

375-B-8

9-9 Sanborn st,

Derice Robert A

9 Sanborn st, Portland, ME

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

2003-0062

Application I. D. Number

03/28/2003

Application Date

Addition

Project Name/Description

Derice Robert A

Applicant

9 Sanborn St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-3100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

9 - 9 Sanborn St, Portland, Maine

Address of Proposed Site

375 B008001

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) \_\_\_\_\_

1,400 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

RP

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 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 04/02/2003

**Planning Approval Status:**

Reviewer Jay Reynolds

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date 04/23/2003 Approval Expiration 04/23/2004 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit Jay Reynolds 04/23/2003  
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  
ADDENDUM**

2003-0062

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**Applicant Ph: (207) 878-3100      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**9 - 9 Sanborn St, Portland, Maine**

Address of Proposed Site

**375 B008001**

Assessor's Reference: Chart-Block-Lot

---

**Approval Conditions of Planning**

- 1 Need \$300.00 Inspection Fee paid prior to issuance of building permit.

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

April 23, 2003

Mr. Robert A. DeRice, DMD  
9 Sanborn Street  
Portland, ME 04103

Dear Mr. DeRice:

RE: Application for minor site plan review  
(CBL#375B008) (ID#2003-0062)

On April 23, 2003, the Portland Planning Authority granted minor site plan approval for the building/office expansion and parking lot improvements at 9-11 Sanborn Street.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. An inspection fee in the amount of \$300.00 shall be submitted before beginning any site construction or issuance of a building permit.
3. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

Parking - Spaces needed  
Zoning - RP  
Setbacks  
Traffic - Larry

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

4-7-03

2003-0062  
Application I. D. Number  
03/28/2003  
Application Date  
Addition  
Project Name/Description

Derice Robert A  
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9 Sanborn St, Portland, ME 04103  
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1,400 s.f. Proposed Building square Feet or # of Units  
Acreage of Site  
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Check Review Required:  
 Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
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Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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	date	amount	
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	date		
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	date	remaining balance	signature
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	date		expiration date
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	date	signature	
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	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



ROBERT A. DERICE DMD

9 Sanborn Street  
Portland, Maine 04103  
Phone (207) 878-3100  
[doctord@maine.rr.com](mailto:doctord@maine.rr.com)

March 28, 2003

Planning Department  
City of Portland

Dear Sirs:

Enclosed is my application for minor site plan approval containing the following:

Boundary Survey  
Building Addition Details  
Floorplan of Proposed Office.

I am a dentist and owner of my office located at 9 Sanborn Street. Additionally I rent space to a hair dresser, an orthodontist, and rent out a one bedroom apartment. The total square footage of my current building is 4200 sq. ft. I propose to add approximately 1200 sq. feet to the easterly portion of my building above my dental office. I will be leasing this space to Skin Therapeutics, a new business owned and operated by two estheticians, licensed by the state of Maine.

The land area of the lot equals 15,480 sq. feet.

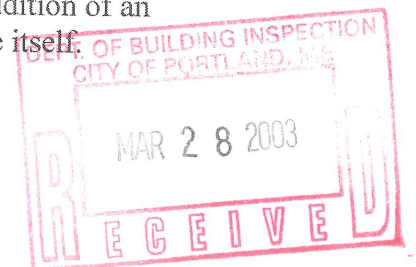
The building ground coverage, after adding 144 sq. feet for a new enclosed stairway, totals 2768 sq. feet. The total floor area of the building will equal 5400 sq. feet.

There are no existing easements or burdens.

Solid waste is handled by private contractor weekly. Said waste is not stored outside, rather kept by individual tenants in their space until collection. There is no outside storage.

Water, sewer, streets and any other off-site public utility that already exist and are already serving the existing building are more than sufficient to handle the additional tenant's needs.

There exist no problems of drainage or topography. Besides the addition of an enclosed and a covered stairway there will be no change to the site itself.



The anticipated time period to complete construction is 90 days.

There has been application concurrently made to the State Fire Marshall's office for the review of Life Safety and for compliance with the applicable Access for the Disabled Laws. We anticipate final approval within the next 7 days.

Note, the parking for this property (for 15 cars) is across Sanborn Street and is referred to on the Survey Plan. Additionally, one vehicle can park in the driveway directly in front of the building. Enclosed is a copy of the deed to this lot and it has no easements, encumbrances, etc. and no part is leased or used by any other party other than tenants of 9-11 Sanborn Street.

There are many items on the checklist that Planning Department officials crossed off when I met with them due to their irrelevance with this project..

Thank you very much.

Robert A. DeRice DMD

## City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <u>9 Sanborn St. Portland</u>		Zone: <u>RP</u>
Total Square Footage of Proposed Structure <u>1400</u>		Square Footage of Lot <u>15,480</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>B</u> Lot# <u>8, 9</u>	Property owner, mailing address: <u>Robert A. DeRice</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Telephone: <u>878-3100</u>
Consultant/Agent, mailing address, phone & contact person <u>Sergio A. Gaddar</u> <u>767-0840</u> <u>16 Haven Rd. S. Portland, Me.</u>	Applicant name, mailing address, telephone #/Fax#/Pager#: <u>Robert DeRice</u> <u>878-3100</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Project name: <u>Robert DeRice</u> <u>addition</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot Subdivision, amount of lots <u>      </u> \$25.00 per lot \$ <u>      </u> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u>      </u> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u>      </u> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development <input type="checkbox"/> \$500.00 <input checked="" type="checkbox"/> Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input checked="" type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <u>Robert DeRice</u> Mailing address: <u>9 Sanborn St. Portland</u> State and Zip: <u>Maine 04103</u> Contact person: <u>Dr. DeRice</u> Phone: <u>878-3100</u>		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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: <u>Robert DeRice</u>	Date: <u>3-28-03</u>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



**CITY OF PORTLAND, MAINE  
SITE PLAN CHECKLIST**

*Robert Dekia addition*

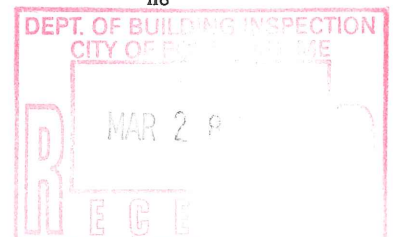
Project Name, Address of Project 9 Sanborn St.

Application Number \_\_\_\_\_

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
<u>4-28-03</u>	(1)	✓ Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development ✓	a
	(3)	Scale and north points ✓	b
	(4)	Boundaries of the site ✓	c
	(5)	Total land area of site ✓	d
	(6)	<del>Topography</del> - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	<del>Existing</del> soil conditions	a
	(9)	✓ Location of water courses, marshes, rock outcroppings and wooded areas	b
	(10)	✓ Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	(11)	✓ Approx location of buildings or other structures on parcels abutting the site	d
	(12)	✓ Location of on-site waste receptacles ✓	e
	(13)	<del>Public</del> utilities	e
	(14)	<del>Water</del> and sewer mains	e
	(15)	✓ Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	✓ Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	✓ Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	✓ Parking areas	g
	(19)	✓ Loading facilities	g
	(20)	✓ Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	✓ Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	✓ Location and dimensions of all fencing and screening	i
	(31)	✓ Location and intensity of outdoor lighting system	j
	(32)	✓ Location of fire hydrants, existing and proposed	k
	(33)	✓ Written statement	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
	(44)	The status of any pending applications	8
	(45)	Anticipated timeframe for obtaining such permits	h8

*all hand done ✓ in blue*

Items 46 and 47 Not Required (per staff)



15617

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD E. BOYNTON and MARY E. BOYNTON, as Trustees of THE BOYNTON FAMILY REVOCABLE TRUST, of Tarpon Springs, County of Pinellas, State of Florida, in consideration of one dollar and other valuable consideration paid by ROBERT A. DeRICE, whose mailing address is: 65 Crestview Drive, Portland, Maine 04103 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ROBERT A. DeRICE, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Sanborn Street, formerly Highland Avenue, and the westerly side of Auburn Street, formerly known as the New Gray Road, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 29 and 31 as shown on Plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made.

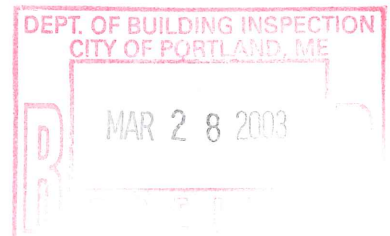
This conveyance is made subject to the restrictions contained in prior recorded deeds to the premises.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Ronell E. West by deed dated June 12, 1964, recorded in Cumberland County Registry of Deeds in Book 2830, Page 24.

ALSO another certain lot or parcel of land situated on the southeasterly side of Sanborn Street, in the City of Portland, County of Cumberland and State of Maine, being Lot 41 as shown on said plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Maynard D. Brown, Sr. by deed dated January 16, 1968 and recorded in said Registry of Deeds in Book 3028, Page 79. The third parcel contained in a deed from Carl O. Garsoe to Richard E. Boynton, et al dated November 10, 1967, recorded in Cumberland County Registry of Deeds in Book 3019, Page 539.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ROBERT A. DeRICE, his heirs and assigns, to his and their use and behoof forever.



Date: April 18, 2003

To: Portland Planning Department

From: Dr. Robert DeRice

RE: Parking Lot layout request

In discussion with Marge in the permitting office it was determined that R-P requirements for off-street parking are one space per 400 feet of floor space of which I have 4,224 square feet. Additionally, there is a requirement of 1.5 spaces per residential unit of which I have one unit.

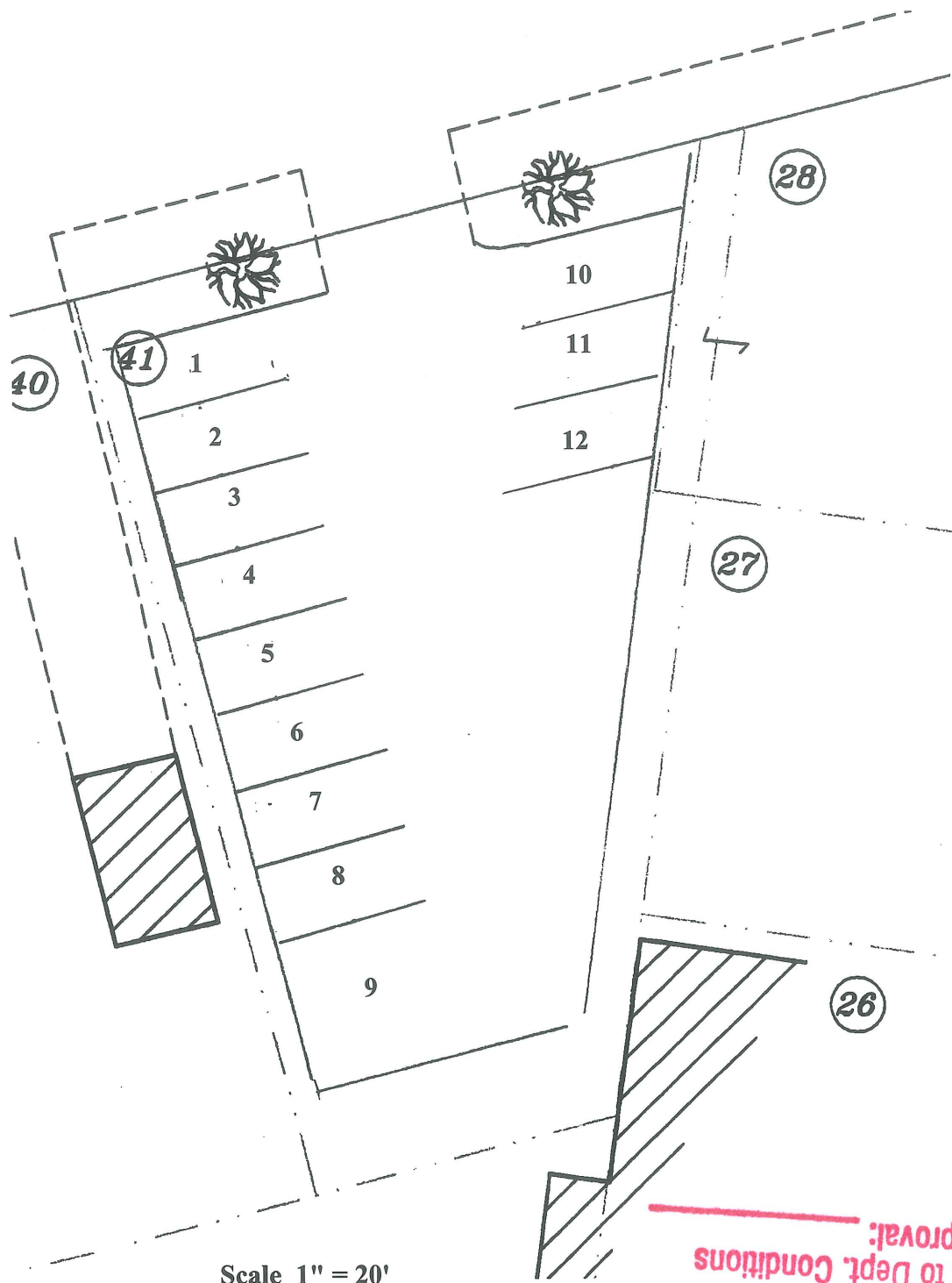
$$4224/400 = 10.5$$

$$1 \text{ apartment} = 1.5$$

$$\text{Total required spaces} = 12$$

Attached is a drawing to scale showing how I propose to stripe the parking lot I own. I planned on resurfacing my lot this year anyway and will stripe the lot after it is redone and before the addition on my second floor is occupied for use.

Parking Lot Layout  
Sanborn Street  
Dr Robert DeRice



Scale 1" = 20'

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_

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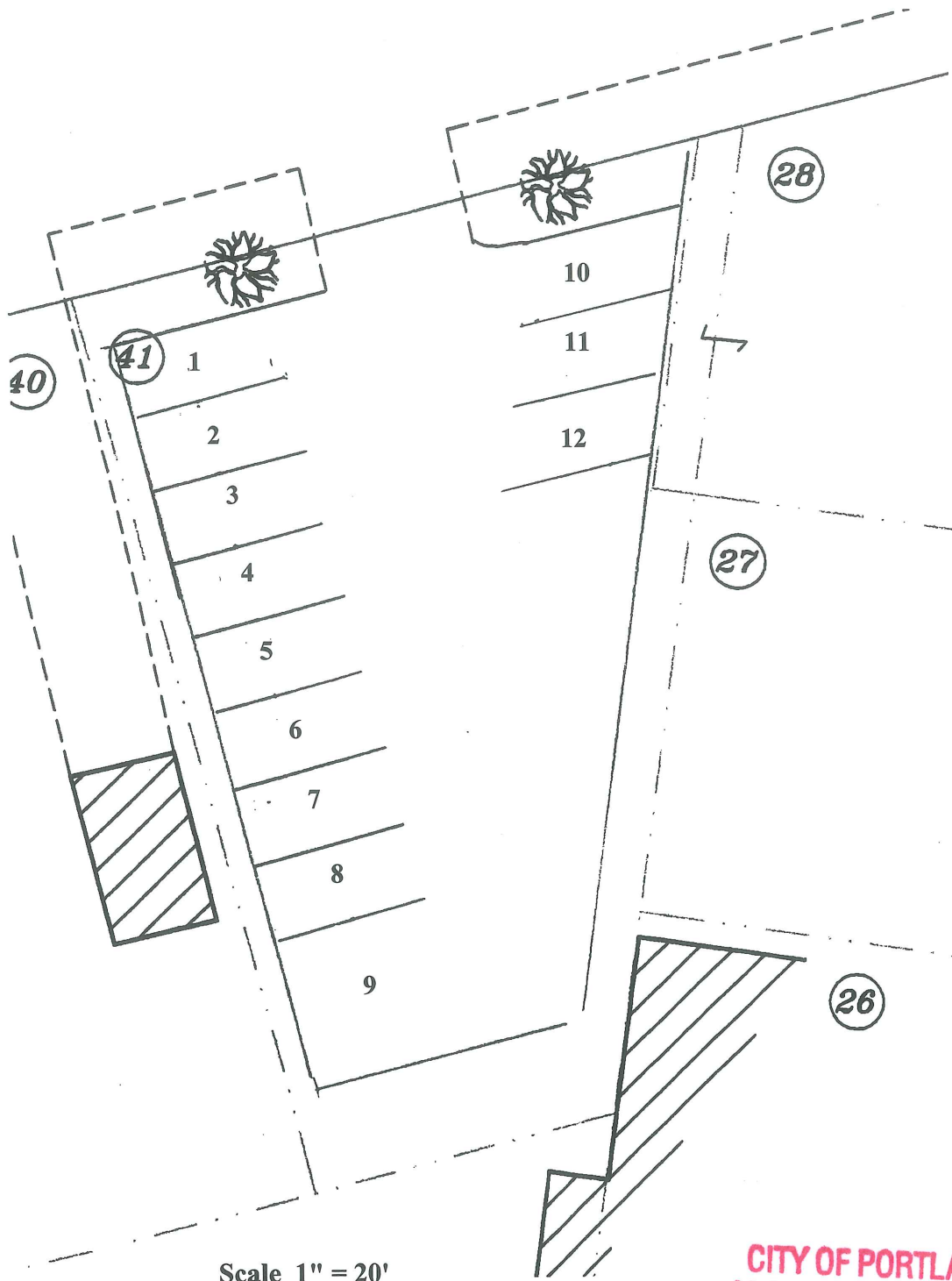
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Sanborn Street  
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**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_

**From:** Marge Schmuckal  
**To:** Jay Reynolds  
**Date:** Wed, Apr 23, 2003 9:35 AM  
**Subject:** 9 Sanborn St

Jay,  
I have signed off for zoning on this permit. It has met all the requirements. Building now possesses it.  
Marge

**CC:** Sarah Hopkins

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DRC Approval Status:

Reviewer \_\_\_\_\_

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Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

*2 1/2 Portland SF  
Spaces Req'd  
9x19"*





ROBERT A. DERICE DMD

9 Sanborn Street  
Portland, Maine 04103  
Phone (207) 878-3100  
[doctord@maine.rr.com](mailto:doctord@maine.rr.com)

March 28, 2003

Planning Department  
City of Portland

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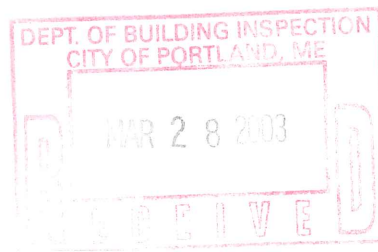
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There are no existing easements or burdens.

Solid waste is handled by private contractor weekly. Said waste is not stored outside, rather kept by individual tenants in their space until collection. There is no outside storage.

Water, sewer, streets and any other off-site public utility that already exist and are already serving the existing building are more than sufficient to handle the additional tenant's needs.

There exist no problems of drainage or topography. Besides the addition of an enclosed and a covered stairway there will be no change to the site itself.



The anticipated time period to complete construction is 90 days.

There has been application concurrently made to the State Fire Marshall's office for the review of Life Safety and for compliance with the applicable Access for the Disabled Laws. We anticipate final approval within the next 7 days.

Note, the parking for this property (for 15 cars) is across Sanborn Street and is referred to on the Survey Plan. Additionally, one vehicle can park in the driveway directly in front of the building. Enclosed is a copy of the deed to this lot and it has no easements, encumbrances, etc. and no part is leased or used by any other party other than tenants of 9-11 Sanborn Street.

There are many items on the checklist that Planning Department officials crossed off when I met with them due to their irrelevance with this project..

Thank you very much.

Robert A. DeRice DMD

## City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <u>9 Sanborn St. Portland</u>		Zone: <u>RP</u>
Total Square Footage of Proposed Structure <u>1400</u>		Square Footage of Lot <u>15,880</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375</u> Block# <u>B</u> Lot# <u>8, 9</u>	Property owner, mailing address: <u>Robert A. DeRice</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Telephone: <u>878-3100</u>
Consultant/Agent, mailing address, phone & contact person <u>Sergio A. Gaddar</u> <u>767-0840</u> <u>16 Haven Rd. S. Portland, Me.</u>	Applicant name, mailing address, telephone #/Fax#/Pager#: <u>Robert DeRice</u> <u>878-3160</u> <u>9 Sanborn St.</u> <u>Portland, ME 04103</u>	Project name: <u>Robert DeRice</u> <u>addition</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <u>      </u> \$25.00 per lot \$ <u>      </u> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u>      </u> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u>      </u> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <u>      </u> \$500.00 Minor Development <u>      </u> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input checked="" type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <u>Robert DeRice</u> Mailing address: <u>9 Sanborn St. Portland</u> State and Zip: <u>Maine 04103</u> Contact person: <u>Dr. DeRice</u> Phone: <u>878-3100</u>		

Submittals shall include (9) separate folded packets of the following:

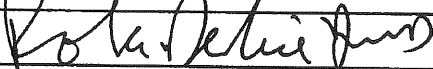
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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>3-28-03</u>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE  
SITE PLAN CHECKLIST

Robert Dekica addition

Project Name, Address of Project 9 Sanborn St.

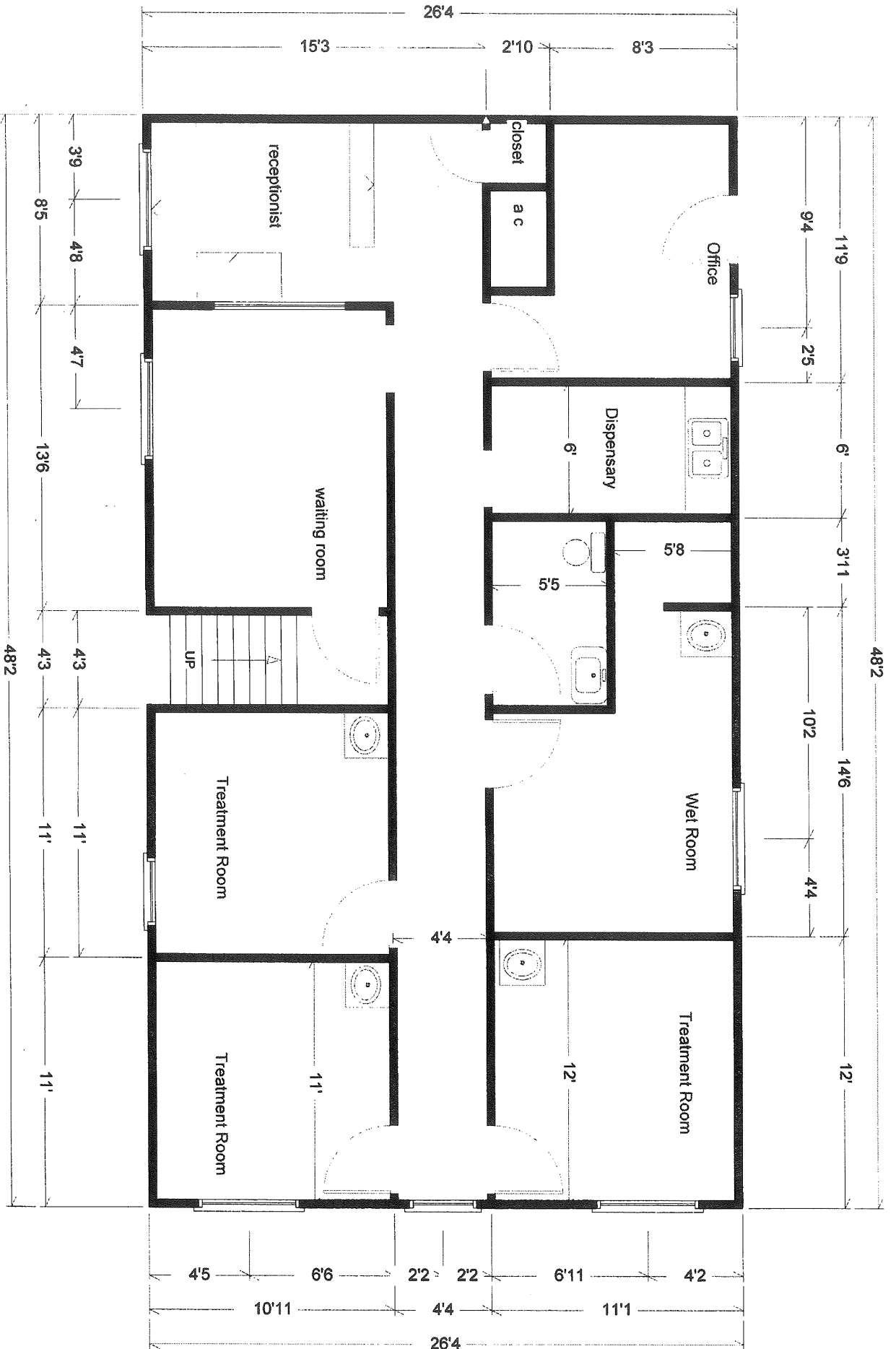
Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
4-28-03	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development ✓	a
	(3)	Scale and north points ✓	b
	(4)	Boundaries of the site ✓	c
	(5)	Total land area of site ✓	d
	(6)	<del>Topography</del> - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used ✓	c
	(11)	Approx location of buildings or other structures on parcels abutting the site ✓	d
	(12)	Location of on-site waste receptacles ✓	e
	(13)	<del>Public utilities</del>	e
	(14)	<del>Water and sewer mains</del>	e
	(15)	Culverts, drains, existing and proposed, showing size and directions of flows ✓	e
	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed ✓	f
	(17)	Location and dimensions of on-site pedestrian and vehicular access ways ✓	g
	(18)	Parking areas	g
	(19)	Loading facilities ✓	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets ✓	g
	(21)	Curb and sidewalks ✓	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening ✓	i
	(31)	Location and intensity of outdoor lighting system ✓	j
	(32)	Location of fire hydrants, existing and proposed ✓	k
	(33)	Written statement ✓	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
	(44)	The status of any pending applications	8
	(45)	Anticipated timeframe for obtaining such permits	h8

Items 46 and 47 Not Required (per staff)

Robert A. DeRice  
2nd Floor  
Addition

FLOORPLAN - SKIN THERAPEUTICS



Area 1268 sq ft  
1/8 inch = 1 foot

All Doors 3 ft. with latch Handles  
Emergency Lighting as required Exit  
Signs as required Fire extinguishers  
as required

15617

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD E. BOYNTON and MARY E. BOYNTON, as Trustees of THE BOYNTON FAMILY REVOCABLE TRUST, of Tarpon Springs, County of Pinellas, State of Florida, in consideration of one dollar and other valuable consideration paid by ROBERT A. DeRICE, whose mailing address is: 65 Crestview Drive, Portland, Maine 04103 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ROBERT A. DeRICE, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Sanborn Street, formerly Highland Avenue, and the westerly side of Auburn Street, formerly known as the New Gray Road, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 29 and 31 as shown on Plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made.

This conveyance is made subject to the restrictions contained in prior recorded deeds to the premises.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Ronell E. West by deed dated June 12, 1964, recorded in Cumberland County Registry of Deeds in Book 2830, Page 24.

ALSO another certain lot or parcel of land situated on the southeasterly side of Sanborn Street, in the City of Portland, County of Cumberland and State of Maine, being Lot 41 as shown on said plan of Highland Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 139, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to Richard E. Boynton and Mary E. Boynton by Maynard D. Brown, Sr. by deed dated January 16, 1968 and recorded in said Registry of Deeds in Book 3028, Page 79. The third parcel contained in a deed from Carl O. Garsoe to Richard E. Boynton, et al dated November 10, 1967, recorded in Cumberland County Registry of Deeds in Book 3019, Page 539.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said ROBERT A. DeRICE, his heirs and assigns, to his and their use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Richard E. Boynton and Mary E. Boynton, as Trustees of The Boynton Family Revocable Trust, have hereunto set their hands and seals this 29<sup>th</sup> day of the month of FEB, 1996.

SIGNED, SEALED and DELIVERED  
in presence of:

THE BOYNTON FAMILY  
REVOCABLE TRUST

*Dennis Stephenson*  
*Mary K. DeGroot*

By: *Richard E. Boynton*  
Richard E. Boynton

By: *Mary E. Boynton*  
Mary E. Boynton

Trustees

STATE OF FLORIDA  
County of Pinellas

Feb 29, 1996

Then personally appeared the above named Richard E. Boynton and Mary E. Boynton, as Trustees of The Boynton Family Revocable Trust and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of The Boynton Family Revocable Trust.

Before me,

*Mary K. DeGroot*  
Notary Public  
Print Name MARY K DEGROOT  
Commission Expires 10-30-97

Affix Notarial Seal Here



MARY K. DEGROOT  
MY COMMISSION # CC317436 EXPIRES  
October 30, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.

RECEIVED  
RECORDED REGISTRY OF DEEDS

96 MAR 27 PM 1:06

CUMBERLAND COUNTY

*John B O'Brien*



MARY K. DEGROOT  
MY COMMISSION # CC317433 EXPIRES  
October 30, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.