



**PORTLAND FIRE DEPARTMENT
RIVERTON STATION
Engine 9
Captain Gary A. Devoe, Jr.**



28 June 2011

To: Fire Prevention Division
From: Capt G Devoe, E-9
Re: 131 Warren Ave

Today we had a small woods fire, reported from #9 Range St and best accessed from Warren Ave. We accessed the fire from 131 Warren Ave.

I have concerns about the outside "housekeeping" at 131 Warren Ave. Located on the property in close proximity to the occupied residential home, are large amounts of combustible class A materials. There is a storage area fenced in on three sides with various items located inside. Immediately adjacent to the fence there are several large piles of scrap wood. There is enough combustible material to cause me concern in the event a fire of any kind gets started. Dense woods and undergrowth also border this storage area.

Could you please stop by this property when you have a chance to check it for compliance with City fire ordinances? Thank you.

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0218	Issue Date:	CBL: 295 C003001
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Location of Construction: 135 WARREN AVE (front building)	Owner Name: TANNER CHARLES V III	Owner Address: 131 WARREN AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Mixed Use	Proposed Use: Mixed Use - installing (1) 8' x 14' x 8' & (1) 8' x 40' x 12' steel storage containers <i>connected to permit 09-0539</i>	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>U</i> Type: <i>3</i>	

Proposed Project Description: installing (1) 8' x 14' x 8' & (1) 8' x 40' x 12' steel storage containers	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 5/27/10</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: Idobson	Date Applied For: 03/08/2010	Zoning Approval
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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 type="checkbox"/> Site Plan	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	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
	Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ Conditions Date: 3/11/10 <i>APM</i>	Date: _____	Date: _____

PERMIT ISSUED

MAY 27 2010

City of Portland

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0259	Issue Date:	CBL: 295 C003001
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Location of Construction: 135 WARREN AVE	Owner Name: TANNER CHARLES V III	Owner Address: 131 WARREN AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Mixed Use -	Proposed Use: Mixed Use - installing a 20' x 8' steel storage container for dry storage	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Condition	INSPECTION: Use Group: LL Type: 3	

Proposed Project Description: installing a 20' x 8' steel storage container for dry storage	Signature: <i>(KG)</i>	Signature: <i>(Signature) 4/1/10</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: Idobson	Date Applied For: 03/17/2010	Zoning Approval
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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 Exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 3/17/10	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>(Signature)</i>
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PERMIT ISSUED

APR 1 2010

CERTIFICATION
 City of Portland

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
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City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0539	Date Applied For: 06/01/2009	CBL: 295 C003001
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Location of Construction: 135 WARREN AVE	Owner Name: TANNER CHARLES V III	Owner Address: 131 WARREN AVE	Phone:
Business Name: Seavey	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Retail - used furniture store ("A Little Shop of Everything")- Change of use from oil company to retail - install fire door	Proposed Project Description: Change of use from oil company to retail - install fire door
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/04/2009
Note: The change of use requires one parking space which exists. **Ok to Issue:**

- 1) This permit is being issued with the condition that any exterior storage for the use follow the conditons listed under section 14-229.14 of the ordinance.
- 2) This permit is being issued with the condition that the 1-877-TWO JUNK sign must be removed from the wall/fence.
- 3) This property has two buildings on it. The rear building is a single family home. With the issuance of this permit and the certificate of occupancy, the use of the front building shall remain retail. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/17/2010
Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) This permit is being issued based on the correction of zoning, building and life safety violations noted in letters dated 12/18/09, 2/19/10 and 4/5/10. The property and business shall remain in compliance with all municipal codes in order for the continued approval of the business license.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 06/09/2009
Note: Before the second floor can be used for anything other then storage, it must have a second remote means of egress. **Ok to Issue:**
 Dotty's e-mail: seaveysmoving@aol.com

- 1) The stairway (vertical opening) cannot connect more than 2 adjacent stories (one floor pierced only). The basement stair door shall be replaced a rated fire door and 5/8 type x sheetrock installed on the stairwell walls, or a floor can be built in that location to recover the space and eliminate the vertical stair shaft.
- 2) The second floor can be used for storage only, it must have signage and a barrier installed to prohibit public access.
- 3) Second floor and basement is storage only.
- 4) All construction shall comply with NFPA 101

Comments:
 2/19/2010-jmb: Gave permit file to Danielle in legal, she created a letter and sent. Gave file back to inspections

- (e) *Maximum height*: Sixty-five (65) feet; except that on lots in excess of five (5) acres, ninety (90) feet is permitted if each of the setbacks required under subsection (3) above is increased by one (1) foot in distance for each foot of height above sixty-five (65) feet.
- (f) *Maximum impervious surface ratio*: Eighty (80) percent.
- (g) *Maximum Floor Area Ratio (F.A.R.)*: The maximum floor area ratio is established according to the abutting residential zone. If there is no abutting residential zone to the lot in question, the F.A.R may be a maximum of 0.65. In the case of two (2) or more abutting residential zones, the F.A.R. shall be the F.A.R. of the least restrictive such zone. The ratios are as follows:

<i>Residential</i>	<i>Floor Area Ratio</i>
R-1/R-2	0.45
R-3	0.55
R-4/R-5/R-5A/R-6	0.65

(Ord. No. 296-88, 5-23-88)

Sec. 14-229.14. Other requirements.

In addition to the above, the following requirements are applicable to all uses in the B-4 zone:

- (a) *Landscaping and screening*: The site shall be suitably landscaped for parking, surrounding uses and accessory site elements including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (b) *Curbs and sidewalks*: Curbs and sidewalks as specified in article VI of chapter 25.
- (c) *Off-street parking and loading*: Off-street parking and loading are as required by division 20 and division 21 of this article.

(d) *Signs:* Signs shall be subject to the provisions of division 22 of this article.

(e) *Exterior storage:*

1. Any storage of new materials, finished products, or related equipment must be suitably screened from the public way and from abutting properties by a solid fence at least five (5) feet in height, or by a solid evergreen planting strip.
2. All waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape from the container.
3. Outdoor storage of refuse, debris, or material awaiting reuse shall be in an appropriate container or located within a designated, screened area.
4. Any permitted outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by one (1) or more of the following methods: raising materials above ground, separating materials, preventing stagnant water, or by some other means. No outdoor storage shall be permitted in the required yard between the front of any building on the site and the street, except for storage for plant and tree nurseries.

(f) *Storage of vehicles:* Storage of vehicles is subject to the provisions of section 14-335.

(g) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or in a flood plain zone, the requirements of division 26 and/or division 26.5 apply.

(Ord. No. 296-88, 5-23-88; Ord. No. 164-97, § 4, 1-6-97)

Sec. 14-229.15. External effects.