

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Wise Investment Properties.
Applicant
977 Brighton Ave Watland Me.
Applicant's Mailing Address
Chris Greenlaw 415-8604
Consultant/Agent/Phone Number

12/18/02
Application Date
ENS
Project Name/Description
977 Brighton Ave.
Address of Proposed Site

CPD: 275-C-1001

Description of Proposed Development:

Expansion of current office space plus the addition of two bathrooms

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>No</u>	<u>no</u>
<u>Yes</u>	<u>Yes</u>
<u>No</u>	<u>no</u> 275 CI
<u>Yes</u>	<u>no</u>
<u>NA</u>	<u>NA</u>
<u>Yes</u>	<u>no</u>
<u>Yes</u>	<u>yes</u>
<u>Yes</u>	<u>yes</u>

Planning Office Use Only:

Exemption Granted _____ Partial Exemption _____ Exemption Denied

Site plan required to address numerous site issues and concerns

Planner's Signature [Signature]

Date 12-20-02

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 021384

This is to certify that Wise Investment Properties Inc /The Dovetail Grouphas permission to Change of Use from Landscaping Company to Offices.AT 977 Brighton AveCBL 275 C001001

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 lathed or otherwise 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

12/18 20 02

Received from Chris Greenlaw

Location of Work 977 Brighton Ave

Cost of Construction \$ 46,000 BP. 345 -

Permit Fee \$ 345 - COFD 75 -

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 275-C-001

Check #: CASH Total Collected \$ 420-

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 02-1384	Date Applied For: 12/18/2002	CBL: 275 C001001
-----------------------	---------------------------------	---------------------

Location of Construction: 977 Brighton Ave	Owner Name: Wise Investment Properties Inc	Owner Address: 36 Clearwater Dr	Phone: 207-772-1800
Business Name: n/a	Contractor Name: The Dovetail Group	Contractor Address: 824 Roosevelt Trail Windham	Phone: (207) 415-8604
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use from Landcaping Company to storing equipment and offices	Proposed Project Description: Change of Use from Landscaping Company to Offices.
---	---

Dept: Zoning	Status: Denied	Reviewer: Marge Schmuckal	Approval Date:
Note: 12/24/02 - On hold - I need more info on the use - addiing an addition so it needs site plan review. Need to Ok to Issue: <input type="checkbox"/>			
see required parking plan - wrote letter to contractor			
6/3/03 - application is void - never received any information - over 6 months			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>



CITY OF PORTLAND

December 24, 2002

Chris Greenlaw
C/o The Dovetail Group
824 Roosevelt Trail
Windham, ME 04062

RE: 977 Brighton Avenue – 275-C-001, 2, 3, & 6 – R-P (Residential Professional) Zone

Dear Chris,

I am in receipt of your permit for a change of use from a land ~~use~~ ^{planning} company to offices and storage and to construct a 12' x 26' addition. Before this of ^{12/24/02} your permit, we require further information.

First, the 12' x 26' addition requires a site plan review or a ^{Exemption} from the Planning Division. Before this office can issue a need to see an approval from Planning.

Secondly, I will need to know the nature of the office use the R-P, Residential-Professional Zone. As part of a cha necessary to submit a plot plan with parking. Office use 400 square feet of area not used for storage. The City c size.

① Needs A site plan Review or site plan Exemption -
② what office use?
③ Need A parking plan -
Waiting for more info

New signage requires a separate permit application. Please note that the R-P zone does not allow building signs, only free standing signs.

Your permit is on hold until this information has been received for review. If you have any questions, please do not hesitate to contact this office.

6/3/03 over 6 mo. permit appl. void

Very truly yours,

Marge Schmuckal, Zoning Administrator

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1384	Issue Date:	CBL: 275 C001001
-----------------------	-------------	---------------------

Location of Construction: 977 Brighton Ave	Owner Name: Wise Investment Properties Inc	Owner Address: 36 Clearwater Dr	Phone: 207-772-1800
Business Name: n/a	Contractor Name: The Dovetail Group	Contractor Address: 824 Roosevelt Trail Windham	Phone: 2074158604
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: R-4

Past Use: Commercial	Proposed Use: Change of Use from Landscaping Company to storing equipment and offices And 12' x 26' Addition	Permit Fee: \$420.00	Cost of Work: \$46,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group. Type:	

Proposed Project Description:
Change of Use from Landscaping Company to Offices. And 12' x 26' Addition

never received requested info - Appl. void

Signature: _____ Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 12/18/2002	Zoning Approval
------------------------	---------------------------------	------------------------

<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"/> Date: _____	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: _____
---	---	---	--

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

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.

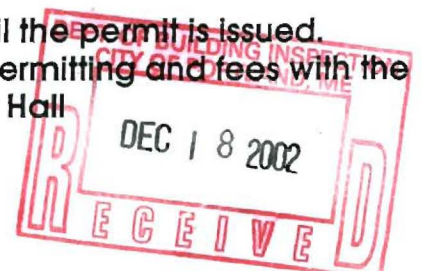
Location/Address of Construction: <u>977 Brighton Ave</u>		
Total Square Footage of Proposed Structure <u>12226 = 312^{sq}</u>	Square Footage of Lot <u>2400</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>275</u> Block# <u>C</u> Lot# <u>001</u>	Owner: <u>Wise Investments</u>	Telephone: <u>772-1800</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>The Doveetail Group</u> <u>665-2253 c/o 824 Roosevelt Trail</u> <u>PMB # 106</u>	Cost Of Work: \$ <u>46,000</u> Fee: \$ <u>315-</u>
Current use: <u>Office space / garage</u> <u>Change of use</u>		
If the location is currently vacant, what was prior use: _____		<u>\$75-</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>Office space</u>		
Project description: <u>Wise Landscaping Company, Storage & Equipment and office</u>		
Contractor's name, address & telephone: <u>The Doveetail Group c/o 824 Roosevelt Trail PMB # 106</u> <u>Windham Me 04062</u>		
Who should we contact when the permit is ready: <u>Chris Greenlaw 415-8604</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>415-8604</u>		

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.

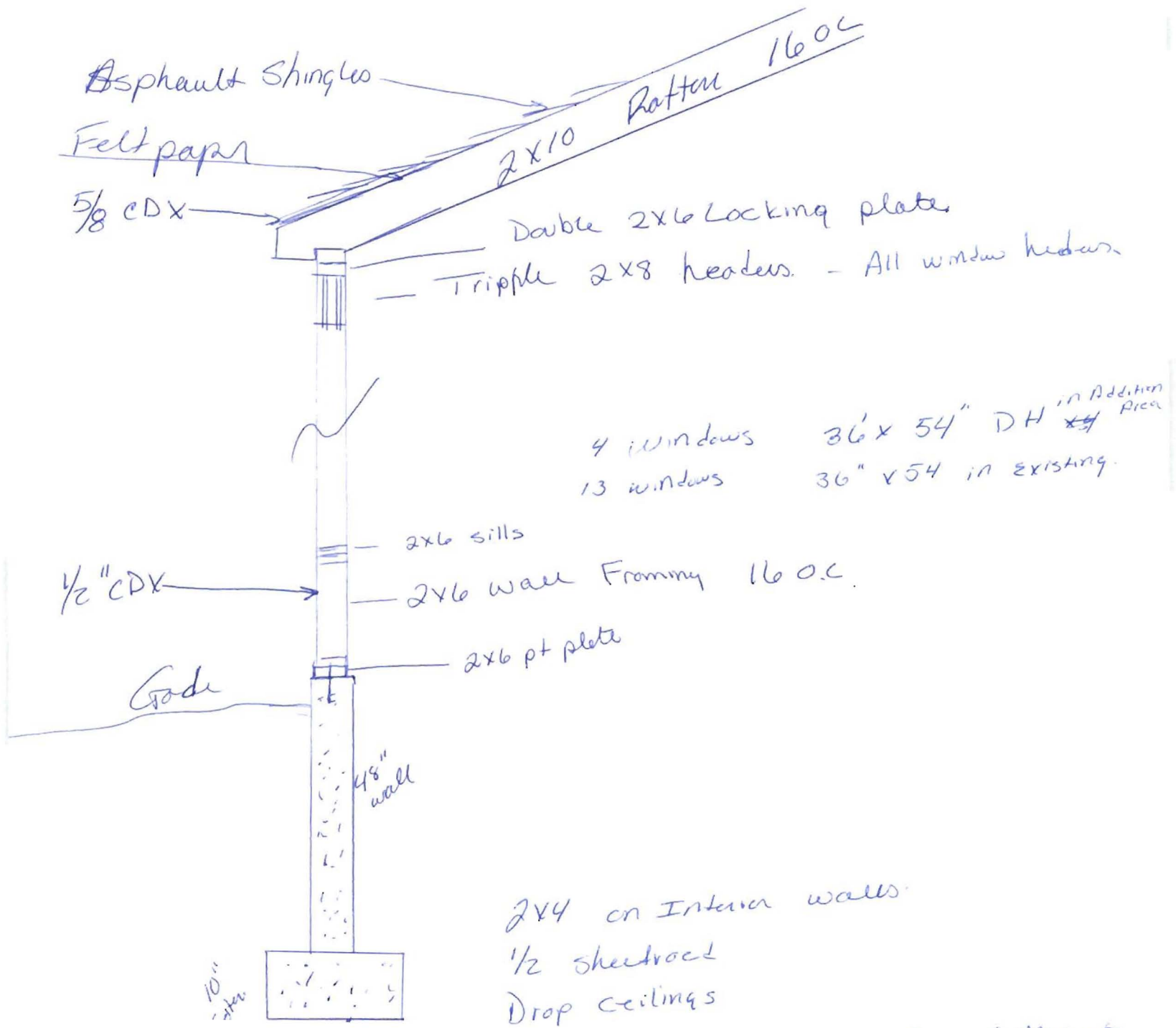
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Chris Greenlaw</u>	Date: <u>12-18-2002</u>
---	-------------------------

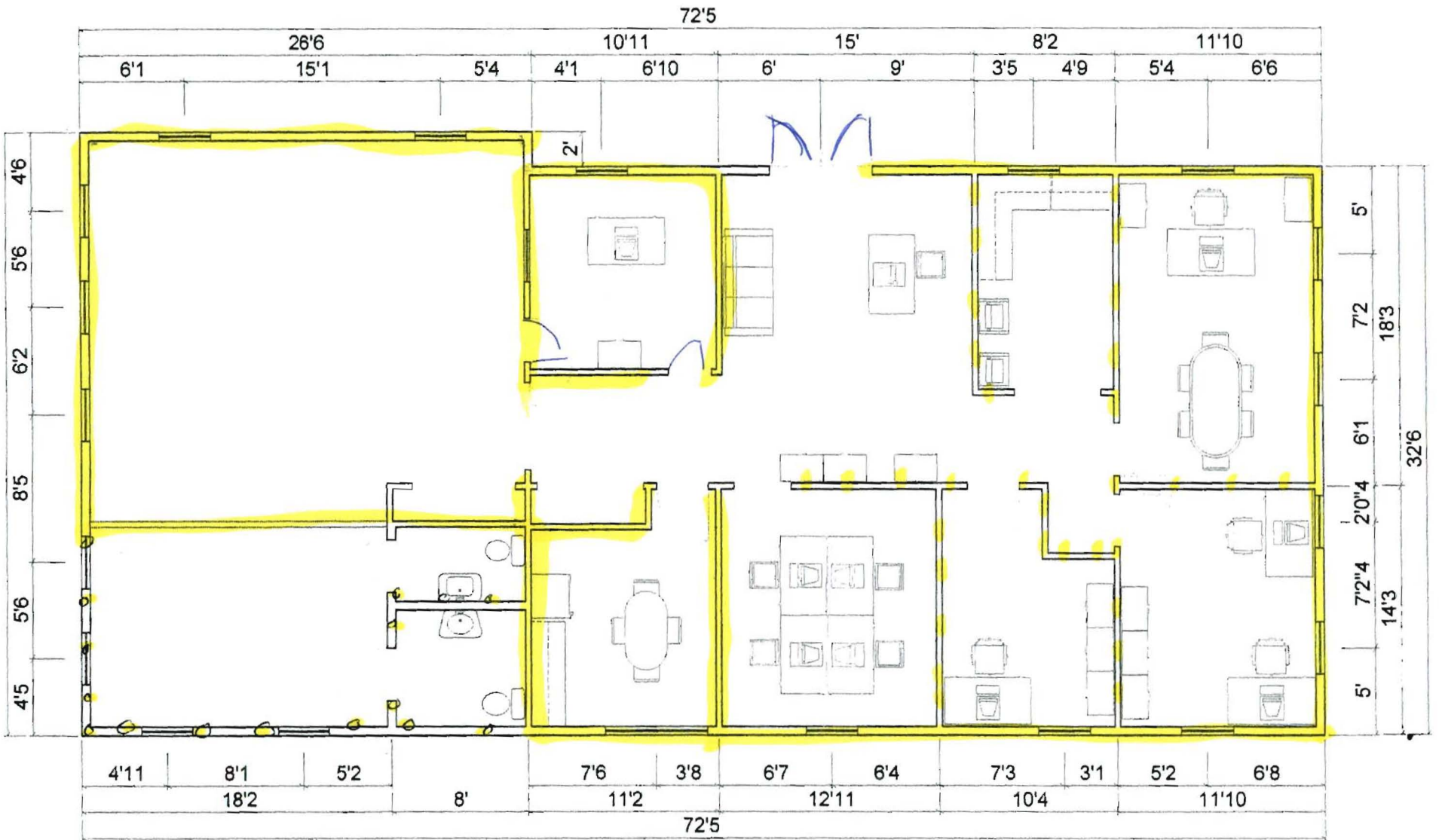
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



6' main entrance has existing
~~3x1~~ Triple 2x12 header.



977 Brighton Ave



LIVING AREA
2406 sq ft

Existing

Proposed Non Bearing

Proposed New Addition



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

N/A Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

BS 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.

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

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 275001 Building Permit #: 020134

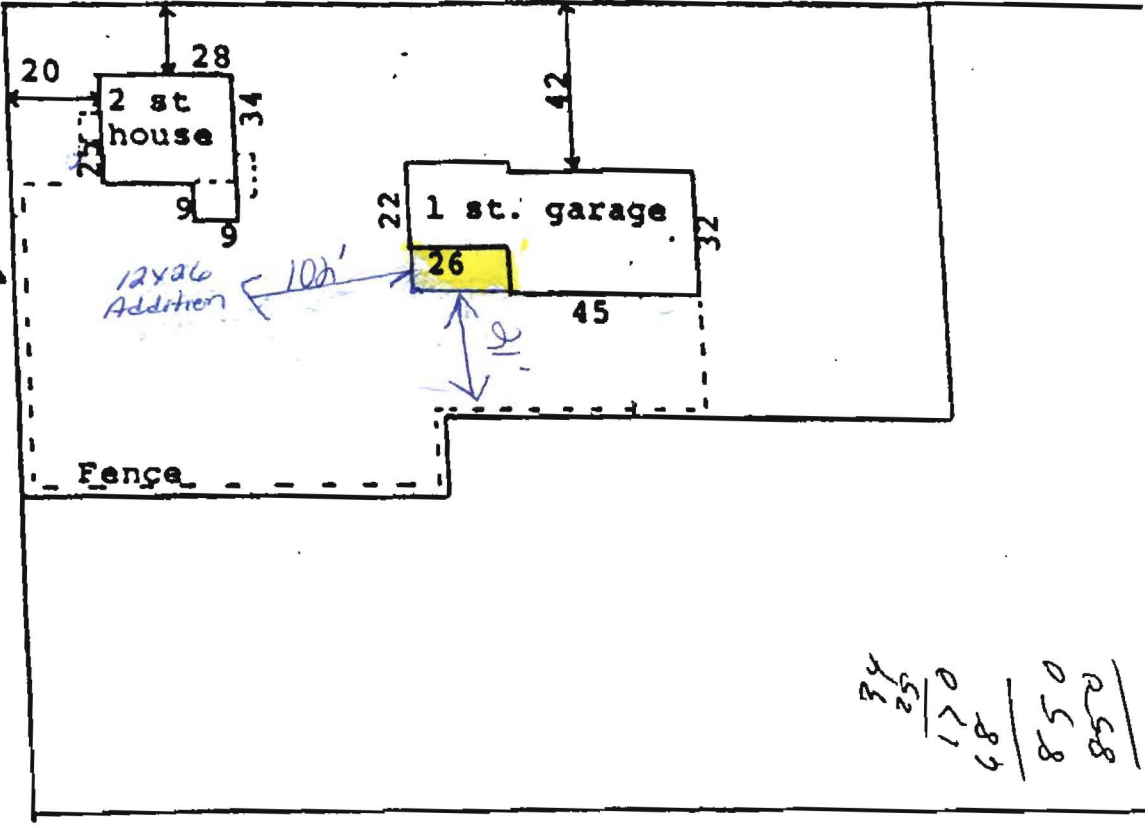
Will call when sign is in place



Wessex Street

Brighton Avenue

977



34
25
170
48
850
850

Lomond Street