



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

3-12 20 04

Received from Adams Towing Tric

Location of Work 87 Bishop

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 30<sup>00</sup>/<sub>00</sub>

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

Other \_\_\_\_\_

CBL: 293 A 13

Check #: 1711

Total Collected \$ 30<sup>00</sup>/<sub>00</sub>

**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 the receipt less \$10.00 or 10% whichever is greater.

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

*JLO*

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040244

This is to certify that Wjg Llc  
has permission to Change of Use to Tow Lot for new buildings or structures  
AT 87 Bishop St 293 A013001

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 in progress must be reported before this building or part thereof is opened 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. WJG  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 3/18/04  
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: 04-0244	Issue Date: MAR 19 2004	CBL: 293 A013001
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Location of Construction: 87 Bishop St	Owner Name: Wjg Llc	Owner Address: 27 Winn Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: vacant land	Proposed Use: tow lot <i>No structure</i>	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Change of Use to Tow Lot		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>N/A</i> Type: <i>No Building</i> <i>3/18/04</i> <i>Chung</i>	
		Signature: <i>Wjg</i>	Signature: <i>Chung</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: kwd	Date Applied For: 03/12/2004	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 checked="" type="checkbox"/> Site Plan <i>see letter 1 year exemption only</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>3/16/04</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>3</i>
	<i>ok under performance based uses 14-248</i>		

**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

<b>Permit No:</b> 04-0244	<b>Date Applied For:</b> 03/12/2004	<b>CBL:</b> 293 A013001
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<b>Location of Construction:</b> 87 Bishop St	<b>Owner Name:</b> Wjg Llc	<b>Owner Address:</b> 27 Winn Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> tow lot- no more than 25 cars - no structure	<b>Proposed Project Description:</b> Change of Use to Tow Lot - no more than 25 cars - no structure
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/16/2004

**Note:** **Ok to Issue:**

- 1) Your exemption of the lot from site plan review will last for one year only. Should you wish to maintain the lot longer than the year a site plan application with full and complete submittals must be received, reviewed and approved by the Planning Authority PRIOR to January 30, 2005. If you have any questions about these site plan exemption conditions, please contact Alex Jaegerman of the Planning Division.
- 2) Your use for a tow lot is approved for no more than 25 cars to be stored on the lot at one time.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** Mike Nugent      **Approval Date:** 03/18/2004

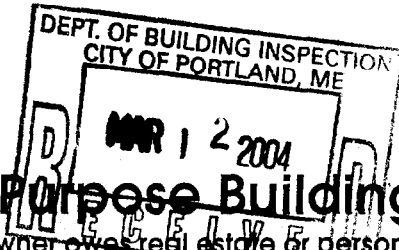
**Note:** **Ok to Issue:**

- 1) No Building construction is allowed by this permit

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/17/2004

**Note:** **Ok to Issue:**

Track



# 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>87 BISHOP ST PORTLAND</u>		
Total Square Footage of Proposed Structure <u>7200 FT</u>	Square Footage of Lot <u>24,000 SQ. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>293</u> Block# <u>A</u> Lot# <u>013</u>	Owner: <u>WJG, LLC</u> <u>27 WINN RD</u> <u>FALMOUTH, ME 04105</u>	Telephone: <u>831-2489</u>
Lessee/Buyer's Name (If Applicable) <u>ADAMS TOWING INC</u>	Applicant name, address & telephone: <u>ADAMS TOWING INC</u> <u>PO BOX 8084</u> <u>PORTLAND, ME 04104</u>	Cost Of Work: \$ <u>0-</u> Fee: \$ <u>30</u>
Current use: <u>TOW LOT</u>		
If the location is currently vacant, what was prior use: <u>JUNK YARD</u>		
Approximately how long has it been vacant: <u>6 MOS - 1 YEAR</u>		
Proposed use: <u>TOW LOT</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>STEPHEN W JORDAN</u>		
Mailing address: <u>PO BOX 8084</u> <u>PORTLAND, ME 04104</u>		
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>797-2888</u>		

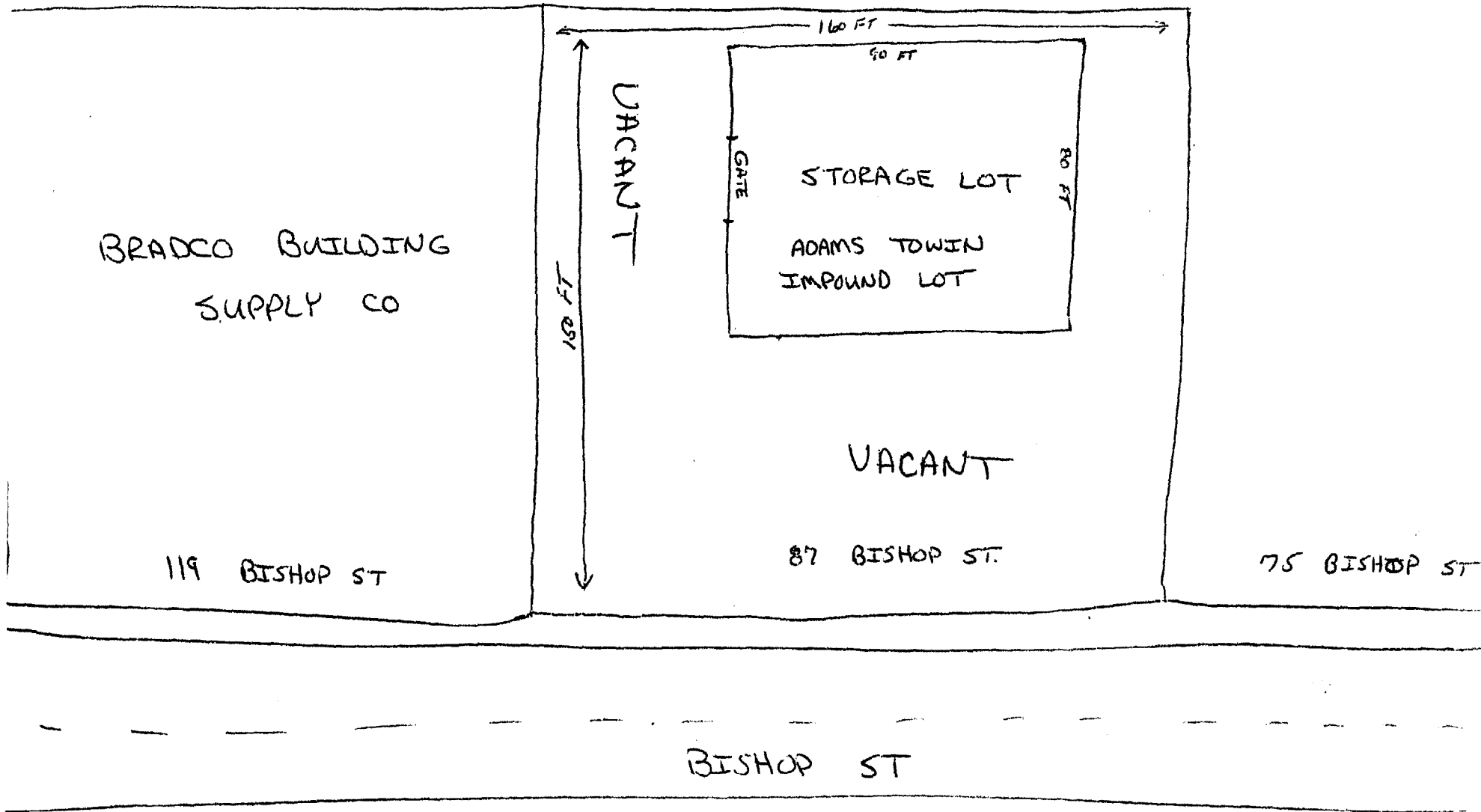
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

CK# 1711

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>Stephen W Jordan</u>	Date: <u>2/24/04</u>
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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 4<sup>th</sup> floor of City Hall



Fence

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

January 23, 2004

Steve Jordan  
Adams Towing  
P.O. Box 8084  
Portland, ME 04104

RE: Tow Lot at 87 Bishop Street  
CBL 293-A-013

Dear Mr. Jordan:

Thank you for coming in to the Planning office last week to discuss your proposed use of a gravel lot for a tow lot operation on Bishop Street. As we discussed, the Planning Authority has granted a one-year approval of the site plan exemption for the proposed tow lot at 87 Bishop Street with the following conditions:

1. That no more than 25 cars will be stored on the lot at one time.
2. That exemption of the lot from site plan will last for one year. Should you wish to maintain the lot longer than the year, a site plan application with full and complete submittals must be received, reviewed and approved by the Planning Authority prior to January 30, 2005. This submission will be prepared by a professional engineer and will include, but will not be limited to, measures for stormwater quality and stormwater management.  
A site plan application is attached for your use.

Please call if you have any questions.

Sincerely,

Alexander Jaegerman  
Planning Division Director

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
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January 23, 2004

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Please call if you have any questions.

Sincerely,

Alexander Jaegerman  
Planning Division Director

JAN 30 2004



cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Program Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Michael Bobinsky, Public Works Director  
Karen Dunfey, Inspections  
Traffic Division  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Approval Letter File  
Correspondence File