

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0659	Issue Date:	CBL: 361 A008001
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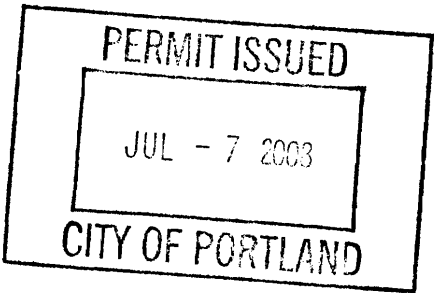
Location of Construction: 900 RIVERSIDE ST	Owner Name: AASKOV DANA B TRUSTEE	Owner Address: 900 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: Jellison Construction	Contractor Address: 148 Pleasant Hill Road Hollis	Phone 2077723401
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>EM</i>

Past Use: Commercial - AASKOV Plumbing & Heating	Proposed Use: Commercial - AASKOV Plumbing & Heating - create additional office space from previous storage space	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B/S</i> Type: <i>3B</i> <i>IPCL-2003</i>	

Proposed Project Description: create additional office space from previous storage space	Signature: <i>Greg Carr</i>	Signature: <i>JMB 7/3/08</i>
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: ldobson	Date Applied For: 06/12/2008	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Denied <i>See conditions on the existing residential unit</i> Date: <i>6/17/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved 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:
	Signature: <i>[Handwritten Signature]</i>		



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

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Permit No: 08-0659	Date Applied For: 06/12/2008	CBL: 361 A008001
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Location of Construction: 900 RIVERSIDE ST	Owner Name: AASKOV DANA B TRUSTEE	Owner Address: 900 RIVERSIDE ST	Phone:
Business Name:	Contractor Name: Jellison Construction	Contractor Address: 148 Pleasant Hill Road Hollis	Phone (207) 772-3401
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - AASKOV Plumbing & Heating - create additional office space from previous storage space	Proposed Project Description: create additional office space from previous storage space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/13/2008

Note: **Ok to Issue:**

- 1) It is noted that your building plans showed a dwelling unit. A research of our microfiche concerning this property showed that there was a building permit that was issued on 10/23/78 to allow a change of use to create a security quarters apartment as allowed under section 602.11.A.15. That old section of the ordinance states that a dwelling use is allowed when it is clearly incidental or accessory to a manufacturing or industrial use. For this apartment to be able to continue in use it must be shown that the unit is accessory to the a manufacturing or industrial use. The owner shall submit such documentation to the zoning office.
- 2) This property shall remain a building contractors service (plumbing) use . Any change of use shall require a separate permit application for review and approval.
- 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:** Jeanine Bourke **Approval Date:** 07/03/2008

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/19/2008

Note: **Ok to Issue:**

- 1) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights and exit signs are required
- 4) All construction shall comply with NFPA 101

Comments:

6/30/2008-jmb: Left a voicemail for Askov to clarify the layout of the office and ask about the apparent dwelling unit as shown on the plans.

7/2/2008-jmb: Spoke to Alan A. He said the dwelling unit has been there for 28 years. Also he will just be storing plumbing supplies and tools, not any vehicles.

7/2/2008-jmb: Gave back to Marge for further zoning research on the dwelling use.

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

7/3/2008-mes: The microfiche shows a permit issued on 10/23/78 for "a change of use to create security quarters apartment under section 602.11.A.15. That old section states a dwelling use was ok if it was clearly incidental or accessory to a manufacturing or industrial use. That accessory aspect should still be applicable to be a legal dwelling unit that can continue in this space.

7/3/2008-jmb: Spoke to the contractor, the office space will be completely enclosed walls and ceilings, both sides with 5/8" type x to separate. Dwelling unit was approved in 1978



General 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>900 Riverside</u>		
Total Square Footage of Proposed Structure/Area <u>130 sq Ft</u>		Square Footage of Lot <u>38,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>Dana Askou</u> Address <u>900 Riverside St.</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>797-2523</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Storage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Storage space to office space -</u>		
Contractor's name: <u>David Jellison</u> Address: <u>148 Pleasant Hill Rd</u> City, State & Zip <u>Maine 04062</u> Who should we contact when the permit is ready: <u>David Jellison</u> Mailing address: <u>Same</u>		Telephone: <u>727-3401</u> Telephone: <u>727-3401</u> <u>310-0963</u> JUN 12 2008

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 6-12-08

This is not a permit; you may not commence ANY work until the permit is issue

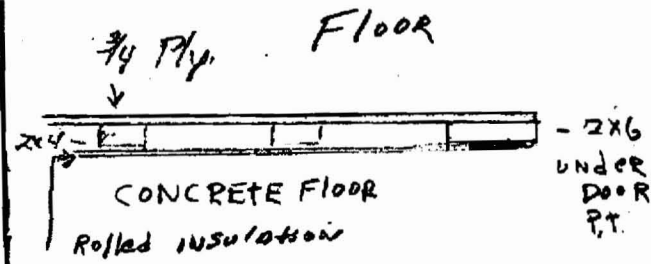
EXISTING GARAGE 900 RIVERSIDE

SCALE APP. 1/2" = 1' New Room 10x13' inside

4" High concrete on 3 sides

CABINETS + Shelving OVER DESK AREA

2x8 ceiling Joist w 8" insulation
2x6 WALL



EXISTING GARAGE

EXISTING STORE 902 RIVERSIDE

2x6 WALL w/ 5/8 Fire Code

Garage Door

A.C.

COAT HOOKS

2x6 Floor Joist w 6" Insulation

4" HIGH WALL

UNDER COUNTER REF MICROWAVE ON SHelf ABOVE

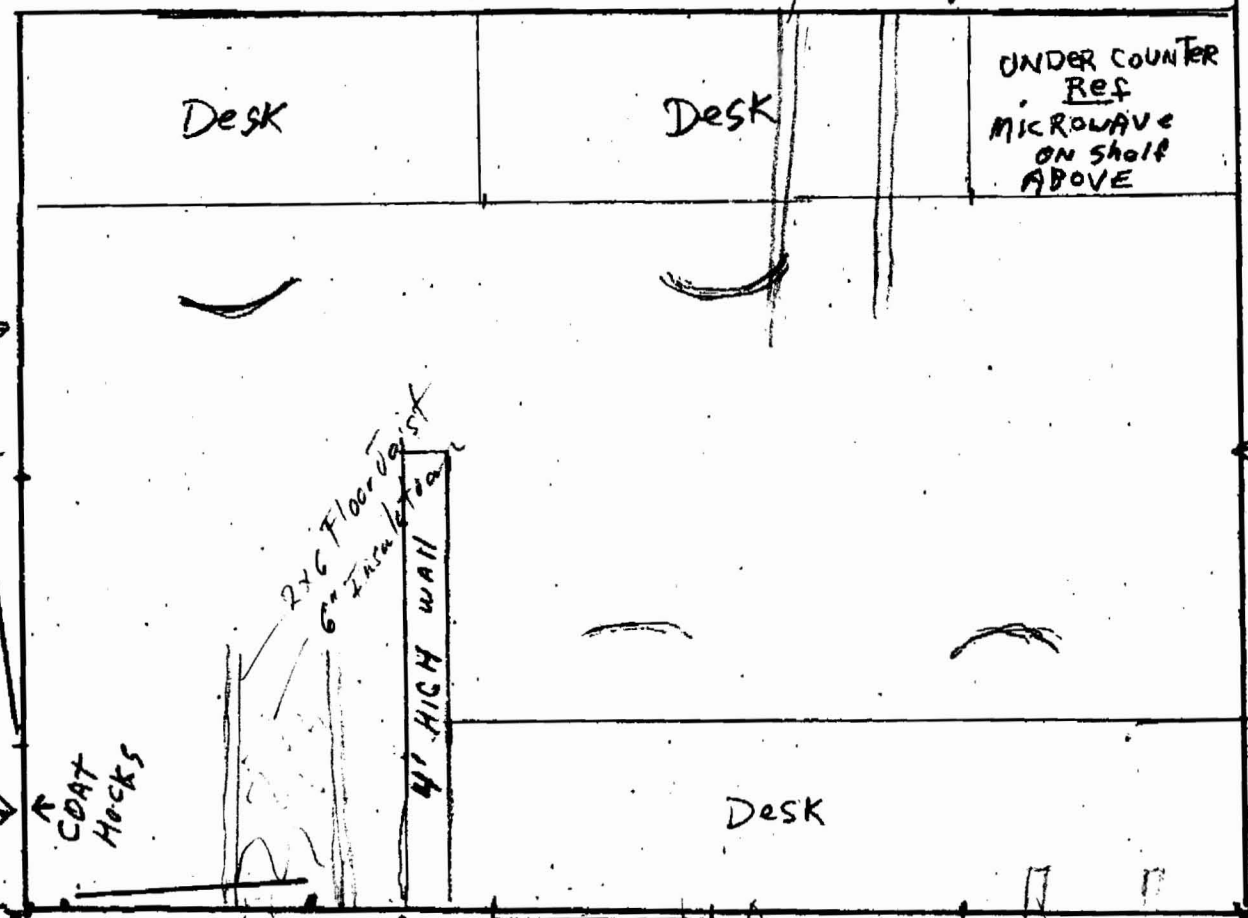
2x4 WALL? Rolled INSULATION OVER BLOCK WALL

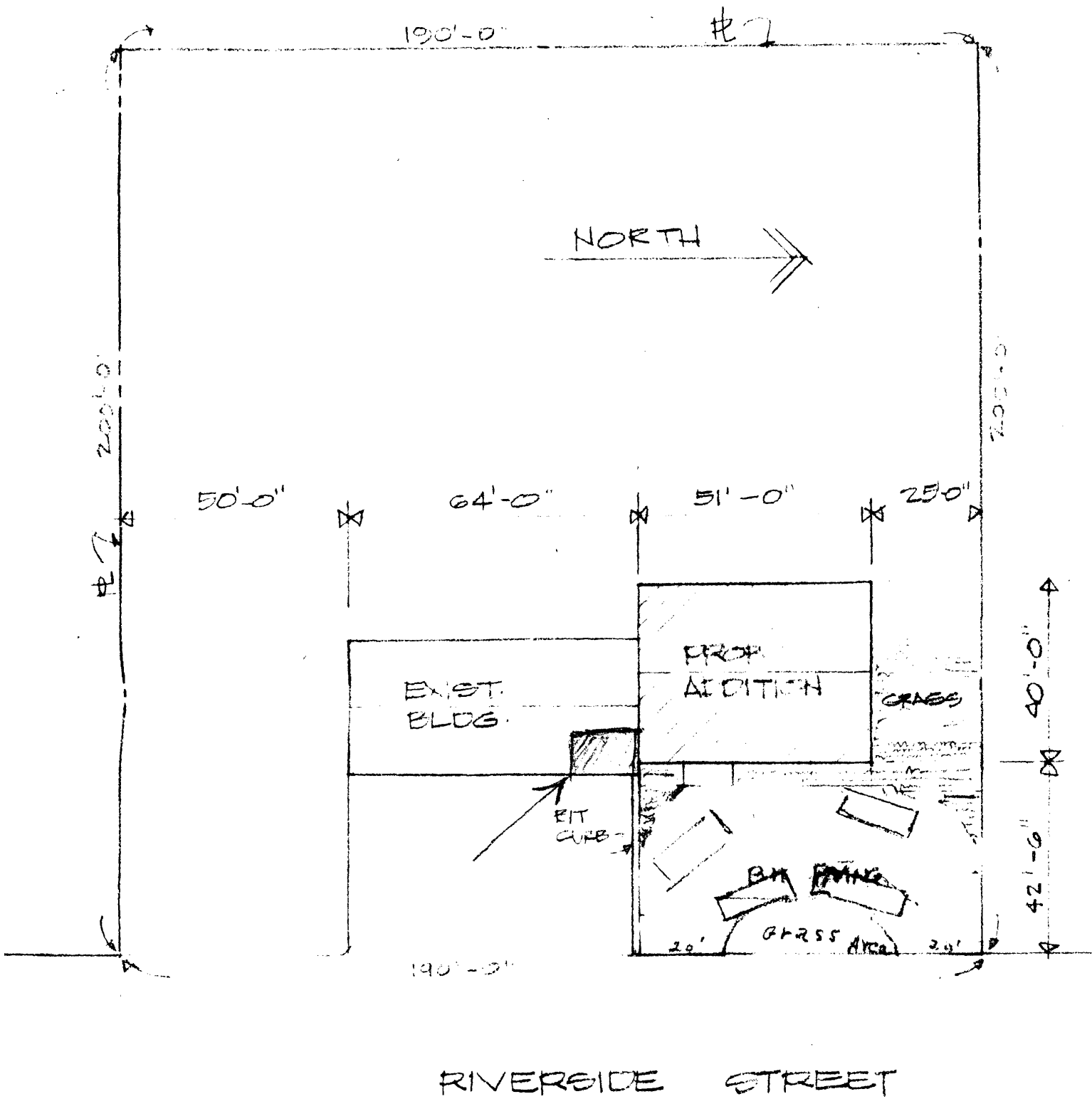
FRONT DOOR

WINDOW 5'

2x8" WALL

2x6 studs 16" o.c w 6" Insulation
STREET





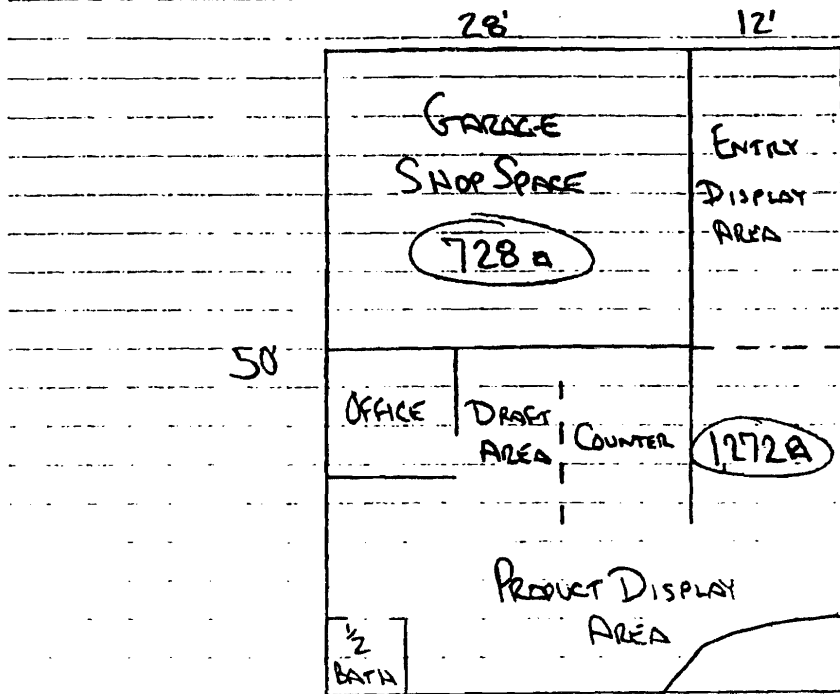
**SOUTHERN MAINE APPRAISAL SERVICE
BUILDING SKETCH**

Borrower/Client: Aaskov Family Trust

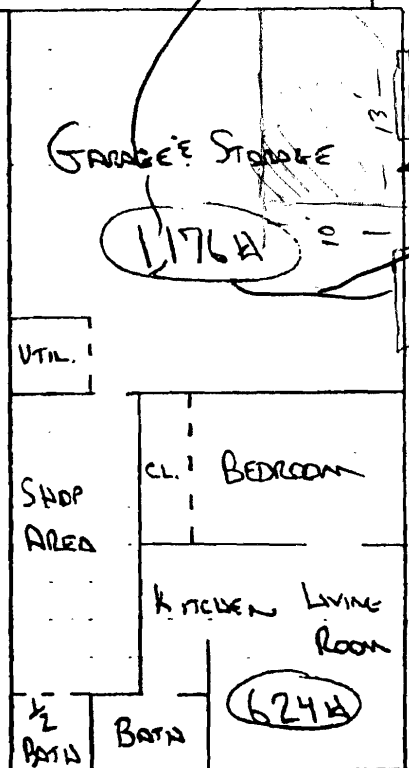
Address: 900 Riverside Street

City: Portland County: Cumberland State: Maine Zip: 04103

Lender/Client: Dana B. Aaskov



FINISH AREA = 1,896 sq ft
 SHOP/GARAGE = 1,904 sq ft
TOTAL = 3,800 sq ft



Remove garage door
 Add 3'0" door
 Storage for plumbing supplies, tools
 No vehicles

- d. Manufacture of alcoholic beverages
- e. Manufacture of paint, compounding only

2. Junk yards, automobile "graveyards", removal and or sale of used parts from motor vehicles.
3. Disposal of garbage, offal, refuse or waste materials by incineration, cremation, reduction, dumping.
4. Storage of material or equipment in the open air except where accessory to a principal building of conforming use on the same premises.
5. Removal of loam, sand, gravel or stone except as required for construction of buildings on or improvement of the same premises unless allowed by the Board of Appeals as a conditional use.
6. Greenhouses, nurseries, tree farms, animal raising, and new buildings or structures, alterations, relocations, enlargements, or change of use of existing buildings or structures for use in connection with agriculture, truck gardens, or poultry or animal raising.
7. Cemeteries, mortuaries, crematories, or funeral homes.
8. Airport.
9. Off-street parking and all types of garages except where accessory to conforming principal uses on the same premises, or to residential uses existing on June 7, 1957.
10. Retail business or service establishments except as accessory to a principal building of conforming use on the same premises and all uses excluded from B-1 Business Zones under the heading of retail business or service establishment except job printing, office equipment sales and service, storage of contractors equipment and supplies, as limited in subsection 4 and laundry or dry cleaning, other than the automatic, self-service variety.
11. Lodge or fraternal organizations.
12. Trailer camps.
13. Youth and adult education or recreational camps.
14. Temporary stands for business purposes.
15. Dwelling uses unless when clearly incidental or accessory to a manufacturing or industrial use except that dwelling uses existing on June 5, 1957, rendered non-conforming in regard to use by this provision may, if conforming in all other respects, be altered or expanded provided:

~~THIS SIGN SHALL ACCORD TO THE AGREEMENT~~

~~CAN BE APPLIED VARIANTE~~

~~OFFICE USE MUST BE APPEALED THIS INCLUDES~~

~~PROFESSIONAL OFFICE~~

~~ESTABLISHMENT OFFICE USE~~

Approved under this section

9000

Riverside St

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 361 A008001
Location 900 RIVERSIDE ST
Land Use MANUFACTURING & CONSTRUCTION

Owner Address AASKOV DANA B TRUSTEE
 900 RIVERSIDE ST
 PORTLAND ME 04103

Book/Page 20727/190
Legal 361-A-8
 RIVERSIDE ST 896-908
 38000 SF

Current Assessed Valuation

Land	Building	Total
\$142,800	\$154,300	\$297,100

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1960	1	3840	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.872	3840		OFFICE WAREHOUSE	AASKOV PLMBNG& HTNG

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	2108	WAREHOUSE
1	01/01	1312	RETAIL STORE
1	01/01	420	APARTMENT

Height	Walls	Heating	A/C
11	CONC. BLOCK	HOT AIR	NONE
11	CONC. BLOCK	HOT AIR	NONE
11	CONC. BLOCK	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	4

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1992	ASPHALT PARKING	4000	1

C. No building or structure shall be erected, altered, enlarged rebuilt, or used which does not comply with the following requirements: Space and bulk
602.10 C.

- ✓ 1. For residential uses - 20 feet - for non-residential uses rear yards are not required except where the rear line abuts a Residence Zone where they shall be 20 feet Minimum rear yards
- ✓ 2. 10 feet for residential uses and for business uses where side yards abut residential zones. Minimum side yards
- ✓ 3. 10 feet for residential uses - none required for non-residential uses. Minimum front yards
- ✓ 4. 250 square feet. Minimum lot area per dwelling unit
- ✓ 5. For residential uses - 70% of the lot area. Maximum building coverage
- ✓ 6. 8 stories or 100 feet for residential uses - 10 stories or 125 feet for non-residential uses. Maximum height

Ne D. No off-street parking shall be required in this zone. Off-street parking 751
602.10 D.

E. Off-street loading shall be provided as required in Section 602.15 of this Ordinance. Off-street loading
602.10 E.

Section 602.11

I-1 INDUSTRIAL ZONE

*6 SIDE WALKS
PUBLIC WALKS*

A. No building or structure shall be erected, enlarged, rebuilt, relocated or used, and no premises shall be used for any use injurious, noxious, or offensive to a neighborhood or the community by reason of the emission of odor, fumes, dust, smoke, vibration or noise or any other cause according to the criteria of subsection B hereof or for any of the following uses:

Use
602

1. Uses prohibited in the I-2 Industrial Zone except -

- a. Metal casting, including precision investment casting utilizing the lost wax process and metal shaping where required in the manufacture of
 - 1. jewelry
 - 2. medical, dental, drafting, and surveying instruments
 - 3. optical goods and equipment, watches, clocks, and other similar precision instruments
 - ✓ 4. precision measuring, control, or regulating devices
 - 5. ornamental brass or bronze articles and small boat hardware
- b. Metal plating and finishing when incidental to a permitted use
- c. Manufacture of rubber products except tire recapping

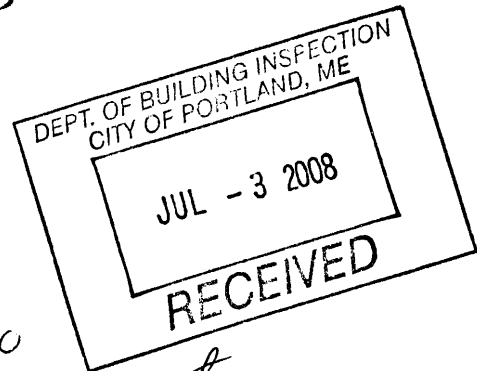
10/23/79
change of use to create Security
Quarters Apt. Sec.

602.11, A.I.C.
can't print out

Dana Aaskov
Aaskov Plumbing & Heating
900 Riverside Street
Portland ME 04103
207-797-2523

July 3, 2008

City of Portland
 Attn: Marge
 389 Congress Street
 Portland ME 04101



RE: 361-A-008 - ⁹⁰⁰Riverside St

The apartment at 898 Riverside Street has been in existence since 1979, prior to that time we had an extreme amount of vandalism as adolescents used and still use the property as a path to the river and the city property next door. We had broken windows, giraffe and even had the building set on fire. Once we partitioned the city for an apartment and received approval, this gave us the lived in effect as apposed to a vacant building which was a prime target for vandals. The vandalism ceased.

The apartment is still being used for security reasons.

Sincerely,

Dana Aaskov

ELECTRICAL PERMIT

City of Portland, Me.



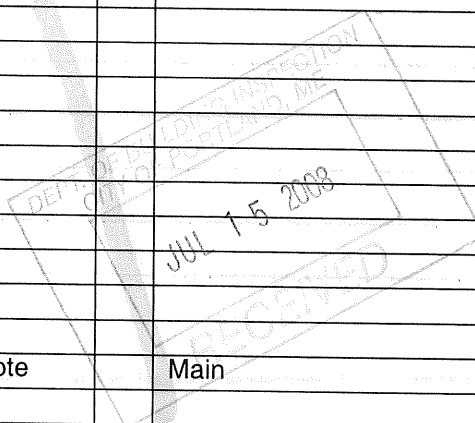
THURSDAY - ELECT. ONLY
DICK

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 7-15-08
Permit # 2008-4480
CBL# 361-A-008

LOCATION: 900 Riverside So METER MAKE & # _____
CMP ACCOUNT # _____ OWNER Dave Racker
TENANT _____ PHONE # _____

					TOTAL EACH FEE		
OUTLETS		Receptacles	Switches	Smoke Detector	.20	12	
FIXTURES		Incandescent	Fluorescent	Strips	.20	6	
SERVICES	✓	Overhead	Underground	TTL AMPS <800	15.00		
		Overhead	Underground	TTL AMPS >800	25.00		
Temporary Service		Overhead	Underground	TTL AMPS	25.00		
					25.00		
METERS	3	(number of)			1.00		
MOTORS		(number of)			2.00		
RESID/COM		Electric units			1.00		
HEATING	1	oil/gas units	Interior	Exterior	5.00		
APPLIANCES		Ranges	Cook Tops	Wall Ovens	2.00		
		Insta-Hot	Water heaters	Fans	2.00		
		Dryers	Disposals	Dishwasher	2.00		
		Compactors	Spa	Washing Machine	2.00		
		Others (denote)			2.00		
	MISC. (number of)	1	Air Cond/win			3.00	
			Air Cond/cent		Pools	10.00	
			HVAC	EMS	Thermostat	5.00	
			Signs			10.00	
			Alarms/res			5.00	
		Alarms/com			15.00		
		Heavy Duty(CRKT)			2.00		
		Circus/Carnv			25.00		
		Alterations			5.00		
		Fire Repairs			15.00		
		E Lights			1.00		
		E Generators			20.00		
PANELS	2	Service	Remote	Main	4.00		
					5.00		
TRANSFORMER		0-25 Kva			5.00		
		25-200 Kva			8.00		
		Over 200 Kva			10.00		
					TOTAL AMOUNT DUE		
					MINIMUM FEE/COMMERCIAL 55.00	45.00	



CONTRACTORS NAME DICK McDuffie MASTER LIC. # 7764
ADDRESS PO BOX 10242 PORT 04104 LIMITED LIC. # _____
TELEPHONE 671-9142

SIGNATURE OF CONTRACTOR [Signature]

3084