

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

Permit Number: 040087

PERMIT

This is to certify that Drake Francis/Drake Equipment
has permission to Commercial / Warehouse: 13,000 sq ft addition connecting two existing buildings
AT 160 Presumpscot St Portland, ME 04103 425 K001001

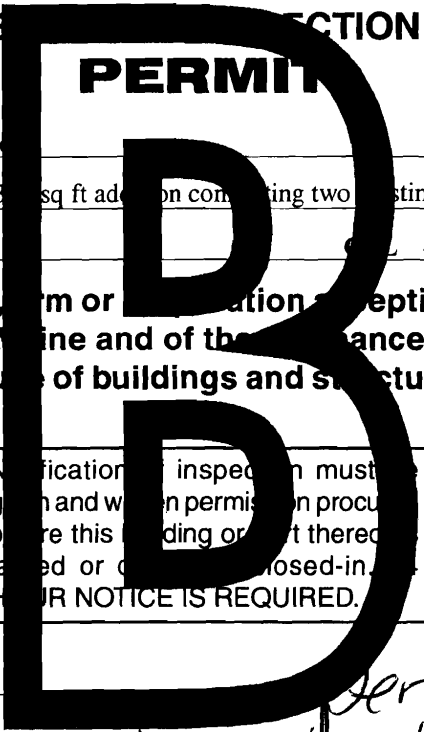
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit on procedure before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. W.M.J.
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____



Permit Application has been abandoned + is expired

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

1/22/08

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

March 8, 2004

Francis Drake
P.O. Box 1378
Portland, ME 04104

RE: 160 Presumpscot Street – 425-K-001 – I-L Zone – permit application #04-0087

Dear Jim,

I am in receipt of your permit application to construct a 1300 square foot addition connecting two existing buildings.

It is my understanding from the Planning Division that your original site plan approval has expired and that you would need to apply for a minor site plan review before I can review and approve this permit application for zoning. I have been given no current approvals for this project from planning. You have been notified of this requirement from Planning at the end of last year.

Please contact the Planning Division, Kandi Talbot, for the appropriate paperwork to begin your approval process. Your permit is on hold until such time that it can be process by our division under all the appropriate ordinances.

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: Mark Adelson, Housing and Neighborhood Services Division Director
Mike Nugent, Inspection Services
Kandi Talbot, Planning Division
File

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0087	Issue Date:	CBL: 425 K001001
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Location of Construction: 160 Presumpscot St	Owner Name: Drake Francis	Owner Address: Po Box 1378	Phone:
Business Name:	Contractor Name: Drake Equipco	Contractor Address: PO Box 1378 Portland	Phone 2077751832
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <i>IL</i>

Past Use: Commercial / Warehouse	Proposed Use: Commercial / Warehouse: 1300 sq ft addition connecting two existing buildings	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Commercial / Warehouse: 1300 sq ft addition connecting two existing buildings	Signature: <i>[Signature]</i>	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Application has been abandoned + is expired. 1/22/08

Permit Taken By: Idobson	Date Applied For: 01/27/2004	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied 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: <i>[Signature]</i>
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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

CITY OF BOSTON
JAN 27 2004

All Purpose 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>160 PRESUMPSCOT ST.</u>		
Total Square Footage of Proposed Structure <u>1300 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>425</u> Block# <u>K</u> Lot# <u>001</u>		Owner: <u>F.P. DRAKE</u> Telephone: <u>775 1832</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>F.P. DRAKE 775 1832</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>SAME</u>		
Approximately how long has it been vacant: <u>FOREVER</u>		
Proposed use: <u>WAREHOUSE</u>		
Project description: <u>INFILL between 2 Existing Buildings - 1999 AS PART OF EHLER PROJECT FOUNDATION WAS BUILT IN</u>		
Contractor's name, address & telephone: <u>DRAKE EQUIPMENT CO. INC</u> <u>160 PRESUMPSCOT ST 775 1832</u>		
Who should we contact when the permit is ready: <u>F.P. DRAKE</u>		
Mailing address: <u>SAME</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775 1832</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>F.P. Drake</u>	Date:
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

From: Marge Schmuckal
To: Kandi Talbot
Date: Wed, Feb 11, 2004 11:52 AM
Subject: Jim Drake's building

Kandi,

Jim Drake has applied for a building permit to connect his buildings. I have an e-mail from you stating that you told him that his approval expired and that he would have to apply for minor site plan. Has he done that yet for this building? I have not reviewed or approved anything on this yet.

Marge

CC: Sarah Hopkins

From: Marge Schmuckal
To: Kandi Talbot
Date: Tue, Sep 9, 2003 2:27 PM
Subject: Re: Coastal Equipment/Drake

Kandi,

I believe that it was a decision arrived by planning staff that because Drake had his access off of Presumpscot, he did not need to put in South Grafton Street. He would not need to put in the street up to 14-403 standards because his frontage on Presumpscott Steet meets the standards. It is still my zoning opinion that Coastal Equipment does not have to put in the South Grafton street under 14-403. Again, it was a planning staff decision that the street would need to be put in for Coastal under site plan standards. If you remember, I voiced my dissent on that decision.

If Coastal builds a second detached building on their full lot, I do not think the 14-403 regulations kick in. I think that the site plan standards and the regulations of 14-403 are being conjoined when they are two separate requirements. If Coastal splits their lot and wants to build a separate building on the new lot, then I believe that 14-403 requirements would be appropriate for the new frontage on South Grafton St.

If Drake does not connect his buildings, I do not think he is in violation of zoning. He has not split the lot. However, planning staff may think he is in violation of the site plan standards. I see this as a site plan poser and not a zoning poser.

I hope that helps you.

Marge

>>> Kandi Talbot 09/09 1:40 PM >>>
Marge,

Last week we discussed that Drake wanted to come in and build the connector between his two buildings. The foundation is in, but the rest is not. We told him his approval was expired and he would have to apply for minor site plan. During site plan review, we would require that he install granite curb along the frontage of South Grafton Street to restrict access; build South Grafton Street to City standards; or he would have to have the street vacated. His choice. He's decided he' probably won't go forward with finishing the connector between the buildings.

Coastal Equipment's attorney stated that Coastal Equipment was told that they could not build a separate building on the site, because they would have to have frontage on South Grafton Street, so therefore would have to build South Grafton Street, which they do not want to do.

The attorney is questioning why Drake does not have to build the connector between his two buildings? He is wondering if this makes Drake's building nonconforming because it doesn't have a frontage. Does just the foundation give him enough of a connection so that its not a separate building or does he not meet zoning? Thanks.

Kandi

CC: Alex Jaegerman ; Penny Littell ; Sarah Hopkins

DRAKE EQUIPMENT COMPANY, INC.

P. O. BOX 1378, PORTLAND, ME 04104

160 PRESUMPCOT STREET, PORTLAND, ME 04103

(207) 775-1832 (800) 789-9717 FAX: (207) 775-7139

CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME. 04101

JAN 27 2004

REF. REQUEST FOR BUILDING PERMIT:

160 PRESUMPCOT ST.

DEAR SIR:

THIS REQUEST IS FOR A 1300 S.F. ADDITION BETWEEN TWO EXISTING BUILDINGS. THIS ADDITION WAS ORIGINALLY APPROVED AS PART OF A SITE PLAN APPROVED IN MAY OF 1998.

THE FOUNDATION WAS BUILT AS PART OF THAT PROJECT.

THE AREA WILL BE USED AS A WAREHOUSE/GARAGE.

SINCERELY



F.P. DRAKE