

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 080025

PERMIT ISSUED

This is to certify that BREWER MALCOLM & PRICIA BENTS
 has permission to amendment to permit #07-14 to include off premises parking at 53 Sewall Street
 AT 32 SEWALL ST 189 A006001

FEB 26 2008

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or closed-in.
 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

Camel Burke 2/25/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

FEB 28 2008

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

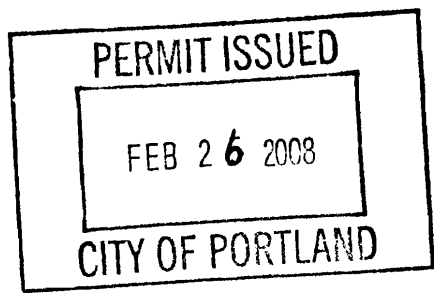
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0025	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:	
Business Name:		Contractor Name:		Contractor Address:		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Amendment to Commercial			Zone: R-P
Past Use: Single Family Home		Proposed Use: Healthcare Administratvie Offices <i>Amend to #07-1403</i>		Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 3	
Proposed Project Description: amendment to permit #07-1403 to included off premises parking at 53 Sewall Street				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: SB IBC-2003	
				Signature:		Signature: <i>JMB 2/25/08</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: 01/04/2008 <i>pd 1/7/08</i>	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"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <i>for 2 ab site for 2 ab pkg spaces</i> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	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>2/25/08</i>	Date: <i>Feb. 7, 2008</i>	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.

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: 08-0025	Date Applied For: 01/04/2008	CBL: 189 A006001
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Location of Construction: 32 SEWALL ST	Owner Name: BREWER MALCOLM & PATRICI	Owner Address: 32 SEWALL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Healthcare Administratvie Offices - amendment to #07-1403	Proposed Project Description: amendment to permit #07-1403 to included off premises parking at 53 Sewall Street
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/25/2008

Note: **Ok to Issue:**

- 1) Please note that 2 of your required parking spaces were approved off-site by the Zoning Board of Appeals on 2/7/08.
- 2) Separate permits shall be required for any new signage.
- 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:** Jeanine Bourke **Approval Date:** 02/25/2008

Note: **Ok to Issue:**

- 1) This approval rescinds the suspension order on permit # 07-1403. The change of use is allowed and inspections can be scheduled for the certificate of occupancy.
- 2) The conditions from the previous permit shall be met

Comments:

1/10/2008-mes: The applicant is now amending his approved plan that eliminates the creation of the right-hand side parking area. The applicant is now showing the fourth required parking space off-site at approximately 423 feet away. Because the space is off-site and over 100' from the proposed use, a miscellaneous appeal is required.

See letter notification to the applicant.

2/25/2008-mes: ZBA granted the misc. appeal for two parking spaces off-site on 2/7/08.



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

January 10, 2008

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

RE: 32 Sewall Street – 189-A-006 – R-P Zone – Application #08-0025


Dear Mr. Wogan,

I am in receipt of your application to amend your permit #07-1403. This amendment indicates that you are eliminating the creation of the right-hand side parking area. You are now proposing that the required fourth parking space for your change of use permit be located off-site at approximately 423 feet away as indicated.

Section 14-334 requires all required off-street parking in all nonresidential zones to be located on the same lot with the principal building or use, or within one hundred (100) feet measured along lines of public access. However, where off-street parking cannot be provided within these limits, the Board of Appeals may permit such off-street parking to be located a *reasonable distance* from the principal building or use of the premises. Evidence of such control, either deed or lease, shall be required.

I have enclosed information that you will need to apply for such a miscellaneous appeal to the Zoning Board of Appeals. It is required that you apply within thirty (30) days of the date of this letter. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: Barbara Barhydt, Planning



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>7,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>189</u> <u>A</u> <u>6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Eye Venture Associates</u> Address City, State & Zip	Telephone: <u>207-828-2020</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Single Family (Concord)</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>add site parking pt 53 Sewall St 423 away. AT (see photo)</u>		
Contractor's name: <u>N/A</u>		
Address:		
City, State & Zip		Telephone:
Who should we contact when the permit is ready: <u>FERRY WEGAN</u>		Telephone: <u>828-2020</u>
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: [Signature] Date: 1/2/08

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



GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 858-0277



SITE SKETCH
OF SEWALL STREET

LOCATION:

SEWALL STREET
PORTLAND, MAINE

FOR: **7 B**

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

SCALE: 1" = 80'

DATE: 10-18-07

SHEET:

1 OF 1

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703 or 874-8693 (ONLY)**

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

<input type="checkbox"/>	Footing/Building Location Inspection:	Prior to pouring concrete
<input type="checkbox"/>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<input type="checkbox"/>	Foundation Inspection:	Prior to placing ANY backfill
<input type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

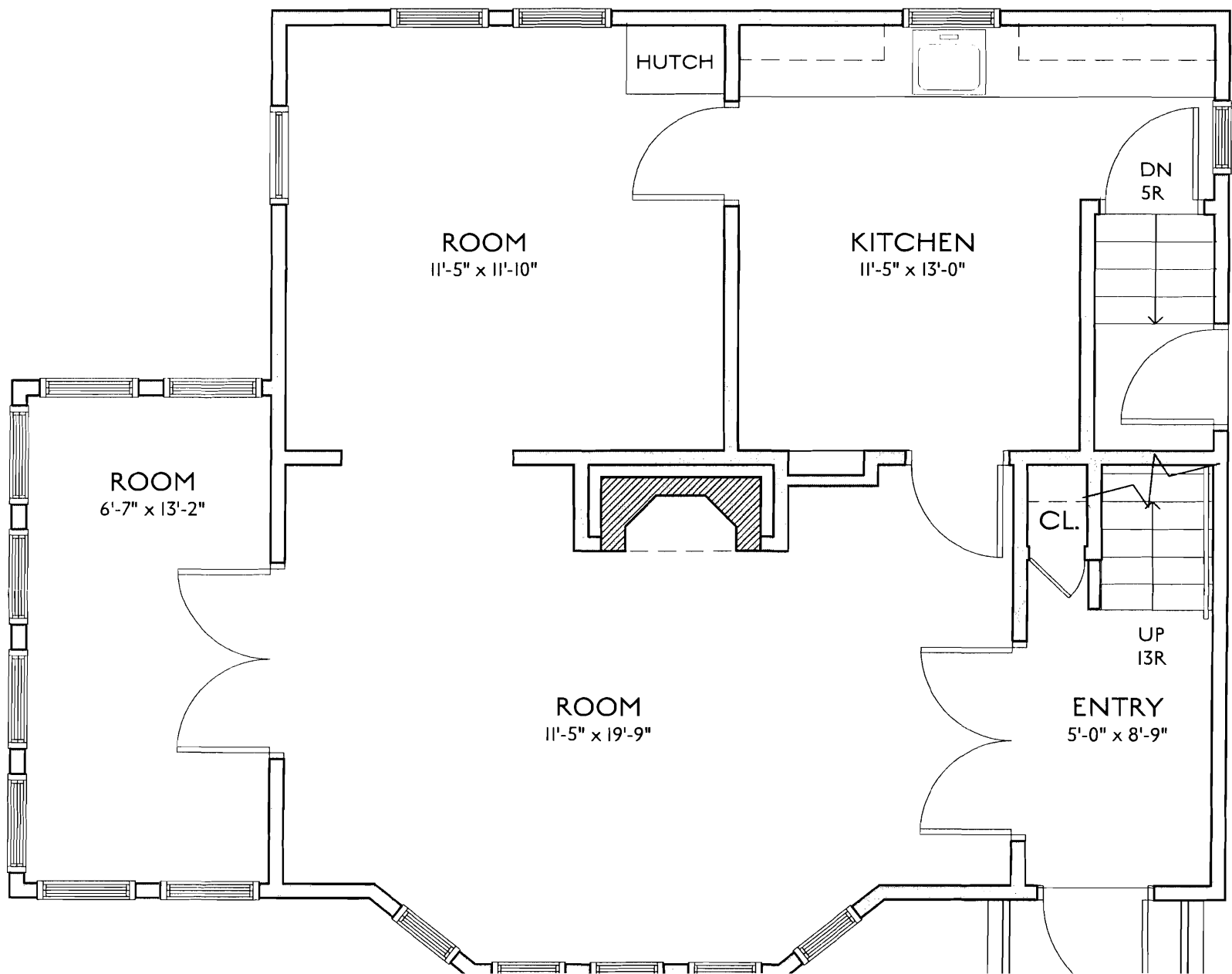
Date

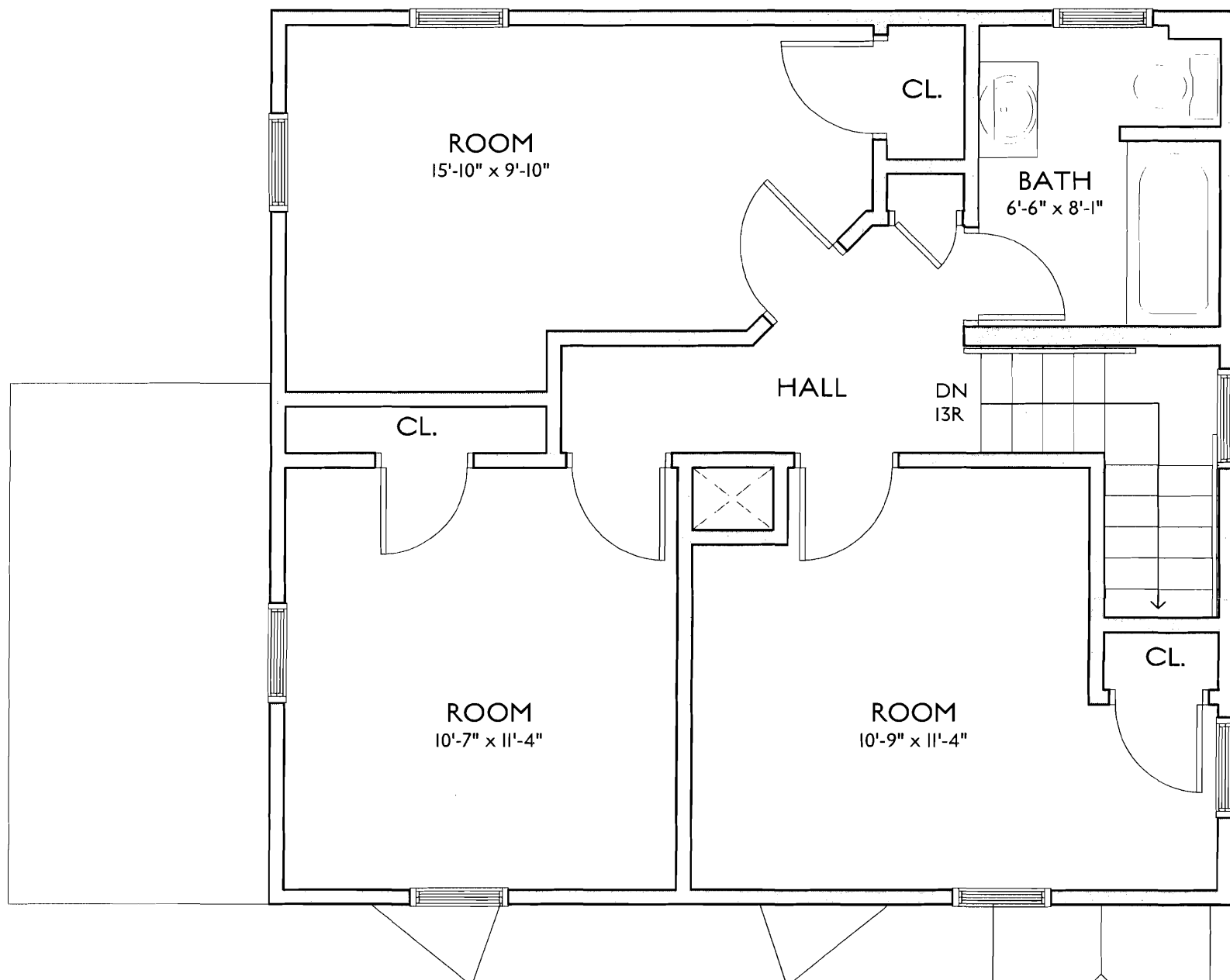
Signature of Inspections Official

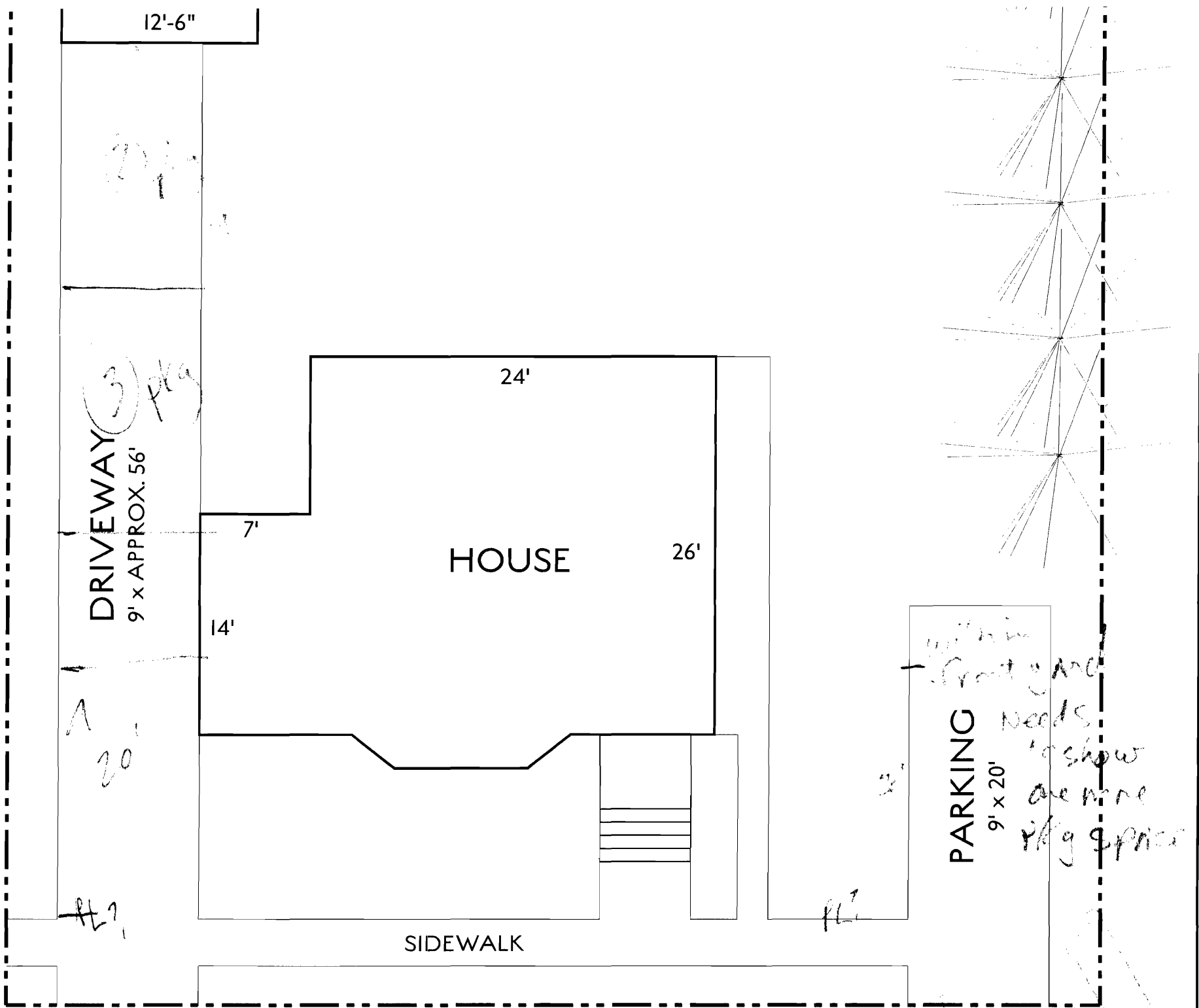
Date

CBL: 189-A-6

Building Permit #: # 08-0025







ARCHITECTURE
INTERIOR DESIGN
PLANNING

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

ARCHITECTS

© 2007 PDT Architects

32 Sewall Street
PORTLAND, MAINE

TITLE
FIRST FLOOR PLAN

JOB #

DATE 2 NOVEMBER 2007

SCALE 1/16"=1'-0"

SHEET

LI

JAN 7 2008