

Planning & Urban Development



Joseph E. Gray Jr.
Director

June 24, 1991

CITY OF PORTLAND

Mr. Demetri Antoniou, M.D.
242 St. John Street
Portland, ME 04102

Re: 15 Sewall Street - Medical office building

Dear Dr. Antoniou:

On June 24, 1991, the Portland Planning Authority granted minor site plan approval for the proposed medical office building at 15 Sewall Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Gray, Jr.", written over a printed name and title.

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffman, Chief of Building Inspections
Bruce Ringrose, City Engineer
William Boothby, Principal Engineer
Benjamin H. O'Reilly, Jr., Superintendent of Parks and Islands
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
Stephen Harris, Planning Engineer
William Bray, Traffic Engineer
Jeff Turling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File
Gregory Johnson, 397 Summit Street, Portland, ME 04103

Inspection Services
Samuel P. Hofses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 24, 1991

C.M.S. Inc.
10 Bayside Lane
Falmouth, ME 04105

Re: 15 Sewall Street, Portland, ME

Dear Sir:

Your application to construct a 2-story building (office) at 15 Sewall Street has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Fire Department	Approved	Lt. Wallace Garroway
Planning Department	Approved	Debbie Andrews
Public Works	Approved	Steve Harris
Inspection Services	Approved	William Giroux

Building and Fire Code Requirements

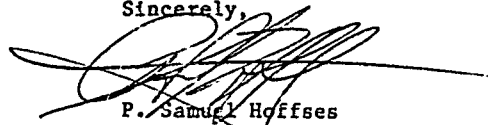
1. The requirements of Chapter 26 of the 1988 N.F.P.A. 101 Life Safety Code shall be met. Note: Several references to specific portions of Chapter 26 follow.
2. Locks and door hardware shall be in accordance with Section 26-2.2.2.
3. Stairs shall be in accordance with Sections 26-2.2.3. and Section 5-2.2. 7" max. riser height, 11" min. tread, 6'8" min. headroom, max. height between landing 12".
4. Interior stairs shall be enclosed in accordance with Section 26-3.1, 6-2 and in addition, the requirements of Section 5-2.2.3.2 shall be met.
5. The areas of hazard, elevator machine room (1-16), utility room (1-17) and storage (2-14) shall be separated or protected in accordance with Section 26-3.2.
6. Interior finish shall be in accordance with Section 26-3.3.

Page Two

7. Portable fire extinguisher shall be provided in accordance with N.F.P.A. #10.
8. Should the owner choose to provide a fire alarm system, a separate plan review by permit is required.
9. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Garroway, Portland Fire Department
Steve Harris, Department of Public Works
Paul Niehoff, Department of Public Works

/kb

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant Demetri Antoniou, M.D. Date 3/18/91
242 St. John St; Ptd, ME 04102
Mailing Address 15 Sewall St
Professional office building Address of Proposed Site
Proposed Use of Site 190-D-4
14,093 sq ft / Site Identifier(s) from Assessors Maps
14,093 Zoning of Proposed Site
R-P
Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
Board of Appeals Action Required: () Yes () No Total Floor Area _____
Planning Board Action Required: () Yes () No
Other Comments: Gregory Johnson - architect - 878-3606 - contact person
Date Dept. Review Due: _____

MINOR SITE PLAN REVIEW

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
☐ Requires Board of Appeals Action
☐ Requires Planning Board/City Council Action

Explanation _____

☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

REASONS:

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

SIGNATURE OF REVIEWING STAFF/DATE
BUILDING DEPARTMENT—OR FINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Applicant Benetri Interiors, Inc. Date 3/13/91
Mailing Address 172 St. John St; Bldg, 15 04302 Address of Proposed Site 172 St. John St.
Proposed Use of Site Professional office building Site Identifier 57 on Assessors Maps
Acreage of Site / Ground Floor Coverage 14,000 sq. ft. / 14,000 Zoning of Proposed Site
Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors
Board of Appeals Action Required: () Yes () No Total Floor Area
Planning Board Action Required: () Yes () No
Other Comments: Gregory Johnson - architect - 374-3645 - contact person
Date Dept. Review Due:

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

Michael Johnson
SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Planning

Applicant Demetri Johnson, M.D.
17 St. John St; #111, ME 04102

Date 3/14/91

Mailing Address Professional office building

Address of Proposed Site 15 Small St
100-3-2

Proposed Use of Site 1,000 sq ft /

Site Identifier(s) from Assessors Maps R-2

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors

Board of Appeals Action Required: () Yes () No

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments: Gregory Johnson - architect - 774-3605 - contact person

Date Dept. Review Due:

FOR SITE PLAN REVIEW

PLANNING DEPARTMENT REVIEW

3/19/91
 (Date Received)

RECEIVED

MAR 19 1991

PORTLAND PLANNING OFFICE

- ☐ Major Development — Requires Planning Board Approval: Review Initiated
☒ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Steve Harris

Applicant: Domenico Antonino, I.C. Date: 3/13/91
 Mailing Address: St. John St; P.O. Box 14092
 Proposed Use of Site: Professional office building Address of Proposed Site: 1300 1st St
 Acreage of Site / Ground Floor Coverage: 14,000 sq ft / 10,000 sq ft Site Identifier(s) from Assessors Maps: 1-1-1-1
 Zoning of Proposed Site: 2-2
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: Mr. Jerry Johnson - architect - 873-3445 - contact person
 Date Dept. Review Due: _____

CITY OF PORTLAND, MAINE

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS: _____

(Attach Separate Sheet if Necessary)

Stephen K. Harris 7/17/91

SIGNATURE OF REVIEWING STAFF/DATE
 PUBLIC WORKS DEPARTMENT COPY

GREGORY K. JOHNSON - ARCHITECT

133 GRAY ROAD, FALMOUTH, MAINE 04103

(207) 878-3606

March 18, 1991

Debbie Andrews
Planning Department
Portland City Hall
289 Congress Street
Portland, ME 04101

RECEIVED

MAR 18 1991

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Re: Medical Offices for Demetri Antoniou
15 Sewall Street

Dear Ms Andrews:

This is to answer your questions and clarify a few points on the submission which I dropped off last Friday.

1. The material for the exterior of the building will be brick with a stucco type material at the main entrance and wood trim. We will use locally produced wire cut red brick with accent bands of darker brick and/or changes in the pattern. The stucco and trim will be a tan or light gray. We do intend to bid an alternate to use wood shingles instead of brick as a possible siding measure. The windows will be stock casement or double units by Andersen or equal with bronze or gray finish.
2. The nearest fire hydrants are approx. 300' down Sewall Street and on Congress Street, directly across from Sewall. I will note these on the site plans.
3. The exact design of the sign has not been finalized, however it will be of similar design and size to the ones on adjacent lots and will be internally illuminated.

I hope this is satisfactory and covers all the points you raised. Please call if you have any further questions.

Sincerely, yours,

Greg Johnson
Gregory K. Johnson

cc: Dr. Antoniou

FLEET PRIVATE BANKING

October 24, 1990

RECEIVED

MAR 18 1991

Pierce, Atwood, Scribner, Allen, Smith & Lancaster
ATTN: Elizabeth P. Hunt, Esq.
One Monument Square
Portland, ME 04101

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Dear Elizabeth:

RE: Demetri Antoniou, M.D.
15 Sewall Street Building
Portland, Maine

You will find enclosed a copy of a revised loan commitment letter dated October 23, 1990 to provide for interim financing of the above property within the October 31, 1990 closing deadline.

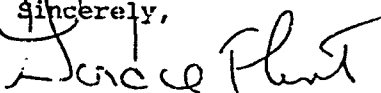
This temporary loan would be taken out as soon as Dr. Antoniou's renovation plans are set with a one year construction-type loan. The terms of that loan will be basically identical to the terms contained in our original commitment dated October 5, 1990 to Drs. Antoniou and Weisberg. This, of course, would include financing of up to 85% of the total cost of the project.

In regard to the title certification, in the interest of time, as noted in the commitment, we would not require Lender's Title Insurance for the temporary loan. It would, however, be required for the take-out financing.

The bank's counsel for this matter will be Kenneth M. Cole III, Esq. at Jensen, Baird, Gardner & Henry.

Please do not hesitate to contact Ken or me if you have any questions concerning this matter. As you know, we are planning on a 4:30 P.M. closing on Wednesday, October 31.

Sincerely,



Gordon A. Flint
Vice President - Private Banking

CAF/jam
Enclosure

c Demetri Antoniou, M.D.
Kenneth M. Cole III, Esq.

RECEIVED

MAR 15 1991

Demetri Antoniou, M.D., D.M.D.

PORTLAND PLANNING OFFICE

Otology
Head & Neck Tumors
Pediatric Otolaryngology
Hearing Evaluations
Maxillofacial Surgery
Facial Plastic & Reconstructive Surgery
Otoneurology
Otolaryngology

Board Certified, Otolaryngology - Head & Neck Surgery
242 St. John Street
Suite 150
Portland, Maine 04102
(207) 774-1775

RECEIVED

MAR 18 1991

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

March 12, 1991

Debbie Andrews
Planning Department
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Ms. Andrews:

I am writing in order to provide the written statement as required for site plan review for my proposed project to renovate and add onto the existing building at 15 Sewall Street, Portland.

I am the sole owner of the parcel. My address is :

Demetri Antoniou, M.D., D.M.D.
242 St. John Street, Suite 150
Portland, ME 04102

Estimated construction cost of this project is two hundred fifty thousand dollars.

The proposed use will be medical offices. I plan to occupy one floor and lease the other to one or more other physicians.

Total land area of the site is approximately 14,093 square feet. Total floor area of the building, with additions, will be 5,520 square feet on two floors. Ground cover (first floor) will be 2,760.

There are no known easements on the property.

Solid waste will be kept in the building and/or in a container as shown on the site plan and screened from view. Disposal will be by contracted removal.

Public utilities are as shown on the site plan and are considered adequate for the proposed use.

Page Two
Debbie Andrews-Plaanning; Department
Portland City Hall

-Continued-

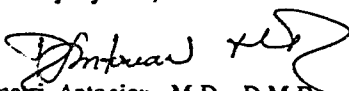
There appear to be no problems of drainage on the site. Storm water from the parking area will be collected by catch basin and connected to the city's combined sewer in the street.

It is expected that construction will require six to eight months, starting in April, 1991.

To the best of our knowledge, no state or federal approvals are required for this project.

Evidence of financial capability is attached.

Sincerely yours,


Demetri Antoniou, M.D., D.M.D.

DA/vjd



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 15 Sewall St.

Issued to Demetri Antoniou, M.D.

Date of Issue 7/13/92

This is to certify that the building, premises, or part thereof at the above location, built -- altered -- changed as to use under Building Permit No 91/2857, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

office building

Existing Conditions:

none

This certificate supersedes
certificates issued

Approved:

13 July 1992 Karen W. Brown
(Date) JWB Inspector

Not: This certificate is valid for
one year or less when property changes

Inspector of Buildings

Not to be transferred from
one owner or lease for one dollar.