

Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Jeff Levine, AICP, Director Marge Schmuckal, Zoning Administrator

December 20, 2012

T.D. Bank, N.A. One Portland Square Portland, Maine 04101

Jensen Baird Gardner & Henry 10 Free Street Portland, ME 04112

RE:

429 Warren Avenue - 304-B-32 (the "Property") - B-4 Zone

424 Warren Avenue, LLC, owner

Dear Ladies and Gentlemen:

I am in receipt of your request for a determination concerning the Property is located entirely within the B-4 Zone.

A research of our files show a series of violations as follows:

- 1. Ammco automotive repair has a use permit and a certificate of occupancy on file. However, they have erected a free standing sign without permission which needs to be removed entirely, pole and all. Permit 04-1757 specifically denied the free-standing sign request after speaking to the owner of the business. The free-standing sign is a violation.
- 2. There is no use permit, no certificate of occupancy, no sign permit, no awning permit on file for Casco Bay Diesel. All missing permits are violations.
- 3. There is no use permit, no certificate of occupancy, no sign permit on file for Cross Fit MF. All missing permits are violations.
- 4. Dennision Auto Care has a use permit (#10-0073) and sign permits. However, no Certificate of Occupancy was ever issued to finalize the use permit.
- 5. Property Masters has a use permit (#05-0148) and sign permits. However, no Certificate of Occupancy was ever issued to finalize the use permit.
- 6. The approved free standing sign was approved in 2004 (#04-1465) as a 10' x 8' (80 sq. ft.) sign with 5 company slots. The existing free standing sign appears to be much larger with 9 slots. Apparently the sign was changed without benefit of required permits. Inspection Services requires a permit to legalize the current sign. It is currently in violation

It is noted that Lex Connection has a use permit and Certificate of Occupancy and sign permits. I am not aware of any violations with that sublease.

It is also noted that there are currently several vacant units on the Property. Any new tenant requires either a change of use permit or a tenant fit-up permit before any use occupancy in the future.

I am attaching copies of occupancy permits for the Property that are on file. I am not aware of any Fire Code violations. Such violations are under the scrutiny of the Fire Prevention Bureau. There has been no active codes enforcement inspection of the building at this time. Therefore, I am not able to affirm any specific code violations at this time.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal Zoning Administrator

enclosures

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 429 WARREN AVE

CBL 304 B032001

Issued to 424 WARREN AVENUE LLC /Applicant

Date of Issue 01/10/2006

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. 05-1474 , 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

Unit#8

APPROVED OCCUPANCY

Woodshop & Office/Showroom

Inspector of Buildings

Use Group F-1/B

Type 5B

IBC 2003

Limiting Conditions:

The area above the office is not approved for any use, a separate permit is required to occupy.

This certificate supersedes certificate issued

Samuomod.

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Inspector,

(a.e.a (P. Norice: 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.

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 429 Warren Ave

CBL 304 B032001

Issued to 424 Warren Avenue Llc /R N Keniston

Date of Issue 11/01/2004

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. 04-1079 , 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

UNIT #6, BLDG: #1

USE GROUP: S-1

TYPE: 2C BOCA '99 APPROVED OCCUPANCY

AUTO REPAIR W/ ACCESSORY OFFICE

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

/// 01/ (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.

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION

429 Warren Ave

CBL 304 B032001

Issued to

Date of Issue

424 Warren Avenue Llc /James Spinelli

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. $_{04-1639}$, 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 , has had final inspection, has been found to conform occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

units #11 & #12; Bldg. #2

AUTOMOTIVE REPAIR USE GROUP: B/S-1

TYPE: 2B **BOCA 1999**

Limiting Conditions:

THIS CERTIFICATE DOES NOT ALLOW AUTO BODY WORK OR AUTO PAINTING

This certificate supersedes

certificate issued

(Date) Inspector Inspector of Buildings

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

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 429 WARREN AVE Unit #7

CBL 304 B032001

Issued to 424 WARREN AVENUE LLC /American Hydraulics

Date of Issue 01/13/2006

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. 05-0709 , 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

UNIT # 7 BUILDING # 2 APPROVED OCCUPANCY

IBC 2003

Commercial Warehouse & Office USE GROUP S-1/B TYPE 5B

Inspector of Buildings

Limiting Conditions:

No storage is allowed above the two(2) offices and bathroom areas.

This certificate supersedes certificate issued

Approved:

Inspector

MIKE COUINS

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.

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION

429 Warren Ave

CBL 304 B032001

Issued to 424 Warren Avenue Llc /P M Construction Co.

Date of Issue 09/27/2006

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. 05-0735, 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

ATM Ise Gro

Use Group U ··· IBC 2003

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

Instructo

Inspector of Buildings

Notice: This certificate identifies inwful 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.



KENNETH M. COLE III NICHOLAS S. NADZO DAVID J. JONES MICHAEL A. NELSON RICHARD H. SPENCER, JR LAWRENCE R. CLOUGH ALAN R ATKINS RONALD A EPSTEIN WILLIAM H. DALE JOSEPH H. GROFF III F BRUCE SLEEPER DEBORAH M. MANN LESLIE E. LOWRY III PATRICIA M DUNN MICHAEL J. QUINLAN

R. LEE IVY ROGER P. ASCH FRANK K. N. CHOWDRY NATALIE I.. BURNS SALLY J. DAGGETT BRENDAN P. RIELLY NICHOLAS J MORRILL SUZANNE R. SCOTT LORAINE L HITE MARCIA G. CORRADINI KATHLEEN T. KONKOLY MARK A. BOWER JENNIFER W. PETERS J. CASEY MCCORMACK

Attorneys at Law

TEN FREE STREET P.O. BOX 4510 PORTLAND, MAINE 04112-4510 (207) 775-7271 (Phone) (207) 775-7935 (Fax)

www.jbgh.com

MERTON G. HENRY FRANK H. FRYE OF COUNSEL

RAYMOND E. JENSEN (1908-2002) KENNETH BAIRD (1914-1987)

M DONALD GARDNER (1918-2003)

YORK COUNTY **OFFICE**

11 MAIN STREET SUITE 4 KENNESUNK MAINE 04043 (207) 985-4676 (Phone)

(207) 985-4932 (Fax)

December 4, 2012

Ms. Marge Schmuckal 389 Congress St, Room 308 Portland, Maine 04101

429 Warren Avenue Determination Letter RE:

DEC 0 4 2012

Dept. of Building Inspections City of Portland Maine

Dear Ms. Schmuckal:

We are requesting a zoning and code enforcement determination letter for the following property:

Property Address: 429 Warren Avenue

Chart/Block/Lot: 304/B/32

Owner Name: 424 Warren Avenue, LLC

Pursuant to city policy, we have enclosed a check in the amount of \$150.00 made out to the City of Portland for the determination letter request. Additionally, please find enclosed the following documents, which we hope might expedite the determination letter process:

- Sample Zoning and Code Enforcement Determination Letter
- E-Mail from Ms. Dobson Regarding Determination Letter
- Copies of Code Enforcement Documents Attached to Ms. Dobson E-Mail.

Very truly yours,

J. Casey McCormack, Esq.

December 4, 2012

T.D. Bank, N.A. One Portland Square Portland, Maine 04101

Jensen Baird Gardner & Henry 10 Free Street Portland, ME 04112

Ladies and Gentlemen:

B-4-304-B-32

We understand that you have asked us to confirm the zoning approval and code compliance of the following:

Project Name:

429 Warren Avenue, Portland, Maine

Owner:

424 Warren Avenue, LLC

This letter confirms that the above-referenced property is zoned B4 and the improvements located thereon are permitted by the City of Portland Zoning Ordinance.

This letter further confirms that there are no known building code and/or fire code violations currently in existence at the subject property. Attached is a copy of the Certificate of Occupancy for the Project.

Sincerely,			
Zoning Administ	rator, Cit	y of Portla	nd

CITY OF PORTLAND DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No:

201265526

Applicant: 424 WARREN AVENUE LLC

Project Name:

Location: 429 WARREN AVE

CBL:

304 B032001

Development Type:

Invoice Date:

12/04/2012

Previous **Balance** \$0.00

Payment Received \$0.00

Current Fees \$150.00

Current **Payment** \$150.00

Total Due \$0.00

Payment **Due Date** On Receipt

Previous Balance

\$0.00

Fee Description	Qty Fee/Deposit Cl	ıarge	
Zoning Determinations	1 \$15	0.00	
	\$15	0.00	
	Total Current Fees	+	\$150.00
	Total Current Payments	-	\$150.00
	Amount Due Now		\$0.00

CBL 304 B032001

Application No: 201265526

Invoice Date: 12/04/2012

Invoice No: 39250

Total Amt Due: \$0.00

Payment Amount: \$150.00

Bill to: 424 WARREN AVENUE LLC

401 WARREN AVE

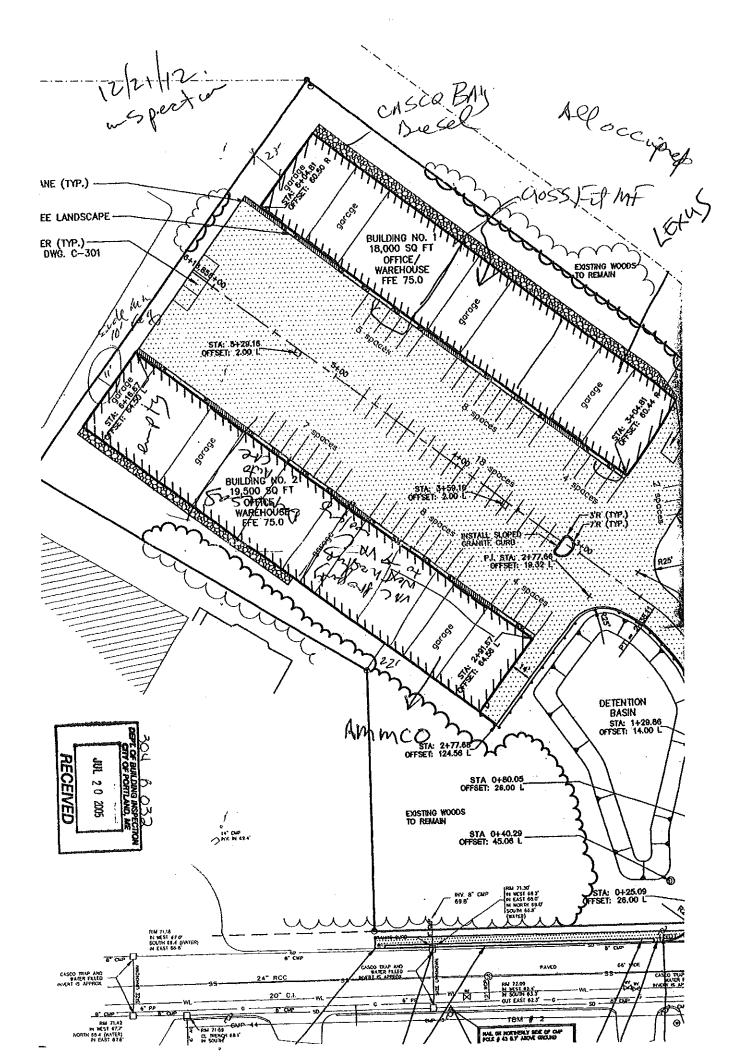
PORTLAND, ME 04103

Blag Pennit History Bldg 1; antiliz? Lex Connection - has permits & Color significant unt #4 Worchouse to Autobady # 06-0049 unit+5 Begin Auto Detail #05-0994 - NO CD 0-45 Sign unit & Property MASTERS -05-1106 - NO CJO - yes sign Bly 2' Western tool -05-0148 wholesalal someretail-had sign mt#7 American Hydraulies -05-0709 wavehouseidfice has C-60 unit#7 Dennisan's Auto Care # 10-0073 No Colo-yes Sugaperant unet 17 FC morang Gebruet makers 05-1474 had CofO 6ft; 06-0975 unt o Property MASters #06-0785 NO CBO- Sign? mJ=9 Hanthyton Homes-05-1359 NO CODO o 14thm unit+1/2,12 Automotive repair Ammco -04-1639 has Cob o sign permit #04.1757 No free Standing sign permit Key Bank - permit à Copo à Signés

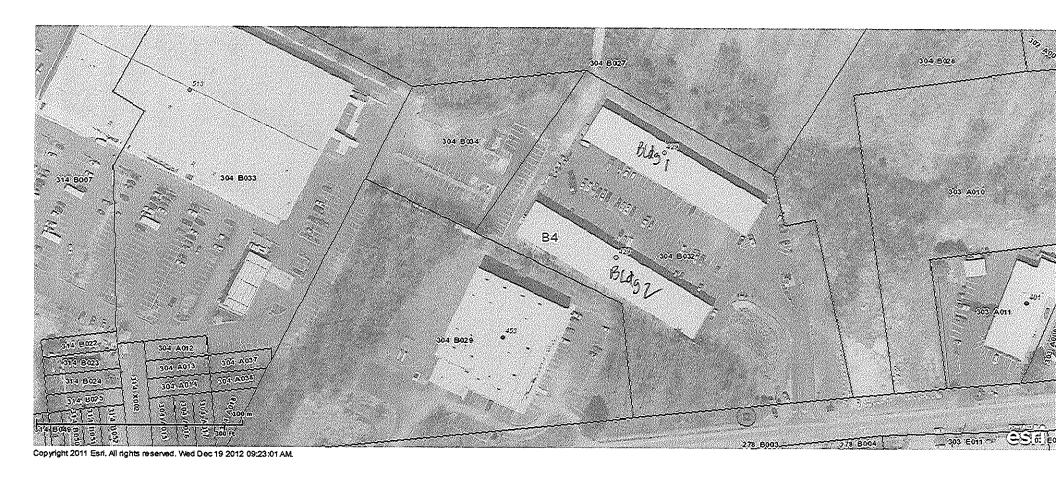
permit # 2011-0)-1687

Lods man egx10=80# Loger man egx10=80# Japprove 9x10=80#





429 Warren Ave



City of Portland, Maine -	Ruilding or Use I) Permit Annlicatio	n Permit to: P RIM ISS	CBL:		
389 Congress Street, 04101			6 05-1329	SUED 304 B032001		
Location of Construction:	Owner Name:		Owner Address:	Phone:		
429 WARREN AVE	424 WARREN	AVENUE LLC	401 WARREN AVICT 3 2	004		
Business Name:	Contractor Name:		Contractor Address:	Phone		
	Peter Holmes		401 Warren Aye Vortjand	2078782121		
Lessee/Buyer's Name	Phone:		Alterations - Commercial	LAND BY		
Past Use:	Proposed Use:		Permit Fee; Cost of Work:	CEO District:		
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1		Making 3 units in	FIRE DEPT: Approved IN	SPECTION:		
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			N. K. S. Als	See Group: No Type: 3B		
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				ved w/Conditions Denied		
			Signature:	Date:		
· ·	Date Applied For: 09/12/2005		Zoning Approval	g Approval		
Idobson		Special Zone or Revi	ews A Zoning Appeal	Historic Preservation		
 This permit application do Applicant(s) from meeting Federal Rules. 		Shoreland for f	Variance	Not in District or Landmark		
Building permits do not inc septic or electrical work.	clude plumbing,	Wetland Tey	Miscellaneous	Does Not Require Review		
3. Building permits are void i within six (6) months of the	f work is not started \ e date of issuance.	Flood Zone	Conditional Use	Requires Review		
False information may inva- permit and stop all work		Subdivision	Interpretation	Approved		
		Site Plan	Approved	Approved w/Conditions		
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use	C. C.					
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- s		ADDRE	SS DATE	PHONE		

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

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City of Portland, Maine 389 Congress Street, 04101	_		ication	Permit No: 04-1845	Issue Date	,	304	В03	2001
Location of Construction:	Owner Name:	, I'ax. (201) 6		ner Address:		- 2 /-	2004 Phone	F	
429 Warren Ave	424 Warren A	uanua I lo		401 Warren Ave					
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business Name:	Peter Holmes	•		i Warren Ave.	Doetland	, , ,	20/8	6214	.1
Lessee/Buyer's Name	Phone:			mit Type:	Tornand		120,3	0214	Zone:
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3. Building permits are void		Flood Zone	~ Nec	Condition	onal Use		Require	s Revie	w
within six (6) months of the		Subdivision		Interpre		[] Approve	:d	
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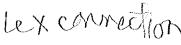
DATE

PHONE

SIGNATURE OF APPLICANT

389 Congress Street, 04101 Tel:		? 3 Bld		unst !			
		""		ermit No: Lisue Date:		CBL:	
Location of Construction:	(207) 874-870	3, Fax: (207) 874-8'	716	(04-1079) Aug :		-304 B0	32001
·	Owner Name:			er Address:		Phone:	
429 Warren Ave	424 Warren A			Warren Ave OTYCE		773-0845	
Business Name:	Contractor Nam			ractor Address:		Phone	
Lessee/Buyer's Name	R N Keniston			Casco		20762747	28
- communication	r Rone:			it Type: erations - Commercial			20ne: 13-4
Past Use:	Proposed Use:			it Fee: Cost of Work:	CE	O District:	1
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Building permits do not include p septic or electrical work,	lumbing,	☐ Wetland		Miscellaneous		Does Not Requ	iire Review
3. Building permits are void if work within six (6) months of the date		☐ Flood Zone		Conditional Use		Requires Review	
False information may invalidate permit and stop all work	a building	Subdivision		Interpretation		Approved	
		Site Plan		☐ Approved		Approved w/Co	onditions
		Maj Minor MN	\ 1	Denied		Denied C	\bigcirc
		Pate: 20 1/2 0	%	-	1	* Complete Company	

CITY OF PORTLAND, MAINE Department of Building Inspection





Certificate of Occupancy

LOCATION 429 Warren Ave

CBL 304 B032001

Issued to 424 Warren Avenue Llc /R N Keniston

Date of Issue 11/01/2004

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. 04-1079 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

UNIT #6, BLDG. #1

USE GROUP: S-1

TYPE: 2C BOCA '99

APPROVED OCCUPANCY

AUTO REPAIR W/ ACCESSORY OFFICE

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

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.

City of Portland, Main	e - Bull				, iii	mit No:		PEG	MIT	ISSL	EQ.		
389 Congress Street, 0410 Location of Constructions	1 Tel: (2	207) 874-8703 Owner Name:	, Fax: (207) 874-87		06-00 Address:	2	 	: n	-20 1	30	В03	2001
429 WARREN AVE		424 WARREN	LAVEN	URLIC		VARRE	N AV	k '-		["]	reede	ĺ	
Budness Nazoei					ctor Add		PITV (OF DO	DTI	Ehoma	_		
	Peter Holmes				401 \	Narren A	, vo. 1	eriland VIII	UF PL	WIT	3)	821	i .
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Permit Taken By: dmartin		plied For: /2006				Zon	ing A	Appro	val		/	/	
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Building permits are vo within six (6) months of			☐ File	ed Zone	e Conditional Use				Requires Review		tw		
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SIGNATURE OF APPLICANT				ADDRI	:SS			DA	\TB			PHON	av.

unit #5

City of Portland, Maine	e - Building or Use	Permit Application	on Permit No:	Issue Date:	CBL:			
389 Congress Street, 0410	1 Tel: (207) 874-8703	3, Fax: (207) 874-87	16 04-1010		304 B0)32001		
Location of Construction:	Owner Name:		Owner Address:	:14	Phone:			
429 Warren Ave	424 Warren A		401 Warren Ave		878-2121	l .		
Business Name:	Contractor Name	e!	Contractor Address		1 1	31		
	Peter Holmes			429 Warren Ave Portland 2078782121				
Lessee/Buyer's Name	Phone:		Permit Type:			Zone:		
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Past Use:	Proposed Use:		Permit Fee:	Cost of Work	: CEO District:			
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			Signature:		Date:			
Permit Taken By: jodinea	Date Applied For: 07/20/2004		Zoning Approval					
***		Special Zone or Rev	lews Zoni	ng Appeal	Historic Pres	ervation		
 This permit application d Applicant(s) from meetin Federal Rules. 	g applicable State and				Not in Distric			
2. Building permits do not i	□ Welland	Miscelli	Does Not Requi					
septic or electrical work. 3. Building permits are voice.	l if work is not started	Shoreland Wetland Flood Zone Subdivision	Conditional Use		Requires Rev	Requires Review		
within six (6) months of the False information may in permit and stop all work.	ne date of issuance. validate a building	Subdivision	Interpre	Interpretation				
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		Date: 9/3/0	Date:		Date:	\mathcal{L}		
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		CERTIFICATI	ON					
hereby certify that I am the over have been authorized by the curisdiction. In addition, if a postall have the authority to enter uch permit.	wner to make this applic ermit for work described	cation as his authorize in the application is i	d agent and I agree t ssued, I certify that t	o conform to he code offici	all applicable laws of ial's authorized repre	of this esentative		
SIGNATURE OF APPLICANT	sand o constitute de la	ADDRES	9	DATE	PHON	JD		
ORDINATIONS OF ALERICANT		одици	J.	DATE	rnor	1D		

DATE

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City of Portland, Maine	- Building or Use	Permit Application	n Permit No:	PERMIT IS	SSUED:	1
389 Congress Street, 04101					304 B03	12001
Location of Construction:	Owner Name:		Owner Address:	400 - 1	Phone:	
429 Warren Ave	424 Warren A	venue Llc	401 Warren Ave	AUG - S	878-2121	
Business Name:	Contractor Name	i	Contractor Address:		Phone	
	Ed Libby		21 Portland Farm	s Rd Scarborough	2078/7821	2İ
Lessee/Buyer's Name	Phone:	1	Permit Type:			Zone:
			Alterations - Cor	nmercial		アイ
Past Use:	Proposed Use:		Permit Fee:	Cost of Work:	CEO District:	7 7
commercial space	1 -	ace with tenant fitup	\$228.00	\$23,000.00	5	
	1 (datailing shor		FIRE DEPT:	Approved INSPI	ECTION:	<i>(//</i>)
[6] W	Κ' Λ	Intel 1	_	Denied Use C	iroup:	Type: 5.5
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	1 Jen	v tryp (xtail	with Condit		8/8/01	\sim $/$
Proposed Project Description:		١	1	- 4		X .'√#
commercial space with tenant	fitup (detailing shop)	unit#5	Signature: Cup 1			\mathcal{U}_{-}
	'	Mules	PEDESTRIAN ACT	IVITIES DISTRICT	(P.A.D.)	V
			Action: Appro	ved 🔲 Approved v	w/Conditions [Denied
			Signature:		Date:	
Permit Taken By:	Date Applied For:		Zoning	Approval	,	
jharris	07/20/2005		(\		Historic Press	
1. This permit application d	loes not preclude the	Special Zone or Revi	ews Lat Zoni	ng Appeal		
Applicant(s) from meetin Federal Rules.		Shoreland An	Varianc	e	Not in Distric	t or Landmark
 Building permits do not is septic or electrical work. 		Wetlander	Miseella	aneous	Does Not Req	ulte Review .
3. Building permits are voice	if work is not started	Flood Zone	Condition	onal Use	Requires Revi	lew
within six (6) months of		They la				
False information may in permit and stop all work.		Subdivision	☐ Interpre	tation	Approved	
permit and stop an work.	•	Site Plan	[] Approve	edi .	Approved w/C	Conditions
	,	Maj 🔛 Minor 🖂 MM	Denied]	Denied (_/
		01-1	2			-)
		Date: 9 2 60	Date:		Date:	<u> </u>
		1 1 -	•			
		CERTIFICATI	ION			
I hereby certify that I am the o	wner of record of the na	med property, or that t	he proposed work is	s authorized by the	e owner of record	d and that
I have been authorized by the	owner to make this appl	ication as his authorize	d agent and I agree	to conform to all	applicable laws (of this
jurisdiction. In addition, if a p	ermit for work describe	d in the application is i	ssued, I certify that	the code official's	authorized repre	esentative
shall have the authority to ente	er all areas covered by si	ien permit at any reaso	nable hour to entor	ce the provision o	ւ աշ codc(ջ) դիլ	MICADIC IO
such permit.						
				FA 2 7777	DI (A)	VID.
SIGNATURE OF APPLICANT	•	ADDRES	S	DATE	PHO	113

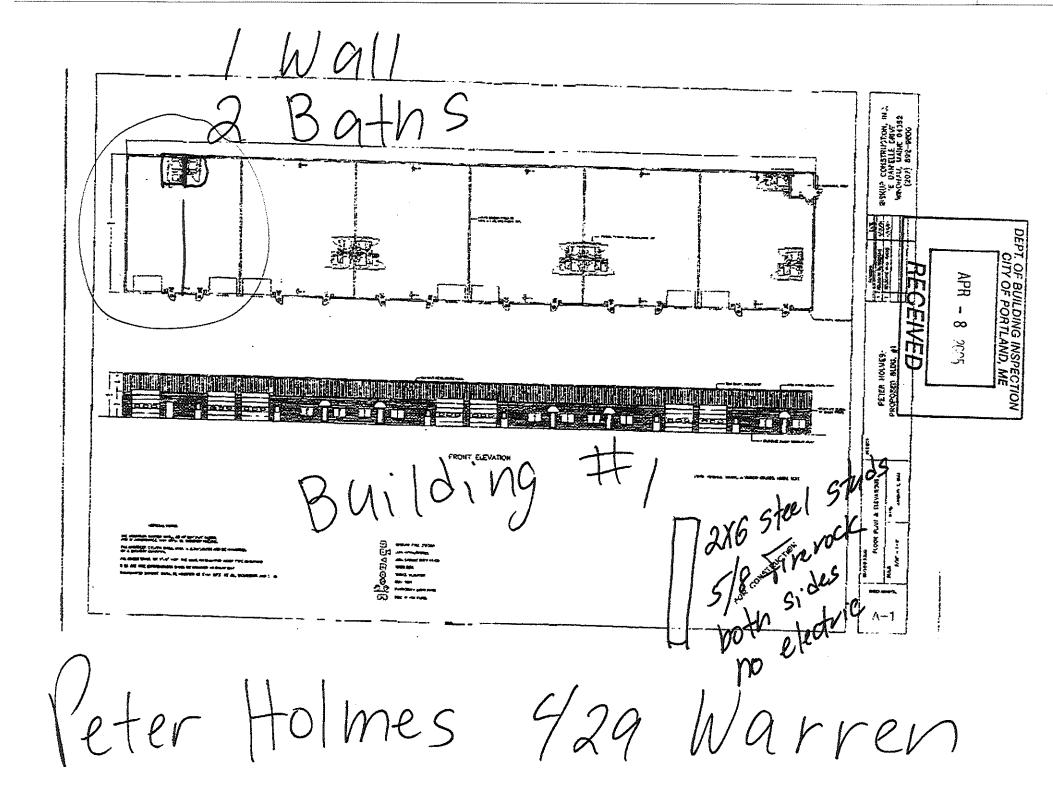
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	Pro Pro	perty mas	frus -	14			
City of Portland, Main	e - Building or Use	Permit Application	Permit No:	Istal-Hall	ISSUED:		
389 Congress Street, 0410	-	* *			304 B	032001	
Location of Construction:	Owner Name:		Owner Address:	SEP -	8 2005 Phone		
429 Warren Ave	424 Warren A	venue Llc	401 Warren Ave	0.21	° 2005		
Business Name:	Contractor Name)	Contractor Address: Phone				
Léssee/Buyer's Name	Joe Brenner		69 Fore Winds Po	TUMMY UF P	ORTHANDE		
Lessee duyer's Name	Phone:		Permit Type: Change of Use - 0	~ommercial		Zone:	
Past Use:	Proposed Use:		Permit Fee:	Cost of Work:	CEO District:	107	
	1 7	of commercial	\$105.00	\$0.0			
, ,	building; will	now be storage for	Erray Septem		SPECTION:		
1 West	VW' property main	tenance equipment	·	Denied	e Group:	Type:	
Commercial building	huly #	1 unit# 6.	NEPA	30	ah		
Proposed Project Description:		1 whehousy	1		1/-1/	Y)_	
change of use of commercial maintenance equipment	building; will now be sto	orage for property	Signature: (STEQ) PEDESTRIAN ACTI		T (P.A.D.)	XCL	
			Action: Approve	ed 🗌 Approve	d w/Conditions	Denied	
			Signature:		Date:		
Permit Taken By:	Date Applied For:		Zoning	Approval		, .	
jharris	08/08/2005	Special Zone or Revie	we Zonin	g Appeal	Higtoric Pre	cervation	
 This permit application of Applicant(s) from meeting Federal Rules. 		Shoreland	☐ Variance		/	ict or Landmark	
Building permits do not septic or electrical work.		Weiland	☐ Miscellaneous		Does Not R	equire Review	
3. Building permits are voice within six (6) months of	d if work is not started	Flood Zone	Conditional Use		Requires Re	view	
False information may in permit and stop all work.	validate a building	Subdivision	lnterpreta	Interpretation		. Approved	
		Site Plan	Approved	ı	Approved w	/Conditions	
		Maj Minor MM	Denied		Denied C	\supseteq	
		Date: 931 05	Date:		Date:	<u>/</u>	
I hereby certify that I am the o I have been authorized by the o jurisdiction. In addition, if a p shall have the authority to ente such permit.	owner to make this applice ermit for work described	cation as his authorized I in the application is is:	e proposed work is a agent and I agree to sued, I certify that th	conform to all	l applicable laws 's authorized rep	of this resentative	
SIGNATURE OF APPLICANT	akeessa ja	ACDRESS	and the state of t	DATE	РНС	NE	
RESPONSIBLE PERSON IN CHAR	GE OF WORK, TITLE	kayda di kali di mamayi (dini sili si lah kinadi kasinda di kasinda di kasina mama mama mama mama mama mama mama		DATE	PHO	NB	

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City of Portland, Maine - Buil	ding or Use l	Permit Application	Permit No:	Issue Dale:	CBL	
389 Congress Street, 04101 Tel: (2	_			FFR 2	2 2005 30# B0	32001
Location of Construction:	Owner Name:	,	Owner Address:	FED 1	Phone:	
429 Warren Ave	424 Warren A	venue Llc	401 Warren Ave			
Business Name:	Contractor Name		Contractor Address:		ADTI AALD	
	Owner		Portland	OH TO: I	OKILIMO	
Lessee/Buyer's Name	Phone:		Permit Type:			Zone:
-			Change of Use	Commercial		B-4
Past Use:	Proposed Use:		Permit Fee:	Cost of Work:	CEQ District:	<u> </u>
Vacant Bldg - New Strue time	_	h some Retail - tool	\$105.00	\$1,000.0	0 5	
	company		THE PARTY OF THE P	1 /	PECTION:	
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hully:	Western	tral	! [DUNION		1
7	7	1 .		-	-2/18/	95
Proposed Project Description:	LIN	115,13	1	.	745.0	
Wholesale with some Retail- tool Con	mpany UC,	#247	Signature:	Sig TINI		lugh
		•	PEDESTRIAN ACT		•	<i></i>
			Action: Appro	ved [] Approve	d w/Conditions	Denied
			Signature:		Date:	
í · · · · · · · · · · · · · · · · · · ·	oplied For: 9/2005			g Approval		
1. This permit application does not	preclude the	Special Zone or Revie	ws Zos	ing Appeal	Historie Pres	ervation
Applicant(s) from meeting applicant Rules.		Shoreland [] V		e	Not in Distric	t or Landmark
2. Building permits do not include septic or electrical work.	plumbing,	☐ Wetland	Miscell	aneous	Does Not Rec	guire Review
3. Building permits are void if work within six (6) months of the date		[] Flood Zone	Conditional Use		Requires Review	
False information may invalidate permit and stop all work		Subdivision	[] Interpre	dation	[] Approved	
		Site Plan	[] Арргоч	ed	Approved w/0	Conditions
		Maj ∏ Minor ∏ MM	Denied		Denied	\neg
		or withcome	utung.			. /
		Date: -5 2/19	Date:		Date:	<i>></i>
I hereby certify that I am the owner of that I have been authorized by the own this jurisdiction. In addition, if a pern representative shall have the authority code(s) applicable to such permit.	ner to make this nit for work des	application as his auth cribed in the application	the proposed work forized agent and I in is issued, I certif	agree to confor fy that the code	m to all applicabl official's authorize	e laws of ed
SIGNATURE OF APPLICANT	genera, kandykskýdeksennespen, dekt	ADDRESS	and other god by process to decomply the format of the second sec	DATE	PHON	Ē

Weller Jed	^	Bldg	1 ant	#182	7 m	J 6's, Trea	
City of Portland, N 389 Congress Street,	name - Bun		Permit Application	n Permit No:	PERMIT	ISSUE B04 B032001	
Location of Construction: 429 Warren Ave Business Name:		Owner Name: 424 Warren A		Owner Address 401 Warren Ave	MAY .	Phone:	
Lessee/Buyer's Name		Contractor Name Peter Holmes Phone:	·	Contractor Address 401 Warren Ave	1	Phone 2078782121 Zones	
Past Use:		Proposed Use:		Alterations - Co	mmercial	CEO District:	
Warehouse/ offices	perpera		Warehouse/ 1 bathroom -Fit-up for perperation for tenant/ and 1 bathroom Property owner tool		FIRE DEPT: Approved Use Group. Type:		
Proposed Project Description for perpenation for		Property owner Musikess	tool storage	Signature: JUK PEDESTRIAN ACT Action: Appro	TVITIES DISTRIC	matule: CC ET (P.A.D.) d w/Conditions Denied Date:	
Permit Taken By: Idobson	Date Ap 04/08	plied For: /2005		Zonin	g Approval		
Applicant(s) from a Federal Rules. 2. Building permits described or electrical	1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.			Varian Miscel	aneous	Historic Preservation Not in District or Landmark Does Not Require Review	
 Building permits at within six (6) mont False information r permit and stop all 	hs of the date on the date of	of issuance.	Flood Zone's	Interpre	etation	Requires Review Approved	
		:	Site Plan	□ Αρριον	ed	Approved w/Conditions	
			Maj Minor MM	Date:		Date:	
have been authorized by urisdiction. In addition,	y the owner to if a permit for	make this application work described	cation as his authorized in the application is is	e proposed work i I agent and I agree sued, I certify that	to conform to al	he owner of record and that I applicable laws of this 's authorized representative of the code(s) applicable to	
SIGNATURE OF APPLICAN	T		ADDRESS		DATE	PHONE	
RESPONSIBLE PERSON IN	CHARGE OF WO	ORK, TITLE			DATE	PHONE	



		3110 / I		~ 1// 01150
City of Portland, Maine			/** 1	1 135U - Dir.:
389 Congress Street, 04101	Tel: (207) 874-870	3, Fax: (207) 874-87	16 (05-0709	304 B032001
Location of Construction:	Owner Name:		Owner Address	/i Phone:
429 WARREN AVE		N AVENUE LLC	401 WARREN AVE	
Business Name:	Contractor Nam		Contractor Address:	DODILAND
Y	American Hy	draulics)	1064 Goffs Halls IGHT MAEh	Estern 11 #8000578770
Lessee/Buyer's Name	Phone:		Permit Type:	Zene:
Past Use:			Additions - Commercial	D cf
Commercial	Proposed Use:	Warehouse/ Tenant	Permit Fee: Cost of Works \$39.00 \$2.000	1 1
Commercial	Fit-up	Waterouse/ Tellant		0.00 5 I
] .		[6] ubbload	Use Group: C// C Type: LA
			☐ Denied	10/1/0 - 50
			with conditions	2 155%
Proposed Project Description:				
Warehouse/Tenant Fit-up				Signaturo (CL.)
			PEDESTRIAN ACTIVITIES DISTR	(ICT (P.A.D.)
			Action: Approved Appro	oved w/Conditions Denied
	· <u>······························</u>		Signature:	Date:
Permit Taken By: Idobson	Date Applied For: 06/06/2005		Zoning Approval	
1. This permit application d	oes not preclude the	Special Zone or Revi	ews , Zoning Appeal	Historic Preservation
Applicant(s) from meetin		Shoreland De	wet \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Not in District or Landmark
Federal Rules.		Spring of	fornal	
Building permits do not is septic or electrical work.	nclude plumbing,	welland well	Miscellaneous	Does Not Require Review
3. Building permits are void within six (6) months of t		Flood Zonce w "	Conditional Use	Requires Review
False information may in permit and stop all work	validate a building	Subdivision	Interpretation	Approved
		Site Plan	Approved	Approved w/Conditions
		Maj Minor M	Denied	☐ Denjed
		Date: La B	Date:	Date:
		ODDOLENO A DE	ON	
I hereby certify that I am the au	unas of record of the ma	CERTIFICATI	ON he proposed work is authorized by	المتار المسالح مصرفي ممسرون ومارين
I have been authorized by the o jurisdiction. In addition, if a pe	wner to make this appli ermit for work described	cation as his authorized in the application is in	d agent and I agree to conform to ssued, I certify that the code officenable hour to enforce the provision	all applicable laws of this ial's authorized representative
	W.W.	akanda kanda kaka kana aya ana ana ana ana ana ana ana ana		
SIGNATURE OF APPLICANT		ADDRES	S DATE	PHONE

DATE

PHONE

429 Warren Ale. Bailding #2

INSO. 874-8703 CITYHAU-879-0300

3000 St. 874-8405 -DEFT CHIEF SHUTTS RILLIAN ± PLOOR PLAN - I' - 15" PETER HOLICS 58. nîn nîn .58 PRONT ELEVATION - I' = ID REAR ELEVATION - I' - IS' LEPT BLEVATION - I' < D' RIGHT PLEVATION - Y > 15" AND CLEYATORS IS DANIELLE COME PUTURE NANDICAPPED BATHROOMS WANDHUM MARKE 04062 (207) 532-9800

F 902

FAX 25, 200-574-5114

PAI MALONE COMM, BROXERS

MAY/11/2005/WWD 03:26 PM MAL

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Permit's

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

429 WARREN AVE(Unit #7 LOCATION

CBL 304 B032001

Issued to 424 WARREN AVENUE LLC(/American Hydraulics

Date of Issue 01/13/2006

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. 05-0709, 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

UNIT#7 **BUILDING #2** APPROVED OCCUPANCY

Commercial Warehouse & Office USE GROUP S-1/B TYPE 5B **IBC 2003**

Limiting Conditions:

No storage is allowed above the two(2) offices and bathroom areas.

This certificate supersedes certificate issued

Approved:

Inspector

Inspector of Buildings

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

#7

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716					10-0073	Issue Dat	e;	304 B032	2001
Location of Construction: 429 WARREN AVE (unit #7)	Owner Name: 424 WARREN AVENUE LLC			Owner Address; 401 WARREN AVE			Phone:		
Business Name:	Contractor Name:		,	Contractor Address:			Phone		
Lessee/Buyer's Name	Phone:			Permit Type: Change of Use - Commercial					Zone:
Past Use: Commercial - Vacant Space (American Hydralics - lift company)	Proposed Use: Commercial "Dennison's Autocare" - change of use from vacant space (lift company) to auto repair		use from	T Vebrosea I		05.00	PECTION:		
Proposed Project Description: "Dennison's Autocare" - change of u auto repair - no construction	se from vacant s	pace (li	ft company) to	PEI	nature: DESTRIAN ACTIV tion		oroved w/C	A.D.)	Denied
· · · · · · · · · · · · · · · · · · ·	pplied For: 7/2010		Zoning Approval			I			
This permit application does not	preclude the	Special Zone or Reviews		ews	s Zoning Appeal			Historic Preservation	
Applicant(s) from meeting applicable State and Federal Rules.		Shoreland		☐ Variance			☐ Not in District or Landma		
 Building permits do not include plumbing, septic or electrical work. 		☐ Wetland		☐ Miscellan	Miscellaneous		Does Not Require Revie		
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		☐ Flood Zon ☐ Subdivision		Conditional Us			Requires Rev Approved	iew	
permit and stop all work		Site Plan		Approved	Approved		Approved w/Condition		
Maj (Maj Mino MM Denied			☐ Denied				
Date:			Date: D			Date	e:		
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 APPLICAN			ADDRESS	3		DATE		PH	Ю

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

PHO

DATE

City of Portland, Maine 389 Congress Street, 04101	_		Permit No. PERMIT	SSUED ^{CBL} : 104 B032001		
Location of Construction:				Phone:		
429 WARREN AVE	1	I AVENUE LLC	401 WARREN AVE NOV	8 2005		
Business Name:	Contractor Name		Contractor Address:	Phone		
	Applicant		Portland APRI OF D	ORTIAND		
Lessee/Buyer's Name	Phone:		Permit Type: CITY OF P	Zone:		
FC Maring	Cabult Maken	5	Change of Use - Commercial	B4		
?ast Use:	Proposed Use:		Permit Fee: Cost of Work:	1		
Commercial Vacant Space		ffice space/ Create	\$276.00 \$20,000	.00 5		
	office space, sl			NSPECTION;,		
	bathroom insid	~	Denied	Use Group: ////////////////////////////////////		
	siructure.	mit #8				
		WWW. 0]]	11/87/05		
'roposed Project Description:			1 LK 60:0128 05	1110		
Create office space, showroor	n, ADA bathroom inside	e an existing structure.	Signature	Signature Muyen		
			PEDESTRIAN ACTIVITIES DISTR			
			Action: Approved Appro	oved w/Conditions Denied		
The state of the s	Date Applied For:		Signature: Date: Zoning Approval			
Permit Taken By: Idobson	10/05/2005					
1.		Special Zone or Revie	ews Zoning Appeal	Historic Preservation		
1.		Shoreland	☐ Variance	Not in District or Landmark		
		☐ Wetland	Miscellaneous	☐ Does Not Require Review		
2.		wettand	Li Misconancous			
3.		☐ Flood Zone	Conditional Use	Requires Review		
		Subdivision	[Interpretation	Approved		
		Site Plan	Approved .	Approved w/Conditions		
		Maj Minor MN	☐ Denied	Denied		
			7	1 ABM		
Date: 10		Date: 10 278	late:	Date:		
I have been authorized by the courisdiction. In addition, if a p	owner to make this appli ermit for work described	cation as his authorized in the application is is the permit at any reason	ne proposed work is authorized to d agent and I agree to conform to ssued, I certify that the code office mable hour to enforce the provision	all applicable laws of this cial's authorized representative on of the code(s) applicable to		
SIGNATURE OF APPLICANT ADDRE			DATE DATE	PHONE		
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			DATE	PHONE		



Commercial 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: 429 Warren	Avenue, Unit #8
Total Square Footage of Proposed Structure Unit # P equals 4500 sq. ft.	Square Footage of Lot
Tex Assessor's Chart, Block & Lot Owner: 424	Warren Avenue, LLC Telephone:
Chart# Block# Lot# Peter l	Holmes-amer 207-878-2121
F.C. Morang Cabinetmallers, uc Frank C	me. address & telephone: Cost Of Work:
Owner: Frank C. Morang Jr. 13 Stonewi	Maine 04105 Fee: \$
Current Specific use: New constraction - aus	greatly unoccuped space (On. Office
	upocturing for farniture + coline trothing
	for furnitule letail .
Project description: be building a 73	50 sgft showroom, office space, ADA bothroom
chaide of the existing structure. We wi	villalse install a 60 sp. ft. bathroon in
for storage - to be c at a future	e date.
Contractor's name, address & telephone: Frank C. Mor	rang Tr., 13 Stonewall Way, Folmouth, Maire
207-797-958 Who should we contact when the permit is ready:	Same as dove
Mailing address: Same of olove	
30000 04 00000	
	Phone: 307-797-7588
Please submit all of the information outlined in the Red do so will result in the automatic denial of your permit	esidential Application Checkfist, Failur OFPT OF POLITY
do so will result in the automatic denial of your permit.	L
At the discretion of the Planning and Development Department, addition	tonal information may be required prior to permit approval. For
turther information stop by the Building Inspections office, room 315 (
I hereby certify that I am the Ownei of record of the named property, or that the authorized by the owner to make this application as his/her authorized agent. It if a permit for work described in this application is Issued, I certify that the Cod areas covered by this permit at any reasonable hour to enforce the provisions of	the owner of record authorizes the proposed work and that I have been I agree to conform to all applicable laws of this jurisdiction. In addition, de Official's authorized representative shall have the authority to enter all
Signature of applicants French C. Morary Jr.	Date: 9/21/05
Permit Fee: \$30.00 for the first \$1000.00 Construc	ction Cost, \$9,00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 429 WARREN AVE

CBL 304 B032001

Issued to 424 WARREN AVENUE LLC /Applicant	Date of Issue 91/10/2006
This is to certify that the building premi	Date of Issue 01/10/2006 No Ang Cable Mike Og ses, or part thereof, at the above location, built — altered
	1474 , has had final inspection, has been found to conform
	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

Unit # 8 >

APPROVED OCCUPANCY

Woodshop & Office/Showroom

Use Group F-1/B

Type 5B

IBC 2003

Limiting Conditions:

The area above the office is not approved for any use, a separate permit is required to occupy.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

(Inspector of Butldings

-11-0(0 Get Q (Profice: 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.

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 06)0075 304 B032001 Location of Construction: Owner Name: Owner Addre 429 WARREN AVE 424 WARREN AVENUE LLC 401 WARREN A Business Name: Contractor Name: Contractor Address: 429 Warren Ave Hottland [-FC Morang Cabinet Maker Lessee/Buyer's Name Permit Type: Phone: Additions - Commercial Past Use: Proposed Use: Permit Fee: Cost of Work: CEO District: \$15,000.00 Commercial/ Office loft/ Build an \$231.00 Commercial /unused space 5 office loft in existing space FIRE DEPT: INSPECTION: Approved Use Group; Denied See Conditions Proposed Project Description: Office loft/ Build an office loft in existing space Action: Approved Approved w/Conditions Denied Signature: Permit Taken By: Date Applied For: Zoning Approval ldobson 06/29/2006 Special Zone or Reviews Zoning Appeal Historic Preservation This permit application does not preclude the Applicant(s) from meeting applicable State and ☐ Variance Not in District or Landmark Shoreland Federal Rules. Wetland Does Not Require Review Miscellaneous 2. Building permits do not include plumbing, septic or electrical work. Flood Zone Requires Review 3. Building permits are void if work is not started Conditional Use within six (6) months of the date of issuance. False information may invalidate a building Subdivision Interpretation Approved permit and stop all work... Site Plan Approved Approved w/Conditions Denied Date: 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** PHONE DATE RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

Partal Uses Commercial - vacant (Building 2 - Commercial - bange of use - vacant space to part fraint-manned service (Property Masters) add a bathroom & office Situators Situator	14101 Tel: (207) 874-8703, Fax: (207) 874-1	716 06-0785 [E199] [ISSUED 304 B032001			
Peter Holmes	424 WARREN AVENUBILC		7 2006 L			
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SKRVATURE OF APPLICANT ADDRESS DATE PHONE	if a permit for work described in the application	•				

court # 10 Permit No: City of Portland, Maine - Building or Use Permit Application 304 B012001 05-1359 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 3 0 20/04Phone: Location of Construction: Owner Name: Owner Addres 429 Warren Ave 424 Warren Avenue Llc 401 Warren Ave Contractor Address: Business Name: Contractor Name: Portland Steve Huntington Lessee/Buyer's Name Phone: Permit Type: Zone: Alterations - Commercial Cost of Work: CEO District: Proposed Use: Permit Fee: Past Use: Commercial Tenant fit-up ---\$10,000.00 Commercial \$111.00 Huntry ton Homes FIRE DEPT: INSPECTION: Approved Use Group: Denied Proposed Project Description: Tenant fit-up - Hufyton the Signature: Action: Approved Approved w/Conditions Denied Date: Signature: Date Applied For: Permit Taken By: **Zoning Approval** 09/14/2005 dmartin Historic Preservation Special Zone or Reviews Zoning Appeal Not in District or Landmark Shoreland Variance ... Miscellaneous Does Not Require Review ConditionalUse Requires Review Approved Subdivision Interpretation Approved w/Conditions Site Plan ☐ Approved Denled Denied)ate: 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. PHONE ADDRESS DATE SIGNATURE OF APPLICANT PHONE DATE

4 4 6 13	7- 1m	MACO	Trans	mess	ine	
City of Portland, Maine	- Building or Use	Permit Application	n Permit No:	Issue Date:	CBL:	
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-87			16 04-1639		304 B032001	
Location of Construction:	Owner Name:	<u> </u>	Owner Address:		Phone:	
429 Warren Ave	424 Warren A	venue Llc	401 Warren Ave			
Business Name:	Contractor Name:		Contractor Address:		Phone	
I Anna (Pousale Mana	Owner		Portland			
Lessee/Buyer's Name	Phone:				Boh.	
Past Use:	Proposed Use:		Permit Fee;	Cost of Work;	CEO District:	
Commercial warehouse	Automotive R	epair Garage Tenant	\$366.00	\$30.000.0	1 1	
	Fit-up		FIRE DEPT:	حصوب حصوبا	SPECTION: /	
				Denied Us	e Group: Type; 25	
Proposed Project Description:			1	l	10/00/	
Tenant Fit-up			Signature PEDESTRIANACTI	(4.4m7 Sig	nature Cluxent	
				red [] Approve	, ,	
Permit Taken By:	Date Applied For:		Signature:	City in the second of the seco	Date:	
dmartin	11/02/2004		Zoning	Approval		
1. This permit application do	es not preclude the	Special Zone or Revie	ws Zonin	ıg Appeal	Historic Preservation	
Applicant(s) from meeting applicable State and Federal Rules.		Shoreland Suprate Au	vul 8 Variance	;	Not in District or Landmark	
2. Building permits do not include plumbing, septic or electrical work.		Wetlande y wed to Miscellaneous		neous	Does Not Require Review	
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		Flood Zone New	Conditio	nal Use	Requires Review	
		Subdivision	☐ Interpretation		Approved	
		Site Plan	Approved	d	Approved w/Conditions	
		Maj Minor MM			☐ Denied	
		- ullbl ñ	<u> </u>		Date:	
		CERTIFICATION	ON			
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SIGNATURE OF APPLICANT		ADDRESS	<i>A</i> .,	DATE	PHONE	
RESPONSIBLE PERSON IN CHARGE		DATE	PHONE			

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION

429 Warren Ave

CBL 304 B032001

Issued to

424 Warren Avenue Llc /James Spinelli

Date of Issue

03/18/2005

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. $_{04-1639}$, 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

APPROVED OCCUPANCY

units #11 & #12; Bldg. #2

AUTOMOTIVE REPAIR USE GROUP: B/S-1

TYPE: 2B BOCA 1999

Limiting Conditions:

THIS CERTIFICATE DOES NOT ALLOW AUTO BODY WORK OR AUTO PAINTING

This certificate supersedes certificate issued /

Approved:

2//0/

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.

03/18/05



Strengthening a Remarkable City. Building a Community for Life was portlandmaine.got

Planning and Development Department Lee D. Urban, Director

Planning Division Alexander Jaegerman, Director

> Mr. Michael DeMarco Vocon Design Inc. 2450 Prospect Ave. Cleveland, OH 44114

February 2, 2006

Dear Mr. DeMarco:

RE:

Application for Key Bank ATM, in the Vicinity of 429 Warren Avenue

ID #2004-0264, CBL 304B032

This letter is to confirm the revision to the approved plan for an ATM machine at 429 Warren Avenue. The revision includes changes to the ATM location as well as the traffic circulation and curbing. If you have any questions regarding the revision please contact Jay Reynolds at 874-8632.

Sincerely.

Alexander Jaegerman

Planning Division Director

Lee D. Urban, Planning and Development Department Director

Sarah Hopkins, Development Review Services Manager Jay Reynolds, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Inspections Division

Michael Bobinsky, Public Works Director

Traffic Division

Eric Labelle, City Engineer

Bill Scott, Public Works

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Fire Prevention

Assessor's Office

Approval Letter File

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION

429 Warren Ave

CBL 304 B032001

Issued to 424 Warren Avenue Llc /P M Construction Co.

Date of Issue 09/27/2006

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. 05-0735, 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

ATM Use Group U IBC 2003

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

1 ph Millian 11 Collins.

(we GARR

Manager 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.



Strengthening a Remarkable City, Building a Community for Life + numporthandmainegen

Lee Usban- Director of Planning and Development
Aaron Shapiro- Director of Housing and Neighborhood Services
Michael J. Nugent- Manager of Inspection Services

August 02, 2005

424 WARREN AVENUE LLC 401 WARREN AVE PORTLAND, ME 04103

CBL: 304 B032001 Located at 429 WARREN AVE Hand Delivery

Dear 424 Warren Avenue Llc,

STOP WORK ORDER

An evaluation of the above-referenced property on 08/02/2005 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Western Tool Supply The Contractor's Choice

To:	City of Portland / Inspection	18 Dept. Fax:	207 797 5007	
From;	Chris Calise	Date:	06 0805	
Re:	Building Sign - 429 Warrer	Ave. Pages:	1	
CC:		CBL	:304-	B-03)
Urgent	□ For Review (3 Please Comment	[] Piesso Reply	☐ Please Recycl
	··· · · · · · · · · · · · · · · · · ·			

I, Chris Calise as an agent of Western Tool, agree not to light the sign on the outside of our building and replace that sign with a new UL approved sign within 6-8 months of this letter.

Thanks,

Chris Calise, Manager

Manager Culeus 14915.
Chris Calise, Manager



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Lee Urban- Director of Planning and Development Aaron Shapiro- Director of Housing and Neighborhood Services Michael J. Nugent- Director of Inspection Services

CITY OF PORTLAND NOTICE OF VIOLATION

January 19, 2006

Attn: Peter Holmes 424 Warren Avenue LLC 401 Warren Avenue Portland, ME 04103

RE: 429 Warren Avenue CBL: 304-B-032 Zone B4

CERTIFIED MAIL # 7002 2410 0000 8132 5348

Dear Mr. Holmes:

An inspection of the property at 429 Warren Ave. on January 10, 2006 revealed it is in violation of Section 14-368 of the City of Portland Zoning Ordinance. There are several signs placed on the property for the various businesses with no record of approved permits from this office. The following list indicates the signs that are installed on the property without benefit of approvals:

- 1. On the pylon sign: 2-Lexus, 2-Western Tool Supply, 1-Aamco
- 2. An "A" frame sandwich board for Western Tool
- 3. A wood sign on posts for Key Bank
- 4. A marquee sign that has a temporary 30-day permit: expired 11/14/05
- 5. A pylon sign for Aamco, one awning sign and four service signs above the windows
- 6. Two building signs and 1 awning sign at Lexus
- 7. Milwaukee tool banner on the building at Western Tool
- 8. One building sign at Property Masters
- 9. One building sign at The Huntington Home Company

This is a Notice of Violation pursuant Section 14-57 of the Code of Ordinances. You have 10 days from the date of receipt of this letter to remove the listed violations or to file an application for the approval of permits. There will be a reinspection of the property on February 6, 2006. Please feel free to contact me if you have any questions @ 874-8715.

Sincerely,

Jeanie Bourke Code Enforcement Officer/Plan Reviewer Lee Urban- Director of Planning and Development Aaron Shapiro- Director of Housing and Neighborhood Services Michael J. Nugent- Director of Inspection Services

CITY OF PORTLAND NOTICE OF VIOLATION

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Milwaukee tool banner on the building at Western Tool
 One building sign at Property Masters

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eavie Bourte Jeanie Bourke

Code Enforcement Officer/Plan Reviewer

Assessor's Office | 389 Congress Street | Partland, Maine 04101 | Room 115 | (207) 974-8486

304 8032001

17326/340

171159 SE

3.9293

WAREHOUSE & STORAGE 429 WARREN AVE 424 WARREN AVENUE LLC 401 WARREN AVE PORTLAND ME 04103

304-8-32 WARREN AVE 425-449

City Council

Calendar

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Land Use Type Property Location Applications Owner Information

Doing Business Book and Page Legal Description Maps

Tax Relief

Tax Roll

Current Assessed Valuation:

Q & A

TAX ACCT NO.

33746

OWNER OF RECORD AS OF APRIL 2012 424 WARREN AVENUE LLC

E-Services

browse city services a-z

LAND VALUE BUILDING VALUE NET TAXABLE - REAL ESTATE \$1,642,400.00

\$588,800.00 \$1,053,600.00

401 WARREN AVE PORTLAND ME 04103

browse facts and links a-z

\$30,909.98 Any information concerning tax payments should be directed to the

Treasury office at 874-8490 or e-mailed.

Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1 Year Built Style/Structure Type # Units

Building Num/Name Square Feet

WAREHOUSE 1 - LEXUS & AAHO 37500

View Sketch

View Map View Picture



Exterior/Interior Information:

Building 1

Levels 01/01 Size 17550 Use MINI-WAREHOUSE Height

Walls METAL-LIGHT Heating UNIT HEAT A/C NONE

Building 1 Layels 01/01 Size 1950

MULTI-USE OFFICE Use Height Walls METAL-LIGHT Heating HOT AIR

A/C NONE Building 1 Levels 01/01

Size 16200 MINI-WAREHOUSE Height Wells **METAL-LIGHT** Heating UNIT HEAT A/C NONE

> Building 1 01/01

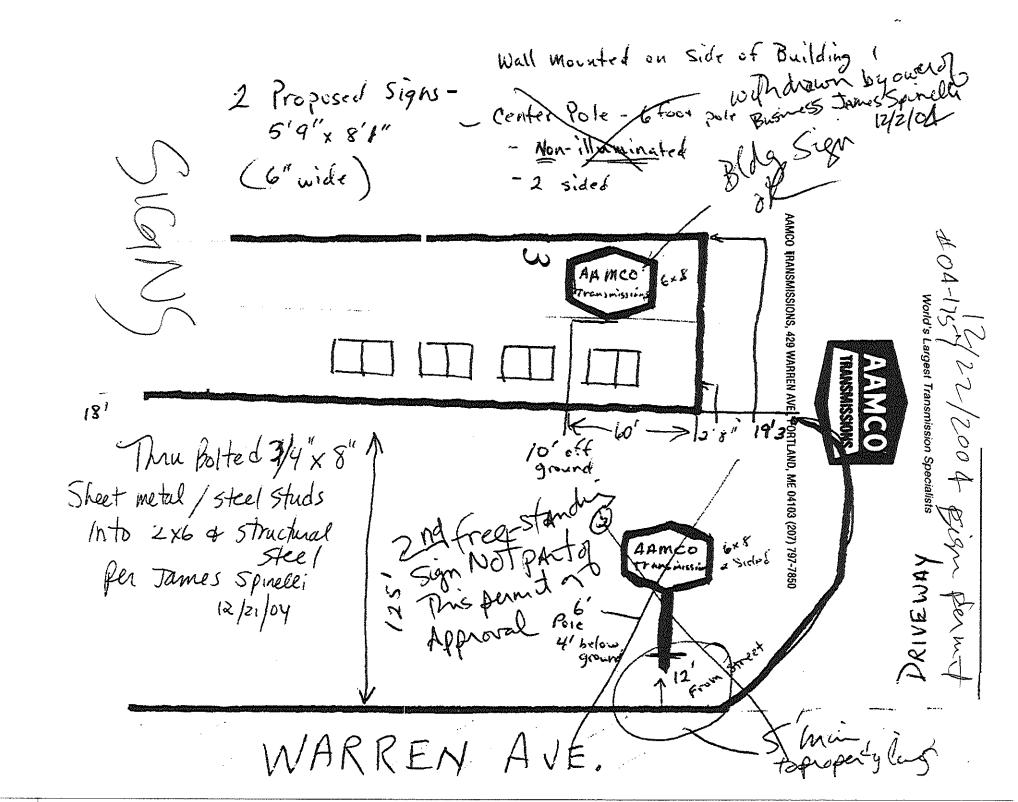
> > METAL-LIGHT

Size 1800 Use **MULTI-USE OFFICE** Heloht

Levels

Walls

http://www.portlandassessors.com/searchdetail.asp?Acct=304 B032001





Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Penny St. Louis Littell - Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

November 23, 2009

Jason Dennison Dennison's Autocare 429 Warren Avenue Portland, ME 04103 Got permit # 10-0073

Re: 429 Warren Avenue – 304 B032 – B-4 – Change of use application for auto repair

Dear Mr. Dennison,

It has come to the attention of our office that you are operating an auto repair business at 429 Warren Avenue in Unit 7 of the second building. An auto repair business is a permitted use in the B-4 zone [section 14-229.11(a)(14)]. Although it is a permitted use, the previous use in that space was not an auto repair shop. A certificate of occupancy is required when there is a change from one use to another in an existing building [section 14-463(e)].

You have thirty days from the date of this letter to apply for a change of use for your space and obtain a certificate of occupancy. I have enclosed a change of use application that you need to submit.

It has also come to the attention of our office that you have put up a sign for your business without applying for a sign permit application. You also have thirty days to apply for a sign permit. I have included the sign permit application.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado Zoning Specialist (207) 874-8709



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Penny St. Louis Littell - Director of Planning and Urban Development Marge Schmuckal, Zoning Administrator

January 14, 2010

Jason Dennison Dennison's Autocare 429 Warren Avenue Portland, ME 04103

Re: 429 Warren Avenue - 304 B032 - B-4 - Change of use application for auto repair

Dear Mr. Dennison,

I sent you a letter on November 23, 2009 giving you thirty days to apply for a change of use application for your space (unit #7) at 429 Warren Avenue to be an auto repair shop. You need a change of use permit because the previous use of the space was an office and warehouse for American Hydraulics. I spoke to you on the telephone on January 4, 2010 and told you that I had not received your change of use application. You told me that you had filled it out and would send it in right away. Our office has still not received a change of use application.

At this point since you do not have a certificate of occupancy to be an auto repair shop, you are illegally occupying the space (section 14-463). You need to bring your use into compliance by submitting the change of use application. You have fourteen days from the date of this letter to submit the application. If we do not receive the application by January 28, 2010, you will have to vacate the space. I have enclosed a change of use application.

You also need to permit your sign. I have enclosed a sign permit application. You have fourteen days from the date of this letter to submit the sign permit application.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado Zoning Specialist (207) 874-8709

City of Portland, Maine 389 Congress Street, 04101	~			**	rmit No: 06-0120	-13301	T	BIVIT	102) 90 3200		
Location of Construction:	Owner Name:), raa.	(201) 014-01.		r Address:	 			Phone:	045200	1	
429 WARREN AVE	424 WARRE	N AVE	TUE LLC		WARREN A	VF	:	1.	rnone:	1	1	
Business Name:	Contractor Nam				actor Address:	-	-		Phone	00,	126	
	Sign Solution	S		1	Bishop St. Port	dand	L	asaka ware emili	207 878	endoo_		
Lessee/Buyer's Name	Phone:				it Type:	1	(17			Zon	e:	
BORDON				Sig	ns - Permanen	t				_ 6	4	
Past Use:	Proposed Use:			Perm	it Fee:	Cost o	f Work	(i	CEO District:			
Commercial/ Key Bank ATM	1 .				\$118.00		\$11	800	5			
	signs - 1 8' x 1 5' x 8' panel			FIRE	. 1) Appro Denie	1	INSPEC Use Gro	TION:	Турс	Six	
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nanal in union sion				Signa				-	44			
panel in pylon sign				PEDE	STRIAN ACTIV	VITIES	DIST	RICT (P.	A.D.\	1		
				Ì	n: Approve	ed 🗌	Арра			Benie	ed	
Permit Taken By:	Date Applied For:	i .		Signa					Date:			
ldobson	01/25/2006				Zoning	App	rova	l				
This permit application d		Spe	cial Zone or Revie	ews	Zonin	д Арре	al		Historic P	reservati	on	
Applicant(s) from meetin Federal Rules.		□ sh	oreland		☐ Variance			·	Not in Dis	trict or L	andmarl	
 Building permits do not in septic or electrical work. 	nclude plumbing,	□w	etland		Miscellaneous		[Does Not l	Require F	leview		
	ing permits are void if work is not started is ix (6) months of the date of issuance.		ood Zone		Conditional Use			[Requires R	leview		
False information may inv permit and stop all work		☐ Su	bdivision		☐ Interpretation				Approved			
		☐ Sid	e Plan		☐ Approved				Approved	w/Condit	ions	
			Minor MM		Denied				Denied	_		
		Date 3	ulcordition 2/15/06 AK	n	late:			Đat	-			
		~	ERTIFICATION	ΩNI								
hereby certify that I am the ov	vner of record of the no				nsed work is	author	igad L	w the a	uner of vec	ord and	that	
have been authorized by the ourisdiction. In addition, if a pehall have the authority to enter uch permit,	wner to make this appli ermit for work described	cation a	s his authorized application is is	l agent sued, l	and I agree to I certify that th	confe e cod	orm to e offic	all app cial's au	licable law thorized re	s of this presenta	s ative	
p												
SIGNATURE OF APPLICANT			ADDRESS		·.	D	ATE		PH	ONE		
RESPONSIBLE PERSON IN CHARG	SE OF WORK, TITLE					D	ATE		PH	ONE		

word #7

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

City of Portland, Maine - Bui	lding or Use	Permi	t Application	n Permit No:	fssue Date:	COL:	
389 Congress Street, 04101 Tel:	(207) 874-8703	3, Fax:	(207) 874-871	6 10-0072		304 B03	2001
Location of Construction:	Owner Name:			Owner Address:		Phone:	
429 WARREN AVE (JMILT)	424 WARRE	N AVE	NUE LLC	401 WARREN A	VE		
Business Name:	Contractor Nam	e:		Contractor Address:		Phone	
	Sign Design L	nc		PO Box 207 Wes	lbrook	207856260	00
Lessee/Buyer's Name	Phone:			Permit Type:			Zone:
				Signs - Permaner	nt		13-4
Past Use:	Proposed Use:			Permit Fee:	Cost of Work:	CEO District:]
Commercial - "Dennison's	Commercial -			\$62.00	\$62.0	0 5	
Autocare" See Permit#100073			#100073 - 1' x	FIRE DEPT:		Approved INSPECTION:	
	8' building wa	ill sign ∢	PUK 1,X8		Denied	se Group:5 -1	Type:
	panel Br for	ec s pixan	12218	١		War 202	гурсКУ
					_	TBC-2003	
Proposed Project Description:		0	1			anatury AMB 2	1 1.
1' x 8' building wall sign $\frac{1}{4}$ $0 \sim 8^{-1}$	XI busella	Vec s	hadigsign.	Signature			15/10
			-	PEDESTRIAN ACTI	VITIES DISTRIC	CT (P. X.19.)	1 7
				Action: [] Approx	red []] Approve	ed w/Conditions	Denied
				Signature:		Date:	
Permit Taken By: Date A	pplied For:	1		Zoning	Approval	, , , , , , , , , , , , , , , , , , ,	
Ldobson 01/2	7/2010			Бонтав	pp.o		
1. This permit application does not	preclude the	Special Zone or Review		ws Zonii	g Appeal	Historie Prese	rvation
Applicant(s) from meeting applicant Rules.		[] Sh	orcland	(Variance	3	Not in District	or Landmar
2. Building permits do not include septic or electrical work.	plumbing,	□ w	etland	[] Miscella	ncous	Does Not Require Revie	
3. Building permits are void if work within six (6) months of the date		[] Fic	ood Zone	[] Condition	onal Use		
False information may invalidate permit and stop all work		☐ Su	bdivision	[] Interpret	ation	[] Approved	
•		[] Sit	e Plan	□ Арргоус	d	☐ Approved w/C	onditions
PERMIT ISSUE()	Maj∏	Minor MM	Denied		Denied	
	1	0x				AGN	
			zlulio Mi	VI Date:		Date.	
CITY OF PORTLAI	ND						
		ď	ERTIFICATION)N			
hereby certify that I am the owner of		med pro	perty, or that the	e proposed work is agent and I agree t	o conform to a	II applicable laws o	f this
have been authorized by the owner to jurisdiction. In addition, if a permit for shall have the authority to enter all are such permit.	or work describe						

РНОИЕ

DATE

Location of Construction: Owner Name: Owner Address: Phone)4 B032001		
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Business Name: Contractor Name: Contractor Address: Phone	e		
property owner Portland	······································		
Lessee/Buyer's Name Phone: Permit Type:	Zone: BY		
Signs - Permanent			
Past Use: Permit Fee: Cost of Work: CEO Dist	rict:		
Commercial / Property Masters Commercial / Property Masters 4' x \$94.00 \$94.00 5 8' bldg sign (at) FIRE DEPT: Appropriate INSPECTION:			
o bidg sign (we was Arce) FIRE DEPT: Approved INSPECTION:	CACIA DIVINE: 5B		
Denied Section()	Evil (and a short me		
I I BC	enrial Type: 5B 2003		
Proposed Project Description:	4/10/07		
4' x 8' bldg sign (after the fact) Signature: Signature:	<u> 4/10/07</u>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.Ď.)			
Action: Approved Approved w/Conditions	s Denied		
Signature: Date:			
Permit Taken By: Date Applied For: Zoning Approval			
dmartin 03/30/2007	4 55		
1. This permit application does not preclude the	ic Preservation		
Applicant(s) from meeting applicable State and Shoreland Variance Not in Federal Rules.	District or Landmark		
2. Building permits do not include plumbing, septic or electrical work.	Not Require Review		
3. Building permits are void if work is not started Flood Zone Conditional Use Require	Requires Review		
within six (6) months of the date of issuance.			
False information may invalidate a building Subdivision Interpretation Appro	ved		
Site Plan Approved Approv	oved w/Conditions		
PERMIT ISSUED			
Maj Minor MM Denied Denied	d Mayo		
APR 10	IPA.		
Dale: 4110, April Date: Date:			
OLTY OF DODTI AND			
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 jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized	iaws of this		
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



Strengthening a Remarkable City, Building a Community for Life . www.portlandmaine.gov

Lee Urban- Director of Planning and Development Marge Schmuckal, Zoning Administrator

February 22, 2007

Property Masters 429 Warren Avenue Portland, ME 04103

#05-1106 - Setupper ml RE: 429 Warren Avenue – 304-B-032 – B4 – illegal signs for Property Masters

To Whom It May Concern,

On January 12, 2006, Jeanie Bourke, one of our inspectors, visited 429 Warren Avenue. She found that Property Masters had a building sign that was not permitted. Jeanie Bourke wrote a letter to Peter Holmes January 19, 2006 addressing this violation and giving Property Masters ten days to remove the illegal sign or file an application to legalize the sign.

I inspected the property on February 21, 2007 and found that the building sign for Property Masters is still on the building and a permit has never been issued for it. You have fourteen days from the date of this letter to file an application for the building sign or remove it. We will inspect the site on March 8, 2007. If we have not received an application for a sign permit and the sign is still up, we will turn the matter over to our Corporation Counsel for legal proceedings.

Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

Ann B. Machado Zoning Specialist (207) 874-8709

March 15, 2007

TO: Mary Costigan

FROM: Ann Machado

RE: Illegal signs at 429 Warren Avenue (304 B032) B-4 Zone

On January 10, 2006 Jeanie Bourke inspected the property at 429 Warren Avenue. She sent a letter on January 19, 2006 to the landlord, Peter Holmes, citing the various sign violations.

After the letter was sent some of the signs were brought into compliance.

On February 5, 2007, I inspected the property and found that some of the original signs were still in violation. I wrote letters to the landlord, Peter Holmes and the various tenants (Aamco, Western Tool Supply and Key Bank) that were in violation.

I inspected the property again on February 21, 2007. Both Key Bank and Western Tool Supply were in compliance. Aamco was not in compliance. I also noted that Huntington Home Company and Property Masters (who were originally cited in Jeanie's January 19, 2006 letter) were also in violation. I wrote another letter to the landlord, Peter Holmes, and to the tenants that were in violation. The letter to Property Masters was returned, but Joe Brenner from Property Masters had left me a phone message on February 23, 2007 asking about getting a sign permit for his building sign because Peter Holmes had called him and told him that he needed to do it. I called him back and left him a message that he could pick the application up at City Hall, download it off the website or I could fax or mail him one. I never heard back from him.

I inspected the property again on March 8, 2007. I spoke to James Spinelli at Aamco. He had removed the four service signs and covered the individual freestanding sign. He still has not applied to permit the second panel in the freestanding sign. I also spoke to Steve Huntington, Jr. of Huntington Home Company. He had received my letter dated February 21, 2007, and intended to get the application in for the building sign and the tenant panel in the freestanding sign. He still has not applied. No one was at Property Masters. The door was open, so I left my card, a copy of the February 21 letter and a sign application on the table. We still have not received an application for their sign.

Since these three tenants have not applied for permits to legalize the signs, I am turning the matter over to Corporation Counsel.

Cc. Marge Schmuckal

City of Portland, Maine - Bu	#6	Rounds annihoosi	ار مار	ernelt No.	PERMIT		JED Idel	
389 Congress Street, 04101 Tel:	(207) 874-870	3, Fax: (207) 874-87	16 .	060118	FEB 1		1.1	032001
Location of Construction: 429 WARREN AVE	Owner Name:	N AVENUE LLC		er Address:			Paone:	
Bullets Name:	Contractor Nam			WARREN A	LLA OE B	ORTH	AND.	
			1_					
Lessed/Boyer's Name	Phone:			sii Type: gns - Permanei	nf			Zone: BY
Past Use:	Proposed Use:		تسبب	nit Peer	Con of Wor	itu	CEO District	
Commercial- Lexus Sales & Service		Lexus Sales &		\$154,00	\$11	8.00	5	
		nit existing signage - oanel on pylon sign,	FIR	_	Approved		CTION:	Tune ./
	one 4' x 13' bi 2.5' signage o	uilding sign & 8" x		L	Denied		7	Zignz
Proposed Project Description:	2.5 signage o		_			Il	36-200	3
Lexus Sales & Service- permit existi	ng signage - one	16" x 8' panel on	Signa	ature:		Signatu	NMK	2/13/6
pylon sign, one 4' x 13' building sign	& 8" x 2.5' sig	nage on awning	PEDI	ESTRIAN ACTI	VITIES DIST	RICT (I	P. (\$)	12/
			Activ	on: 🔲 Appron	ned 🗌 App	coved w/	Conditions [] Denked
			Sign	eture:			Date:	
1	polied For: 4/2006			Zoning	Approva	1		
This permit application does not		Special Zone or Rev	ens	Zoali	ng Appesi		liistoric Pr	eservation
Applicant(s) from meeting appli Federal Rules.		Shoreland		☐ Variance	•		Not in Dist	trict or Landma
Building permits do not include septic or electrical work.	plumbing,	Wetland		☐ Miscella	ineous		Does Not F	Require Review
 Building permits are void if wor within six (6) months of the date 	k is not started	☐ Flood Zone		Conditio	xial Use		Requires R	eview
False information may invalidate permit and stop all work		Subdivision		Interpret	ation		Approved	
		Site Plan		ПАрриоме	d		Approved t	e/Conditions
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		Okulcodina	1	_		l.	AW	
		Date: 210 01 AFA	<u> </u>	Date:		Dı	ise:	
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SIGNATURE OF APPLICANT		ADDRES	s		DATE		Pił	ONE

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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			Signat	tore:		Date:	
	Date Applied For:	<u> </u>	1 -	Zoning	Approval		
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s) from meetin	oes not preclude the g applicable State and	Shoreland		☐ Variance		Not in Di	
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mation may in	validate a building	Subdivision		[] Interpreta	tica	Approved	i
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City of Portland, Maine - B 389 Congress Street, 04101 Tel			Permit No: 06-0245	Date Applied Fors 02/15/2006	304 B032001
Location of Constructions	Owner Name:		Owner Address		Phones
429 WARREN AVE	424 WARREN AVE	NUBLEC	401 WARREN A	VB	
Business Names	Contractor Names		Contractor Address:	2"" "" "	Phone
	n/a		n/a Portland		1
Lessee/Buyer's Name	Phone:		Permit Types		
		1	Signs - Permanen	t	
Proposed Uses		Prop	sed Project Description		
Commercial 12 sf freestanding sig	n on existing pylon	12 s	f freestanding sign or	existing pylon	
Note: Permitted signs on pylon s 1. 06-0118 Lexus 16" x 8" 2. 06-0120 Keybank ATM 3. 06-0164 Western Tool 5 4. 06-0245 Aamco 18" x 8 5. 05-1216 Attention to De (51.99 sq.ft. left)	(10.67 sq.ft.) 8' x 18" (12 sq. ft.) supply 16" x 8' (10.67 sq.f '(12 sq.ft.) tail 16" x 8' (10.67 sq.ft.)	(65) ì.)	r: Ann Machado	Approval D	ate: 02/24/2006 Ok to Issuer &
Certificate of libility with o	• •				
 This permit is being issued with windows on the side of the built 		e individual py	ton sign will be remo	wed and that the fou	r signs over the
Dept: Building Status:	Approved	Reviewe	r: Jeanine Bourke	Approval D	afe: 03/15/2006
Note:				••	Ok to Issue: 🗹

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City of Portland, Malne					- 1		Issue Date	2 !	_	CB1		
389 Congress Street, 04101		, Fax: ((207) 874-871	<u> </u>	6-02	5	MA:				803	2001
Location of Construction:	Owner Name:			Owner Ad						Phone		1
429 WARREN AVB	424 WARREN		IUBILC	401 WA			EITY O	PO	Ш	AND)	J
Business Name:	Contractor Name	1		Contractor	•	<u>ــناگ</u>				PROF		
	r√s Phoser			r/a Porti Permit Tyr							_	Zone:
Lessee/Buyer's Name	Phones			Signs -		nent						34
Past Use:	Proposed Use:		· · · · · · · · · · · · · · · · · · ·	Permit Fe	ŧ;	7	Cost of Wor	l:	CEX	hteld C	id:	1
Commercial	Commercial I	2 of fre	estanding sign	FIRE DE	\$54.00		\$5 Approved	4.00		5 DN:		<u> </u>
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Proposed Project Description:	1118 material	M	. — — -						0	111	53	lida
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Permit Taken By:	Date policy For	Ι	·.···	Signature	Zoni	ng A	Approva	1	Dat			
dmartin	XXXXXXXXX					<u> </u>						
	Applicant(s) from meeting applicable State and		Special Zone or Reviews		ws Zening Appeal							tvalico Los Landmar
	Building permits do not include plumbing,			1	Miscellaneous					Does N	ot Req	uire Review
Building permits are void within six (6) months of the		□Fb	ood Zone	Conditional Use				Requires Review				
False information may inv permit and stop all work	ralidate a building	□ s₁	bdivision	1] lister	rpretal	tion			Approv	red	
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SIGNATURE OF APPLICANT			ADDRES	is			DATE				PHO	NB
RESPONSIBLE PERSON IN CHAR	OH OF WORK, TITLE						DATE	-			PHO	NR.

Location of Construction:	Owner Name:		Owner Address: OCT	. 2004 Phose:
429 WARREN AVB		N AVENUE LLC	401 WARREN AVE	
Business Nemet	Contractor Name Steve Alexand	-	Contractor Address: L	PORTIAND
Lessee/Buyer's Name	Phone:		Penalt Type:	301112 8072 (0)24
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			. / //	IBC 2003
Proposed Project Description:		. 	P / J^	1
install 2 signs on building, 1 on ex	isting street sign, i	awning w/ no signage	Signature:	Signature:
Begin Aus	o debela		PEDESTRIAN ACTIVITIES DIST	,
Degin	a malani L)	Action: Approved App	proved w/Conditions Dealed
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	Applied For: 1/24/2005		Zoning Approve	al
This permit application does a		Special Zone or Review	rs Zonlag Appeal	Illstoric Preservation
Applicant(s) from meeting ap Pederal Rules.		Shoreland	☐ Variance	(Frot in District or Lands
Building permits do not inclus septic or electrical work.	ie plumbing,	☐ Wetland	Miscellaseous	Does Not Require Revie
3. Building permits are void if w		☐ Flood Zose	Conditional Use	Requires Review
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I hereby certify that I am the owner I have been authorized by the owne jurisdiction. In addition, if a permishall have the authority to enter all such permit.	r to make this appli I for work describe	med property, or that the leation as his authorized d in the application is is:	s proposed work is authorized agent and I agree to conform sued, I certify that the code off	to all applicable laws of this ficial's authorized representative
SIGNATURE OF APPLICANT		ADDRESS	DATE	BHONB

Location of Constructions 429 WARREN AVE	Owner Name:	a Almanii 110	Opner .	11		YAU S		Phone	1
Buriness Name:	Contractor Name	N AVENUE LLC		ARRE				Phone	
	Applicant		Portie	11	C,	13/21	ትን	TAN	
Lessee/Buyer's Name	Phones		Permit 1			7110	1 0 1		Zosat: R—4
Past Use:	Proposed Use:		Permit	- Perma		est of Wor		CEO District	16 /
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		•	FIRE	EPT:		pproved lealed	Use Cir	CTION:	Type: CIGN
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Proposed Project Description: install a 3'x 18' Sign lagged to	building	tern tool	Signatu				Signatu	ie DAMP	5/31/0
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	W 2		Signatu	_	•			Dase:	
Permit Taken By: idobson	Date Applied For: 05/17/2005			Zoni	ng A	pprova	ıİ		
This permit application de Applicant(s) from meeting Federal Rules.		Special Zone or Revie	tws	Z Veri	-	lppeal .		/	reservation trict or Lander
Building permits do not in septic or electrical work.	clude plumbing,	Wetland		∏ Mis	eRazo	X25		Does Not	Requise Revie
3. Building permits are void within six (6) months of the		☐ Flood Zooc		[] Coo	dilloni	Use		Requires l	Review
False information may inv permit and stop all work		Subdivision		[] İsler	brent	oa a		DavongqA 📋	
		Site Plan	ĺ	□ Арр	roved			Approved	w/Conditions
		Ma Minor Nu	2	Deni	led			Denied (\bigcirc
		Date: 5/3/04	را مح	Date:			D;	ale:	
		the 7) i o	<u></u>	DATE:			155		
		ODDÆING (ÆL	an.						
I hereby certify that I am the over I have been authorized by the output of the control of the c	wner to make this applermit for work describe	ication as his authorized d in the application is is	he propo d agent a ssued, I	and I agr certify th	ee to rat the	conform code off	lo all ap Iciai's a	plicable lav uthorized re	vs of this epresentat
SIONATURE OF APPLICANT		ADDRES:	s			DATE		P	HONB

ᄴ	Congress Street, 04101 T	Owner Name:	-, (20), 014-0.		er Address:	1122	304 B03200		
42	Warren Ave	424 Warren A	venue Lle		Warren Ave	51.2.7	(UU) NEGOE:		
	mesa Namei	Contractor Name					TO ALLEDO		
		Peter Holmes			Warren Ave. Portlar		2078782121		
es:	ee/Bujer's Name	Phone:	····		it Type:	<u> </u>	2070702721		
			1	1	ns - Permanent		17	Ü	
ast	Usex	Proposed Use:				Work	ICEO District:	24.	
J o.	mmercial		install a 10' x 8' Sign		\$190.00	\$190.00	1		
		w/ 5 company	siots	FIRE	DEPT' Approx	V-1-1-1	PECTION)		
				1	The Decied	''" _{12.}	Group: U Type	: 5	
		1			11/75	•			
				_	VIP	-	TBC 2003	2	
_	ested Project Description:			Į.	[]	ļ	7 1		
(13.5)	tali a 10' x 8' Sign w/ 5 compa	пу зюц		Signa			ature:		
				PEDE	STRIAN ACTIVITIES	DISTRICT	(P.A.D.) (
				Actio	a: 🔲 Ybbuoved 📋	Approved	w/Conditions Deni	ed	
				Signa	luce		Date:		
		le Applied For:			Zoning Appr	oval			
kk		9/29/2004							
٠	This permit application does	not preclude the	Special Zone or Rev	iews	Zoning Appea	ı	Historic Preservati	6 1	
	Applicant(s) from meeting ap Pederal Rules.	plicable State and	Shoreland		☐ Variance		Not to District or L	nbas	
	Building permits do not inclu septic or electrical work.	de plumbing,	☐ Wethed		☐ Miscellancous		☐ Does Not Require Revie		
•	Building permits are void if within six (6) months of the d	ate of issuance.	Flood Zone		Conditional Use				
	False information may invalid permit and stop all work	late a building	Sabdivision		[] Interpretation		☐ Approved		
			Site Plan		☐ Approved		Approved w/Conditi	ions	
		j	Maj Misor N	9	Densed		□ Denled	,	
			Date \$ 10/12/	64	Date:	- 1	Date:		
		•	1						
			CERTIFICAT						
er	by certify that I am the owner	of record of the nar	ned property, or that t	po brob	osed work is authori-	zed by th	o owner of record and	l tha	
is.	e been authorized by the owner liction. In addition, if a permi	r to make this applied	calion as his authorize Lingths englication is i	xi agent icensel i	and I agree to confo	rm to all	applicable laws of this	\$ 	
all	have the authority to enter all	areas covered by su	ch peratit at any reaso	nable h	our to enforce the or	rovision o	of the code(s) annilicat	auvo de to	
	permit.			••	and the same of the same of				
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SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 429 Warren Ace. ZONE: B-4
ADDRESS: 429 Warren Ave. ZONE: B-4 CBL: 304-B-032 -7 171, 1594 of 3.9 Acres
SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO
TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): Length: Height:
INFORMATION ON PROPOSED SIGN(S): FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O DIMENSIONS PROPOSED: O D D D
INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S): FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: BLDG. WALL SIGN(attached to bidg)? YES NO DIMENSIONS: AWNING? YES NO DIMENSIONS: LOT FRONTAGE (FEET):
AWNING YES NO IS AWNING BACKLIT? YES NO LENGTH OF AWNING: DEPTH:
IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YESNO
IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL?
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.
SIGNATURE OF APPLICANT: DATE: DATE: DATE:
Joint ID Syns May Areh - 250 hmy - 80th given 1 parlot 5'Setback 8hou
may hought - 18" - 15" + 3" hopper = 18"

	#1	7		PERMIT	ISSUED		
City of Portland, Maine	- Building or Use	Permit Applicatio	n Permit N	issue Date:	Car:		
389 Congress Street, 04101			60118 FEB 1,	<i>и 9000</i> 304 1 032	:001		
Location of Construction: Owner Name:			Dwner Add	I L	P) one:		
		N AVENUE LLC	401 WARREN MEY OF POR		TELLATION		
Business Name: Contractor Name		ei	Contractor Address:		L. Ci Phone		
Lessee/Buyer's Name	Phone:		Permit Typ Signs - P	e: Permanent		Zone: R4	
Past Use: Proposed Use:		***************************************	Permit Fee: Cost of Work: CEO District:				
Commercial- Lexus Sales & Sales	•	Commercial - Lexus Sales & Service- permit existing signage - one 16" x 8' panel on pylon sign, one 4' x 13' building sign & 8" x 2.5' signage on awning		154.00 \$118			
	one 16" x 8' pa one 4' x 13' bu					BCTION: Group 19 Type: SIGNS ature NW 672/63/66	
Proposed Project Description:		······································	1	i	Signature M/2	13/66	
Lexus Sales & Service- permit		Signature		Programme IAA I Dies	<i>710</i> 0		
pylon sign, one 4' x 13'buildin	nage on awning	PEDESTRIAN ACTIVITIES DISTRIC		RICT (P.A.B.)	T (P.A.D.)		
		Action:	Approved Appro	oved w/Conditions [] D	w/Conditions Denied		
		Signature:		Date:			
Permit Taken By: ldobson	Date Applied For: 0 1/124/2006		Zoning Approval				
1. This permit application does not preclude the		Special Zone or Revi	ews	Zoning Appeal	Historic Preser	Historic Preservation	
Applicant(s) from meeting Federal Rules.		☐ Shoreland	☐ Variance [7		Not in District of	Not in District or Landmark	
 Building permits do not include plumbing, septic or electrical work. 		☐ Wetland	☐ Miscellaneous		Does Not Requi	Does Not Require Review	
 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 		☐ Flood Zone		Conditional Use	Requires Review	Requires Review	
		Subdivision		Interpretation	☐ Approved	Approved	
	Site Plan		Approved	Approved w/Co.	Approved w/Conditions		
	Maj ∏ Minor ∏ MM] Denied	Denied	Denied		
	Okulcondition			Am	AW 1		
	Okwicandihan Date alglow Aran I		:	Date:	Date:		
I hereby certify that I am the ow I have been authorized by the ov jurisdiction. In addition, if a per shall have the authority to enter such permit.	vner to make this appli mit for work described	cation as his authorized in the application is in	ne proposed d agent and ssued, I cert	I agree to conform to ify that the code office	all applicable laws of cial's authorized representations.	this entative	
OLON LOUIS AND AND AND AND AND AND AND AND AND AND			 				
SIGNATURE OF APPLICANT	ADDRESS		DATE	PHONE	PHONE		
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				DATE	DATE PHONE		

