

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

BUILDING INSPECTION

# PERMIT

Permit Number: 070311

Please Read Application And Notes, If Any, Attached

This is to certify that IAGGER ALLAN

has permission to Change of use from 2 family home to Single Family Home No construction

AT 40 OBRION ST 003 N003001

PERMIT ISSUED  
MAR 28 2007  
CITY OF PORTLAND

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Thomas M. Mankley*, 3/28/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]* 3/28/07  
Signature of Applicant/Designee Date  
*Carina Martin Admin* 3.28.07  
Signature of Inspections Official Date

CBL: 3 N 3 Building Permit #: 07 0311

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-0311	Issue Date:	CBL: 003 N003001
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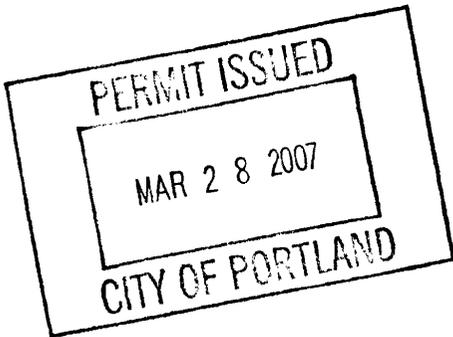
Location of Construction: 40 OBRION ST	Owner Name: JAGGER ALLAN	Owner Address: 40 O'BRION ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: 2 family Residential	Proposed Use: Single Family Home - Change of use from 2 family home to Single Family Home No Construction	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use from 2 family home to Single Family Home No Construction		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B  IRC 2003	
		Signature: <i>Jm 3/28/07</i>		Signature: <i>Jm 3/28/07</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 03/26/2007	<b>Zoning Approval</b>	
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- 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"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>ok with conditions</i> <i>3/27/07</i>	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

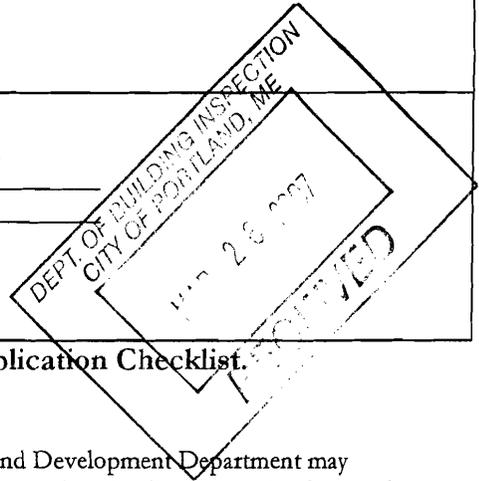
CHANGE OF USE - 2 FAMILY TO A SINGLE



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>40-42 O'BRIEN ST.</u>		
Total Square Footage of Proposed Structure <u>0</u>	Square Footage of Lot <u>6400</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>N</u> Lot# <u>3</u>	Owner: <u>ALLAN JAGGER</u> <u>40 O'BRIEN ST.</u>	Telephone: <u>761 8098</u> <u>939 1730</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALLAN JAGGER</u> <u>Sue</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>2 FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use for 2 Family to single Family NO</u> <u>Construction -</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>ALLAN JAGGER</u>		
Mailing address: <u>40 O'BRIEN ST.</u> <u>PORTLAND, ME</u> <u>04101</u>	Phone: <u>939 1730</u>	



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

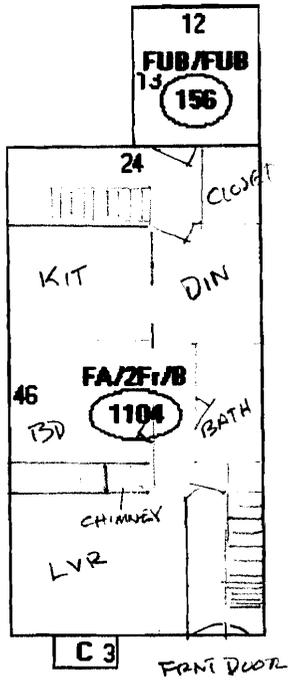
Signature of applicant: <u>[Signature]</u>	Date: <u>3/26/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

CURRENT - 2 FAMILY

CHANGE TO SINGLE FAMILY

1ST FLOOR



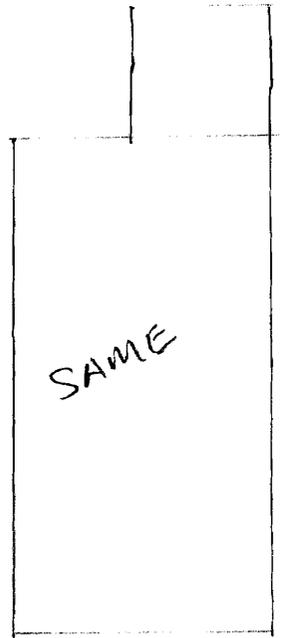
Descriptor/Area

A: FA/2F1/B  
1104 sqft

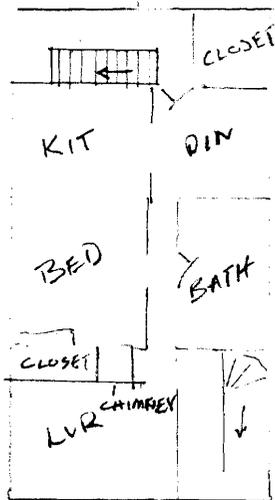
B: FUB/FUB  
156 sqft

C: 2FBAY/B  
18 sqft

1ST FLOOR

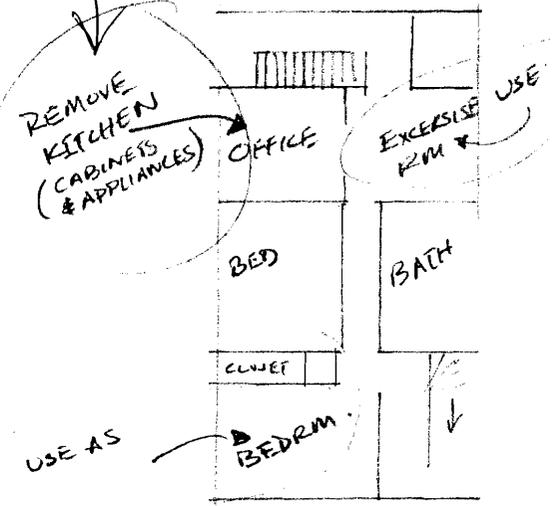


2ND FLOOR



Required - Needs to be confirmed

2ND FLOOR



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	003 N003001
<b>Location</b>	40 OBRION ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	JAGGER ALLAN 40 O'BRION ST PORTLAND ME 04101
<b>Book/Page</b>	21994/171
<b>Legal</b>	3-N-3 OBRION ST 38-40  3180 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$156,200	\$131,400	\$287,600

**Property Information**

<b>Year Built</b> 1894	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2520	<b>Total Acres</b> 0.073	
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 12	<b>Attic</b> Part Finsh	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
11/09/2004	LAND + BLDING	\$175,000	21994-171
10/23/2001	LAND		16871-349
10/22/2001	LAND	\$95,000	16867-166
10/10/2000	LAND	\$35,000	15777-156
10/10/2000	LAND	\$35,000	15777-154

**Picture and Sketch**

<a href="#"><u>Picture</u></a>	<a href="#"><u>Sketch</u></a>	<a href="#"><u>Tax Map</u></a>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**[New Search!](#)**

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0311	<b>Date Applied For:</b> 03/26/2007	<b>CBL:</b> 003 N003001
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<b>Location of Construction:</b> 40 OBRION ST	<b>Owner Name:</b> JAGGER ALLAN	<b>Owner Address:</b> 40 O'BRION ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Single Family Home - Change of use from 2 family home to Single Family Home No Construction	<b>Proposed Project Description:</b> Change of use from 2 family home to Single Family Home No Construction
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/27/2007  
**Note:** **Ok to Issue:**

- 1) With the conversion from a two family to a single family any and all nonconforming rights to a second unit shall be extinguished. Any future change of use shall require a permit and meet all the underlying zoning requirements at that time.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any future change of use shall require a separate permit application for review and approval.
- 4) Please advise the Code Enforcement Officer when all kitchen equipment on the 2nd floor is removed to confirm the completed conversion to a single family.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 03/28/2007  
**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

