360-A-6 966-966 Riverside St.

garage Blackstrap Associates

CITY OF PORTLAND, MAINE **DEVELOPMENT REVIEW APPLICATION** PLANNING DEPARTMENT PROCESSING FORM I. D. Number

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Blacktrap Associates			Planning Department Copy		
See Riverside Street, Portland, ME 04103				08/17/1999	
Applicants Mailing Address Consultar's Mailing Address Consultar's Mailing Address Consultar's Mailing Address Consultar's Mailing Address Set Set Silverside St, Portland, Mailine 04103 Address of Proposed Siles Applicant or Agent Daytime Telephone, Fix Applicant or Agent Daytime Telephone, Fix Colffice Renit Manufacturing WarrobouseDistribution Parking Lot V Other (specify) 24'x24' garage 576 sq.ft.				Application Date	
See - 366 Silverside Silversid		03			
Address of Proposed Site S78-9201 Address of Proposed Site S78-9318 S78-9201 Address of Proposed Site S78-9318 S78-9201 Address of Proposed Site Assessor's Reference: Chart-Block-Lot Proposed Development (check all that apply): Very Retail Manufacturing Warehouse/Distriction Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. 28033 sq.ft Mil Zoning S76 eq.ft. Subdivision Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. Subdivision PAP Review Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. Subdivision PAP Review Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. Subdivision PAP Review Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. Site Plan Subdivision PAP Review Steel Parking Lot Very Other (specify) 24';24' garage S76 eq.ft. Site Plan Subdivision PAP Review Steel Parking Lot Site Plan Subdivision PAP Review PAP Review Steel Parking Lot Site Plan Subdivision Parking Lot Paper Vision DEP Local Certification User (ZBA/PB) Developed Parking Lot Site Plan Subdivision Engineer Review Date Device Developed Develo	Applicant's Mailing Address		066 066 Diverside St De		
### S78-3131	Consultant/Agent			ortiand, Maine 04103	
Applicant or Agent Daytime Telephone, Fax Proposed Devolopment (check all that apply): Proposed Building Addition)201	· ·		
Office Retail Manufacturing Warehouse/Distribution Parking Lot M IM Zoning	Applicant or Agent Daytime Telephone, F	ax		rt-Block-Lot	
Office Retail Manufacturing Warehouse/Distribution Parking Lot M IM Zoning	Proposed Development (check all that an	nhy): M New Build	ing Puilding Addition Change	Of Llos Desidential	
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Proposed Building square Feet or # of Units					
Check Review Required: Site Plan	-	its			
Site Plan	Check Review Required:				
Flood Hazard	•	_	-		
Zoning Conditional Use (ZBA/PB)			PAD Review	14-403 Streets Review	
Use (ZBA/PB) Fees Paid: Site Plan \$400.00 Subdivisio Engineer Review Date 08/17/1999	Flood Hazard	Shoreland	☐ HistoricPreservation	DEP Local Certification	
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Planning Approval Status: Approved w/Conditions See Attached Approval Date08/25/1999					
Approved Approved w/Conditions See Attached Approved w/Conditions See Attached Approval Date 08/25/1999 Approval Expiration 08/25/2000 Extension to Additional Sheets Attached Attached Attached Additional Sheets Attached A	rees Paid: Site Plan \$400.00	Subdivisio	Engineer Review	Date 08/17/1999	
Approved Approved w/Conditions See Attached Approved w/Conditions See Attached Approval Date 08/25/1999 Approval Expiration 08/25/2000 Extension to Additional Sheets Attached Attached Attached Additional Sheets Attached A	Planning Approval Status	a 9	Reviewer Kandi Talbot		
Marched Marc		Approved w/Con	ditions Denied		
Ok to Issue Building Permi	Approval Date 08/25/1999	Approval Expiration	08/25/2000 Extension to	Additional Sheets	
Performance Guarantee	✓ OK to Issue Building Permi	Kandi Talbot	08/26/1999	Attached	
* No building permit may be issued until a performance guarantee has been submitted as indicated below Performance Guarantee Accepted		signature	date	_	
Performance Guarantee Accepted date amount expiration date Inspection Fee Paid date amount Building Permit Issue date Performance Guarantee Reduced date remaining balance signature Temporary Certificate of Occupancy date Certificate Of Occupancy date signature Certificate Of Occupancy date Performance Guarantee Released date Signature Defect Guarantee Submitted submitted date amount expiration date	Performance Guarantee	Required*	✓ Not Required		
Inspection Fee Paid	* No building permit may be issued until a	performance guaran	tee has been submitted as indicated below		
Inspection Fee Paid	Performance Guarantee Accented				
Inspection Fee Paid date Building Permit Issue date Performance Guarantee Reduced date Temporary Certificate of Occupancy date Conditions (See Attached) expiration date Final Inspection date Signature Certificate Of Occupancy date Performance Guarantee Released date Signature Defect Guarantee Submitted submitted date amount amount amount expiration date	T enormance duarantee Accepted	date	amount	expiration date	
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date signature		date	signature		

CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM D.R.C. Copy

19990111

I. D. Number

Blackstrap Associates			08/17/1999	
Applicant 966 Riverside Street, Portland, ME 04	4103		Application Date garage	
Applicant's Mailing Address		······································	Project Name/Description	
		966 - 966 Riverside St, Portlan	d, Maine 04103	
Consultant/Agent 878-3313 87	8-0201	Address of Proposed Site		
Applicant or Agent Daytime Telephone		360 A006 Assessor's Reference: Chart-Blo	ck-Lot	
Proposed Development (check all that		☐ Building Addition ☐ Change Of Use		
Office Retail Manufa			(specify) 24'x24' garage	
576 sq.ft.	-	33 sq.ft	IM	
Proposed Building square Feet or # of		age of Site	Zoning	
Check Review Required:				
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review	
☐ Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification	
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other	
Fees Paid: Site Plan \$400	0.00 Subdivision	Engineer Revie	Date: 08/17/1999	
DRC Approval Status:		Reviewer Jim Wendel		
✓ Approved	Approved w/Conditions see attache	☐ Denied		
Approval Date08/25/1999	Approval Expiration 08/2	Extension to	Additional Sheets	
✓ Condition Compliance	Jim Wendel	08/26/1999	Attached	
	signature	date		
Performance Guarantee	Required*	✓ Not Required		
* No building permit may be issued unti	il a performance guarantee has	s been submitted as indicated below		
☐ Performance Guarantee Accepted				
	date	amount	expiration date	
Inspection Fee Paid				
	date	amount		
Building Permit	doto			
	date			
Performance Guarantee Reduced	data	remaining balance	oignaturo	
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Temporary Certificate Of Occupano	cydate	Conditions (See Attached)	expiration date	
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Certificate Of Occupancy	date	Signature		
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	submitted date	amount	expiration date	
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	date	signature	CHARACTER COLOR	

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

19990111	
I. D. Number	

Blackstrap Associates	\$	08/17/1999
Applicant	***************************************	Application Date
966 Riverside Street, I	Portland, ME 04103	garage
Applicant's Mailing Add	ress	Project Name/Description
		966 - 966 Riverside St, Portland, Maine 04103
Consultant/Agent		Address of Proposed Site
878-3313	878-0201	360 A006
Applicant or Agent Day	time Telephone, Fax	Assessor's Reference: Chart-Block-Lot
	DRC Condition	ons of Approval
	Planning Cond	itions of Approval
	Inspections Cor	nditions of Approval
	Fire Conditio	ns of Approval

Pouples Heritage Bank

One Portland Square P.O. Bez 9540 Fortland, MC 04112-9540

1.400-462-1666 Tel: 207-761-4500



August 24, 1999

Ms. Kandice Talbot, Project Planner Portland Planning Department City of Portland 389 Congress Street Portland, Me. 04101

RE: 966 Riverside Street Portland, Maine

Dear Kandy:

Please accept this letter as a statement of financial capacity concerning proposed construction of a 24' X 24" storage garage by Land Use Consultants, Inc. at 966 Riverside Street.

Land Use Consultants has maintained average collected deposit balances with Peoples Heritage Bank in excess of three times the estimated construction costs for the last three months. My understanding is that the construction costs are \$5,000.

Should you have any questions or a need for additional information please feel free to call on me.

Sincerely.

Benjamin C. Geci

Vice President

Peoples Heritage Bank

J. David Haynes, RLA David A. Kamila, PE Frederic J. Licht, Jr., PE Thomas N. Emery, RLA

Timothy A. Patch, PLS Edward M. Lawrence, PLS

August 16, 1999

City of Portland Inspection Services 389 Congress St., Room 315 Portland, ME 04101

Attn: Kathy Allen

RE: 966 Riverside Street, New Garage

Dear Kathy:

I have prepared the following narratives to address the issues under 14.525(c) as you requested:

General: The property is owned by Blackstrap Associates which is a general partnership between myself and David Haynes. We are also the principal owners of Land Use Consultants, Inc. which leases the existing office building. The proposed new garage is estimated to cost \$3,500.00.

- 1. The proposed garage will be used as storage for old files and records as well as field equipment. No one will occupy the building.
- 2. The existing lot contains 28,033 sq. ft. and the proposed new garage is 24' x 24' for a total floor area of 576 sq. ft. The existing building and parking area occupies 17,800± sq. ft. With the new garage and a small paved area from the existing pavement to the overhead door the net new impervious area will be 18,400± sq. ft. which equals 66% lot coverage. The IM zone allows up to 75% lot coverage.
- 3. There are no existing or proposed easements on the property.
- 4. No additional solid waste will be generated by the project after construction. All construction debris will be removed by the contractor or our commercial waste hauler.
- 5. No off-site utilities are needed. The building will be served by underground electricity from our existing panel box.
- 6. The existing site drains by sheet flow away from the existing building toward to Riverside Street or to the swale on the city recycling facility lot at the rear of our lot. The new garage will drain to the existing swale on the city recycling lot. We will loam seed and mulch all disturbed soil around the new building after final grading is completed.
- 7. The building construction work will start as soon as a permit is issued and should be completed in 2 months or less (September and October, 1999).
- 8. No State or Federal permits are required.
- 9. The project will be paid for out of cash reserves so no financing is necessary.
- 10. A copy of the deed is attached.
- 11. No unusual natural areas, wildlife or fisheries habitat or archeological sites are present on this site.

LAND USE CONSULTANTS INC

I trust you will find this documentation sufficient to process our application. Please call with any questions or if you need additional information.

Sincerely,

David A. Kamila P.E.

Vice President

Land Use Consultants Inc.

General Partner

Blackstrap Associates

DAK/wk

(3)

Know all Men by these Presents.

Ulat YERAC, INC.

a corporation organized and existing under the laws of the State

f Main

and located at Waterville

in the County of

Kennebec

and State of Maine

in consideration of One Dollar and other valuable considerations

paid by BLACKSTRAP ASSOCIATES, a Maine/partnership with a principal place of business in Portland, Maine organized under the Uniform Partnership Act of the State of Maine the receipt whereof it does hereby acknowledge, does hereby give.

grant burgain, sell and convey, unto the said Blackstrap Associates,

its successors heirax and assigns forever

a certain lot or parcel of land situated in Portland in the County of Cumberland and State of Maine on the northwesterly side of Riverside Street in said Portland, bounded and described as follows:

Beginning at a point on said northwesterly side line of Riverside Street said point of beginning being three hundred seventy-five (375) feet southwesterly along said northwesterly side line of Riverside Street from the most southerly corner of land owned by the City of Portland as described in a deed recorded in the Cumberland County Registry of Deeds, Book 2901, Page 522; thence running southwesterly by said Riverside Street one hundred fifty (150) feet to a point; thence running northwesterly at right angles with said Riverside Street one hundred seventy-five (175) feet to a point; thence running northeasterly at right angles with the last course and parallel with Riverside Street 173.29 feet to a point; thence running southeasterly at an included angle with said Riverside Street of 96 degrees 38 1/2 minutes, 176 feet, more or less, to the point of beginning.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Hamlin Sand and Gravel Co., Inc. dated May 26, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3248, Page 318.

The premises hereby conveyed are conveyed subject to real estate taxes for the tax year beginning April 1976 which taxes the Grantee herein assumes and agrees to pay.

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Un hang and in hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

Blackstrap Associates, its successors

meirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the successors said Grantee, its/meirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors matra and assigns forever, against the lawful claims and demands of all persons.

In Minres Minreof, the said Yerac, Inc.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert J. Carey
, its President ,

thereunto duly authorized, this 25th day of May in the year one thousand nine hundred and seventy-six.

Signed, Sealed and Belivered in presence of

Its / Preside

CORPORATE BEAL)

State of Maine