

COMMENTS

8/1/01 Will call Property manager
for info on this permit.
Could not locate area where this work
was done JB

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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 (include Portion of Building): 125 PRESUMPSCOT STREET			
Total Square Footage of Proposed Structure: 45,000±		Square Footage of Lot: 6.8± ACRES	
Tax Assessor's Chart, Block & Lot Number Chart# 485 Block# A Lot# 008		Owner: Roundhouse Runway Assoc	Telephone#: 207-450-8700
Owner's Address: 100 SILVER STREET PORTLAND, ME 04101		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 0 Fee: \$ 30000
Proposed Project Description: (Please be as specific as possible) Painting out walls in 3600± s.f. spaces & Replace carpet in same 3600± s.f. Change of use			
Contractor's Name, Address & Telephone		change of use ↓ no site plan	Rec'd By: <input checked="" type="checkbox"/>
Current Use: OFFICE		Proposed Use: OFFICE classroom as defined	

- Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
 - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
 - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
 - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*** IF Available also
Submit Plans on
ADOBE OR CAD FORMS**

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans


Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: 9/11/2000
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

COMMERCIAL - INDUSTRIAL - INVESTMENT
REAL ESTATE

CELL PHONE

671-
8353

MIKE
BRESCHA

DAVID DICENSO
PROPERTY MANAGER

"OWNER" Kevin McQuinn

TEL (207) 774-1885
FAX (207) 774-8397
PAGER 580-0728

COMMERCIAL PROPERTIES, INC.
100 SILVER STREET
PORTLAND, MAINE 04101

Roundhouse Realty Associates, LLC
100 Silver Street Portland, ME 04101
207-775-2325

September 11, 2000

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress St.
Portland, ME 04101

RE: Request for Zoning Determination
New Horizons Training Center at 125 Presumpscot St.

Dear Marge:

Roundhouse Realty Associates, LLC is requesting a Zoning determination with respect to the above referenced tenant and address.

The propose tenant, New Horizons Training Center (NHTC), is asking for permission to occupy the site as a Performance Based Use in the I.M. Zone as defined in the ordinance.

The business consists of training programs for all types of computer users. Those enrolled in the programs simply attend classes on the site. There is no opportunity for walk in business or registration at the site.


NHTC is more like the permitted uses than the prohibited uses in the Zone, especially the Indoor Amusement or Recreation Centers section and the Daycare Facility. NHTC is offering what would be analogous to a "Computer Camp" which would be a permitted use. This company exhibits many of the same characteristics of the permitted uses including no walk up retail, not an office, and similar traffic patterns as Recreational or Daycare uses. In addition the use provides no undue adverse environmental or safety impacts and in fact improves the safety of neighboring residents and the school. This use will likely inhibit the further development of the site as some of the more adverse (my opinion) permitted uses in the Zone such as a food/seafood processing plant, lumberyard or a bus terminal.

I-M Zone
OK per
WS 9/22/00
using Sec 14-248
Conditions - Separate
permits required
for New Signage

Roundhouse Realty and New Horizons are looking for a determination as soon as possible. This business would be a wonderful business for us to have in the city of Portland, a great resource for all.

Thank you for your consideration.

Sincerely,



Kevin McQuinn