

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

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

Permit No: 04-0988	Issue Date:	CBL: 262 B037003
-----------------------	-------------	---------------------

Location of Construction: 154 Rand Rd	Owner Name: Morin Eugene D &	Owner Address: 564 Auburn St	Phone:
Business Name:	Contractor Name: Eugene Morin	Contractor Address: 564 Auburn St Portland	Phone: 2077974545
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use <del>XXXXXXXXXX</del>	Zone: C-20

Past Use: Commercial Change of Use	Proposed Use: Commercial Change of Use/Cellular phone repair and vehicle installation	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 3	I-L contract Zone
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 33 8/12/04 Signature: [Signature]		
		Signature: [Signature]	Signature: [Signature]		

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: Idobson	Date Applied For: 07/16/2004	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

	<b>Special Zone or Reviews</b> <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"/> Denied Date: 8/4/04	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Denied 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.

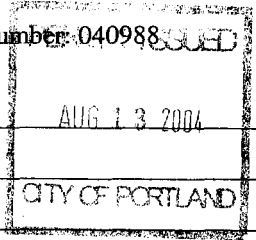
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE!	PHONE

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040988



Please Read Application And Notes, If Any, Attached

This is to certify that Morin Eugene D & /Eugene Morin  
has permission to Commercial Change of Use/Commercial photo repair vehicle installation  
AT 154 Rand Rd 622 262 B037003

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 work on permit must be completed before this building or part thereof is closed or closed-in. 24 HOUR 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 8/12/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 04-0988	Date Applied For: 07/16/2004	CBL: 262 B037003
-----------------------	---------------------------------	---------------------

Location of Construction: 154 Rand Rd	Owner Name: Morin Eugene D &	Owner Address: 564 Auburn St	Phone:
Business Name:	Contractor Name: Eugene Morin	Contractor Address: 564 Auburn St Portland	Phone (207) 797-4545
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Commercial Change of Use/Cellular phone repair and vehicle installation

Commercial Change of Use/Cellular phone repair and vehicle installation

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/04/2004**Note:** **Ok to Issue:** 

1) This contract zone allows repair and installation services for automobiles, such as for cellular telephones. It does not permit retail uses as a principal use. This SHALL NOT be primarily a retail store to generally sell cellular phones. This approval does not cover such a retail use.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 08/12/2004**Note:** **Ok to Issue:** **Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 08/05/2004**Note:** **Ok to Issue:** 

1) fire extinguishers shall be installed in accordance with NFPA 10 standards

8/19/04

Please call Troy at  
615-1400 or Jeff at  
460-7711 when  
ready for pick-up.  
They are hot to trot  
to set this. Tom

~~Tom M~~  
~~St. Kelly~~  
Mike N.



# Commercial 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>142 Rand Road Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>3000</u>	Square Footage of Lot <u>65,817</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>262      B-037      003</u>	Owner: <u>Eugene D. Morin</u>	Telephone: <u>797-4545</u>
Lessee/Buyer's Name (If Applicable) <u>Install Solutions</u>	Applicant name, address & telephone: <u>Eugene D. Morin 564 Auburn St. Portland, Maine 04103</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$ <u>30.00</u> <u>75.00</u>
Current Specific use: <u>Cellular phone repair and vehicle installation</u> <u>105.03</u>		
Proposed specific use: <u>Same</u>		
Project description: <u>One story warehouse</u>		
Contractor's name, address & telephone: <u>Unknown</u>		
Who should we contact when the permit is ready: <u>Eugene D. Morin</u>		
Mailing address: <u>564 Auburn St. Portland, Maine</u>		Phone: <u>797-4545</u>

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>Eugene D. Morin</u>	Date: <u>7-15-04</u>
--	----------------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



# Commercial Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A Complete Set of construction drawings must include:

Note: Construction documents for construction **in** excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new **walls** or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with **required drainage** and damp proofing (if applicable)
- 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.

If there are any additions to the footprint or volume of the new **or** existing structure(s), a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance **from** the actual property **lines drawn** to scale. Structures include decks, porches; a **bow** windows cantilever **sections** and roof overhangs, sheds, pools, **garages** and any other accessory structures must be shown.
- Boundary survey to scale showing North **arrow; zoning** district and 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
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

Please submit all of the information outlined in this Commercial Application Checklist. Failure to do **so** will result in the automatic denial of your permit.

**At** the discretion of the Planning and Development Department, additional information may **be** required prior to permit approval. For further information stop by the Building Inspections office, room **315** City Hall or call **874-8703**.

Permit Fee: **\$30.00** for the first **\$1000.00** Construction Cost, **\$9.00** per additional **\$1000.00** cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

## II. CONTRACT REVISIONS

In response to concerns raised by the Planning Board, the applicant has limited the number and type of auto services to be allowed under the proposed contract (see condition 3.e). The Board was also concerned that all of the IL performance standards be explicitly required, which is covered in condition 4, with reference to sections 14-234,235,236 of the code. These sections are attached (attachment 3) so the Board can be assured that this matter is thoroughly addressed. The Board was also concerned that the landscaping be permanently maintained, and that the City be granted the right to go in and maintain the buffer in case of failure of any future property owner to do so, with ability to be reimbursed for the costs of such work. This condition has been amended onto the contract, as condition #7. The contract also includes an hours of operation condition from 7:00 a.m. to 8:30 p.m. Finally, a condition was added requiring issuance of a certificate of occupancy for the Webb Street single family home prior to issuance of a building permit for the industrial development.

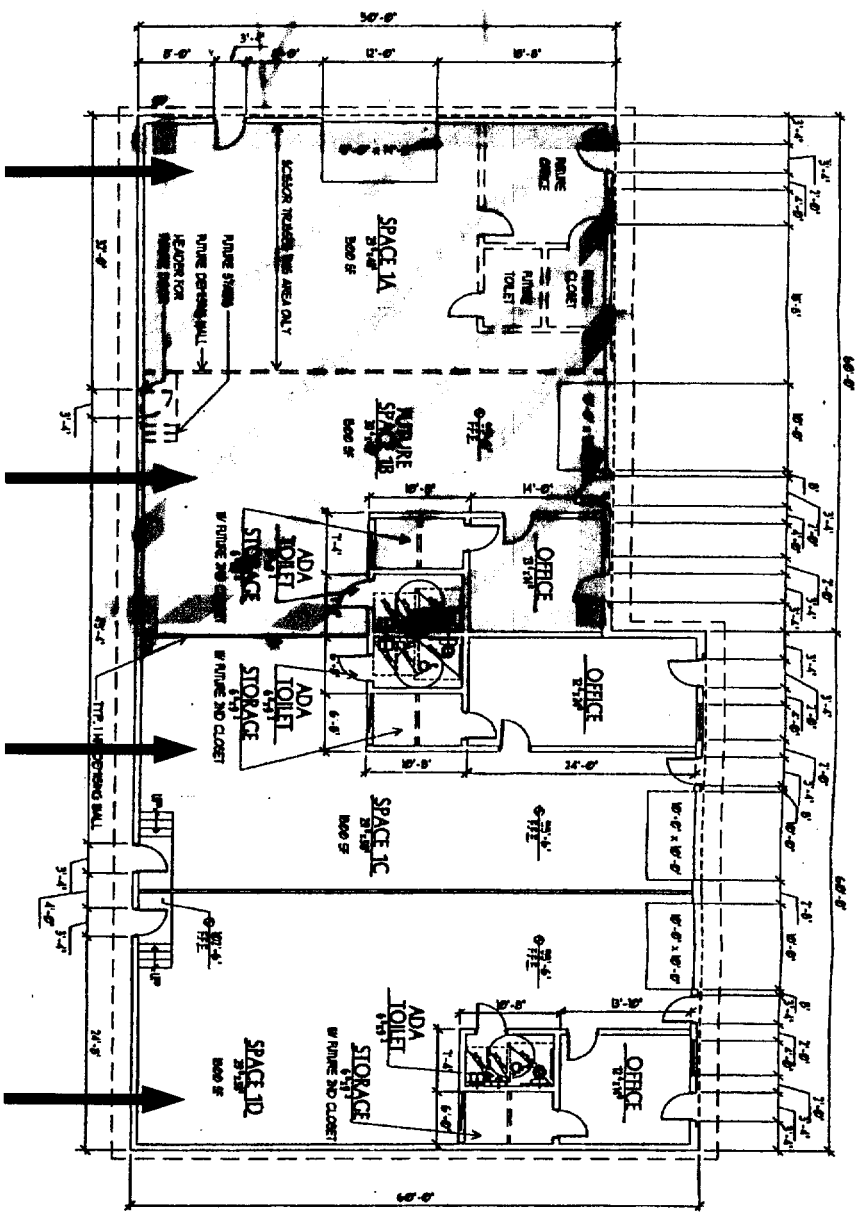
The full text of the contract provisions 1 through 8 is as follows:

1. The **CITY** shall amend the zoning map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by 14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan and elevations shown on Attachment 2; provided, however, that such plan and elevations shall be subject to full site plan review by the Planning Board.
3. **HOLMES** shall be authorized to establish and maintain only those uses or any combination of the uses listed below:
  - a. Low impact industrial uses, as defined in section 14-47 of the Portland City Code;
  - b. Research and development;
  - c. Commercial kitchens or other food preparation, provided that the food is not prepared for service on the premises;
  - d. Building contractors, provided that there shall be no outside storage of materials, supplies and construction equipment;
  - e. Repair and installation services shall be limited to the following: Automobile glass services, alarm, cellular telephones, security systems, sound systems, detailing, electric systems, upholstery, seat covers and high-tech tune-ups. All other types of repair services, including but not limited to the following list, shall be prohibited: All types of truck, trailer and heavy equipment repair, automobile body and painting services, mufflers, transmissions, dealers, oil, lubrications, parts, supplies, undercoating, mstproofing, tire dealers and brakes.
  - f. Incidental accessory uses.  
No types of uses other than those explicitly set forth in the section shall be permitted on this site.
4. Setbacks shall be as delineated on Attachment 2, but shall in no event be less than twenty-five (25) feet for the front yard, ten (10) feet for the rear yard and ten (10) feet for each of the side yards. Development on the site shall meet all other requirements of 14-234, 14-235 and 14-236 of the Portland City Code.

*Handwritten initials/signature*

# BUILDING 1

RAND ROAD



- SPACE 1A: 1,500 SF      SPACE 1E: 1,500 SF      LAWN DAWG
- Office/Storage: 354 SF      Office/Storage: 354 SF      SPACE 1C: 1,800 SF
- Warehouse: 1,146 SF      Warehouse: 1,146 SF      Office/Storage: 470 SF
- (1) 12'x14' Drive In Door      (1) 10'x10' Drive In Door      (1) 10'x10' Drive In Door      Warehouse: 1,330 SF
- Warehouse: 1,474 SF
- (1) 10'x10' Drive In Door      GREG'S GLASS
- SPACE 1D: 1,800 SF

*Exhibit A*