

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1065	Issue Date:	CBL: 338 K004001
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Location of Construction: 19 Libby St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone: 874-8126
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone:

Past Use: Reed Warehouse and Central Kitchen	Proposed Use: warehouse addition of two 320 sq ft storage containers	Permit Fee: \$0.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: warehouse with two 320 sq ft storage containers		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature:		Date:		

Permit Taken By: jodinea	Date Applied For: 07/29/2004	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:
	Date:	Date:	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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

Location of Construction: 19 Libby St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone: 874-8126
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone:

Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/24/2004
Note: 8/24/04 - Planning has the site plan exemption			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 08/31/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 08/30/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
08/27/2004-gg: Received application for site exemption for 320 sq. Ft storage containers. /gg

CERTIFICATION

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SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

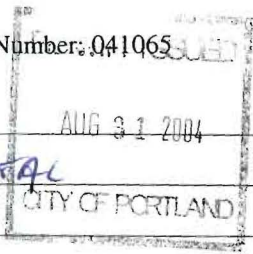
BUILDING INSPECTION

PERMIT

Permit Number: 041065

Please Read Application And Notes, If Any, Attached

This is to certify that City Of Portland/self
has permission to warehouse with two storage containers 320 Sq Ft. Total
AT 19 Libby St. 338 K004001



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

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

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

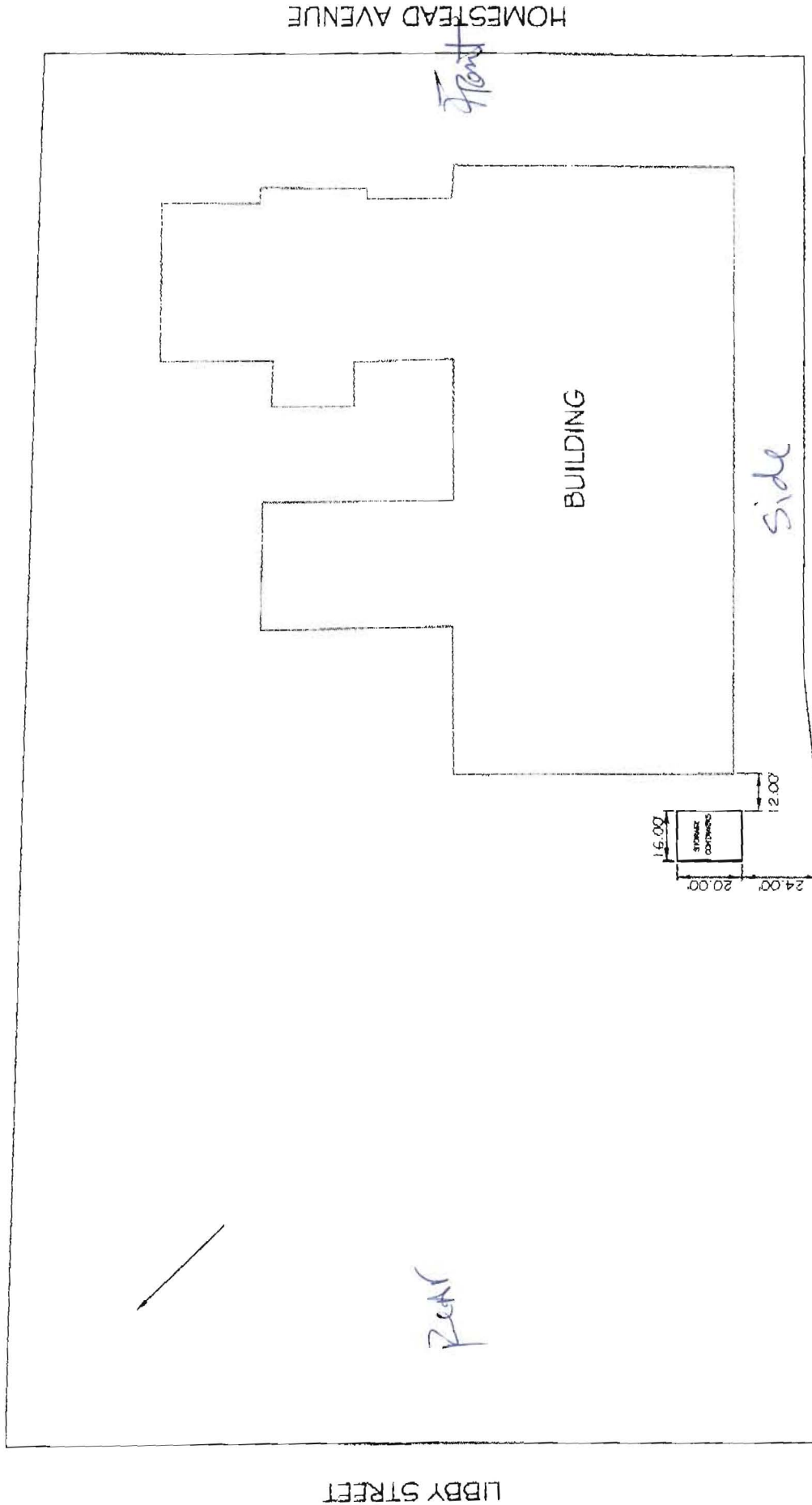
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



REED WAREHOUSE AND CENTRAL KITCHEN
 R-3 Side yard - 8' min for 1 story - 20' shown
 Rear yard - 25' min req - 50' + shown
 25% lot coverage - ok

**Portland School Department
Reed Warehouse and Central Kitchen
Building Permit Application**

This application addresses the locating of two 8' by 16' temporary steel storage containers adjacent to the Portland School Department building at 28 Homestead Avenue. Please note that this property is identified in the City Tax Assessor's records as being located at 19 Libby Street.

These storage containers are located immediately next to each other and occupy a 16' by 20' plot as shown on the attached drawing. Offsets from the property line and building are also shown on the attached drawing.

The containers are being used to store windows salvaged from the Jack Elementary School building during demolition of that structure, in the Spring of 2004. It is the School Department's plan to reuse these windows in the Reed building when funds are available through the budget.

**Portland Public Schools
Facilities & Property Services
331 Veranda Street
Portland, ME 04103
Phone: (207) 874-8126
Fax: (207) 756-8495**

Date: 27 July 04

To: Mike Nugent

Company: Building Inspections

Fax Number: 874-8716

From: Hank Dresch

Re: Reed Warehouse

Comments: The application for our storage containers
is attached. Please review and let me know
if anything more is needed.

Thanks

Number of Pages, including cover sheet 6

Maintaining Schools for Portland's Future

All Purpose 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: <u>28 Homestead Ave</u>		
Total Square Footage of Proposed Structure <u>320 SF</u>	Square Footage of Lot <u>109,509 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>See attached assessor's page</u>	Owner: <u>City of Portland</u>	Telephone: <u>874-8126</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>H. Dresch</u> <u>331 Vaccande St</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>Education support</u> <u>207-874-8126</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>H. Dresch</u>		
Mailing address: <u>Portland School Dept</u> <u>331 Vaccande St</u> <u>Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>874-8126</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 Officer'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: <u>27 July 04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Property Search Detailed Results

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

Card Number	1 of 1
Parcel ID	338 K004001
Location	19 LIBBY ST
Land Use	GOVERNMENTAL
Owner Address	CITY OF PORTLAND 389 CONGRESS ST PORTLAND ME 04101
Book/Page	
Legal	338-K-4 340-A-46 TO 50-55 LIBBY ST 19-37 HOMESTEAD AVE 18-34 109513SF

Valuation Information

Land	Building	Total
\$102,060	\$1,188,290	\$1,290,350

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1925	1	33243	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
2.514	33243		SCHOOL	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	4756	MULTI-USE STORAGE
1	01/01	21331	SCHOOL
1	01/01	2400	AUTO PARTS/SERVICE
1	02/02	4756	SCHOOL

Height	Walls	Heating	A/C
12		HOT AIR	
13	BRICK/STONE	HOT AIR	
16	METAL-LIGHT	HOT AIR	
13	BRICK/STONE	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1900	ASPHALT PARKING	25000	1
1900	FENCE CHAIN	1800	1
1900	SHED FRAME	510	1

REED WAREHOUSE





APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: City of Portland Schools Dept Application Date: 8/24/04
 Applicant's Mailing Address: 331 Veranda St - 04103 Project Name/Description: Reed Warehouse? Central
 Consultant/Agent/Phone Number: Hank Dresch - 074-8126 Address of Proposed Site: 19 Libby St/Homestead

CBL: 338-K-004 R-3

Description of Proposed Development:

Addition of 2 320# storage containers
TOTAL

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
 See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	/
	✓
	/



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: City of Portland Schools Dept Application Date: 8/24/04
 Applicant's Mailing Address: 331 Veranda St - 04103 Project Name/Description: Reed Warehouse? Central Kitchen
 Consultant/Agent/Phone Number: Hank Dresch - 874-8126 Address of Proposed Site: 19 Libby St / Home Street

CBL: 338-K-004 R-3

Description of Proposed Development:

Addition of 2 320# storage containers
 TOTAL

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓

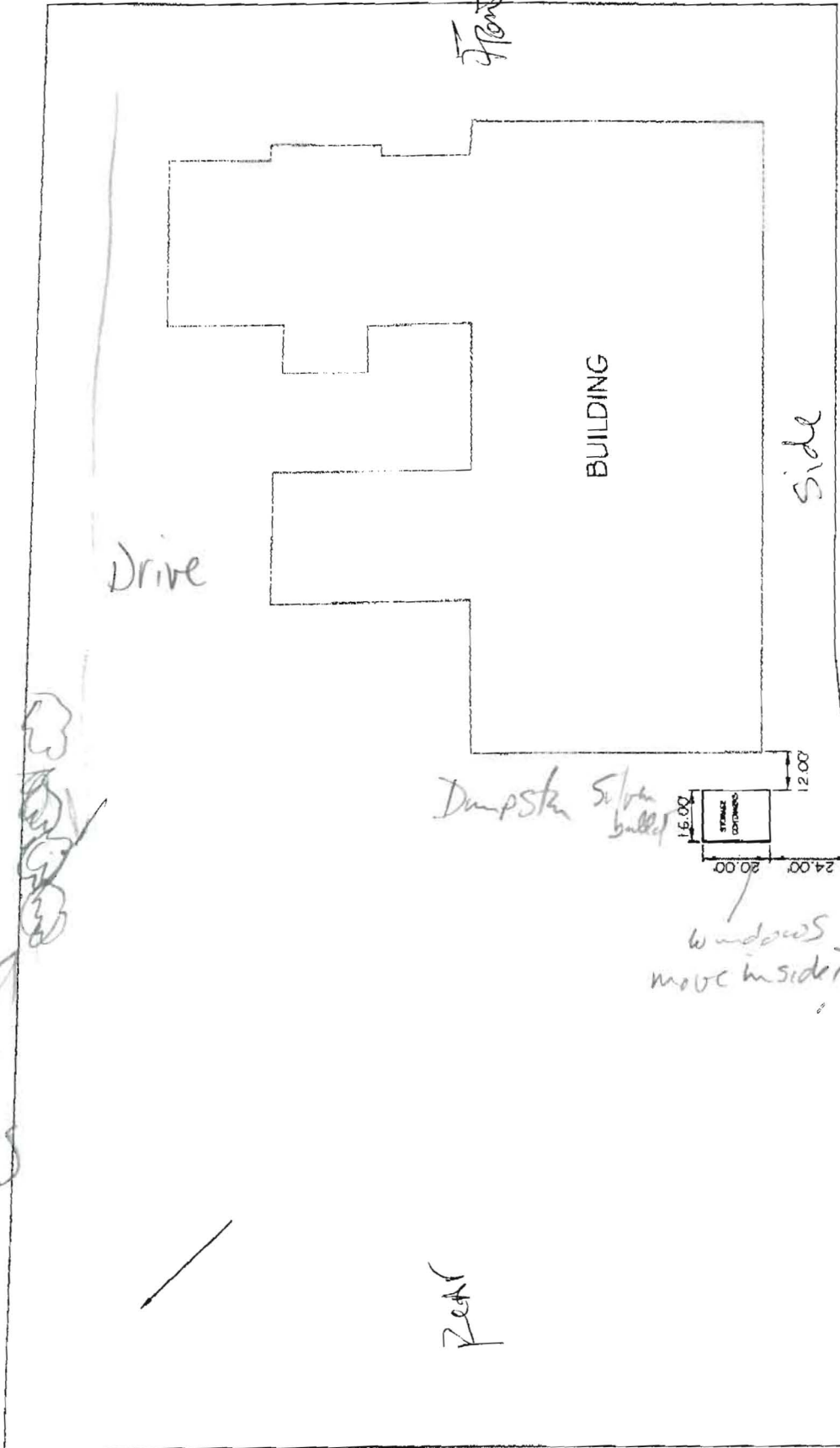
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HOMESTEAD AVENUE



A.S.

Jeppin
The Springs

REED WAREHOUSE AND CENTRAL KITCHEN

R-3 Side yard - 8' min for 1 story - 20' shown
 Rear yard - 25' min req - 50' + shown

25% lot coverage - ok

From: "Elise Scala" <scala@usm.maine.edu>
To: <MES@portlandmaine.gov>
Date: Fri, Jan 7, 2005 12:47 PM
Subject: Reed School

Dear Ms. Schmuckal,

Thank you for your prompt and considerate reply to my December inquiry.

I apologize for the delay in responding and do want to follow up and to support continuing activities to keep communications and resolutions open regarding the Reed School property.

I am appreciative of the City's review and findings of the permit request for the storage containers. I have been informed that a meeting with Parks' staff has been scheduled to review the terms of the permit granted in August. The conditions outlined in the permit should make a significant improvement to the site and I appreciate knowing that the School's work to cover the storage container with a plastic camouflage tarp was a temporary remedy.

You summarized in your reply that the issues I described as a neighbor to the Reed School property are "on-going maintenance and exterior effects (noise, smells etc) issues". Plantings and fencing could provide a good buffer to the exterior effects such as dumpsters, storage containers and parking/delivery facility. We would welcome these improvements and will appreciate the on-going maintenance to sustain them. I am very interested in hearing more about the plantings and fencing that will buffer the facility use effects, such as noise and smells. Your message stated that the educational use of the property over-rides the R-3 zoning limitations on commercial or industrial activity. We purchased our home nearly 22 years ago and it has only been in the last couple of years that the frequency and size of the operations for the warehouse/kitchen, truck/dumpster services and employee vehicle traffic been a regular disruption to the area. We would greatly appreciate buffering that accommodates this use and sustains the property for use by the kids and families in the neighborhood.

I will continue to work with School and City Council representatives and thank you for your time and attention.

Elise Scala & Jere DeWaters

>>> "Marge Schmuckal" <MES@portlandmaine.gov> 12/13/2004 10:33:58 AM
>>>

Dear Elise & Jere,

Thank you for your e-mail. Please be aware that this school building is located within an R-3 residential zone where institutional uses (i.e. school related uses) are allowed. The use is an allowable use in this zone. According to the assessor's records the school building has been there since 1925.

In August of this year the City (i.e planning staff and building staff)

reviewed a proposal from the school department for the addition of 2-320 square foot storage containers. The planning staff (Sarah

Hopkins) reviewed and approved the plans with the condition that "storage containers will be buffered from view with plantings and/or fencing to be approved by the City Arborist (Jeff Tarling)". Consequently inspection services reviewed and approved those same plans and a permit was issued. All zoning setbacks and other requirements were being met on the proposed plans. There are no zoning violations that I am aware of.

Your issues with the school property appear to be on-going maintenance and exterior effects (noise, smells etc) issues. Neither of these issues can be addressed thru the zoning ordinance as it applies to the R-3 zone.

That is not to say that these are real issues of concern for you. It is my belief that the School department should address these issue with you. I am hoping that your on-going meetings with the school department can go forward and come to a fruitful resolution for both of you.

I am sorry that I cannot be more helpful to you in this particular issue.

Marge Schmuckal
Zoning Administrator

>>> "Elise Scala" <scala@usm.maine.edu> 12/13 6:28 AM >>>

Dear Ms Schmuckal,

(This is a revised copy being sent without pictures that are too large for your mailbox)

I am writing to inquire about the permit status and utilization of the Reed School property located at 28 Homestead Avenue. I am a neighbor to the property, located on Lexington Avenue and my back yard faces the Reed School garage, parking lot, dumpster/recycling and storage box and baseball field. Please view the attached pictures.

I have been a neighbor to the School since 1983. The property was operating as the central kitchen in the renovated portion of the building and the brick school structure was used for storage at the time we purchased our home. Over the past 20 plus years we have watched and heard a steady increase in the use of the facility as demonstrated by an increase in general activity with associated truck traffic, trash, recycling and storage equipment, and employee traffic. The property, once maintained to support kids using the ball field and raked and mowed to match the neighborhood is now a picture of worn industrial property with an accumulation of old storage bins and dumpsters, one partially covered with a camouflage tarp to conceal it. The use of the property starts around 5:15AM with employees arriving and the garage bays are lit up and the delivery truck in action by 6:05. Deliveries by Sysco are made before 7:30AM with WasteManagemetn lifting the dumpster recently coming at this hour too, and the movement of all trucks are the alarms

and smells of the morning.

I have had reasonable exchanges with William Verrill, the Director of Food Services, over years and once meet with George Flaherty to discuss the maintenance of the property. It has taken our regular attention to report trash pick up that includes dumpster emptying at early morning hours, trucks backing up with alarms at all hours, starting sometimes at 6AM, truck headlights left shining into my windows at 6:30 AM (including on the morning of December 8 when school was not open due to snow) and trucks left running filling the air with diesel fumes. Mr. Verrill has always been considerate and responsive to my complaints.

The need for complaints are becoming more frequent and the School's action to use a camouflage tarp to conceal the unsightly equipment and not maintain the property instead of considering the impact on the neighbors or to comply with the permit exemption terms necessitates further action.

In follow up the December District 5 meeting and Superintendent O'Connor's offer to review this matter I have prepared a list of questions for the City and the School to initiate a new process to resolve what I see to be an issue in our neighborhood.

Thank you for your attention to this matter. I look forward to your reply
Elise Scala & Jere DeWaters
100 Lexington Avenue
Portland, ME 04103
797-6997

>>> "Hank Dresch" <DRESCH@portlandschools.org> 12/6/2004 7:31:56 AM
>>>

Ms Scala,

This is a resend of the email I sent you last Friday, with a more appropriate Subject Line. I apologize if the previous email caused you any confusion.

Hank

Ms Scala,

Our Superintendent, Mary Jo O'Connor, asked me to respond to the question you raised the other night at the Riverton HCD meeting. You had asked if the central kitchen and warehouse activities taking place at the former Reed School are compatible with the zoning regulation for

this area of the City. The central Kitchen began operation in April of 1982, and the warehouse a few years earlier.

I am advised that the City issued a determination at the time construction funds were provided for the central kitchen, that this activity was compatible with the School Department's use of the property.

If you have any further questions on this, Marge Schmuckal, the City's Zoning Administrator would be your best source of information. Her number is 874-8695.

Hank Dresch
Facilities and Property Services Manager

CC: <mjn@ci.portland.me.us>, <JST@portlandmaine.gov>, ...

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

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

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- NA ~~Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.~~

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

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

NA CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

2 Sep 04
Date

[Signature]
Signature of Inspections Official

9/2/04
Date

CBL: 338K004

Building Permit #: 04 1065