

CITY OF PORTLAND, MAINE

PLANNING BOARD

December 11, 1985

Mr. Pete Holmes
Harbour Auto Body
19, Rear St. John Street
Portland, Maine 04101

Dear Mr. Holmes:

The Portland Planning Board at its November 26, 1985 meeting voted (5-0) to approve for site plan review a proposed 1,400 square foot automobile and mechanical repair facility in the vicinity of 423 Warren Avenue for Harbour Auto Body. The site plan approval is conditioned upon your meeting the Public Works requirement for an acceptable drainage maintenance agreement for the site and meeting the City Arborist's Arboricultural Specification and Standard of Practice for additional landscaping. All plantings must meet the City Arborist specifications. The Planning Board also voted (5-0) to grant a waiver from the sidewalk requirement of Chapter 25 of the Municipal Code. A waiver was not granted from the granite curbing requirement.

The Planning Board would suggest that you explore alternatives to your proposed ventilation system - such as placing the ventilation fan on the roof - to minimize the impact on the Vance property.

The site plan approval is based on the stated site plan and stated conditions. If you want to make any modifications to the approved site plan, you must submit a revised plan for the planning staff's review. The site plan will be deemed to have expired unless work on the development has commenced within six (6) months of the approval or within the time period agreed upon in writing by the City and the applicant.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

JLB
John L. Barker, Chairman
Portland Planning Board

JLB/osm

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Haffes, Chief of Inspection Services
John Vancoulooski, Environmental Health Administrator
✓ Warren J. Turner, Zoning Administrator
Robert Roy, Planning Engineer
Carmela G. Barton, City Arborist

John L. Barker, Chairman
Jack D. Humenick, Vice Chairman
Harry E. Cunningham
Jean E. Culp
Joseph R. DeCoursey
Barbara A. Voss

Applicant: Peter Polinos (For Polinos' property) Dec. 20, 1985
Address: 423 Warren Ave.
Assessor's No.: New lot

CHECK LIST AGAINST MONING COGNANCE

Date -
Zone Location - I-2
Interior or corner lot - Street
Use - Proposed Bldg for auto Body Shop
Sewage Disposal - Yes
Rear Yards - 25'
Side Yards - 20'
Front Yards - 25'
Projections -
Height - One story
Lot Area - 1.01 Acre
Building Area - 11,400 sq ft
Area per Family - 1.0A
Width of Lot - 160'
Lot Frontage - 125'
Off-street Parking - 13 car spaces are being furnished
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -
This is the first lot being created in the I-2 zone. If a second lot is delineated within a five year period a subdivision plat should be processed through Planning Board.

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Processing Form

Applicant _____ Date 4-23-2008
 Mailing Address _____
 Proposed Use of Site _____
 Address of Proposed Site _____
 Site Identifier(s) from Assessors Maps _____
 Zoning of Proposed Site _____
 Acreage of Site / Ground Floor Coverage _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- ☒ Major Development — Requires Planning Board Review Initiated
☐ Minor Development — Staff Review Below

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW

APPROVED

APPROVED
CONDITIONALLY

DISAPPROVED

REASONS: 1) A CHANGING 12% INCREASE IN THE PERCENTAGE OF THE SITE AREA THAT IS COVERED BY THE PROPOSED DEVELOPMENT.
 2) ALL LANDSCAPING SHALL BE DONE WITHIN 60 DAYS OF THE START OF CONSTRUCTION.
 3) THE PROPOSED DEVELOPMENT SHALL BE A MINIMUM 20% GREATER THAN THE EXISTING DEVELOPMENT.
 (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE
 PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Date

Mailing Address

Proposed Use of Site Address of Proposed Site 423

Site Identifier(s) from Assessors Maps

Acres of Site Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors

Board of Appeals Action Required: () Yes () No Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

(2 received)

☒ Major Development — Requires Planning Board Approval: Review Initiated☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X			X	X		
APPROVED CONDITIONALLY							X					
DISAPPROVED												

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS: ① A DRAINAGE MAINTENANCE ~~PROJECT~~ PROJECT IN A FLOW ADJACENT TO THE CITY SHALL BE PROVIDED FOR THE SITE.

② ALL LANDSCAPING SHALL MEET THE CITY AGRICULTURAL AGRICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE

③ THE PINNACLE IN THE FRONT YARD SHALL BE A MINIMUM 2 1/2 TO 3" IN CALIPER AN ADDITIONAL WHITE PINE (4 TO 5" HIGH) SHALL BE PLANTED AT THE CORNER OF THE ROW OF PINE TREES TO ALLOW SCREENING FROM THE ADJACENT HIGHWAY. ALL PINES SHALL BE PLANTED AT A MINIMUM 8 FEET ON CENTER

(Attach Separate Sheet if Necessary)

APPROVED BY PLANNING BOARD 11/20/85
WITH CONDITIONS.

Richard Kimball

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE SITE PLAN REVIEW

Processing Form

Applicant: _____ Date: 4/27/03
 Mailing Address: _____ Address of Proposed Site: _____
 Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: _____
 Acreage of Site: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Fin. Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

APPROVED	APPROVED CONDITIONALLY	DISAPPROVED	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. [Signature]
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT & JPY
 11/25/03

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Nov...14, 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 423 Warren Avenue Fire District #1 ☐ #2 ☐
 1. Owner's name and address Peter Holmes - 48 Fessenden St., Port. Telephone 725-3013.
 2. Lessee's name and address Telephone
 3. Contractor's name and address Sunrise Home Improvements - 46 Saunders St., Port. 04103 Telephone

Proposed use of building No. of sheets
 Last use No. families

Material No. stones Heat Style of roof Roofing
 Other buildings on same lot

Estimated contractual cost \$
 Appeal Fees \$

FIELD INSPECTOR - Mr. @ 775-5451
 Major Site Plan Review
 Base Fee 350.00 Site
 Late Fee Plan Review
 TOTAL \$

Stamp of Special Conditions

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories sand or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys lining Kind of heat fuel
 Framing Lumber - Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 1 roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
 BUILDING INSPECTION - PLAN EXAMINER
 ZONING: A.R. 11/17/85
 BUILDING CODE:
 Fire Dept.
 Health Dept.
 Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Kenneth E. Beasley Phone # 774-8908

Type Name of above Kenneth Beasley for Peter 1 ☐ 2 ☐ 3 ☐ 4 ☐
 Holmes & Sunrise Home Improve
 and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

14-526-Gi. EXPIRED
ESTD 1997

16/JULY/87 ~~2~~

14-526-G. Expired
SITE, DL97.

16/July/87 ~~28~~

Permit No.	
Location	
Owner	
Date of permit	
Approved	
Dwelling	
Garage	
Alteration	



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Oct. 24 19 85
Receipt and Permit number 3-05139

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 423 Warren Avenue

OWNER'S NAME: Your Home Inc. ADDRESS: Box 6681 Portland, Me. 04101

		FEES
OUTLETS:		
Receptacles	Switches	Plugmold
ft. TOTAL		
FIXTURES: (number of)		
Inca. descant	Flourescent	(not s'rip) TOTAL
Strip Flourescent	ft.	
SERVICES:		
Overhead	Underground	Temporary XX
TOTAL amperes		100
METERS: (number of)		1
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric Under 20 kws	Over 20 kws	
APPLIANCES: (number of)		
Ranges		Water Heaters
Cook Tops		Dispczals
Wall Ovens		Dishwash-1s
Dryers		Compactors
Fans		Others (denote)
TOTAL		
MISCELLANEOUS (number of)		
Branch Panels		
Transformers		
Air Conditioners Central Unit		
Separate Units (wind/wa)		
Signs 20 sq. ft. and under		
Over 20 sq. ft.		
Swimming Pool Above Ground		
In Ground		
Fire/Bury ar Alarms Residential		
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders)	30 amps and under	
	over 30 amps	
Circ's, Fairs, etc.		
Al/rations to wires		
Repairs after fire		
Emergency Lights, battery		
Emergency Generators		

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)

TOTAL AMOUNT DUE: 3.50
min 5.00

INSPECTION:

Will be ready on ROBERT, 19 85; or Will Call XX

CONTRACTOR'S NAME: ROBERT Gallant
ADDRESS: 36 Irving St.
TEL:

MASTER LICENSE NO.: 07758 SIGNATURE OF CONTRACTOR: Robert Gallant
LIMITED LICENSE NO.:

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

CRITICAL INSTIGATIONS—

Permit Number 65139**Location**

423 Wigren Carl

Owner

11/25/25

Date of Permit: _____

10-24-85

Final Inspection

ion

By Inspector

[illegible]Pernit Application Register Page No. 20

ation Register Page No. 90

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSTRUCTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

CODE

COMPLIANCE
COMPLETED

DATE Expired

DATE:

REMARKS:

[illegible]