



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368-A-6 Davis Farm Road

Issued to Lawrence J. & Paula M. Donatello

Date of Issue February 27, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 87/1358, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

offices

Limiting Conditions:

TEMPORARY C OF O - Outside work will be completed by May 1st.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to tenant or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 366-A-4 Davis Farm Road

Issued to Lawrence A. & Paula M. Donatello

Date of Issue February 27, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 87/1358, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

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Inspector of Buildings

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PERMIT # BUILDING PERMIT APPLICATION Portland 4-6-87 Previous permit #
 APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE
 Please insert N/A (not applicable) for any item not pertaining to your project

I. GENERAL INFORMATION

Location/address of construction 363-A-6 Davis Farm Road
 Owner or lessee's name Lawrence A. & Paula M. Donatello Tel. 797-001-27 1988
 Address 18 Eureka Rd., Falmouth, ME 04105
 Contractor's name Owner Donatello Bldrs. Inc. Tel. 772-1307
 Address 184 Read St., Portland 04103
 Subcontractors

II. NEW SUBDIVISION OR EXISTING LOT
 Name
 Lot
 Block
 Bk. & pg. Reg. & deeds
 Date recorded

III. PROPOSED USE: 324 office building
 IV. PAST USE: vacant lot
 V. OWNERSHIP: (Federal/State/local government) PRIVATE (individual, corp./non-profit)
 VI. DESCRIPTION OF WORK: Minor Site Plan Review to construct 2700 sq. ft. office building, with 1652 Sq. Ft. addition (office & shop), as per plans.

VARIANCE APPEAL

Variance allowing fronting property on a private way

VII. BUILDING DIMENSIONS: length width square footage height stories

VIII. EST. CONSTRUCTION COST: IX. 6R. SQ. FT. OF LAND BUILDING

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS
 NEW DWELLING UNITS WITH: 1 BDRM 2 BDRMS 3 BDRMS
 EXISTING DWELLING UNITS WITH: 1 BDRM 2 BDRMS 3 BDRMS
 XI. RESIDENTIAL UNITS: NEW DWELLINGS EXISTING DWELLINGS
 NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT: DATE: 4/6/87
 DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT STREET FRONTAGE
 SETBACKS: front back side side
 ZONING BOARD APPROVAL: no yes (date)
 PLANNING BOARD APPROVAL: no yes (date)
 XIV. OFFICE USE: TAX MAP LOT VALUE/STRUCTURE PERMIT EXPIRATION

XV. CONDITIONAL USE: variance site plan subdivision shore and floodplain mgmt
 special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO): DATE:

XVII. FEES: base fee 150.00
 subdivision fee 10.00
 site plan review fee 300.00
 other fees 50.00
 late fee
 TOTAL
 XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:
 10-26
 Zoning OK 26/10/88 WJT
 See Review sheet.

1. WATER SUPPLY ☐ public ☐ private	8. CHIMNEY flues fireplaces	PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - G-Code
2. SEWER ☐ public ☐ private, type	material	
3. HEAT type fuel	9. FRAMING floor joists	
4. FOUNDATION type	size max on centers	
5. ROOF type thickness footing	ceiling joists	
6. PLUMBING tubs showers	rafters	
lavatories laundry tubs	studs	
flushes other	wall studs	
SPRINKLER SYSTEM? ☐ yes ☐ no	10. If 1-story building w/ masonry walls.	
7. ELECTRICAL service entrance size	wall thickness height	
smoke detectors	11. BEDROOM WINDOWS	
NUMBER OF OFF-STREET PARKING SPACES:	height width sill height	
enclosed outdoors	egress window? ☐ yes ☐ no	

14 Mrs Taylor

PERMIT ISSUED
01-13-73

CITY OF HOUSTON

David Tamm

11/21 - Foundation/Substructure OK
12/8. WIP OK

1/13 - Framing OK OK to close.
2-24 Shh will be completed in the weekend
in the afternoon, May 1st he has an letter to
Pamela Th. of

1536
1200
2796



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 268-A-5 Davis Farm Rd.

Issued to Lawrence and Paula Donatello

Date of Issue June 6, 1939

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83/1353, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORION OF BUILDING OR PREMISES:

entire

APPROVED OCCUPANCY

office building and shop

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Certificate of Occupancy
Lawrence & Paula Donatello
110 E. Fair Road
Patterson, CA 94105
Permit # ~~1358~~ issued 11-3-88

Office building & shop
368-A-6 Davis Fair Rd

Mark



CITY OF PORTLAND, MAINE
329 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date 27/OCT/88

Address Lawrence A. Paula Donatello
18 Cusack Ave
Baldwin, ME 04415

Re: 36B-A-6 Davis Farm Ad. Dild. 2nd

Dear Sir:

Your application to Construct office & big lot has been reviewed and a permit issued
of 435250 sq. ft. subject to the following requirement(s):

SITE PLAN R.
Inc. Services - Approved - W.J. Turner - OCT-26-88
Planning - This project does not require an inspection fee as it
Predicts Ordinance - David Klenk - 5-20-88
Public Works - Approved - W.J. Boothby - 6/20/88
Fire Dept - Approved - FR John R. Smith - 6/20/88

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

cc:

Applicant: Lawrence & Paula M Donatello Date: Oct. 26, 1988

Address: Davis Farm Road (Riverside St. Rear)
Assessor's No.: 368-A-6 (say Assessor's Office)

CHECK LIST AGAINST ZONING ORDINANCE

Donatello

Brentiders

~~187 Road~~

18 Furber Rd

Falmouth

Maine

04106

Date -

Zone Location - I-1 Zone

Interior or corner lot - Interior

Use - Construct 2700 sqft. office bldg

Sewage Disposal - Private with 1652 sqft. addition

Rear Yards - 25' For Office & Shop

Side Yards - O.K.

Front Yards - 25'

Projections -

Height - One story

Lot Area - 55,000 sq. ft.

Building Area - 1647 Plus 1260.4 = 96

Area per Family - NA

Width of Lot - 139.34'

Lot Frontage - 765'

Off-street Parking - 6 car spaces

Loading Bays - O.K.

Site Plan - Approved 5/22/88 by Planning Dept

Shoreland Zoning -

Flood Plains -

240
30
210

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Donato BuildersDate June 21, 1988

Mailing Address _____

Address of Proposed Site Davis Farm Road

Proposed Use of Site _____

Site Identifier(s) from Assessors Map: _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

INSP. Fee - NOT NEEDED SEE MA. RULES
ASPER-PWD ON 6/1/88 SITE PLAN REVIEW

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

William H. Gortlieb 6/20/88
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Lawrence A. & Paula M. Donatello

April 6, 1987

Applicant

18 Eureka Rd., Fal., Me. 04105

Date

303-A-6 Davis Farm Road

Mailing Address

Office Building

Address of Proposed Site

303-A-6

Proposed Use of Site

55,000 sq. ft. 2700 sq. ft.

Site Identifier(s) from Assessors Maps

I-1

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 2700 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: Future addition on original Site Plan - 1652 S. P. + 4352 S.P.

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

4-7-87
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY					X				CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS:

Show hydrant on site plan

(Attach Separate Sheet if Necessary)

J. F. John R. Dobrowski

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Lawrence A. & Paula M. Donatello

Applicant

18 Aureka Rd., Bal., Mo. 04105

Mailing Address

Office Building

Proposed Use of Site

55,000 sq. ft. 2700 sq. ft.

Acreage of Site / Ground Floor Coverage

368-A-J Davis Farm Road

Address of Proposed Site

368-A-J

Site Identifier(s) from Assessors Maps

I-2

Zoning of Proposed Site

April 6, 1987

Date

Site Location Review (DEP) Required: () Yes (✓) No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes (✓) No

Total Floor Area 2700 sq. ft.

Planning Board Action Required: () Yes (✓) No

Other Comments: Future addition to original Site Plan - 1652 S. F. + 4352 S. F.

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

() Received

☐ Major Development — Requires Planning Board Approval: Review Initiated☒ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS
SPECIFIED
BELOWREASONS
SPECIFIED
BELOWREASONS: THIS PROJECT DOES NOT REQUIRE A: INSPECTION
FEE AS IT PREDATES THAT ORDINANCE.

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Lawrence A. & Paula M. Donatello
Applicant

April 5, 1987

Date

18 Sureka Rd., Fall, Me. 04105

368-A-6 Davis Farm Road

Mailing Address

Address of Proposed Site

Office Building

368-A-6

Proposed Use of Site

Site Identifier(s) from Assessors Maps

55,000 sq. ft. 2700 sq. ft.

T-1

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (TEP) Required: () Yes (✓) No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes (✓) No

Total Floor Area 2700 sq. ft.

Planning Board Action Required: () Yes (✓) No

Other Comments: Future addition on original Site Plan - 1652 S. F. = 4352 S.F.

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
☐ Requires Board of Appeals Action
☐ Requires Planning Board/City Council Action

Explanation: _____

- ☒ Use complies with Zoning Ordinance --- Staff Review Below.

Zoning:
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLYDOES NOT
COMPLY

REASONS:

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC 21)	USE	SLURGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS
SPECIFIED
BELOWREASONS
SPECIFIED
BELOWC. R. W. Turner Oct 26, 1988
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT-- ORIGINAL

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren J. Turner, Zoning Specialist DATE: 4/21/87
FROM: Richard P. Flewelling, Associate Corporation Counsel
SUBJECT: Donatello Appeal

With reference to Lawrence Donatello's variance appeal which appears as the first item on the Board's April 23rd agenda, further research has disclosed that Davis Farm Road is apparently a dedicated street and is shown on the City's Official Map which is maintained by the Department of Parks and Public Works. (The minutes of the Planning Board's March 13, 1973 meeting contain references to possible future City "acceptance" of the street. Additionally, it is shown on the approved and recorded plan of NET's property, which is sufficient under both the statutory and case law to constitute a dedication.) Accordingly, no variance from Section 14-403 should be necessary in order for Mr. Donatello to build.

My understanding is that Joseph Gray has directed that this item be "removed" from the Board's agenda. Technically, the Board should simply table it indefinitely.

If you have any questions, please let me know.

Richard P. Flewelling
Richard P. Flewelling
Associate Corporation Counsel

RPF/smb

cc: David A. Lourie, Corporation Counsel
Joseph E. Gray, Jr., Director of Planning/Urban Development