

Malcolm Brewer
Malcolm Brewer
President

91 BELL STREET • PORTLAND, ME 04103
PHONE: 207-797-7534 FAX: 207-797-0973



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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 28, 2007

Eye Venture Associates
53 Sewall Street
Portland, ME 04102
Attn: Terry Wogan

RE: 32 Sewall Street – 189-A-006 – R-P Zone

Dear Mr. Wogan,

I am in receipt of your application to change the use of the building at 32 Sewall Street from a single family to professional offices (healthcare administrative offices). Your proposal is meeting the basic R-P Residential Professional Zone requirements.

Because your submitted proposal is adding a new parking lot in the rear of the property, a site plan review is required prior to the issuance of a building permit. Please contact Barbara Barhydt at 874-8699 for the appropriate review information that you will need. I do have concerns that the parking lot as shown will not allow cars to easily back-up and maneuver around. Those issue will be part of the site plan review process.

I will be reviewing any revisions to the site plan for zoning compliance. In the mean time, your permit will be passed on for review of Fire and Building Codes.

Very truly yours,

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

Marge Schmuckal
Zoning Administrator

Cc: Barbara Barhydt

William S. Holt, M.D.
207-773-0432
Elizabeth G. Serrage, M.D.
207-773-4607
Bruce R. Cassidy, M.D.
207-773-6058
Robert W. Daly, M.D.
207-874-6754



Samuel P. Solish, M.D.
207-773-4723
Ruth E. Stevens, O.D., M.B.A.
207-773-0545
Scott M. Steidl, M.D.
207-828-1479
Clement Berry
Chief Executive Officer

October 25, 2007

Ms. Barbara Barhydt
Development Review Services Manager
Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

OCT 31 2007

Dear Ms. Barhydt:

Eyecare Medical Group/Eye Ventures Associates (EMG) located at 53 Sewall Street is requesting your approval for use of a building at 32 Sewall Street to be used for administrative offices. EMG is purchasing a parcel of land with buildings (Assessors Parcel ID # 189 A006001). This satellite office will provide additional space for approximately five healthcare administrative employees. No retail business will be conducted at this site.

Attached you will find a footprint package. These documents will show:

- a) location of buildings and abutting structures
- b) Square footage of lot and
- c) Square footage of interior usable space.

If you have any questions or need any additional information, please contact Terry Wogan or me at 828-2020.

Thank you for your assistance.

Respectfully submitted,

Clement Berry
Chief Executive Officer

current owner:
Applicant: Malcolm & Patricia Brewer

Date: 11/27/07

Address: 32 Sewall St

C-B-L: 189-A-6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Exist

07-1403

Zone Location - R-P

Interior or corner lot -

Proposed Use/Work - to change the use from single family to professional
And to Add 3 more parking spaces in the rear

Sewage Disposal - City

Lot Street Frontage - 60' min Frntage - 70' shown on Assessment

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot - 60' min - 70' shown

Height - 45' - only 2 stories

Lot Area - 6,000^{sq ft} min 7,000^{sq ft} per Assessment

Lot Coverage/Impervious Surface - R-5 closest Res zone 80% MAX OF 5600^{sq ft} MAX

Area per Family - N/A

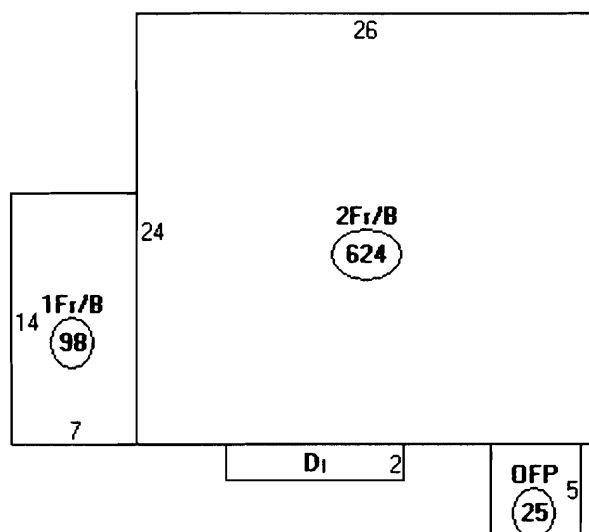
Off-street Parking - $1,391 \div 400 = 3.5$ pk or 4 spaces required - 6 shown

Loading Bays - N/A

→ Site Plan - required for ^{new} parking - question of usability for the 3 new
pkg spaces

Shoreland Zoning/Stream Protection - N/A

Flood Plains -



Descriptor/Area

A: 2Fr/B
624 sqft
B: 1Fr/B
98 sqft
C: OFF
25 sqft
D: FBAY
20 sqft

24x26

$$\begin{array}{r}
 624 \\
 98 \\
 25 \\
 20 \\
 \hline
 767 \# \text{ 1st floor} \\
 = 624 \text{ 2nd floor} \\
 \hline
 1391 \div 400 = 3.5 \text{ pkcs} \\
 4 \text{ Spkses} \\
 \text{required}
 \end{array}$$



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 189 A006001
Location 32 SEWALL ST
Land Use SINGLE FAMILY

53 Sewall St
 190-0-9

Owner Address BREWER MALCOLM & PATRICIA BREWER JTS
 32 SEWALL ST
 PORTLAND ME 04102

Book/Page 25395/183
Legal 189-A-6
 SEWALL ST 30-34
 7000 SF

Current Assessed Valuation

Land	Building	Total
\$57,100	\$125,800	\$182,900

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1929	Gambrel	2	1366	0.161

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1930	12X22	C	A

Sales Information

Date	Type	Price	Book/Page
07/17/1998	LAND + BLDING		13993-088
10/01/1994	LAND + BLDING		11681-124
08/01/1994	LAND + BLDING	\$36,000	11602-265

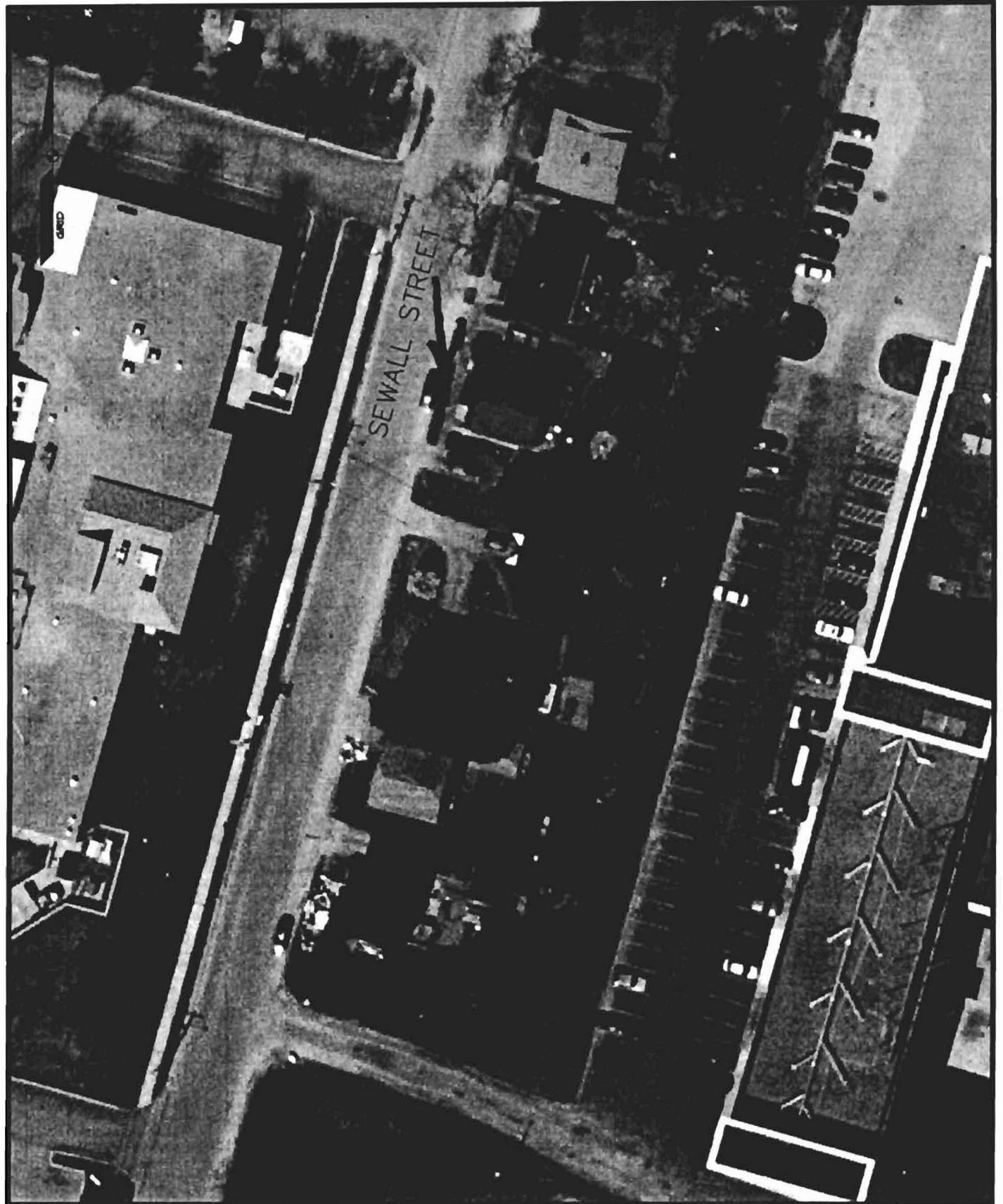
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!



Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



**SITE SKETCH
OF SEWALL STREET**

LOCATION:

SEWALL STREET
PORTLAND, MAINE

FOR:

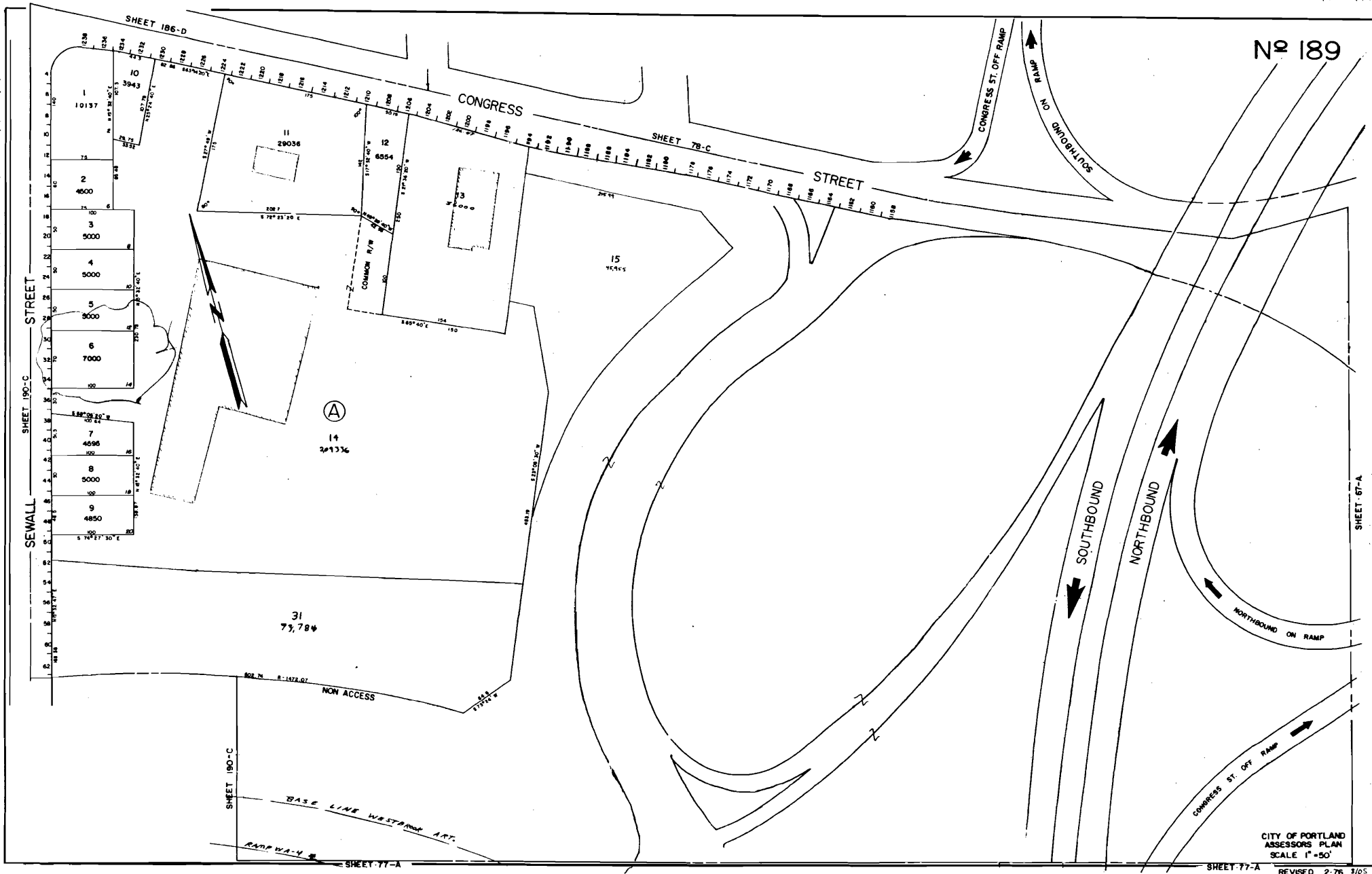
EYE VENTURE ASSO., LLC
52 SEWALL ST, PORTLAND, ME

SCALE: 1" = 50'

DATE: 10-18-07

SHEET:

1 OF 1





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Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

November 30, 2007

Terry Wogan
Eye Venture Associates
53 Sewall Street
Portland, ME 04102

Re: 32 Sewall Street – 189-A-006-RP

Dear Mr. Wogan:

I was copied on Marge Schmuckal's November 28th letter to you regarding the change of use for 32 Sewall Street. As she notes, the construction of any parking lot requires review and approval under the standards of the City's Site Plan Ordinance. When we discussed your potential project in October and you submitted a letter with attachments on October 25th, the development plan did not include a parking lot and parking was to be provided at 53 Sewall Street. The addition of a parking lot at 32 Sewall Street does require site plan review. Enclosed is a site plan application and a copy of the site plan ordinance for your use.

Thank you for your attention to this matter.

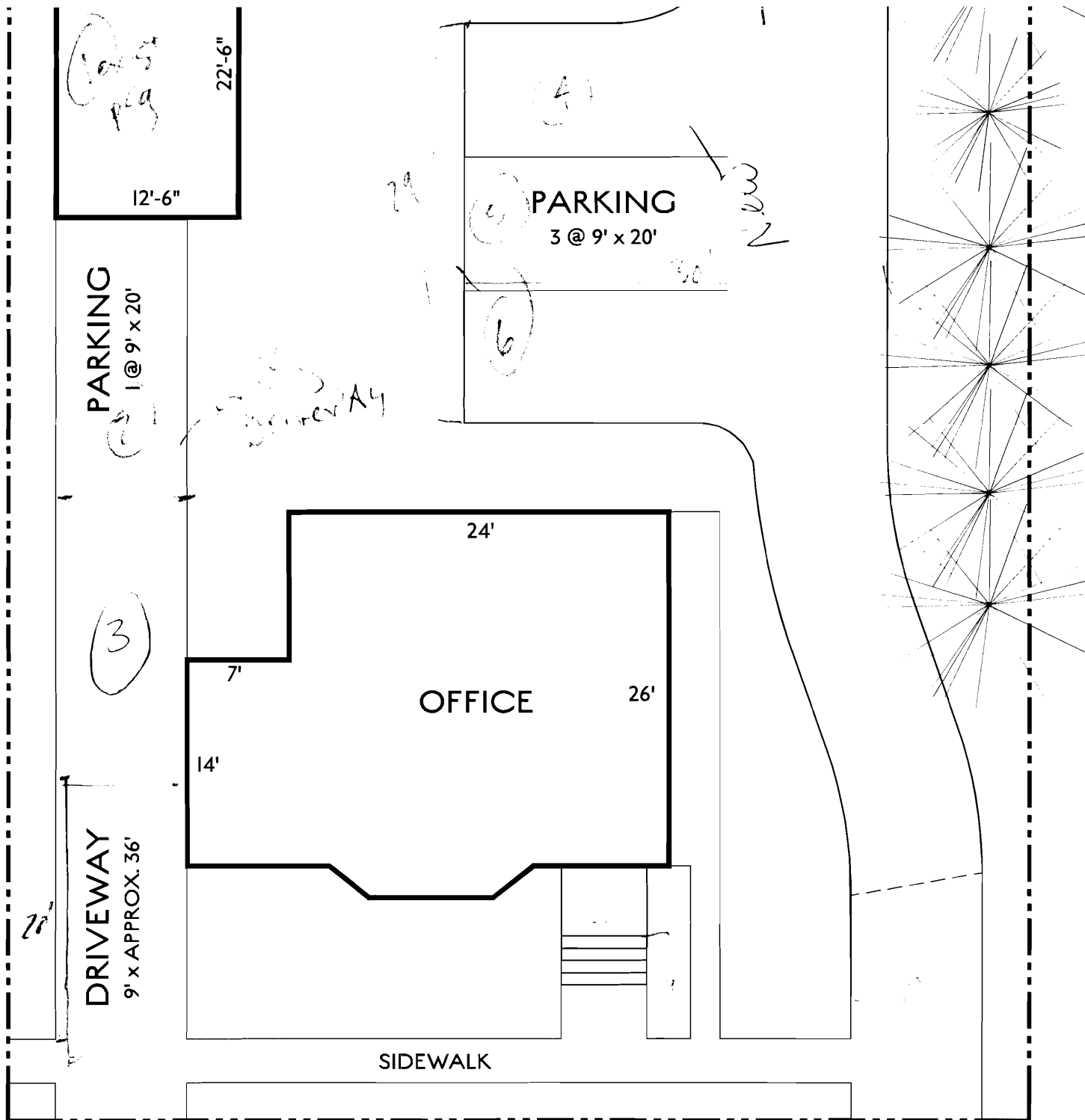
Sincerely,

Barbara Barhydt
Development Review Services Manager

Cc: Alexander Jaegerman, Director, Planning Division
Marge Schmuckal, Zoning Administrator
Philip DiPierro, Development Review Coordinator

Attachments:

- Site Plan Application
- Portland Site Plan Ordinance



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

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32 Sewall Street
PORTLAND, MAINE

TITLE
PROPOSED SITE PLAN

JOB #

DATE 2 NOVEMBER 2007

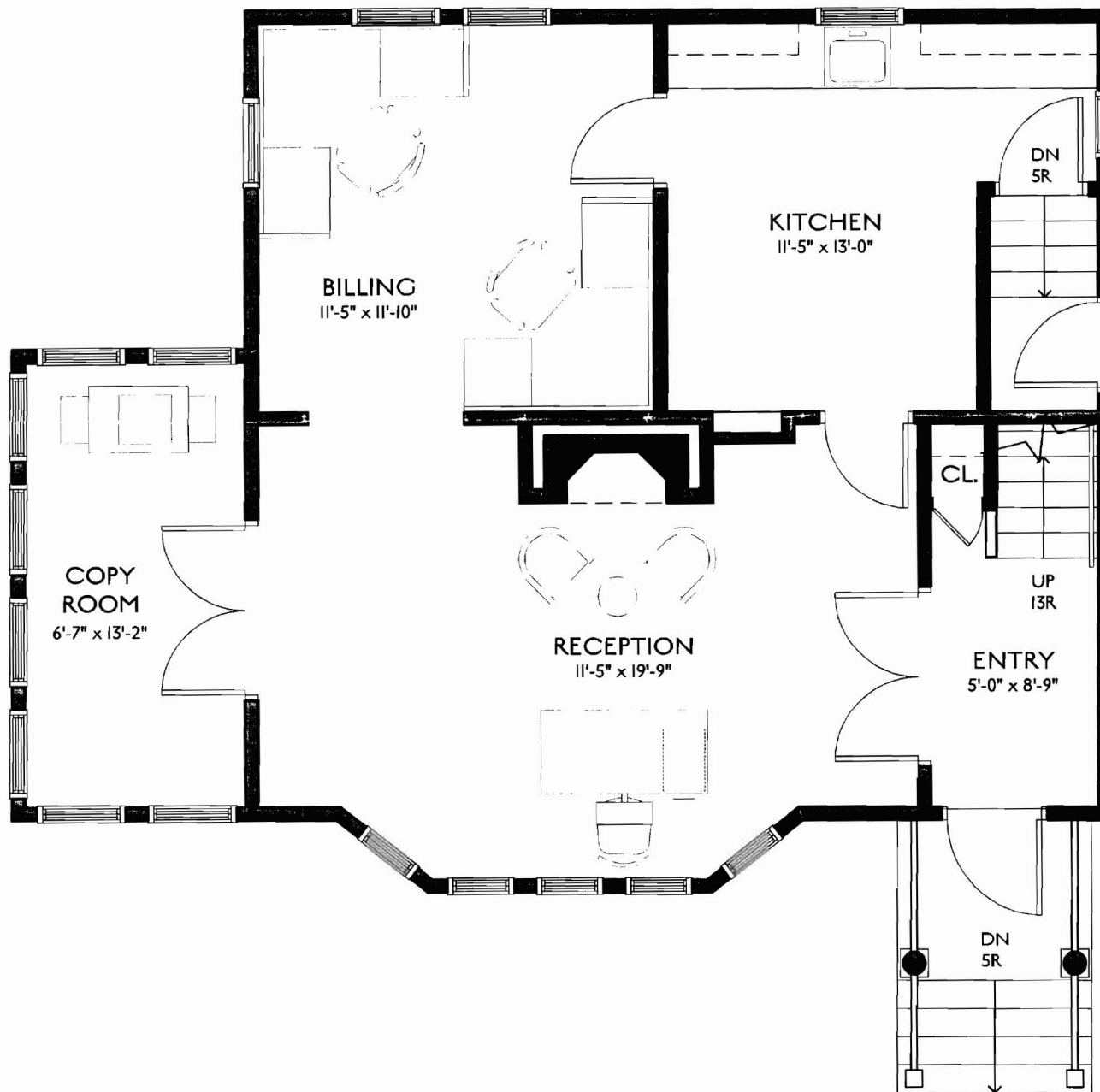
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SHEET

L2

Nov 05, 2007 3:49pm

H:\Master Proj\Files\32 Sewall Street\32 Sewall.dwg



Nov 03, 2007 - 3:43pm



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

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32 Sewall Street
PORTLAND, MAINE

TITLE
PROPOSED FIRST FLOOR PLAN

JOB #

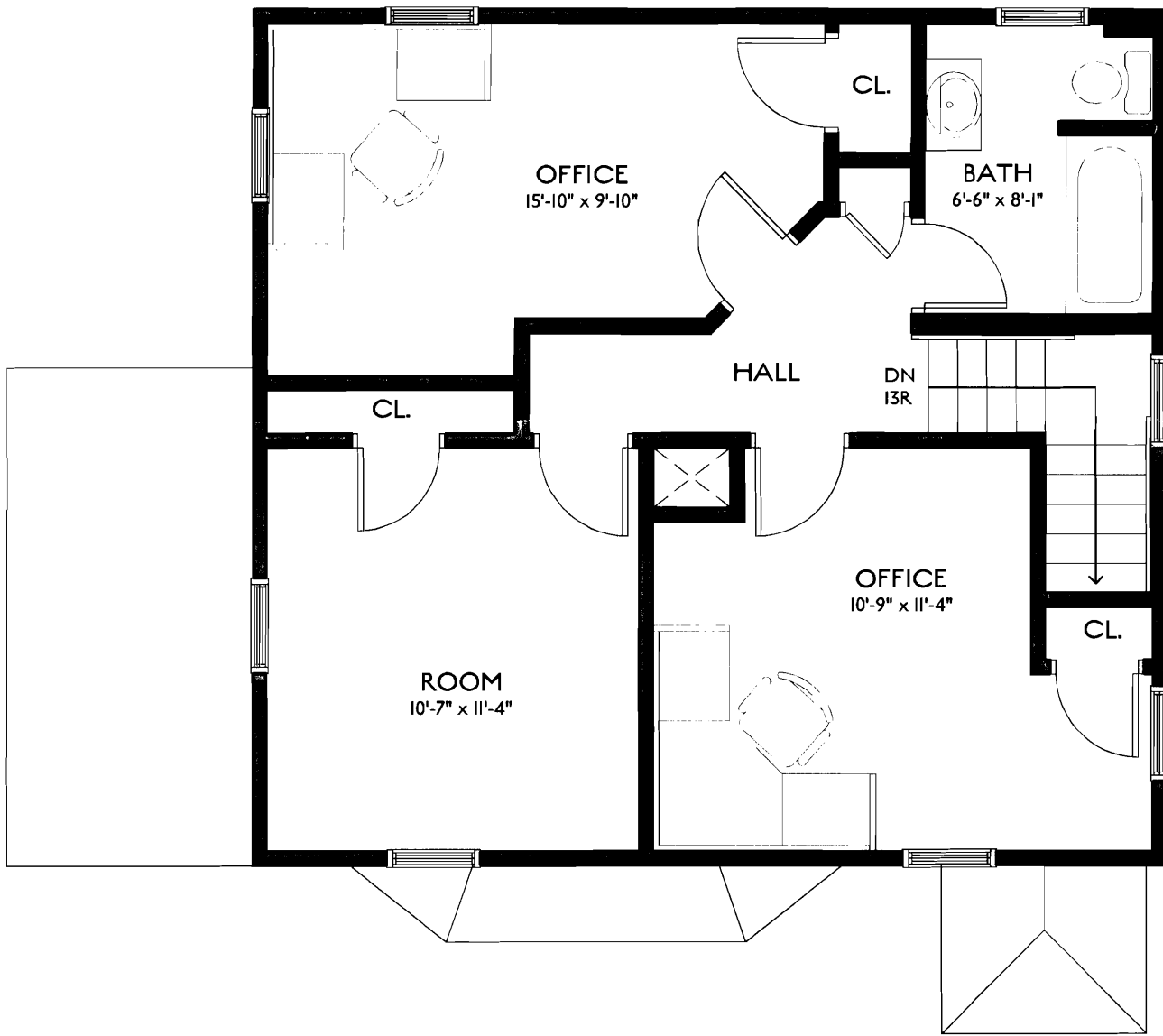
DATE 2 NOVEMBER 2007

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SHEET

A3

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Nov 05, 2007 3:41pm



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

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**32 Sewall Street
PORTLAND, MAINE**

TITLE
PROPOSED SECOND FLOOR PLAN

JOB #

DATE 2 NOVEMBER 2007

SCALE 1/4"=1'-0"

SHEET

A4

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