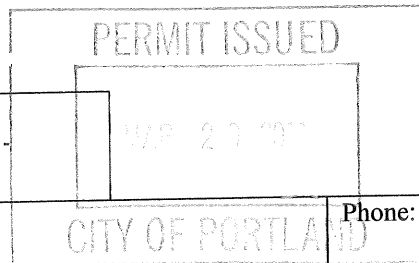


**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716



Job No: <b>2011-03-556-CH OF USE</b>	Date Applied: <b>3/7/2011</b>	CBL: <b>296 - - D - 002 - 001 - - - -</b>	Phone:
Location of Construction: <b>314 WARREN AVE</b>	Owner Name: <b>DWIGHT P BAKER</b>	Owner Address: <b>336 WARREN AVE PORTLAND, ME - MAINE 04103</b>	Phone:
Business Name: <b>Cumberland County Choppers &amp; Cycles</b>	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: <b>Peter Gordon</b>	Phone: <b>671-7508</b>	Permit Type: <b>BLDG - Building</b>	Zone: <b>B-4</b>
Past Use: <b>Window Tinting</b>	Proposed Use: <b>Change of use to Motorcycle Sales and Service with interior alterations <i>Suite A, B</i></b>	Cost of Work: <b>1000.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>B/E-1</i> Type: <i>IBC-2009</i>
Proposed Project Description: <b>314 Warren: Change of use</b>		Signature: <i>Bjornell</i> <b>(58)</b>	Signature: <i>[Signature]</i> <b>3/28/11</b>
Proposed Project Description: <b>314 Warren: Change of use</b>		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie **Zoning Approval**

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>9 3/15/11</i>	<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 Dist 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>
	<b>CERTIFICATION</b>		

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.



# Certificate of Occupancy

CITY OF PORTLAND, MAINE  
Department of Planning and Urban Development  
Building Inspections Division



Issued to: DWIGHT P BAKER

Date Issued: 4/5/2011

Location: 314 Riverside St.

CBL: 296-D002001

**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. 2011-03-556, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Suite A

APPROVED OCCUPANCY

Motorecycle Sales and Service

Use Group B/F-1

Type 5B

IBC-2009

Limiting Conditions: NONE

Approved:

4-5-11

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

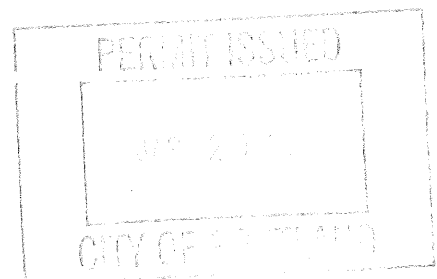
With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### 1. Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.





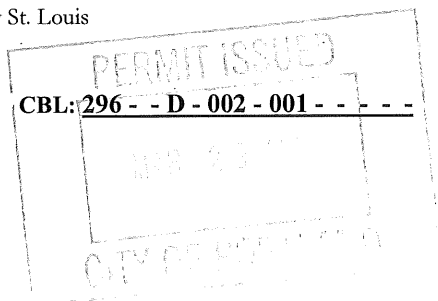
# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-03-556-CH OF USE

Located At: 314 WARREN



## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that all alterations are interior of the existing building.
2. This property shall remain a motorcycle sales and service use with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
3. Separate permits are required for any new signage.

### **Fire**

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. A fire permit is required for garage repair. The application is available through the City Clerk's Office.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. This building shall meet the requirements for mixed use separation for Business and Factory (vehicle repair).



# General 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: <b>314 WARREN AVE</b>		
Total Square Footage of Proposed Structure/Area <b>1892</b>	Square Footage of Lot <b>9000</b>	Number of Stories <b>1</b>
Tax Assessor's Chart, Block & Lot Chart# <b>296</b> Block# <b>D</b> Lot# <b>002</b>	Applicant *must be owner, (Lessee or Buyer)* Name <b>PETER GORDON</b> Address <b>P O Box 2416</b> City, State & Zip <b>SOUTH PORTLAND ME 04116</b>	Telephone: <b>207-671-7508</b>
Lessee/DBA (If Applicable) <b>CUMBERLAND COUNTY CYCLES</b>	Owner (if different from Applicant) Name <b>Dwight BAKER</b> Address <b>42 LIBERTY LANE</b> City, State & Zip <b>PORTLAND ME 04103</b>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <b>105</b>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <b>WINDOW TINTING</b> Proposed Specific use: <b>MOTORCYCLE SALES + SERVICE</b> Is property part of a subdivision? <b>NO</b> If yes, please name _____ Project description: <b>PAINTING SHOWROOM + SERVICE AREA and PUTTING IN TILE FLOOR</b> <b>TO GET IT ZONED PROPERLY FOR A BUSINESS LICENSE</b>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <b>PETER GORDON</b> Telephone: _____ Mailing address: _____		

# 1045

RECEIVED  
MAY 7 2011  
Dept. of Building & Inspections  
City of Portland Maine  
RECEIVED  
MAY 12 2011  
City of Building & Inspections  
City of Portland Maine

Please submit all of the information outlined on the applicable Check List. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspection Division 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: Date: **3/3/2011**

This is not a permit; you may not commence ANY work until the permit is issued

3/7/2011

**Job Summary Report**  
**Job ID: 2011-03-556-CH OF USE**

Report generated on Mar 9, 2011 9:50:51 AM

**Job Type:** Change of Use Commercial      **Job Description:** 314 Warren      **Job Year:** 2011  
**Building Job Status Code:** Initiate Plan Review      **Pin Value:** 826      **Tenant Name:** Cumberland County Cycles/ Peter Gordon  
**Job Application Date:**      **Public Building Flag:** N      **Tenant Number:**  
**Estimated Value:** 1,000      **Square Footage:**  
**Related Parties:** DWIGHT BAKER      *Property Owner*

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Certificate of Occupancy Fee	\$75.00		\$75.00	3/9/11	1747	\$75.00		\$75.00	\$0.00
Job Valuation Fees	\$30.00		\$30.00	3/9/11	1747	\$30.00		\$30.00	\$0.00

**Location ID: 32958**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
B02380	296 D 002 001		M				-70.310567	43.687354
Location Type		Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)			
		1			314 WARREN AVENUE NORTH			
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
RETAIL & PERSONAL SERVICE		NOT APPLICABLE	B-A				DISTRICT 8	RIVERTON

**Structure Details**

**Structure: Cumberland County Cycles**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Service Stations & Repair Garages	0			314 WARREN AVENUE NORTH

**Longitude** **Latitude** **GIS X** **GIS Y** **GIS Z** **GIS Reference**

**User Defined Property Value**

*Lannie*

*in Que*



SECRETARY OF STATE  
BUREAU OF MOTOR VEHICLES  
STATE HOUSE STATION 29  
AUGUSTA, MAINE 04333

296-D-002

Applicant's Name, Business Name and Business Address	
PETER Gordon JULY Family LLC, dba CUMBERLAND COUNTY CYCLES 314 WATSON AVE. PORTLAND, ME 04103	C Hoppers + 671-7508

**BUILDING CODE, ZONING AND LAND USE REGULATORY ORDINANCE CLEARANCE**

under permit # 2011-03-556

Dear Sir:

As required by the Secretary of State, the above named applicant, at the location shown, is in compliance with all local building codes and land use regulatory ordinances for the **initial application for a dealer license and/or for the application for additional dealer license types** as they pertain to a commercial building, a vehicle display area, and sale and service of vehicles and the display of a permanently mounted sign.

A local seller's license:

Is required



Is not required



Has been issued



Will be issued



Marge Schmuckal  
Signature - Authorized City/Town Official

zoning Administrator  
Title

**NOTARIZATION REQUIRED**

STATE OF MAINE - County of Cumberland Date, MARCH 16, 2011 Then personally appeared the above AUTHORIZED CITY/TOWN OFFICIAL named MARGE Schmuckal

yes and acknowledge the foregoing instrument under oath to be free act and deed

NOTARY PUBLIC or ATTORNEY

Mary P. Davis

My commission expires:

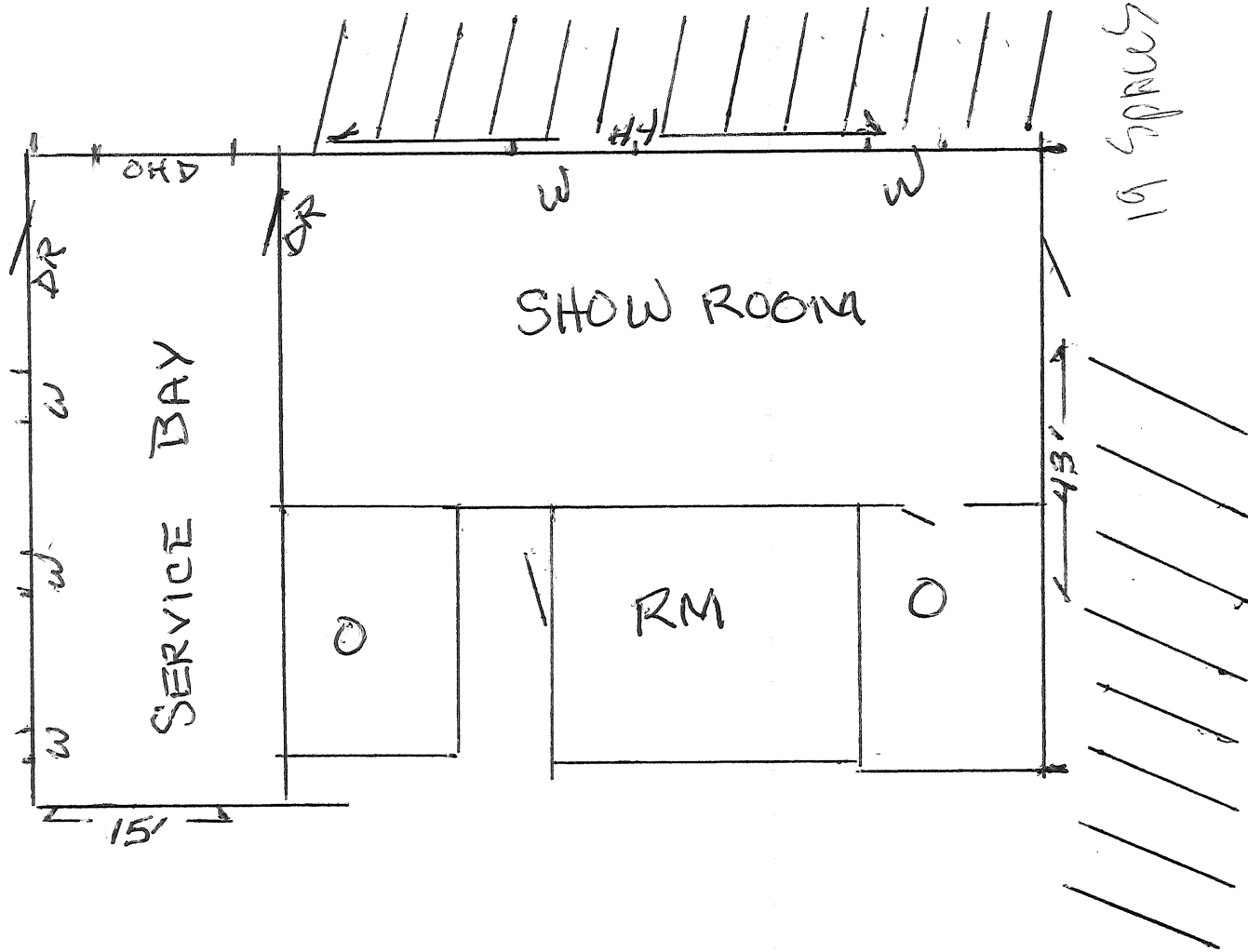
Mary P. Davis, Notary Public  
State Of Maine  
My Commission Expires 07/27/2017





WARREN AVE

X SIGN 65'



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



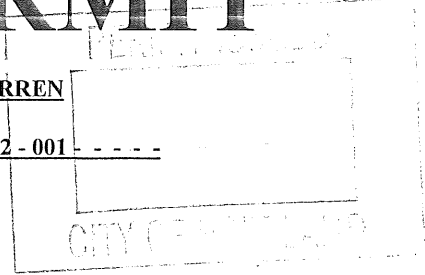
# CITY OF PORTLAND BUILDING PERMIT

This is to certify that DWIGHT P BAKER

Located At 314 WARREN

Job ID: 2011-03-556-CH OF USE

CBL: 296 - - D - 002 - 001 - - - -



has permission to Change of Use to Motor Cycle Sales & Service, no construction

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*DWB per B.W.*  
**Fire Prevention Officer**

*[Signature]* 3/28/11  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Issued to: DWIGHT P BAKER

Location: 314 Riverside St.

Date Issued: 4/5/2011

CBL: 296-D002001

**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. 2011-03-556, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Suite A

APPROVED OCCUPANCY

Motorcycle Sales and Service

Use Group B/F-1

Type 5B

IBC-2009

Limiting Conditions: NONE

Approved:

4-5-11

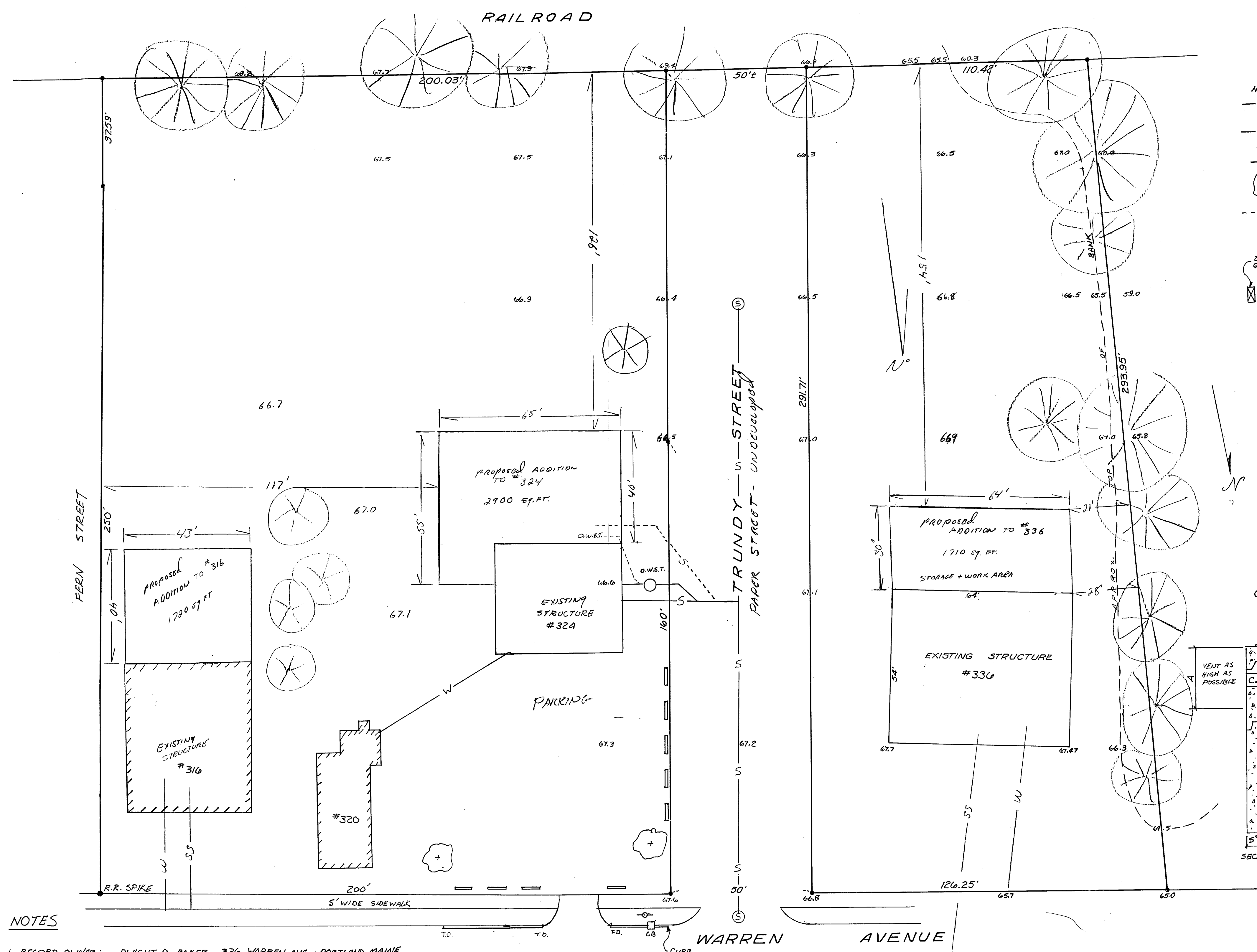
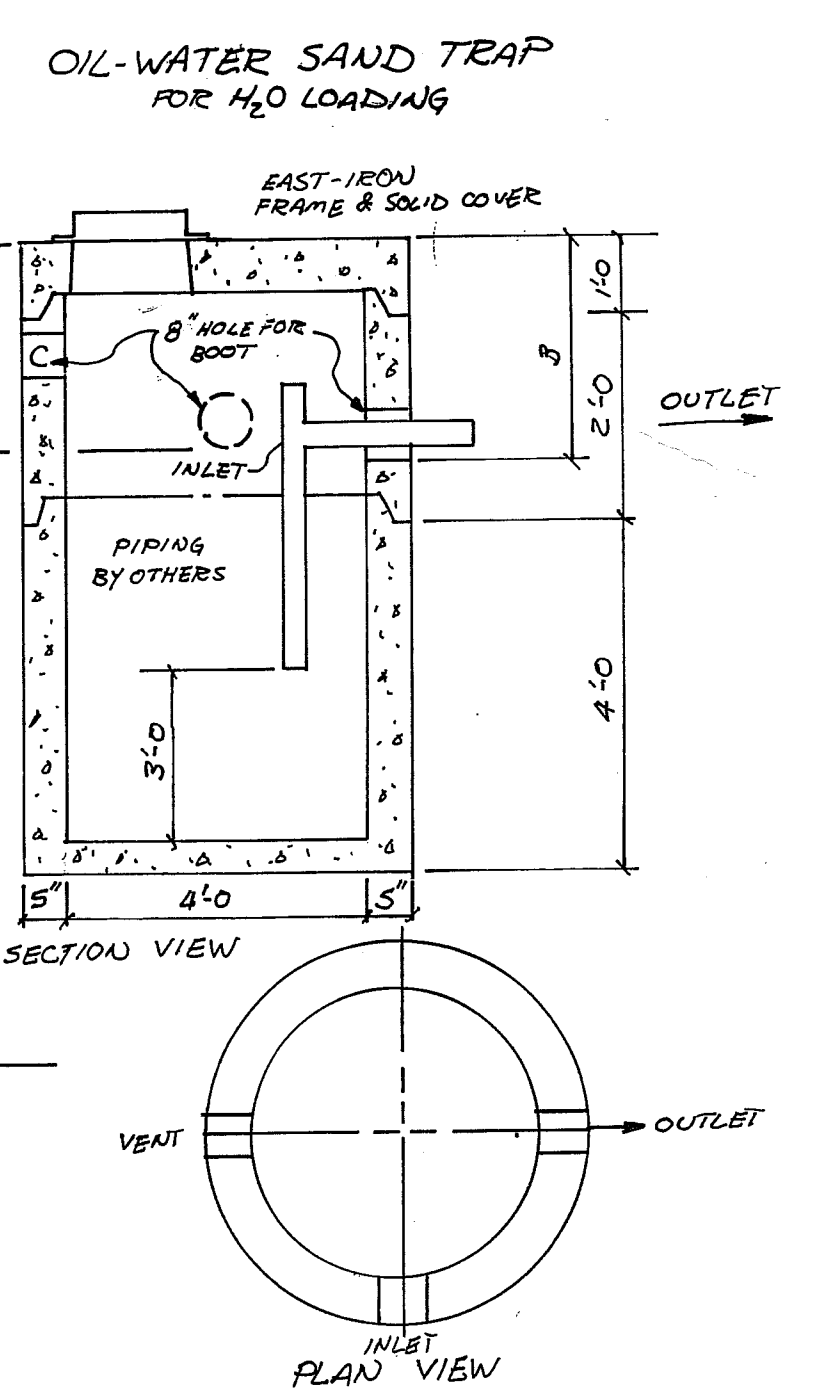
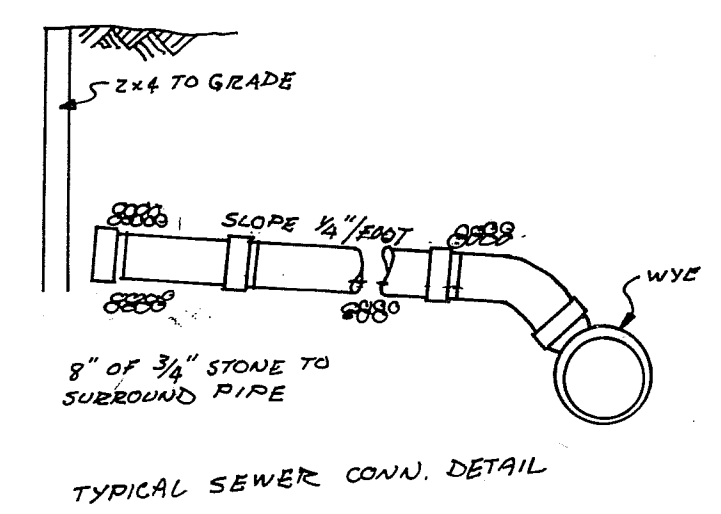
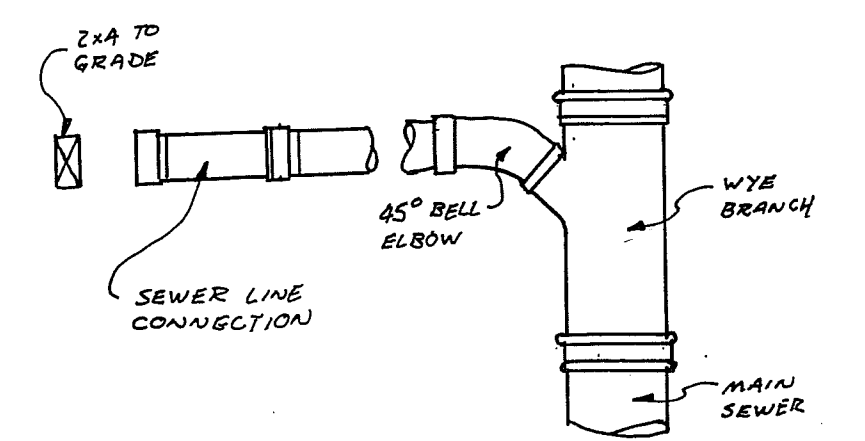
Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

**LEGEND**

- 5/8" REBAR
- N.F.O. NOW OR FORMERLY OF
- W- WATER LINE
- CATCH BASIN
- S- SEWER LINE
- ⊙ SEWER MANHOLE
- ⊙ CMP UTILITY POLE
- + NEW TREES
- - - - - PROPOSED SEWER + O.W.S.T.



**NOTES**

1. RECORD OWNER: DWIGHT D. BAKER - 336 WARREN AVE. - PORTLAND, MAINE
2. DATUM USED: TOP CATCH BASIN CURB, ELEV. 65.19 FURNISHED BY CITY ENGINEER
3. NO GRANITE TIP DOWN SECTION OR CURB ON WEST SIDE OF TRUNDY STREET
4. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION; TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZING OF BUILDINGS.
5. UTILITIES:
  - a) POWER & WATER FROM 320 WARREN AVE (EXISTING BLDGS)
  - b) SEWER FROM EXISTING MAIN ON TRUNDY STREET

PLAN APPROVED BY CITY OF PORTLAND  
SENIOR PLANNER

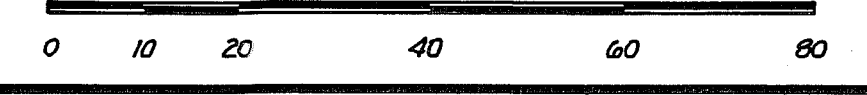
DATE: \_\_\_\_\_

I hereby certify that this survey conforms to the Maine Board of Registration for Land Surveyors.  
Category 1 Condition 3

*Leroy A. Witham*

**SITE PLAN**  
**DWIGHT D. BAKER**  
**WARREN AVENUE**  
**PORTLAND, MAINE**

OCT. 2000 SCALE: 1" = 20'  
SURVEYED BY:  
LEROY A. WITHAM P.L.S. #900  
P.O. BOX 6786  
SCARBORO, MAINE



WARREN AVE

X SIGN 65'

