



CITY OF PORTLAND

March 18, 2002

Dwight P. Baker
336 Warren Avenue
Portland, ME 04103

RE: 3 Proposed Additions
ID #2002-0025, CBL #303-H-011

Dear Mr. Baker:

On March 11, 2002, the Portland Planning Authority granted minor site plan approval to construct three (3) additions totaling 6,330 sq. ft. The additions will be located at 312 Warren Avenue, 324 Warren Avenue and 336 Warren Avenue. The approval is subject to the following conditions:

- i. A note shall be added to the plan stating that no change in grading is proposed for the additions.
- ii. Currently, vehicles are parked within the City right-of-way at 336 Warren Avenue. These vehicles must be removed from the City right-of-way.

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 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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

April 17, 2003

Dwight Baker
Sunmasters
314 Warren Ave
Portland, ME 04103

RE: 314 Warren Avenue Site Plan Extension
ID# 2002-0025, CBL 303 H 011

Dear Mr. Baker:

Thank you for your recent letter requesting an extension to your site plan approval for the three building additions located in the vicinity of 312 Warren Ave, 324 Warren Ave, and 336 Warren Ave. I understand that your request is based on the fact that construction is due to begin at 314 Warren Avenue with completion anticipated this fall.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 18, 2004.

If you have any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
✓ Marge Schmuckal, Zoning Administrator
✓ Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
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

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

2002-0025
Application I. D. Number

Baker Dwight P
Applicant
336 Warren Ave, Portland, ME 04103
Applicant's Mailing Address
Jim Haskell
Consultant/Agent
Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159
Applicant or Agent Daytime Telephone, Fax

1/28/01
Application Date
Warren Ave Additions
Project Name/Description

336 - 336 Warren Ave, Portland, Maine
Address of Proposed Site
303 H011001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3 proposed additions**

1710, 2900, 1720 **103320 sq. ft.** **B4**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **1/28/02**

Planning Approval Status:

Reviewer **Kandi Talbot**

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

Approval Date **3/11/02** Approval Expiration **3/11/03** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **6/11/02**
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2002-0025

Application I. D. Number

Baker Dwight P

Applicant

336 Warren Ave, Portland, ME 04103

Applicant's Mailing Address

Jim Haskell

Consultant/Agent

Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

Applicant or Agent Daytime Telephone, Fax

1/28/01

Application Date

Warren Ave Additions

Project Name/Description

336 - 336 Warren Ave, Portland, Maine

Address of Proposed Site

303 H011001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. No change in grading is proposed for the additions. However, if a change in grading is necessary, a revised site plan shall be submitted and reviewed by staff.
- 2 2. Currently, vehicles are parked within the City right-of-way at 336 Warren Avenue. These vehicles must be removed from the City right-of-way.

Approval Conditions of DRC

- 1 See Planning conditions

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

2002-0025
Application I. D. Number
1/28/01
Application Date
Warren Ave Additions
Project Name/Description

Baker Dwight P
Applicant
336 Warren Ave, Portland, ME 04103
Applicant's Mailing Address
Jim Haskell
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Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

336 - 336 Warren Ave, Portland, Maine
Address of Proposed Site
303 H011001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3 proposed additions**
1710, 2900, 1720 **103320 sq. ft.** **B4**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other
Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **1/28/02**

DRC Approval Status: Reviewer **Jay Reynolds**
 Approved Approved w/Conditions See Attached Denied
Approval Date **3/11/02** Approval Expiration **3/11/03** Extension to _____ Additional Sheets Attached
 Condition Compliance **Kandi Talbot** **6/11/02**
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 _____

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

2002-0025

Application I. D. Number

Baker Dwight P

Applicant

1/28/01

Application Date

336 Warren Ave, Portland, ME 04103

Applicant's Mailing Address

Warren Ave Additions

Project Name/Description

Jim Haskell

Consultant/Agent

336 - 336 Warren Ave, Portland, Maine

Address of Proposed Site

Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

Applicant or Agent Daytime Telephone, Fax

303 H011001

Assessor's Reference: Chart-Block-Lot

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

2002-0025

Application I. D. Number

1/28/01

Application Date

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Jim Haskell

Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

336 - 336 Warren Ave, Portland, Maine

Address of Proposed Site

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Assessor's Reference: Chart-Block-Lot

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **3 proposed additions**

1710, 2900, 1720 **103320 sq. ft.**

Proposed Building square Feet or # of Units Acreage of Site Zoning

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- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **1/28/02**

Building Approval Status:

Reviewer _____

- 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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

City of Portland Site Plan 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: # 314 # 324 # 336 WARREN AVE		
Total Square Footage of Proposed Structure 1710, 2900, 1720 SQ FT.		Square Footage of Lot 103320 SQ FT.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 303 H 011	Property owner, mailing address: DWIGHT BAKER	Telephone: 329 9080
Consultant/Agent, mailing address, phone & contact person JIM HASKOLL DIMILLO'S MARINA 415 5783	Applicant name, mailing address & telephone: DWIGHT BAKER 336 WARREN AVE. PORTLAND 329 9080	Project name: WARREN AVE ADDITIONS
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ Site Plan Location (\$3,000), residential \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After-fact Major \$1,500.00 <input checked="" type="checkbox"/> After-fact Minor \$1,200.00 Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: SKIP BAKER Mailing address: 336 WARREN AVE. State and Zip: PORT. ME. Contact person: SKIP Phone: 329 9080		

- Nine (9) separate packets must include the following: Amendments require six (6) separate packets
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page, you may also visit the web site: ci.portland.me.us chapter 14

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: <i>SKIP BAKER</i>	Date: <i>1/21/02</i>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

JAN 28 2002



January 28, 2002

To The City of Portland Planning Department

I am presenting a site plan before the city that involves buildings that I own on Warren Avenue in Portland. Last year the city approved construction of a new 45' x 45' building at 324 Warren Avenue and a small addition to an existing building at 312 Warren Avenue. The plan presented before you now proposes an addition to the new building at 324 Warren Avenue and another addition to 312 Warren Avenue. This is being requested to accommodate existing tenants and to create additional space for one more light use tenant.

Also, shown is an addition to my existing building at 336 Warren Avenue which houses my core business Auto Image, Inc. which requires more shop space to accommodate added employees and production. The addition to Auto Image, Inc. would be used for installation of auto accessories that are leather interiors and leather tops.

Respectfully,

Skip Baker

• Power Sunroofs • Leather Interiors • Video Systems • Tops •
336 Warren Avenue, Portland, ME 04103 • 207-797-3159 • E-mail: www.autoimag@maine.rr.com
SERVING THE MAINE DEALER GROUP SINCE 1970



CITY OF PORTLAND, MAINE
Department of Building Inspections

Jan. 28 2002

Received from Slip Baker

Location of Work 336 Warren Ave - 303 Holl

#314-296 002
Cost of Construction \$324 - 303 500'

Permit Fee \$ 400.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other Minor

303 Holl,
CBL: _____

Check #: 1154 Total Collected \$400.00

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

Stamp