



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 355 WARREN AVE CBL 303 C012001

Issued to Vance John A And Joan A Date of Issue 08/31/2010

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. 10-0513, 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

Entire

APPROVED OCCUPANCY

Tow Lot
70 Maximum Parking Spaces

Limiting Conditions: This is a use permit only. It does not authorize any construction of any structures.

This certificate supersedes
certificate issued

Approved:

5/31/11
.....
(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

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 00013
PERMIT ISSUED

This is to certify that VANCE JOHN A AND JOAN
has permission to Change of use from Vacant Lot Parking spaces Tow Lot
AT 355 WARREN AVE City of Portland
303 6012001

MAY 28 2010

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 lath or other work is used-in. 2 HOURLY 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. C.P.A. R. South

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 10-0513	Issue Date:	CBL: 303 C012001
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Location of Construction: 355 WARREN AVE	Owner Name: VANCE JOHN A AND JOAN A	Owner Address: 393 WARREN AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Vacant Land/ Parking 70 spaces	Proposed Use: Tow Lot - Change of use from Vacant Land/ Parking 70 spaces to Tow Lot MAXIMUM of 70 CARS	Permit Fee: \$270.00	Cost of Work: \$24,500.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>Parking Lot</i> Type:	

Proposed Project Description:
Change of use from Vacant Land/ Parking 70 spaces to Tow Lot
MAXIMUM of 70 CARS

Signature: *(Signature)*
 Signature: *(Signature)*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 05/13/2010	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 4 zone 1</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0130</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok with conditions</i> <i>5/13/10</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: _____
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PERMIT ISSUED
 MAY 28 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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: 355 WARREN AVE			Total Square Footage of Proposed Structure/Area: 44,800		Square Footage of Lot: 13,117 INSIDE FENCE		Number of Stories: 0	
Tax Assessor's Chart, Block & Lot Chart# 303 Block# C Lot# 12			Applicant must be owner, Lessee or Buyer Name JOHN B VANCE Address 355 WARREN AVE City, State & Zip PORTLAND ME 04103			Telephone: 207 797 2891		
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name SAME Address _____ Zip _____			Cost Of Work: \$ 24,500 C of O Fee: \$ 265. Total Fee: \$ 265.-		
Current legal description If vacant, what is the proposed use? Proposed Special Use Is property part of a project? Project description			This needs AN Certificate of Occupancy Nothing changed			Number of Residential Units: 20 LOT please name _____		
Contractor's name			Address			City, State & Zip		
Who should we contact			Mailing address: PORTLAND ME 04103			Telephone: 797 2891 Vance Telephone: 797 6631		

Please submit all the information outlined on the applicable Checklist. 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, or drop by the Inspections 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 inspect the provisions of the codes applicable to this permit.

Signature: John Vance

Date: 5-12-10

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

RECEIVED

Dept. of Building Inspections
City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0513	Date Applied For: 05/13/2010	CBL: 303 C012001
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Location of Construction: 355 WARREN AVE	Owner Name: VANCE JOHN A AND JOAN A	Owner Address: 393 WARREN AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Tow Lot - Change of use from Vacant Land/ Parking for a maximum of 70 spaces for Tow Lot	Proposed Project Description: Change of use from Vacant Land/ for a maximum of 70 spaces for Tow Lot
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 05/13/2010

Note: Ok to Issue:

- 1) This property is being approved as a Tow Lot for a maximum of 70 cars with the issuance of this permit and the subsequent issuance of a Certificate of Occupancy. Any change of use shall require a change of use permit for review and approvals PRIOR to its change.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted which are required to match Planning's approved site plan. Any deviations shall require a separate approval before starting that work. Currently no structures are located on this tow lot

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 05/28/2010

Note: Ok to Issue:

- 1) This is a use permit only. It does not authorize any construction of any structures.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 05/19/2010

Note: Ok to Issue:

- 1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

Comments:

5/13/2010-mes: WAIT FOR PLANNING SIGN OFF BEFORE ISSUING PERMIT

5/13/2010-mes: REMEMBER TO CHARGE FOR THE CERTIFICATE OF OCCUPANCY PRIOR TO ISSUING PERMIT (NEVER CHARGED)

PERMIT ISSUED**MAY 28 2010**

Jean Fraser - Vance (Warren Avenue)

From: "Jim Fisher" <jim.fisher@northeastcivilsolutions.com>
To: "Jean Fraser" <JF@portlandmaine.gov>
Date: 2/24/2010 2:42 PM
Subject: Vance (Warren Avenue)

Good Afternoon Jean

The Vance project plan sets are being mailed to you today (three full sized plan sets; three 11x17 sets). I believe all revisions have been completed according to your requests (staff comments). As a note, I spoke with Dave Pineo who said that the location of a catch basin off site is not required for this plan since it is not in the project area (feel free to check with Dave about this).

We have added notes to the plans regarding:

Impervious / pervious surface area calculations as note 7 on sheet 3 of 5, and the locations of the pervious surface areas noted on the actual plan (sheet 3 of 5).

Excavation for the drainage would require a street opening permit (though this should not apply because MDOT stubbed the site to the edge of the ROW), note 8 on sheet 3 of 5.

Casco Trap is shown on the Catch Basin detail sheet (p. 5 of 5).

Maintenance Plan note is stated on sheet 5 of 5.

Areas to be loamed and seeded, and the location of plantings, are shown on the plans (see the planting schedule on sheet 5 of 5 for the types of plantings).

A juniper tree has been added immediately to the east of the 30'-wide driveway into the tow lot in order to narrow the 40' wide curb cut down to the more reasonable 30' (shown on sheet 3 of 5).

If you have any other comments, please let me know. Thanks. JIM

Jim Fisher, President
Northeast Civil Solutions, Inc.
Telephone: 207-883-1000
Fax: 207-883-1001
E-Mail:
jim.fisher@northeastcivilsolutions.com
or jfncs@maine.rr.com

DRAFT

March XX, 2010

John Vance
383 Warren Avenue
Portland ME 04103

Jim Fisher, President
Northeast Civil Solutions, Inc
153 US Route 1
Scarborough, ME 04074

RE: **355 Warren Avenue (Tow Lot)**
Minor Site Plan (maximum of 70 vehicles to be stored)
Application ID # 2007-0138

Dear Mr. Vance and Mr. Fisher,

On March XX, 2010, the Portland Planning Authority approved a minor site plan for a storage lot for up to 70 towed or impounded vehicles at 355 Warren Avenue, as submitted by John Vance and shown on the approved plan prepared by Northeast Civil Solutions and dated (*Rev #s and dates, hopefully as received 2.25.10*) with the following conditions:

- i. That the applicant shall implement this Site Plan approval (and any subsequent Building Permits) in a diligent manner so that the project is fully implemented in accordance with the approved/permitted plans prior to June 15, 2010. Failure to complete the aforementioned actions will result in the withholding of any further "towing/wrecker service licenses" for the tow lot at 355 Warren Avenue and enforcement action; and
- ii. *[ANY OTHERS???*]

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:

[Standard requirements to be included]

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0138

Date: 3/22/2010

The new plans received on March 3, 2010 give the impervious surface ratio of 66.5% with a plan showing where pervious and landscaped areas are located on the plans. The maximum impervious surface area is 80% so the applicant is meeting this requirement. I am signing off on the Zoning requirements with conditions. 1) A change of use building permit is now required to officially grant this use. 2) Separate permits are required for any new signage.

Marge Schmuckal
Zoning Administrator