



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

248 WARREN AVE

CBL 296 G010001

Issued to

Lang Enterprises Llc /Langford & Low, Inc.

Date of Issue

03/11/2009

**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. 08-1083 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

New Addition

APPROVED OCCUPANCY

Commercial Office Space

Use Group B

Type 3B

IBC 2003

**Limiting Conditions:**

This is a occupancy temporary occupancy certificate which expires on June 1, 2009.

**This certificate supersedes  
certificate issued**

**Approved:**

03/25/09 Michael D. Collins

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

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

ad  
on And  
If Any,  
attached

BUILDING INSPECTION

**PERMIT**

Permit Number: 081083

**PERMIT ISSUED**

SEP 23 2008

This is to certify that LANG ENTERPRISES LLC Langford & Inc.

has permission to 1 story office addition for "Langford & Inc., Inc."

AT 248 WARREN AVE

296 G010001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is occupied or closed-in. 4 HOURS 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. Chris Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Scanned

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

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

Permit No: 08-1083	Issue Date:	CBL: 296 G010001
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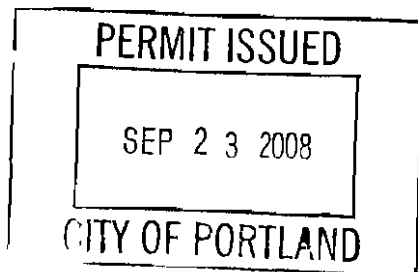
Location of Construction: 248 WARREN AVE	Owner Name: LANG ENTERPRISES LLC	Owner Address: 248 WARREN AVE	Phone:
Business Name: Langford & Low, Inc	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone: 2077975141
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4

Past Use: Commercial - "Langford & Low, Inc.	Proposed Use: Commercial - "Langford & Low, Inc." - 1 story office addition for Langford & Low, Inc.	Permit Fee: \$1,320.00	Cost of Work: \$130,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: B Type: 3B IBC 2003	

Proposed Project Description: 1 story office addition for "Langford & Low, Inc."	Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</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: 08/28/2008	Zoning Approval
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0178</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>8/29/08</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 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:
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## 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

Permit No:	Date Applied For:	CBL:
08-1083	08/28/2008	296 G010001

Location of Construction: 248 WARREN AVE	Owner Name: LANG ENTERPRISES LLC	Owner Address: 248 WARREN AVE	Phone:
Business Name: Langford & Low, Inc	Contractor Name: Langford & Low, Inc.	Contractor Address: PO Box 662 Portland	Phone (207) 797-5141
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial - "Langford & Low, Inc." - 1 story office addition for Langford & Low, Inc.	Proposed Project Description: 1 story office addition for "Langford & Low, Inc."
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/29/2008**Note:**      **Ok to Issue:** ☒

- 1) The zoning site plan approval was based upon the applicant removing 4.9% impervious area PRIOR to an occupancy permit. Documentation is needed to show that the site, after the addition will be no more than 80% impervious.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Tammy Munson      **Approval Date:** 09/23/2008**Note:**      **Ok to Issue:** ☒

- 1) All special inspection reports generated during construction must be submitted to this office through out the project. All discrepancies noted in those reports must have a corrective measure documented and executed. A final statement of special inspections must be submitted to this office prior to occupancy.
- 2) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 09/02/2008**Note:**      **Ok to Issue:** ☒

- 1) All means of egress to remain accessible at all times
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) Emergency lights and exit signs are required
- 5) The fire alarm system shall comply with NFPA 72

**Dept:** Public Services      **Status:** Approved      **Reviewer:** Jean Fraser      **Approval Date:****Note:**      **Ok to Issue:** ☐**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:****Note:**      **Ok to Issue:** ☒**Dept:** Parks      **Status:** Approved      **Reviewer:** Jeff Tarling      **Approval Date:****Note:**      **Ok to Issue:** ☐

<b>Location of Construction:</b> 248 WARREN AVE	<b>Owner Name:</b> LANG ENTERPRISES LLC	<b>Owner Address:</b> 248 WARREN AVE	<b>Phone:</b>
<b>Business Name:</b> Langford & Low, Inc	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone</b> (207) 797-5141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

**Dept:** Fire      **Status:** Approved      **Reviewer:** Greg Cass      **Approval Date:** 10/24/2007  
**Note:**      **Ok to Issue:** ☐

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 09/19/2008  
**Note:**      **Ok to Issue:** ☒

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Jean Fraser      **Approval Date:**  
**Note:**      **Ok to Issue:** ☐

**Comments:**

8/29/2008-mes: DO NOT ISSUE UNTIL PLANNING GIVES FINAL APPROVAL

9/22/2008-tmm: spoke w/Gabby @ Langford and Low - told her we needed energy compliance package

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 11, 2009

RE: C. of O. for #248 Warren Avenue,  
(Id#2007-0178) (CBL 296 G 010001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Final grading,
2. Landscaping,
3. Walkway installation,
4. Impervious surface removal,
5. Striping and signage,
6. Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2009**.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Inspection Services Manager  
File: Urban Insight

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 9/19/2008 12:57:40 PM  
**Subject:** 248 Warren Ave., Langford & Low

All DRC requirements have been met for the issuance of the building permit for this project.

Thanks,

Phil

Applicant:

Langford & Low

Date:

10/22/07

Address:

248 Warren Ave

C-B-L:

296-G-1.0 to 1.9

Comments

CHECK-LIST AGAINST ZONING ORDINANCE

296-H-1.5 to 1.0

Date -

Zone Location -

B-4

revised 7/3/08  
1072 #

#08-1083

Interior or corner lot -

Proposed Use/Work -

addition to AN EXISTING Bldg offices of Bldg Trades Union  
944 S. New  
2048

Sewage Disposal -

city

Lot Street Frontage -

60' in existing - 138.80' shown

Front Yard -

20' / N/A

Rear Yard -

20' - 20' + shown

Side Yard -

10' req - 30' + 40' -  
102 stories

Projections -

Width of Lot -

Height - 65' max - 1 story shown

Lot Area -

currently 84.9% impervious  
will remove 4.9%  
in F.A.R.

Lot Coverage Impervious Surface -

80% max - exactly 80%

Area per Family -

N/A

Off-street Parking -

Needs to show the specifics floor plans show 2588 # of spaces  
6.47 parking  
n 6 pkgs spaces  
req.

Loading Bays -

Site Plan -

2007-0178

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 6 - Zone X

F.A.R.

3008 #  
73442 #

.041

closest R-3

MAX F.A.R. = .55



## BUILDING PERMIT INSPECTION PROCEDURES

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ☒ Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Framing/Rough Plumbing/ Electrical prior to drywalling
- ☒ Final inspection required at completion of work.
- ☒ The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy

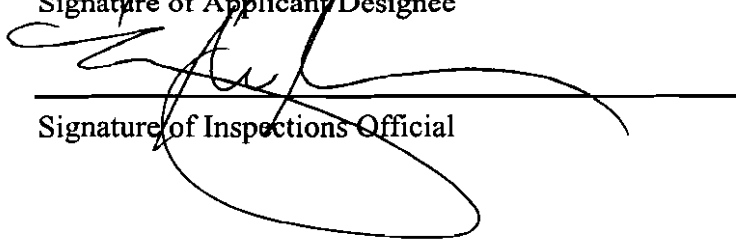
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

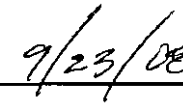
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

  
\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  
\_\_\_\_\_  
Date

# PORTLAND, MAINE

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

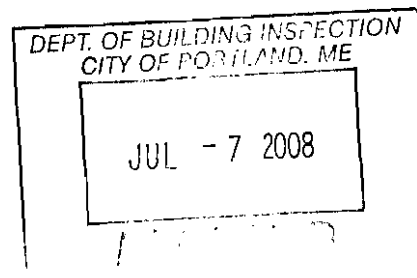
**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

July 7, 2008

Gabrielle Russell  
248 Warren Avenue  
PO Box 662  
Portland, ME 04104

TKM Land Surveyors  
29 Rosewood Drive  
Westbrook, ME 04092



**RE: Langford and Low, General Contractor, Business Office Addition**  
**248 Warren Avenue, Portland**  
**CBL: 296 G010 001**  
**Application ID: 2007-0178**

Dear Ms Russell,

On July 7, 2008, the Portland Planning Authority approved a minor site plan for a single story building addition of 1072 sq ft to the rear of the existing business offices at 248 Warren Avenue, as shown on the approved site plan Sheet Number C1.1 prepared by Langford and Low and dated June 19, 2008, with the following conditions:

- i. That the removal of the 4.9% impervious area, as shown on the approved site plan, shall be completed prior to the issuance of a full Certificate of Occupancy; and
- ii. That the parking spaces and one-way traffic pattern shall be striped as shown on the approved site plan immediately upon the completion of the MDOT sidewalk and curbing improvements; and
- iii. That the sewer connections shall be constructed in accordance with the City of Portland *Technical and Design Standards and Guidelines* (most recent edition).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of a building permit, street

opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.

4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Electronic Distribution:

cc: Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Michael Farmer, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

Attachment: Performance Guarantee Packet

O:\PLAN Dev Rev\Warren248 Langford & Low\Approval letter July 7 2008.doc

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

2007-0178

Application I. D. Number

10/5/2007

Application Date

Business Offices

Project Name/Description

Gabrielle Russell

Applicant

248 Warren Avenue, PO Box 662, Portland, ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-5141 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change Of Use ☐ Residential ☒ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify)

73442

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

**Check Review Required:**

- ☒ Site Plan (major/minor) ☐ Zoning Conditional - PB ☐ Subdivision # of lots \_\_\_\_\_
- ☐ Amendment to Plan - Board Review ☐ Zoning Conditional - ZBA ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
- ☐ Amendment to Plan - Staff Review ☐ Zoning Variance ☐ Flood Hazard ☐ Site Location
- ☐ After the Fact - Major ☐ Stormwater ☐ Traffic Movement ☐ Other \_\_\_\_\_
- ☐ After the Fact - Minor ☐ PAD Review ☐ 14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 10/9/2007

**Zoning Approval Status:**

Reviewer

*Marge S. - Insp.*

- ☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

OCT 24 2007

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 6/6/2008 3:44:25 PM  
**Subject:** 248 Warren Ave (Langford & Low rear building addition)

Marge,

They have just decided to increase the rear addition by 128 sq ft (to 1072 sq ft) by extending a couple of feet towards the rear of the site; this brings the total of the existing and proposed office space to 3120 sq ft.

They have 9 parking spaces provided which I believe is more than enough. I can't see that it raises any other issues.

As this is such a tiny change I am inclined not to request another bunch of scaled plans etc .....but maybe you would want another set of plans to review now (I am trying to clear this by Wed)? Or I could just get this revision included in the set that I stamp? Not sure how much it matters to you?

Thanks  
Jean

**From:** Jean Fraser  
**To:** Carmody, James; Cass, Gregory; Farmer, Michael; Littell, Penny; Schmuckal, Marge; Tarling, Jeff  
**Date:** 6/5/2008 12:03:55 PM  
**Subject:** 248 Warren Ave (tiny rear addition)

To all reviewers:

The docs/plans with some very minor changes and clarified annotations and details were circulated yesterday and I would like a final sign off please asap and next Wed at very latest.

The key areas for sign off are:

**Jim:** parking and access - but I think they are as you requested (Tom not doing this one)

**Penny:** reciprocal easement re vacated Xivray St

**Mike:** no issues- it was agreed back in Jan that Dan would not review this but he suggested std. condition re sewer connection; is de minimus re contribution (previously agreed)

**Jeff:** existing landscape looks pretty good so I think OK

**Marge:** check re their impervious surface calculations

**Greg:** I think you said OK before so please sign off in UI (plans are in the internal mail)

Many thanks  
Jean

**CC:** Barhydt, Barbara; Errico, Thomas

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 8/29/2008 12:17:25 PM  
**Subject:** 248 Warren Avenue

Jean,

I now have a building permit application for this site plan approval. I do have a final site plan that you were going to stamp if all the conditions (guarantees) were met. Can you stamp my plan now, or do they still need to fullfil some requirements.

Thanks,  
Marge

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## MEMORANDUM

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0178

**Date:** 7/3/2008

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I've received a copy of the revised plans showing a little larger addition of 1072 sq ft. This plan is also showing that currently the impervious surface is at 84.9%, where a maximum of 80% is required. The addition proposal will also remove 4.9% of the impervious area in the rear as shown on the plans. All other B-4 Zone requirements are being met.

This project is approved with the condition that the 4.9% impervious area actually be removed prior to a full occupancy permit.

Also, separate permits shall be required for any new signage.

Marge Schmuckal  
Zoning Administrator



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## MEMORANDUM

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning



**Subject:** Application ID: 2007-0178

**Date:** 10/29/2007

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A closer look at the submitted plans do show scalable floor plans and one of the reduced site plans does show 8 existing parking spaces along the front. 6 parking spaces are required for the office space. Parking is being met under the zoning requirements. I would still need an impervious surface analysis to show compliance with the maximum required 80% impervious surface requirement.

I am also seeing on the Assessors maps that Xivray Street may still be in existence. Xivray Street is not shown on either submitted site plan. The current status of that street should be determined - has it been officially vacated?

Marge Schmuckal  
Zoning Administrator

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## MEMORANDUM

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0178

**Date:** 10/24/2007

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This is a 1 story rear building addition to the existing offices and warehouse (offices of building tradesman) for Lanford and Lowe. The property is located within a B-4 business zone. All setbacks are being met. The impervious surface ratio for this zone is 80%. I would need verification that the impervious surface ration was being met. The submitted plans also show no existing parking. I need floor plans (for the existing building and new addition) and a parking plan showing the specific number of parking spaces to determine compliance with the parking section of the ordinance.

Marge Schmuckal  
Zoning Administrator

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 10/29/2007 10:19:47 AM  
**Subject:** Re: 248 Warren Ave.

# 2007-0178

Jean,

I guess we did not open all the plans when we were doing a completeness. Check. I see also that one site plan shows 8 parking spaces out front. I will revise my comments. Thanks for noting that.

Marge

>>> Jean Fraser 10/26/2007 2:22:44 PM >>>

Marge,

Barbara has just handed me this application and I see from your comments in UI that you need floor plans.

On the file there is one set of floor plans so I don't know whether some other sets of floor plans were submitted (during previous discussions?) and you now have a set (and so can update your comments)?? or not.

Could you let me know if you still need a set of floor plans and I will then sort.

Thanks

Jean

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 1/10/2008 1:38:42 PM  
**Subject:** Re: Question

14-336 requires parking to be no closer than 5' to a property line when located within a *residential zone* and *closer than 50'* to any street line.

248 Warren Ave is in a business zone (B-4). The requirements of section 14-339 would need to be met.

Marge

>>> Jean Fraser 1/10/2008 12:44:43 PM >>>  
Marge,

I attended a meeting with Jim Carmody this morning (we mentioned it at Dev Rev yesterday) re **248 Warren Ave** (Langford and Lowe, B4- doing tiny rear extention- #2007-0178).

We have resolved all the issues and all agree that the access drive should be moved nearer the site boundary to the west ie as far as possible.

I believe there is something in zoning that requires a side setback of 5 feet here but I can't find it and wanted to be sure before telling the applicant they could move this access- could you help me?

Thanks  
Jean

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 6/11/2008 3:35:44 PM  
**Subject:** Re: 248 Warren Ave (Langford & Low rear building addition)

Jean,  
I would at least like a scaled revised drawing to check. I am not anticipating any problems, but that's why I check.  
thanks,  
Marge

>>> Jean Fraser 6/6/2008 3:44:25 PM >>>  
Marge,

They have just decided to increase the rear addition by 128 sq ft (to 1072 sq ft) by extending a couple of feet towards the rear of the site; this brings the total of the existing and proposed office space to 3120 sq ft.

They have 9 parking spaces provided which I believe is more than enough. I can't see that it raises any other issues.

As this is such a tiny change I am inclined not to request another bunch of scaled plans etc .....but maybe you would want another set of plans to review now (I am trying to clear this by Wed)? Or I could just get this revision included in the set that I stamp? Not sure how much it matters to you?

Thanks  
Jean

**From:** Michael Farmer  
**To:** Carmody, James; Earley, Katherine; Fraser, Jean; Goyette, Dan; Schmuckal, Marge  
**Date:** 11/6/2007 4:46:59 PM  
**Subject:** Langford and Low

Xivray Street was vacated in 1988. Thus, it appears thge MDOT plans on Warren Ave. are accurate in stating that Xivray St. was vacated. <sup>ZAB</sup>  
^

Michael Farmer, Project Engineer  
Dept. of Public Works  
55 Portland Street  
Portland, ME 04101  
phone: 207-874-8845  
fax: 207-874-8852

**From:** Marge Schmuckal  
**To:** Jean Fraser  
**Date:** 11/2/2007 10:19:03 AM  
**Subject:** Re: Fwd: 248 Warren ave / Xivray Street vacated

thank you - legal should probably confirm that everything with the ex-street is OK.  
Marge

>>> Jean Fraser 11/2/2007 9:43:34 AM >>>  
Marge,

This looks pretty definitive.....

>>> "Gabby Russell" <[grussell@langfordandlow.com](mailto:grussell@langfordandlow.com)> 11/2/2007 9:02:25 AM >>>  
Hi Jane,

I've attached the "Quitclaim Deed" which references the vacating of Xivray Street. See page 7, last paragraph of attachment.

Gabby

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 11/2/2007 9:43:34 AM  
**Subject:** Fwd: 248 Warren ave / Xivray Street vacated

Marge,

This looks pretty definitive.....

>>> "Gabby Russell" <grussell@langfordandlow.com> 11/2/2007 9:02:25 AM >>>  
Hi Jane,

I've attached the "Quitclaim Deed" which references the vacating of Xivray Street. See page 7, last paragraph of attachment.

Gabby

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.503 / Virus Database: 269.15.19/1105 - Release Date: 11/2/2007  
11:04 AM