

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1399	Issue Date:	CBL: 434 C002001
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Location of Construction: 281 VERANDA ST	Owner Name: ATLANTIC PROPERTIES LLC	Owner Address: 970 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Donatello Builders Inc./Larry	Contractor Address: P.O. Box 684 Portland	Phone 2072327220
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone:

Past Use: Commercial - Office	Proposed Use: Commercial - Office - 62 Sq Ft addition & interior renovations to existing space	Permit Fee: \$490.00	Cost of Work: \$47,000.00	CEO District: 4
Proposed Project Description: 62 Sq Ft addition & interior renovations to existing space		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature: _____		Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 11/13/2007	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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied
	Date: _____	Date: _____	Date: _____

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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/27/2007

Note: Most of building is within 75' setback from high water line. The volume of existing building within 75' setback is 26036.5 cubic feet. The addition is 1018.5 cubic feet. This is an increase in the volume of 3.9%. The square footage of the existing building within the 75' setback is 2562 square feet. The addition is 70 square feet. This is an increase in the square footage of 2.7%. **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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:** Tammy Munson **Approval Date:** 01/24/2008

Note: need framing details addition - no info submitted on addition **Ok to Issue:**

- 1) 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.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/04/2007

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) A single source supplier should be used for all through penetrations.

Comments:

11/20/2007-amachado: Left message for Michael Banks. Are he and David Banks part of Atlantic Porperties, LLC. The application talks about a 62 sf addition. The plans do not show the addition except for the elevation plan.. They only deal with the remodeling of the existing building. If there is an addition, the property is in the shoreland zone so the 75' setback line from the highest sprnt tide needs to be located on the plot plan. Parking also need to be shown if there is an increase. Finally, need more specific use than business. It is R-P, need to know if tenant meets the permitted uses. Will need siteplan exemption.

11/27/2007-amachado: Spoke to Michael Banks. David Banks is the owner. The addition is on the plan. It is not a change of use because it is still a professional office (real estate). I told him that we need a survey that shows where the 75' setback is from the highest spring tide because the property is within the shoreland zone.

12/14/2007-amachado: Met with David Banks. Received siteplan yesterday done by Titcombs indicating the 75' setback line from the high water. Need original, stamped and scalable plan. Need information to figure out the volume of the existing building and the proposed addition.

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12/18/2007-amachado: Spoke to Ryan St. Pierre at Port City Architecture. Told him what I needed to to figure out the volume of the building.

12/26/2007-amachado: Received cross sections to figure out volume.

12/27/2007-amachado: Gave site plan exemption application to planing.

1/8/2008-tmm: need framing details addition - no info submitted on addition - called designer and requested info /tmm

1/17/2008-gg: recieved granted site exemption with conditions.

1/18/2008-tmm: left message w/owner to meet to go over plans - will meet on 1/24/08 tmm

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