

| | | | | | | | |
|---|--|---|--|--|--|---|--|
| Location of Construction: 522 Riverside St. | | Owner: **** Bernie's Auto Repair | | Phone: ***878-0181 | | Permit No: 01-0213 | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: General Contracting Services | | Address: | | Phone: | | Permit Issued: PERMIT ISSUED MAR 21 2001 | |
| Past Use: Commercial / Service station | | Proposed Use: Commercial / Demo | | COST OF WORK: \$1,000.00 | | PERMIT FEE: \$30.00 | |
| | | | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: S1 Type: 53 BOCA 99 | |
| Proposed Project Description: Demolition of existing building | | | | Signature: <i>[Signature]</i> | | Signature: <i>[Signature]</i> | |
| | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Zoning/Approval: 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"/> | |
| Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> | | | | Signature: | | Date: | |
| Permit Taken By: * Gayle | | Date Applied For: February 26, 2001 CC | | | | | |

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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

February 26, 2001

| | | | |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | PHONE: |

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

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

| | | | | | | | |
|--|--|--|--|---|--|---|--|
| Location of Construction: 522 Riverside St. | | Owner: **** Bernie's Auto Repair | | Phone: ***878-0181 | | Permit No: 01-0213 | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | BusinessName: | |
| Contractor Name: General Contracting Services | | Address: | | Phone: | | Permit Issued: MAR 21 2001 | |
| Past Use: Commercial / Service station | | Proposed Use: Commercial / Demo | | COST OF WORK: \$1,000.00 | | PERMIT FEE: \$30.00 | |
| Proposed Project Description: Demolition of existing building | | FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: 51 Type: 5B | | Zone: CBL: 321-a-002 | |
| | | Signature: <i>[Signature]</i> | | Signature: <i>[Signature]</i> | | Zoning Approval: <i>[Signature]</i> | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied | | 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"/> | |
| Permit Taken By: Gayle | | Date Applied For: February 26, 2001 GG | | Signature: | | Date: | |

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Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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 Not in District or Landmark
 Does Not Require Review
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CERTIFICATION

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February 26, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 1



**TIME WARNER
CABLE of Maine**

118 Johnson Road
Portland, Maine 04102
Business Phone: 785-3431
1-800-833-2253

WORK ORDER

SR SPECIAL REQUEST ORDER



00000000
145232-04
RIVERSIDE ST
PORTLAND

0214-00230-012

727 RIVERSIDE ST PORTLAND ME 04103-1035
BUDG: DAC

12:01 2/22/01

If We're Not There On Time, You Get a Credit... GUARANTEED!!

WORK DESIRED

NOTES TO INSTALLER

1---SERVICE----- PR AD PK AD
810

WIRING METHOD: **A AERIAL**
TAG NUMBER: **089942**

*NO ON CABLE
RPTD*

CHECK ASSIGNMENT
2/23/01 **FRIDAY -ATPOLE**

OLD ACCOUNT# : 000000000

- | | |
|---|--|
| <input type="checkbox"/> NEW DROP | <input type="checkbox"/> RECONNECT |
| <input type="checkbox"/> APT. DROP | <input type="checkbox"/> REPL. DROP |
| <input type="checkbox"/> ADD OUTLET | <input type="checkbox"/> RELOCATE |
| <input type="checkbox"/> BURIED DROP | <input type="checkbox"/> DISCONNECTED |
| <input type="checkbox"/> BASIC | <input type="checkbox"/> STANDARD |
| <input type="checkbox"/> HBO | <input type="checkbox"/> CINEMAX |
| <input type="checkbox"/> SHOWTIME | <input type="checkbox"/> MOVIE CHANNEL |
| <input type="checkbox"/> STARZ | <input type="checkbox"/> MUSIC CHOICE |
| <input type="checkbox"/> LIGHTHOUSE | <input type="checkbox"/> DELUXE |
| <input type="checkbox"/> REMOTE | <input type="checkbox"/> CONVERTER |
| <input type="checkbox"/> ETHERNET ADAPTER | <input type="checkbox"/> ROAD RUNNER |
| <input type="checkbox"/> CABLE MODEM | <input type="checkbox"/> ADSL CABLE |
| <input type="checkbox"/> SOFTWARE | |

ACCEPTANCE

1. I hereby certify that all work has been performed in accordance with the contract and I have read and agree to the conditions stipulated in the contract and any amendments thereto.

2. I have read and understand the terms of the contract and I agree to accept the work performed hereunder.

3. This assignment represents the entire agreement between myself and the Company and I agree to release the Company of any and all claims or demands against it.

4. I hereby certify that all work has been performed in accordance with the contract and I have read and agree to the conditions stipulated in the contract and any amendments thereto.

Accepted By X CUSTOMER SIGNATURE _____ DATE 2-23-01

TIME WARNER CABLE REPRESENTATIVE _____

| TO WAREHOUSE | TYPE | AMT | TO CUSTOMER | TYPE | AMT | | | | | | | |
|--------------|------|-----|-------------|------|-----|-----------------|----------------|------------------|----------|---------|------|-----|
| | | | | | | BUSINESS PHONE# | LAND. GPO. NO. | SUB. SERVICE NO. | LOCATOR# | STREET# | POB# | PL# |
| | | | | | | 92 | 0144 | 0144 | | | | |

SPECIAL INFORMATION

HOME BEING DEMOLISHED ON 2/26/01
CONTACT-ROY CLARK-63317910-CELL
FAKE LINES DOWN

WO: _____

*** PLEASE VERIFY PHONE# ***

CUSTOMER COPY

RESOLUTION CODE

IMPORTANT INFORMATION -- PLEASE READ OTHER SIDE --

98-79

To: BERNIES AUTO REPAIR
Attn: ROY CLARK
Voice: 207-831-7910
Fax: 207-878-0181

Re: Locating facilities in the area of your excavation

This is an important safety message from SPRINT.

We are replying to your request to locate our underground facilities in an area where you are planning excavation work.

The following is the current status of our facility marking in the area specified in your notification.

Ticket number 20010803099 is: Sprint Long Distance facilities are clear from the work area described on this One Call Center ticket.

County:
Street: 522 RIVERSIDE ST

If you have any questions about these responses to your excavation notification, please call the Sprint ID Call Before You Dig Center at (800) 521-0579.

F41I
For you
J. Madine

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|-----------------------|----------------------------|------------|---------|
| Permit No: 01-0213 | Issue Date: MAR 21 2001 | CRF 321 | A002001 |
|-----------------------|----------------------------|------------|---------|

| | | | |
|---|--|------------------------------------|------------------------|
| Location of Construction: 522 Riverside St | Owner Name: Bernie's Auto Repair Inc | Owner Address: 522 Riverside St | Phone: 207-878-0181 |
| Business Name: Bernies Auto Repair | Contractor Name: General Contracting Services | Contractor Address: Portland | Phone |
| Lessee/Buyer's Name n/a | Phone: na/ | Permit Type: Demolitions | Zone: |

| | | | | | |
|--------------------------|-----------------------------|-----------------------|-----------------------------|--|---|
| Past Use: Auto repair | Proposed Use: Demolition | Permit Fee: \$0.00 | Cost of Work: \$1,000.00 | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: _____ Type: _____ |
|--------------------------|-----------------------------|-----------------------|-----------------------------|--|---|

Proposed Project Description:
Demolition of existing building

Signature: _____ Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

| | | | | |
|------------------------|---------------------------------|------------------------|--|--|
| Permit Taken By: SS | Date Applied For: 03/21/2001 | Zoning Approval | | |
|------------------------|---------------------------------|------------------------|--|--|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 | Zoning Appeal | Historic Preservation |
|--|--|--|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | <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 | <input 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: _____ | 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 APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 522 Riverside St. Owner: Bernier's Auto Repair Inc.
Structure Type: Garage Contractor: _____

| <u>UTILITY APPROVALS</u> | <u>NUMBER</u> | <u>CONTACT NAME/DATE</u> |
|--------------------------|----------------|---|
| Central Maine Power | 1-800-750-4000 | <u>Dwayne 3/20/01</u> |
| NYNEX | 878-7000 | <u>Pat 2/24/5</u> |
| Northern Utilities | 797-8002 X6241 | <u>Carolyn Small</u> |
| Portland Water District | 761-8310 | <u>Kevin Ishihara</u> |
| Public Cable Co. | 775-3431 X257 | <u>see attached</u> |
| Dig Safe*** | 1-888-344-7233 | <u>Dawn 2001-08-30 99 2001-08-30</u> |

***After call, there is a wait of 72 hrs before digging can begin) 27th 12PM

| <u>CITY APPROVALS</u> | <u>NUMBER</u> | <u>CONTACT NAME/DATE</u> |
|-------------------------------------|----------------|--------------------------------------|
| DPW/Sewer Division(T.D.Paolo) | 874-8300 X8467 | <u>N/A Todd Munkel</u> |
| DPW/Traffic Division(K.Doughty) | 874-8300 X8437 | <u>N/A</u> |
| DPW/Forestry Division(J.Tarling) | 874-8300 X8389 | <u>N/A</u> |
| DPW/Sealed Drain Permit(C.Meritt) | 874-8300 X8822 | <u>No open drains per July Insp.</u> |
| Building Inspections(Insp required) | 874-8300 X8703 | <u>Carol</u> |
| Historic Preservation | 874-8300 X8726 | <u>N/A</u> |
| Fire Dispatcher | 874-8300 X8676 | <u>McDougal</u> |

Written Notice to Adjoining Owners _____

ASBESTOS NUMBER CONTACT NAME/DATE

DEP - Environmental (Augusta) 287-2651 (Ed Antz) 15 yr old bldg. not applicable

U.S. EPA Region I - No phone call required. Just mail copy of State notification to: Mr. Antz
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: _____ DATE: 3/19/01

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

Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application

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: <u>S22 Riverside St. Portland, Me. 04103</u> | |
| Total Square Footage of Proposed Structure to be <u>104075 sq ft</u> | Square Footage of Lot <u>1.38 acres</u> |
| Tax Assessor's Chart, Block & Lot Number Chart# <u>321</u> Block# <u>A</u> Lot# <u>2</u> | Owner: <u>Bernie's Auto Repair Inc.</u> Telephone#: <u>878-0181</u> |
| Lessee/Buyer's Name (If Applicable) | Owner's/Purchaser/Lessee Address: Cost Of Work: <u>\$1000.00</u> Fee: <u>\$3000</u> |

Current use: Service Station Proposed Service Station
use: _____
Project description: Demolition of existing building

Contractor's Name, Address & Telephone
General Contracting Services / Peter Doughty, Cavillo Accts Rec'd By: g/bk
Carl

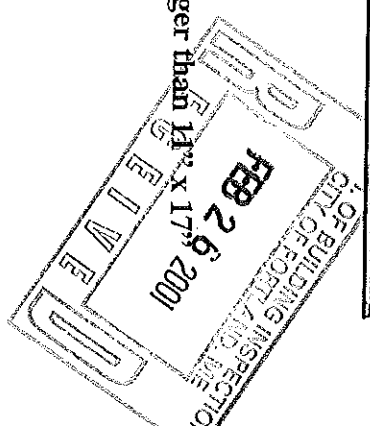
A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 14" x 17"

On all commercial permits the following must be submitted:

- 1 copy of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.



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

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

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: 2/21/01 |
|--|----------------------|

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE
PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER
THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

BUILDING PERMIT REPORT

DATE: 27 February 2011 ADDRESS: 522 Riverside ST. CBI: 321-A-662

REASON FOR PERMIT: Demo of repair garage-

BUILDING OWNER: Bernies Auto Repair

PERMIT APPLICANT: CONTRACTOR General Cont. Services

USE GROUP: S-1 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: \$1000.00 PERMIT FEES: \$100.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X1 X37

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precast concrete must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993), Chapter 12 & NFA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, N1, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/2" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).
37. All requirements for a Denial, No, or Excavation, shall be completed with Section 110.0 & 310.0. (Denial, No, or Excavation, Dotted lines Structures).

R. Samuel Hodges, Building Inspector

Cc: ~~George Schumuckal~~, PFD
 George Schumuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

***** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

******* CERTIFICATE OF OCCUPANCY FEE \$50.00**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

Demolitions and Asbestos

To: Code Enforcement Officers and Municipal Officials
From: Ed Antz, Asbestos/Lead Hazard Prevention Program
Subject: Asbestos Issues During Building Demolitions
Date: September 2000

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to containing some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and the environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.* The following check-off list can be used:

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or mailed) BDF Form to DEP at 287-7826.

3) What Are The Rules?

Simply stated, state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form asks three questions and records some basic information that the DEP may need during follow-up inquiries. The Form has two parts which need to be filled out by the applicant. The first section on the Form, Pre-Demolition Building Inspection and

AUGUSTA
IT STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
126 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY
PRESQUE ISLE, MAINE 04769-2700
(207) 754-0477 FAX: (207) 754-1532

Abatement Information, is used to ask questions to ensure that the owner has complied with state and federal demolition requirements, namely inspection, notification, and removal. They are:

1. Has the building been inspected by a DEP-licensed asbestos consultant?
2. Was a 10-day notification form sent to the DEP?
3. Was asbestos identified during the inspection removed by a DEP-licensed contractor?

(NOTE: Municipalities are asked to review the answers provided by the applicant and not issue a demolition permit to persons answering "NO" to any one of the questions)

The second section of the form, General Information, records the dates, names, and addresses of the parties that will perform the demolition activities, the location of the building and name of the building owner. This provides general information about the project in case the Department needs to follow-up with the applicant, inspect for compliance, or provide further information.

Once completed, please fax or mail form to DEP:

Fax: 207-287-7826

Mail: Maine DEP, 17 State House Station, Augusta ME 04333-0017



Pre-Kee News of the
City of Portland

Maine Department of Environmental Protection

Asbestos/Lead Unit
17 State House Station
Augusta, Me 04333-0017

Tel (207) 287-2651 FAX (207) 287-7826

Talk Buccell

Building Demolition Form (BDF)



A) Pre-Demolition Building Inspection and Abatement Information

Important Notice: This Notification is Required by Law

Maine Law requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or residential building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit Not be issued to an applicant for a "no" answer to any of the questions below. Please call (207) 287-2651 with any questions.

Please answer all questions:

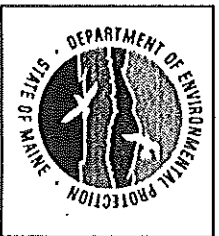
- yes no Has the building been inspected by a DEP licensed asbestos consultant?
- yes no If asbestos was found, has a 10 day notification sent to DEP?
- yes no n/a Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

Note: This form constitutes notification to the Department when asbestos is not present in the building being demolished.

B) General Information

| | |
|---|--|
| property address: 522 RIVERSIDE ST. PORTLAND, ME. 04103 | asbestos survey performed by: (name & address) |
| telephone: 1-(207)-878-0181 | telephone: |
| property owner: (name & address) | asbestos abatement contractor: (name & address) |
| telephone: | telephone: |
| demolition contractor: (name & address) | demolition start date: 3/1/01 |
| telephone: | demolition end date: 3/4/01 |
| telephone: | building type: (commercial, residential, etc.) COMMERCIAL |

Original to DEP Once filed out, please fax or mail immediately to DEP Copy to Municipality Copy to Owner or Operator



Maine Department of Environmental Protection Demolition Fact Sheet Contact: phone (207)-287-2651

This Fact Sheet provides a brief overview of the regulatory requirements pertaining to asbestos demolition activities in Maine. This document addresses the basic requirements. Should you require detailed information or have a specific question, please call (207) 287-2651.

What is Asbestos?

Asbestos is naturally occurring mineral, very strong and heat resistant, which has been made into nearly three thousand products. It is found on heating and domestic water systems (pipes, boilers, gaskets, tanks, elbows and tees), spray-on insulation (fireproofing and acoustical purposes), flooring components (vinyl tiles and linoleum) and drop-in ceiling systems (ceiling tiles). Asbestos-containing materials (ACM) are also found in building materials, such as siding (shingles or sheets) and roofing, used on the outside of buildings.

When do Maine's Asbestos Regulations apply?

Any (single) demolition activity that involves the removal of ACM in quantities greater than 3 square or 3 linear feet is subject to the requirements of 38 M.R.S.A. Title 38 Sections 1271 to 1284 (Maine statute) and Chapter 425, Asbestos Management Regulations (DEP regulation). Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial or residential building. Be advised that Maine and federal regulations require that all ACM be removed from a building (or affected portions thereof) before it is completely or partially torn down.

What are Maine's requirements?

Maine regulations require that notification of the demolition activity be sent to the Department 10 days prior to the activity; that companies performing the removal be licensed with the Department; that individuals working for the licensed companies be certified with the Department; that the work be performed under controlled conditions (specific work practices consisting of reduced pressure enclosures and wet methods) by properly protected employees; and that inspection, project design and clearance standards (air testing) be met. Finally Maine regulations require that asbestos be properly stored in fiber-tight containers, be transported by DEP-permitted vehicles, and be disposed in a landfill licensed to accept the type of waste generated (friable or non-friable).

What are the Federal Asbestos requirements?

The federal government under the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) also regulates asbestos demolitions. Specifically, the NESHAPs requires that facilities be inspected thoroughly for asbestos products, that the owner/operator notify the federal government 10 days prior to the project, and that friable asbestos (any loose, crumbly material) be removed prior to demolition. The federal government and the Department have worked out an agreement that allows notification to the Department to constitute notification to the federal government as well. All demolitions, asbestos-containing or not, must be reported, excluding residential units (<5).

Simply, What Can I Do To Be In Compliance?

As soon as possible before demolition, building owners need to hire an asbestos consultant or asbestos contractor (with consulting experience) to inspect and make recommendations about demolition options. An up to date list of asbestos companies is available from the Department as is technical assistance following inspection.



118 Johnson Road
Portland, Maine 04102
Business Phones: 775-3431
1-800-833-2253

ACCOUNT NO: 425929-02
NAME: ROBERT WILKIN
PHONE NO:
SERVICE ADDRESS: RIVERSIDE ST
BILLING ADDRESS: PORTLAND
TOWNSHIP: PORTLAND
BILLING CITY: PORTLAND
STATE: ME
ZIP: 04103-1035

FOR SERVICE CALL ▶ 775-5498 or 1-800-833-2253

AD: 0144-00230-012

BLDG: DAG

12:01 2/22/01

If We're Not There On Time, You Get a Credit... **GUARANTEED!!**

WORK DESIRED

1 - SERVICE CHANGE
810 - FR AD FR AD

NOTES TO INSTALLER

WIRING METHOD: A AERIAL
TAG NUMBER: 089942
PLEASE READ AND INITIAL:

- I have received the product brochures & Privacy Notice
- I have received the Road Runner starter kit
- Picture quality is acceptable on all outlets.
- The installer has explained use of cable service.
- The installer has explained use of VCR
- The installer has explained use of Road Runner Service
- I've approved of the routing of my cable.
- Yes - I understand that to discontinue all or part of my service, and to stop the monthly billing, it is my responsibility to return to Time Warner Cable any equipment including converter boxes, remote controls or modems.

WORK COMPLETED

- NEW DROP
- APT. DROP
- ADD OUTLET
- BURIED DROP
- BASIC
- HBO
- SHOWTIME
- STARZ
- LIGHTHOUSE
- REMOTE
- ETHERNET ADAPTER
- CABLE MODEM
- RECONNECT
- REPL. DROP
- RELOCATE
- DISCONNECTED
- STANDARD
- CINEMAX
- MOVIE CHANNEL
- MUSIC CHOICE
- DELUXE
- CONVERTER
- ROAD RUNNER
- RAS CABLE
- SOFTWARE

NO CABLE ON THIS ACCOUNT A BILL

SCHEDULE APPOINTMENT

DATE: 2/23/01 DAY: FRIDAY -ATPOLE

OLD ACCOUNT#: 000000000

ACCEPTANCE

Installation
I hereby certify that all work has been performed to my satisfaction and I have read and agree to the service agreement printed on the reverse side.

Disconnection
This receipt is made subject to further inspection for damage and tampering; the cost of repair of which will be borne by the customer.

Service Call
I hereby certify that all work has been performed to my satisfaction and the trouble has been corrected.

Accepted By: X

CUSTOMER SIGNATURE

DATE: 2-23-01

SPECIAL INSTRUCTIONS

HOME BEING DEMOLISHED ON 2/24/01
CONTACT-ROY CLARK-8347910-CELL
TAKE LINES DOWN

| TO WAREHOUSE | | TO CUSTOMER | |
|---|------|--|----------------|
| AMT | TYPE | AMT | TYPE |
| TOTAL ▶ .00 | | | |
| BUSINESS PHONE | | LANDLORD NO. 92 | LOCATOR # 0144 |
| CASH RECEIPT | | SALESMAN NO. 92 | POLE # 0144 |
| TOTAL PAYMENT \$ | | RF DETECTED <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| <input type="checkbox"/> CASH | | REPAIRED <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| <input type="checkbox"/> CHECK | | LEVELS RECORDED <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| ATTACHED TO POINT POLE? Y <input type="checkbox"/> N <input type="checkbox"/> | | TIME ARRIVED | |
| WD: 11 | | On time <input type="checkbox"/> Yes <input type="checkbox"/> No | |

LAST VISITS

CODE: .00

PLEASE VERIFY PHONE#

CUSTOMER COPY

RESOLUTION COA

— IMPORTANT INFORMATION — PLEASE READ OTHER SIDE —

98-3

To: BERNIES AUTO REPAIR
Attn: ROY CLARK
Voice: 207-831-7910
Fax: 207-878-0181

Re: Locating facilities in the area of your excavation

This is an important Safety Message from SPRINT.

We are replying to your request to locate our underground facilities in an area where you are planning excavation work.

The following is the current status of our facility marking in the area specified in your notification.

Ticket number 20010803099 is: Sprint Long Distance Facilities are clear from the work area described on this One Call Center ticket.

County:
Place : PORTLAND
Street: 522 RIVERSIDE ST

If you have any questions about these responses to your excavation notification, please call the Sprint ID Call Before You Dig Center at (800) 521-0579.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: March 30, 2001

RE: C. of O. for 522 Riverside Street (321 A002001)

After revisiting the site, I have the following comments:

1. Site work Incomplete.
2. Applicant has brought the site to a passable condition (graveled parking and driveway areas).

Due to the time of year and weather conditions, it is not possible to complete the site work. I would estimate that these items could be completed by **August 30, 2001**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

NOTE: The applicant has been made aware that he must maintain the driveway and parking areas as necessary to keep his business 'accessible' and 'available for use'.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspections Services Manager
Alexander Jaegerman, Chief Planner

File: O:\drc\522riverside2.doc

#1
Ken.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: March 30, 2001

RE: C. of O. for 522 Riverside Street (321 A002001)

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Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspections Services Manager
Alexander Jaegerman, Chief Planner

File: O:\drc\522riverside2.doc



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 15, 2002

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: Bernie's Auto Repair, 522 Riverside Street
ID# 1999-0167, CBL #321-A-002

Dear Mr. Clark:

The Planning Division is in receipt of your revised site plan submittal regarding overflow parking relating to your site plan for the project located at 522 Riverside Street.

In response to the Environmental Engineering & Remediation, Inc. letter dated May 13, 2002 we offer the following:

- a. The parking layout as shown on the plan is acceptable.
- b. Although the City has a copy of a document reserving to MDOT an easement for certain purposes, such document fails to sufficiently identify the area of the easement, nor is the easement an agreement or obligation for MDOT to do any work. In any event, it is ultimately the property owner's exclusive obligation to bring its site into compliance with an approved City of Portland site plan. As a result Bernie's continues to be responsible for installing the traffic islands and curbing, as well as all other improvements (removal of debris, paving, guardrails, etc.) shown on the approved plan.

Also, the entrance on the northeasterly side of the property was approved as a thirty (30) foot opening. In reality, the opening of this entrance is approximately forty (40) feet. The applicant must have this entrance constructed as shown on the approved plan. The bituminous curb must blend in so that the dimensions of the openings are as depicted on the approved plan.
- c. Timber guardrails are acceptable.
- d. The note regarding limiting the storage of vehicles in the rear of the site is adequate.
- e. The revised plan must be amended to reflect the comments of section b.

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COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 5-16-02

Name of Project: Revised Reimburse S&B Reimburse

Address/Location: _____

Developer: _____

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) _____

~~TO BE FILLED OUT BY THE APPLICANT.~~

PUBLIC

PRIVATE

| Item | PUBLIC | | | PRIVATE | | |
|----------------------------|----------|-----------|----------|----------|-----------|----------|
| | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| 1. STREET/SIDEWALK | | | | | | |
| Road | | | | | | |
| Greenite Curbing | | | | | | |
| Sidewalks | | | | | | |
| Esplanades | | | | | | |
| Monuments | | | | | | |
| Street Lighting | | | | | | |
| Street Opening Repairs | | | | | | |
| Other (Paints) | | | | | | |
| (Grass Roll) | | | | | | |
| 2. EARTH WORK | | | | | | |
| Cut | | | | | | |
| Fill | | | | | | |
| 3. SANITARY SEWER | | | | | | |
| Manholes | | | | | | |
| Piping | | | | | | |
| Connections | | | | | | |
| Main Line Piping | | | | | | |
| House Sewer Service Piping | | | | | | |
| Pump Stations | | | | | | |
| Other | | | | | | |
| 4. WATER MAINS | | | | | | |
| 5. STORM DRAINAGE | | | | | | |
| Manholes | | | | | | |
| Catchbasins | | | | | | |
| Piping | | | | | | |
| Detention Basin | | | | | | |
| Stormwater Quality Units | | | | | | |
| Other | | | | | | |

1201 LF. \$20/LF. \$24,000.00
 16.5' \$250 \$4,125.00
 13225 SF \$121/SF \$1,600,125.00
 250 LF \$20/LF \$5,000.00

Department of Planning & Development
Lee D. Urban, Director



Division Directors
Mark B. Adelson
Housing & Neighborhood Services

CITY OF PORTLAND

Alexander Q. Jaegerman, AICP
Planning
John N. Lufkin
Economic Development

April 29, 2003

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103


RE: Bernie's Auto Repair (ID# 1999-0167)(CBL321A0020001)

Dear Mr. Clark:

The city has just received a copy of your approved permit by rule form. This is the Maine Department of Environmental Protection's approval to extend an existing curvert and fill in the existing ravine to accommodate parking.

This letter is to remind you that any alteration of a drainage course and/or any creation of additional parking areas requires minor site plan approval from the City of Portland.

We look forward to receiving your application, and also hope that this design will accommodate your business and resolve any and all previous non-compliant items.

Sincerely,

Jay Reynolds,
Development Review Coordinator

CC: Lee Urban, Director of Planning and Development
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Penny Littell, Associate Corporation Counsel
✓ Michael Nugent, Inspection Services Manager
Kandice Talbot, Planner
File

File: O:\plan\devreview\riverside\522riverside6.doc

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

DEPARTMENT OF ENVIRONMENTAL PROTECTION
100 WATER STREET, PORTLAND, ME 04103
TEL: (207) 764-6000 FAX: (207) 764-6001

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

| | | | | | | | |
|--|-------|---|-------|--|--|----------------|--|
| Name of Applicant | | Bernie's Auto | | Name of Owner | | Roy Clark | |
| Mailing Address | | 522 Riverside Street | | Town/City | | Portland | |
| State | Maine | Zip Code | 04103 | Daytime Telephone No. (include area code) | | (207) 878-0181 | |
| Name of Wetland, Water, Body, or Stream | | Unnamed | | | | | |
| Detailed Directions to Site | | From I-95 Exit 3, take right off exit. | | | | | |
| Straight through two lights. Bernie's Auto located on left of. | | | | | | | |
| 522 Riverside St. about 3/4 mile after intersection | | | | | | | |
| Project Location (Town/City) | | Portland, ME | | UTM Northing (if known) | | 4839039 N | |
| Map | | 321 | | EOL | | A-2 | |
| Description of Project | | Extension of existing culvert by approximately 200' | | County | | Cumberland | |
| ravine to be filled over new culvert to accommodate parking | | | | | | | |
| Part of a larger project? | | | | Yes | | No | |

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Soil Disturbance | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) Piers, Wharves & Piling |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input checked="" type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$50 (non-refundable) made payable to: "Treasurer, State of Maine"
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: Bernie Clark Date: 4/4/03

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

| | | | | |
|-----------------|-------|------|--------------|----------|
| OFFICE USE ONLY | Ck # | 3216 | Staff | |
| PBR # | 31925 | FP | 52.00 | Date |
| DEPLW0309-D2002 | | | | 04/16/03 |
| | | | Acc. Date | 4/16/03 |
| | | | Def. Date | |
| | | | After Photos | |



CITY OF PORTLAND

September 14, 2001

Mr. Roy Clark
Bernie's Auto Repair Inc.
522 Riverside Street
Portland, ME 04102

RE: Revisions to ~~approved Site Plan~~ Plan for 522 Riverside Street
Job #1999-0167, CBL#321-A-2

Dear Mr. Clark:

After review of your proposed revision to the approved site, the Planning staff has generated the following comments.

1. Please submit details of the proposed planters. These details shall include catalogue cuts of the retaining wall, which shall include the materials proposed. You must also submit the dimensions of the proposed planters, including the proposed height of the planters. The proposed planters must be within your property. It appears that you have 10 feet from the curb to the City right-of-way. To install the planters within the City right-of-way would require a license from the City.
2. Please show where the sign will be relocated.
3. To relocate the dumpster from the rear of the building to the northerly area in the front of the building, you must show a 24 ft. aisle width to adequately access the dumpster. This would mean the elimination of approximately 3 parking spaces on the northerly edge of the parking area.
4. My understanding is that the proposed parking spaces on the southerly edge of the parking lot are currently storage area. What is your proposal for the storage that is currently located in this area? You must have a 24 ft. wide aisle. It appears that you would have to eliminate the proposed parking spaces 12-14.
5. Please provide details of traffic circulation on the lot. It is unclear from your proposal how vehicles will maneuver around the site.

O:\PLANDEV\REV\W\RIVER522\LETTERS\clark9-14-01.doc

- 1 -

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 3, 1995

Joe Aceto
J&B Auto Care
522 Riverside Street
Portland, ME 04103

RE: 512-430 Riverside Street

321-A-2

Dear Mr. Aceto,

I am in receipt of your application to allow auto repair at the above location which is presently within the I-1 Industrial zone. This zone specifically prohibits "all types of garages except auto repair and paint shops, provided that all repairs are performed and all material storage is located in fully enclosed structures. Screening shall be provided for outside storage of vehicles." (Section 14-231(9)c. of the Land Use Ordinance)

Your permit must be denied since it is requesting auto care services other than what is allowed for in this zone. Any auto care services which are provided beyond the specified permitted use of auto body repair and auto paint shops must be discontinued within 30 days.

If you wish to pursue a change in the zoning text to allow full auto repair and/or services, please contact the Planning Department, Alex Jaegerman at 874-8300 x8724.

We expect your cooperation in the permitted use of your building according to the City's Land Use Ordinance. If you have any further questions, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, C, Insp Svcs
David Jordan, CEO
Corporate Counsel
Direnzo, Medjo, Matty & Anthony
56 Rochester St.
Westbrook, ME 04092

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

January 31, 2002

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: Bernie's Auto Repair, 522 Riverside Street
ID# 1999-0167, CBL #321-A-002

Dear Mr. Clark:

We are in receipt of your amended site plan, which was submitted to address overflow parking for your project located at 522 Riverside Street. The amended plan includes the pavement of a curbed parking area in the rear of the building, the relocation of the dumpster pad and additional fencing. The following will have to be addressed prior to approval of the amended site plan.

(a) Submit in writing the use of the entire site. Why is there such always a large amount of vehicles on-site? It appears that there are currently more than seventeen (17) vehicles parked on your site. Are seventeen (17) overflow parking spaces going to be adequate for storage? A condition will be placed on the amended site plan that the storage of vehicles will be limited to the number of parking spaces shown at the rear of the site. If seventeen (17) spaces are not adequate, then let's address this now instead of going through this exercise again.

For approval of the amended site plan, the City will require the following items. A plan is enclosed for your reference.

- (b) Curb will be required around the islands along Riverside Street, as shown on the enclosed plan.
- (c) Guardrails will be required along the edge of all parking areas, as shown on the enclosed plan.
- (d) As mentioned above, the storage of vehicles at the rear of the site will be limited to the number of parking spaces shown on the amended plan. A note shall be added to the plan stating this.
- (e) A plan shall be revised and submitted with (b), (c), and (d) shown on the plan.
- (f) A performance guarantee in the amount of pavement, curbing, fencing and guardrails shall be submitted to the City, which will be held until all work required for the amended site plan is completed.

- (g) This work shall be completed by June 1, 2002. A certificate of occupancy will be issued once work is completed in accordance with the amended site plan. If the work is not completed by that time, the City will be forced to take enforcement action.

Please address items (a) and (e) immediately. If you have any questions, please do not hesitate to contact me at 874-8721.

Sincerely,

Sarah Hopkins
Development Review Services Manager

CC: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Michael Nugent, Inspection Services Manager
Penny Littell, Associate Corporation Counsel

January 17, 2002

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: Bernie's Auto Repair (ID# 1999-0167)(CBL321A0020001)

Dear Mr. Clark:

This letter is to summarize the status of your project at 522 Riverside Street. On October 5, 2001, I inspected the development of your site and found the construction of your site work completed to city requirements. Between the time I signed off on the site work and the time the building inspections issued the certificate of occupancy for your property on 522 Riverside Street, the use of your site was found to be out of compliance with the approval you received on your proposal for auto repair. In particular, there is an excessive number of vehicles being stored on your site. In fact, at times there have been at least 55 vehicles located on your site.

Currently, the approved eleven (11) parking spaces are inaccessible. The storage of vehicles throughout the front of the property, on and along both entrances to your property, creates safety concerns. With the current storage of vehicles throughout the front of the property, it appears that entering and exiting the property onto Riverside Street is more difficult as a result of the vehicle storage.

You must bring your site into compliance with your approved site plan no later than January 29th, 2002. This requires the removal of all vehicles in excess of those parking in the eleven approved spaces. Thereafter, you must maintain the site in conformance with your plan or be subjected to a removal of any certificate of occupancy issued to your building. If it is not feasible for you, you may seek an amendment to your approved plan to include an area for auto storage.

If your site remains out of compliance, the city will be forced to take enforcement action.

Thank you for your prompt attention to this matter.

Sincerely,

Jay Reynolds,
Development Review Coordinator

CC: Penny Littell, Associate Corporation Counsel
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager
Kandice Talbot, Planner
File

File:O:\drc\522riversides.doc

DEPARTMENT DIRECTOR
Lee D. Urban

DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services



Alexander Q. Jaegerman
Planning
John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

April 29, 2002

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: Bernie's Auto Repair, 522 Riverside Street
ID# 1999-0167, CBL #321-A-002

Dear Mr. Clark:

Thank you for meeting with Kandice Talbot, Jay Reynolds, Sarah Hopkins, Penny Littell, Mike Nugent and myself on April 26, 2002 to discuss the revisions to the approved site plan to address overflow parking for your project located at 522 Riverside Street.

As discussed at the meeting, you would complete Phase I of your revisions, which will bring you into compliance with your approved site plan. The amended plan includes the pavement of a curbed parking area in the rear of the building, the relocation of the dumpster pad and additional fencing. **As agreed, a revised site plan must be submitted immediately for approval.** The revised site plan will show the following: (1) bituminous curb around the islands along Riverside Street; (2) guardrails along the edge of all parking areas; and (3) a note stating that the storage of vehicles at the rear of the site will be limited to the number of parking spaces shown on the amended plan. It was also agreed that the debris down the embankment would be cleaned up.

A performance guarantee in the amount of pavement, curbing, fencing and guardrails shall be submitted to the City, which will be held until all work required for the amended site plan is completed. **The site work must be completed prior to June 1, 2002.** A certificate of occupancy will be issued once work is completed in accordance with the amended site plan.

Please understand that if these requirements are not met by June 1, 2002, the City will take enforcement action to resolve the matter.

If you agree to this please sign below and return to the Planning Department. If there is disagreement, please contact us immediately to discuss this issue. If you have any questions, please do not hesitate to contact Kandice Talbot or myself.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

10679

Not Sprinkled

BERNIE'S AUTO

Located at: 522 RIVERSIDE ST

PORTLAND

Occupancy/Use: BUSINESS

321-A-002

Permission is hereby given to:

ROY CLARK
522 RIVERSIDE ST
PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. no departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 19th of Septemb 2000

Dated the 20th day of March

A.D. 2000

Commissioner

Fee: \$150.00
\$50.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director



CITY OF PORTLAND

March 26, 2002

Mr. Bernie Clark
Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: 522 Riverside St
CBL: 321-A-002

Hand Delivered

Dear Mr. Clark:

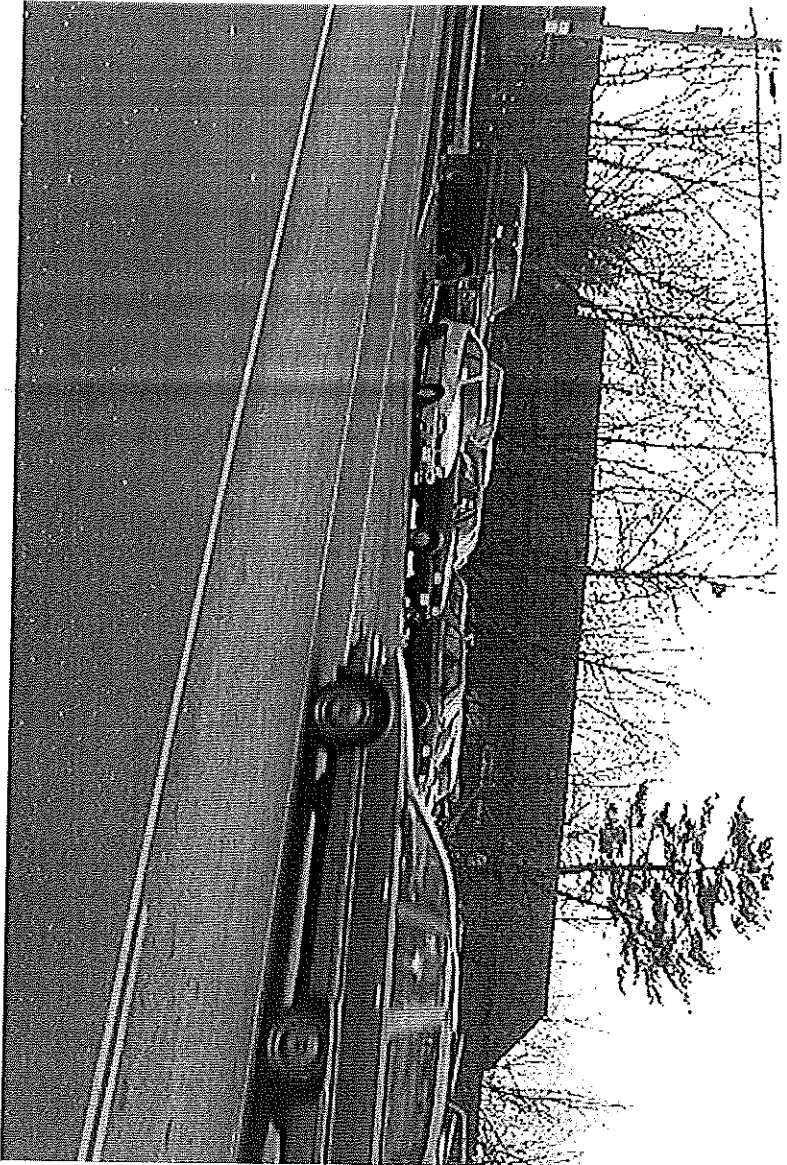
An evaluation of your property at 522 Riverside St. on March 13, 2002 revealed that the freestanding sign fails to comply with the approved permit. After further review, the following items continue to be violations at the same property.

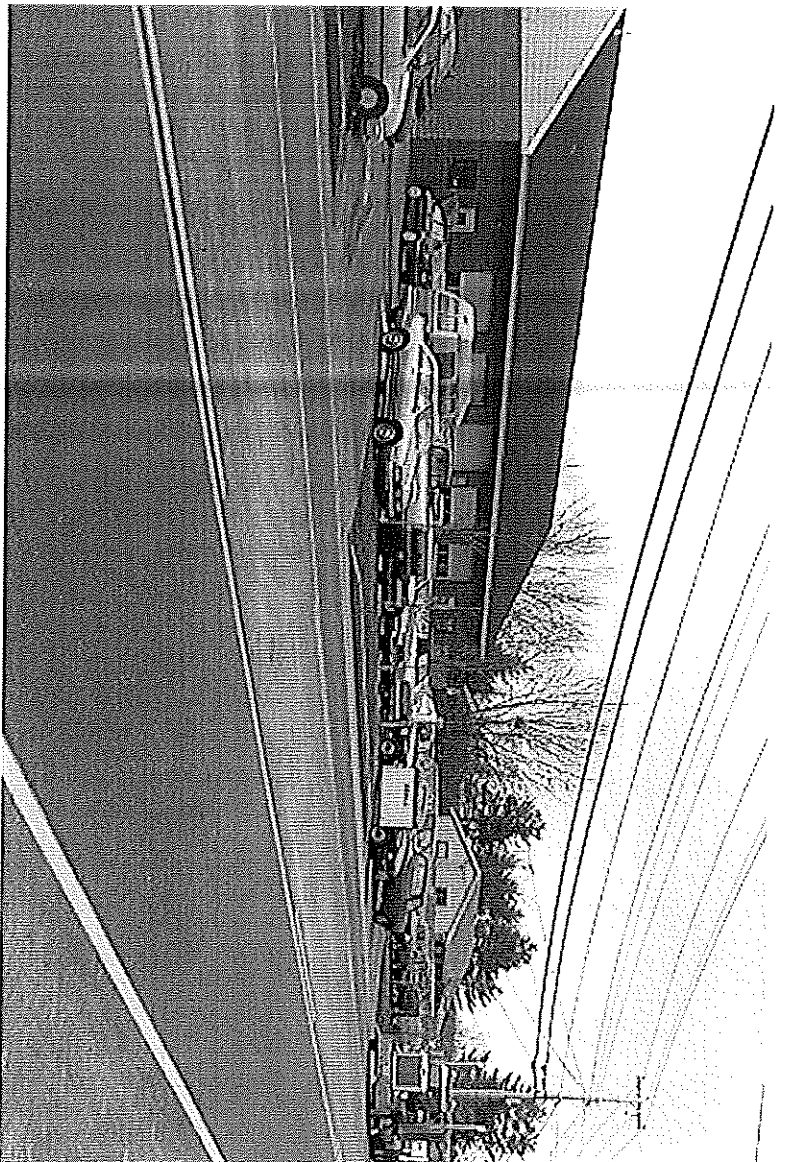
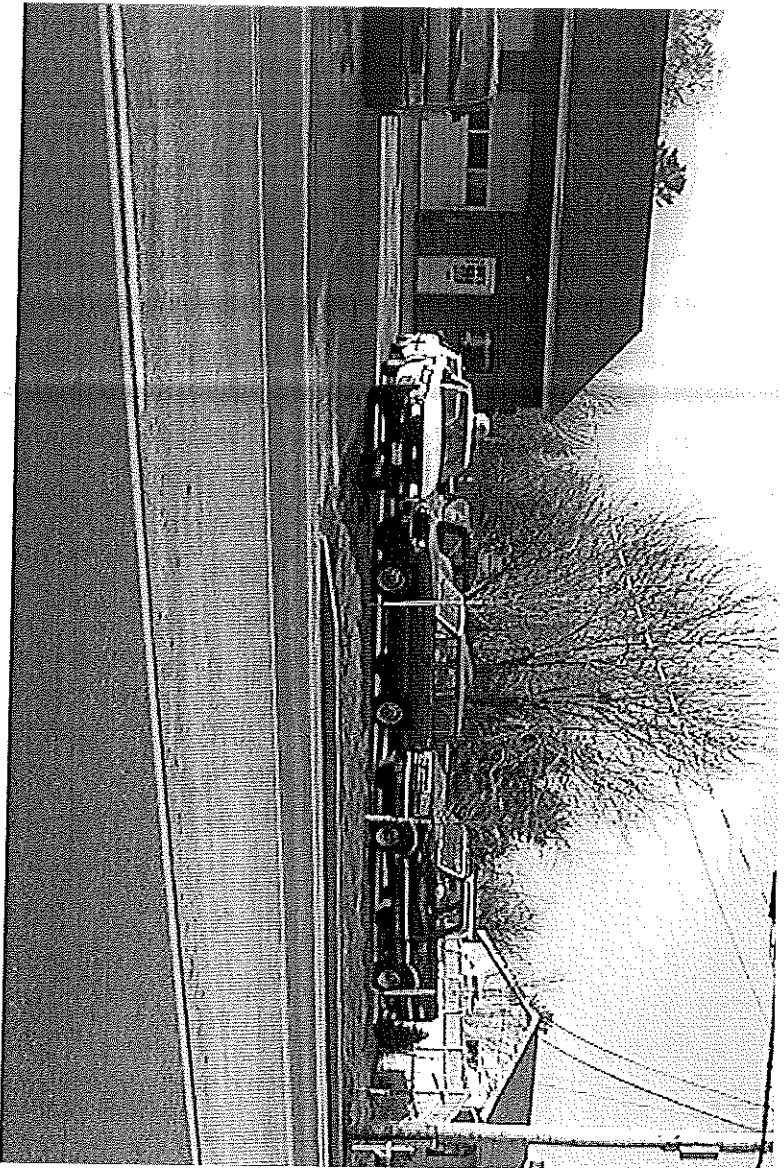
1. **Sec. 111.3 Compliance with permit:** Regarding the sign permit #02-0025, BOCA 1999 of the City of Portland Building Code states all work shall conform to the approved application. The print lettering on the sign exceeds the 35 square feet allowed.
2. **Chapter 14-528 Enforcement:** Regarding the site plan #1999-0167, the Land Use Code of the City of Portland states all construction or alterations to the site performed under the authorization of building permits...shall be in conformance with the approved final site plan or an amendment thereto. An approved amendment has not been issued due to deficiencies in the submitted application.
3. **Sec. 118.1 Certificate of Occupancy:** BOCA 1999 of the City of Portland Building Code states that a certificate of occupancy shall be obtained prior to any occupancy. There has been no Certificate of Occupancy issued for this occupied property.

This is a Notice of Violation pursuant to Section 116.2 of the 1999 BOCA Code and Section 14-57 of the Land Use Code of The City of Portland. Referenced violations shall be corrected within 30 days of the date of this notice, at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code. This constitutes an appealable decision pursuant to Section 121.0 and 14-472 of the Code. Please feel free to contact me @ 874-8715 with questions regarding this letter.

Sincerely,

Jeanie Bourke
Code Enforcement Officer







DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND AND WATER QUALITY

FIELD DETERMINATION

RSB, FWL

Rec'd by: _____

Office: _____

± 10 00 5/21

Directions to Site

Name: Bernie Clark

Address: 522 - Riverside street

Same site as Lwen Tree #522 Riverside between Wanner + Faver Ave.

Phone: 878 - 0181

Town: Portland 04103

Description of Issue:

Wants to fill wetland culvert in ditch to prevent fresh disposal - stream?

Advice Given:

Wetlands begin as wet meadowland sand/silt wetlands on upstream side of Riverside.

Wetlands is considered channelized protected wetlands for + ~~the~~ best downstream of culvert.

As UP to 4:30⁺ some felt may be allowed without a permit. This wetland area where you are proposing to fill is well over 4:30⁺ severe pool.

A permit by rule for said disturbance is required because the wetlands eventually become a stream. We also discussed the slope of fill to the rear of your building. This fill is adjacent to the stream and must be stabilized with seed and mulch so that a vegetative cover will establish. Please file the permit by rule + follow standards enclosed.

Please file the permit by rule + follow standards enclosed. Call me with further questions. ^{rule.}
File + culvert may extend for 50 feet downstream of Riverside in order to meet standards.

Staff signature:

Miriam Clark Miriam Clark 822 - 6350

FOR OFFICIAL USE ONLY

| | | | | |
|------------------|------------|-----------------|-----------------|---------------|
| Date Rec'd | Date Ass'd | Staff | Date Site Visit | Date Complete |
| Materials Given: | NRPA | App. <u>PBB</u> | Site | Other |

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: October 23, 2001

RE: C. of O. for 522 Riverside Street / Bernie's Auto Repair
Lead CBL (CBL321A002001) (ID# 1999-0167)

After visiting # 522 Riverside Street, I have the following comments:

All site work complete.

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\522riverside4.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: October 23, 2001

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Mike Nugent, Inspection Services Manager
file

File: O:\drc\522riverside4.doc



CITY OF PORTLAND

January 17, 2002

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Bernie's Auto Repair
522 Riverside Street
Portland, ME 04103

RE: Bernie's Auto Repair (ID# 1999-0167)(CBL321A0020001)

Dear Mr. Clark:

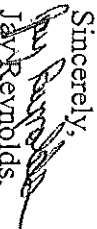
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If your site remains out of compliance, the city will be forced to take enforcement action.

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Jay Reynolds,
Development Review Coordinator

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Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

2riverside4.doc

From: Jonathan Pratt
To: Kevin Carroll ; Mike Nugent
Date: Wed, Jan 16, 2002 3:05 PM
Subject: 522 Riverside Street

There is/was no Zoning sign-off for the site in question for R & B Towing.

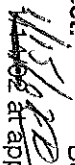
They received a license signed off by Laurie Savona, former City Clerk.

This, at the very least, alerts me to the fact that I need to focus the questions on the Towing Business license applications to be more specific to include such information. Do Code Enforcement Officers ever sign off for us on Towing apps? I don't think so, but I am still digging.

Any questions, please call 874-8557.

Jonathan

From: Kevin Carroll
To: Mike Nugent
Date: Wed, Jan 16, 2002 10:27 AM
Subject: Bernie's Auto Repair --- 522 Riverside St. --- 040 - A - 014


On ~~Wed~~ at approximately 2 PM Jon Reed and I went to the above location took photos and observed the following:

(all of our observations were done and photos were taken from the public way, we did not enter upon private property.)

- 1: There were 46 vehicles parked on the apron in front of and on the land to the left of the "Bernie's Auto Repair " structure.
(we were not able to see if there were any additional vehicles parked behind the structure or behind the fence on the right)
- 2: There was a 4' X 8' (approx.) portable sign with metal frame & plastic double face equipped for changeable lettering in front of the building which appeared to be on the public way (see photo) We find no permit on file for this sign.
- 3: There was a pickup truck with " Bernie's Auto Repair " markings parked adjacent to the portable sign which also appeared to be in the public way. (see photos)
- 4: There was a small sign on the front face of the fence to the right of the " Bernie's Auto Repair " structure. (see photos) The sign faces toward Riverside St. and references R & B TOWING Co. with the phone # 878 - 5689.
(I called R & B Towing this morning (1/16/02) and spoke with Ron Bozzuta who identified himself as the owner of R & B Towing. Thier base of operation is on Bridgeton Rd. (Route 302) Westbrook. Mr. Bozzuta told me that he has a rental / lease agreement with Bernie to use the 522 Riverside St. property as a tow storage lot in order to meet the "within 5 mile radius " requirement to do Portland tows. Mr. Bozzuta stated that he is licensed for towing with the cities of Westbrook and Portland.
KWC

CC: Jay Reynolds; Jon Reed

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: October 23, 2001

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Lead CBL (CBL321A002001) (ID# 1999-0167)

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