

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

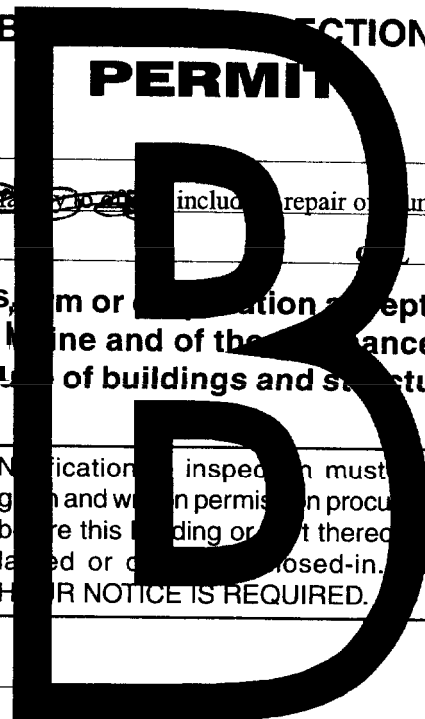
Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

NOV 23 2004

Permit Number: 041360

# PERMIT



This is to certify that Adam Robert L /n/a  
has permission to ~~Change of Use from single family to multi-family~~ include repair of foundation and supports. USE NOT APPROVED  
AT 300 Allen Ave 344 E006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 work on permit must be completed before this building or part thereof is closed or enclosed-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. m.j.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
Director - Building & Inspection Services  
11/22/04

**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: 04-1360	Issue Date: 11/12/04	CBL: 344 E006001
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Location of Construction: 300 Allen Ave	Owner Name: Adam Robert L	Owner Address: 662 East Bridge St	Phone: 207-797-5935
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: RPR-5
Past Use: Single Family	Proposed Use: <del>Office Change of Use from single family office</del> ; including repair of foundation & supports. <i>only within existing Bldg-</i>	Permit Fee: \$123.00	Cost of Work: \$2,500.00
		CEO District: 5	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>USE NOT APPROVED SEE CONDITIONS</i>
Proposed Project Description: Change of Use from single family to office; including repair of foundation and supports.		Signature: <i>[Signature]</i>	Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: gg	Date Applied For: 0911012004	<b>Zoning Approval</b>		
1.		<b>Special Zone or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>
2. Building permits do not include plumbing, septic or electrical work.		<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information <b>may</b> invalidate a building permit and stop all work..		<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
		<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
		<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
		<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
		Maj <input type="checkbox"/> Mfnr <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
		Date: <i>9/12/04</i>	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 APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# Commercial Building Permit Application

P 11/1/05

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>300 Allen Ave</u>		
Total Square Footage of Proposed Structure <u>1424</u>	Square Footage of Lot <u>39,334 FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>E</u>	Owner: <u>Robert L Adam</u>	Telephone: <u>747-5935</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Neil Adam</u> <u>P.O. Box 1044</u> <u>Portland Me 04104</u>	Cost Of Work: \$ <u>2500<sup>00</sup></u> Fee: \$ <u>48<sup>00</sup></u>
Current Specific use: <u>Residence</u>	<u>Code 17.00</u>	
Proposed Specific use: <u>Office</u>	<u>\$ 123.00</u>	
Project description: <u>*change of use</u> <u>Renovate house for office use</u> <u>Repair existing problems noted by Kevin Carroll</u> <u>Piering in Crawlspace - New 2x6 Wall - Foundation Repair</u>		
Contractor's name, address & telephone:		<u>SEP 1 0 2005</u>
Who should we contact when the permit is ready: <u>Neil Adam</u>		
Mailing address: <u>P.O. Box 1044</u> <u>Portland Me 04104</u>		<u>409-0507</u>

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: <u>9/10/04</u>
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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.

From: Marge Schmuckal  
To: Kandi Talbot  
Date: Tue, Oct 12, 2004 11:30 AM  
Subject: 300 Allen Avenue - Bob Adams

Kandi,  
What is the status of this site plan? We have a couple applications. Can I get a copy of the approved site plan? ~~I believe that they~~ added a unit or ~~two~~ for the rear development.

Please give that information to me ~~so~~ that I can do whatever with the permits.

Thanks,  
Marge

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

**2003-0124**  
Application I. D. Number  
**6/24/03**  
Application Date

**Northgate Plaza Associates Llc**  
Applicant  
**400 Allen Ave , Portland, ME 04103**  
Applicant's Mailing Address

**Building Addition**  
Project Name/Description

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone. Fax

**300 - 300 Allen Ave, Portland, Maine**  
Address of Proposed Site  
**344 E006001**  
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*) \_\_\_\_\_

**4,510 s.f.** **Proposed** Buildingsquare Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ **R-P/R-5** Zoning \_\_\_\_\_

**Check Review Required:**  
 Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use(ZBA/PB)  Zoning Variance  Other \_\_\_\_\_  
 Fees Paid: Site Plan **\$500.00** Subdivision \_\_\_\_\_ Engineer Review **\$3,800.18** Date: **8/18/04**

**Planning Approval Status:** Reviewer **Kandi Talbot**  
 Approved  Approved w/Conditions See Attached  Denied  
 Approval Date **10/28/03** Approval Expiration **10/28/04** Extension to \_\_\_\_\_  Additional Sheets Attached  
 OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required  
 \* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>8/16/04</b> date	<b>\$191,009.00</b> amount	<b>8/31/05</b> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>8/19/04</b> date	<b>\$3,820.18</b> amount	
<input type="checkbox"/> Building Permit Issued	_____ 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)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	_____ expiration date

**City of Portland, Maine - Building or Use Permit**

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<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Office / Change of Use from single family to office, including repair of foundation & supports	<b>Proposed Project Description:</b> Change of Use from single family to office; including repair of foundation and supports.
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**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 10/12/2004  
**Note:**      **Ok to Issue:**  
1) fire extinguishers shall be provided in accordance with NFPA 10 standards

**Comments:**  
10/18/2004-mjn: Advise applicant for the need for better plans. He stated he would come in to pick them up. Received limited plans, permit approved..limited to the plans submitted  
11/22/2004-mjn: A change of use cannot be approved until floor loads for the Offices and storage areas are known, also accessibility is required

**City of Portland, Maine - Building or Use Permit**

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

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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/12/2004

**Note:** **Ok to Issue:**

- 1) This permit ONLY covers the existing front building and does not cover any new construction of any new buildings.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/22/2004

**Note:** **Ok to Issue:**

- 1) A change of use cannot be approved until floor loads for the Offices and storage areas are known, also accessibility is required
- 2) Permit scope limited to the 11/18/2004 submissions

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 10/12/2004

**Note:** **Ok to Issue:**

- 1) fire extinguishers shall be provided in accordance with NFPA 10 standards

**Comments:**

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

**2003-0124**

Application I. D. Number

**6/24/03**

Application Date

**Building Addition**

Project Name/Description

**Northgate Plaza Associates Llc**

Applicant

**400 Allen Ave , Portland , ME 04103**

Applicant's Mailing Address

**300 - 300 Allen Ave, Portland, Maine**

Address of Proposed Site

**344 E006001**

Assessor's Reference: Char-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**Approval Conditions of Planning**

- 1 1. That the applicant submit a sewer capacity letter from the Portland Sewer Division prior to issuance of a building permit.
- 2 2. That the applicant submit sewer easement language to staff to be reviewed and approved by Corporation Counsel.
- 3 3. That the applicant revise the plans to address the Development Review Coordinator's comments dated October 17, 2003.
- 4 4. That the City Arborist review and approve the landscaping plan as to the restoration of the area of the water line after the utility line is in place.
- 5 5. That the applicant reduce the pole heights of the parking lot poles to **14 - 16 ft.** High and submit a photometric plan that shows the foot candles to the property line to determine that there is no spillover onto abutting properties.
- 6 6. That the applicant shall submit a stockade fence detail regarding materials and style of fencing for review and approval by staff.

**Approval Conditions of DRC**

- 1 see Planning conditions