

360-A-6

966-966 Riverside St.

Garage

Blackstrap Associates

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

19990111

I. D. Number

**Blackstrap Associates**

Applicant  
966 Riverside Street, Portland, ME 04103  
 Applicant's Mailing Address

08/17/1999

Application Date  
**garage**  
 Project Name/Description

Consultant/Agent  
878-3313 878-0201  
 Applicant or Agent Daytime Telephone, Fax

966 - 966 Riverside St, Portland, Maine 04103  
 Address of Proposed Site  
360 A006  
 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) 24'x24' garage

576 sq.ft. 28033 sq.ft. IM  
 Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$400.00 Subdivisio \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 08/17/1999

**Planning Approval Status:**

Reviewer Kandi Talbot

- Approved**  **Approved w/Conditions**  
 See Attached  **Denied**

Approval Date 08/25/1999 Approval Expiration 08/25/2000 Extension to \_\_\_\_\_  Additional Sheets Attached  
 OK to Issue Building Permi Kandi Talbot 08/26/1999  
 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19990111  
I. D. Number

**Blackstrap Associates**  
Applicant  
**966 Riverside Street, Portland, ME 04103**  
Applicant's Mailing Address

**08/17/1999**  
Application Date  
**garage**  
Project Name/Description

Consultant/Agent  
**878-3313** **878-0201**  
Applicant or Agent Daytime Telephone, Fax

**966 - 966 Riverside St, Portland, Maine 04103**  
Address of Proposed Site  
**360 A006**  
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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **24'x24' garage**

**576 sq.ft.** **28033 sq.ft.** **IM**  
Proposed Building square Feet or # of Units Acreage of Site 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 **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **08/17/1999**

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved**  **Approved w/Conditions** see attache  **Denied**

Approval Date **08/25/1999** Approval Expiration **08/25/2000** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** **08/26/1999**  
signature date

**Performance Guarantee**  **Required\***  **Not Required**

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	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19990111  
I. D. Number

**Blackstrap Associates**

Applicant

966 Riverside Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

878-3313                      878-0201

Applicant or Agent Daytime Telephone, Fax

08/17/1999

Application Date

garage

Project Name/Description

966 - 966 Riverside St, Portland, Maine 04103

Address of Proposed Site

360 A006

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

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**Fire Conditions of Approval**

Peoples Heritage Bank

One Portland Square  
P.O. Box 9540  
Portland, ME 04112-9540

1-800-462-3666  
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



LAND USE CONSULTANTS INC

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.

Garage.doc

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,

A handwritten signature in black ink, appearing to read "David A. Kamila". The signature is fluid and cursive, with the first name "David" being the most prominent.

David A. Kamila P.E.  
Vice President  
Land Use Consultants Inc.  
General Partner  
Blackstrap Associates

DAK/wk

3848/87

97 (2)

(90)

# Know all Men by these Presents,

That YERAC, INC.

a corporation organized and existing under the laws of the State  
of Maine and located at Waterville  
in the County of Kennebec and State of Maine  
in consideration of One Dollar and other valuable considerations

General  
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, bargain, sell and convey, unto the said Blackstrap Associates,

its successors ~~heirs~~ 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 north-  
westerly 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.



3848/88

89

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Blackstrap Associates, its successors

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

And the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors 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 heirs and assigns forever, against the lawful claims and demands of all persons.

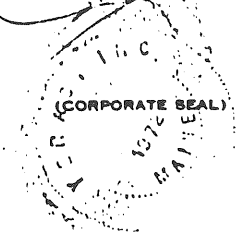
In Witness Whereof, the said Yerac, Inc.

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 Delivered in presence of

[Signature] By Robert J. Carey, Its President

YERAC, INC.



State of Maine