

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

DEPARTMENT OF BUILDING & INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 050735

JUN 24 2005

CITY OF PORTLAND

This is to certify that 424 Warren Avenue Llc /P M construction Co has permission to Freestanding ATM AT 429 Warren Ave City of Portland 304 B032001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Capt. Greg Cass 6-20-05

Health Dept.

Appeal Board

Other Department Name

Signature of Director - Building & Inspection Services dated 6/20/05

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0735	Issue Date: JUN 10 2005	City: PORTLAND
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Location of Construction: 429 Warren Ave	Owner Name: 424 Warren Avenue Llc	Owner Address: 401 Warren Ave	Phone: 207 282 7697
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 207 282 7697
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-4
Past Use: Commercial (Key Bank)	Proposed Use: Commercial Freestanding ATM	Permit Fee: \$363.00	Cost of Work: \$38,000.00
Proposed Project Description: Freestanding ATM		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U-ATM Type: U-ATM 6/22/05 Signature: [Signature]
		(P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: dmartin	Date Applied For: 06/10/2005	Zoning Approval	

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2004-0264 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MIM Date: 6/17/05	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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		
Total Square Footage of Proposed Structure 28 SF		Square Footage of Lot 160,088SF
Tax Assessor's Chart, Block & Lot Chart# 304 Block# B Lot# 32	Owner: Harbour Auto Body 401 Warren Avenue Portland, ME 04103	Telephone: 207-878-2121
Lessee/Buyer's Name (If Applicable) KeyBank Contact: Michael Fainer 2025 Ontario Street, 4th Floor Cleveland, Ohio 44115	Applicant name, address & telephone: Michael DeMarco Vocon Design, Inc. 2450 Prospect Avenue Cleveland, Ohio 44115	cost Of Work: \$ 38,000.00 Fee: \$ 363.00

Current Specific use: KeyBank

Project description: Addition of a new Keybank drive-up ATM with the addition of a new drive lane to access the ATM

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUN 8 2005

RECEIVED

Contractor's name, address & telephone: PM Construction Company - 19 Industrial Park Road, Saco, ME 04072
p: (207)282-7697 f: (207)283-4549

Who should we contact when the permit is ready: Contractor

Mailing address:

See Contractor's address above.

See Contractor's phone
Phone: number above.

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

Date: 6/6/05

Permit Fee: \$30.00 for the first \$1000.00 Construction 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 - Building or Use Permit

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

Permit No: 05-0735	Date Applied For: 06/10/2005	CBL: 304 B032001
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Location of Construction: 429 Warren Ave	Owner Name: 424 Warren Avenue Llc	Owner Address: 401 Warren Ave	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial Freestanding ATM	
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 06/17/2005	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 06/22/2005	Note:	Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Cptn Greg Cass	Approval Date: 06/20/2005	Note:	Ok to Issue: <input type="checkbox"/>

From: Marge Schmuckal
To: Sarah Hopkins
Date: Thu, Jun 16, 2005 1:59 PM
Subject: 429 Warren Ave - ATM

Sarah,
I can't remember who had this site plan. I have the permit now and I am wondering if the stamped approved site plan can be forwarded to me any time soon.
Thanks,
Marge

Wait
for site
plan
signed
received from
Jay R.
6/17/05

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

2004-0264

Application I. D. Number

12/30/2004

Application Date

KeyBank ATM

Project Name/Description

Vocon Design

Applicant

2450 Prospect Avenue, Cleveland, OH 44114

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (216) 623-6800 Applicant Fax: (216) 623-0410

Applicant or Agent Daytime Telephone, Fax

429 - 429 Warren Ave , Portland, Maine

Address of Proposed Site

304 BO32001

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) _____

B4

Zoning

Proposed Building square Feet or # of Units

Acreeage of Site

Check Review Required:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Site Plan (majodminor) | <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 (ZBNPB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **12/30/2004**

Zoning Approval Status:

Reviewer

Marge S. - Qnap.

- Approved Approved w/Conditions See Attached Denied

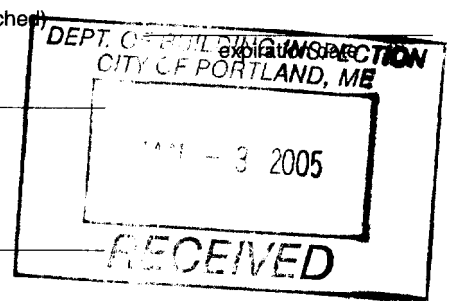
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | |
| <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 _____ | |





December 29, 2004

Ms. Jennifer Dorr
City of Portland
Planning and Development Department
389 Congress Street
Portland, Maine 04101

Via Overnight Delivery

RE: Proposed KeyBank ATM at 429 Warren Avenue

Dear Ms. Dorr:

On behalf of KeyBank, I am transmitting the enclosed plans requesting Minor Site Plan review for a proposed installation of a drive-up automatic teller machine (ATM) for KeyBank to be located at 429 Warren Avenue. KeyBank proposes to install the ATM kiosk on the east side of the existing driveway at 429 Warren Avenue.

Per our previous correspondence with Ms. Sara Hopkins, it is our understanding that a Minor Site Plan Review is appropriate for this proposed development. Enclosed are nine (9) sets of proposed plans illustrating the location and configuration of the proposed ATM. Also enclosed is a check for \$400.00 for the required Plan Review Application fee.

It is our understanding that a staff review is required for this proposed project, and that no public hearings are required. You will notice that the site has been designed to provide adequate vehicular stacking spaces outside of the main flow of vehicular access, and that the proposed ATM complies with required setback and other zoning regulations.

Please review this information and contact me if you determine that additional information or details are required. It is my understanding that a zoning approval is required prior to application for building permit.

Thank you in advance for your assistance. I look forward to working with you on this development project. Please contact me at 216.623.6800 to let me know that the Plan Review is complete, or with any comments.

Sincerely,

A handwritten signature in black ink that reads "Michael DeMarco". The signature is written in a cursive, slightly slanted style.

Michael DeMarco
Vocon Design

Enclosures

cc: Jonathan Wocher, McBride Dale Clarion
Michael Fainer, Christopher McMahon, Eric Murray, KeyBank
Matt Heisey, Vocon Design



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.

Address of Proposed Development: **429 WARREN AVE.** Zone: **B-4**

Total Square Footage of Proposed Structure: 27 SF	Square Footage of Lot: 171,159 SF
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Tax Assessor's Chart, Block & Lot: Chart# 304 Block# B Lot# 32	Property owner's mailing address: HARBOR AUTO BODY 401 WARREN AVE. PORTLAND, ME 04103	Telephone #:
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Consultant/Agent, mailing address, phone # & contact person: MICHAEL DEMARCO VOCON DESIGN 2450 PROSPECT AVE. CLEVELAND, OH 44114 (P) 216.623.6300 (F) 216.623.0410	Applicant's name, mailing address, telephone #/Fax#/Pager#: MICHAEL DEMARCO VOCON DESIGN 2450 PROSPECT AVE CLEVELAND, OH 44114 XXXXXXXXXX (P) 216.623.6300 (F) 216.623.0410	Project name: 429 WARREN AVE. ATM JOB # 4072-000
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Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail Manufacturing

Warehouse/Distribution Parking lot

Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____

Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)

Traffic Movement (\$1,000.00) Stormwater Quality (\$250.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other _____

Major Development (more than 10,000 sq. ft.)

Under 50,000 sq. ft. (\$500.00)

50,000 - 100,000 sq. ft. (\$1,000.00)

Parking Lots over 100 spaces (\$1,000.00)

100,000 - 200,000 sq. ft. (\$2,000.00)

200,000 - 300,000 sq. ft. (\$3,000.00)

Over 300,000 sq. ft. (\$5,000.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

MICHAEL DEMARCO | VOLOM DESIGN | 2450 PROSPECT AVE, CLEVELAND, OH 44115 216.623.6800

Submittals shall include (9) separate **folded** packets of the following:

- 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

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

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 (8.5 x11) 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.

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Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant **will** be billed for mailing and advertisement costs. Applicants for development **will** be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and **utility** connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.