

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 070032

PERMIT ISSUED FEB 22 2007 CITY OF PORTLAND

This is to certify that MORGAN GAVIN LLC / property owner

has permission to Establish residential use of basement

AT 218 WASHINGTON AVE

010 A01500

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or service is resumed in 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 1/18/07

Health Dept.

Appeal Board

Other

Department Name

Signature and date 2/22/07

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 07-0032	Issue Date:	CBL: 010 A015001
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Location of Construction: 218 WASHINGTON AVE	Owner Name: MORGAN GAVIN LLC	Owner Address: PO BOX 1466	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B1b

Past Use: Mixed Use	Proposed Use: Mixed Use establish residential use of basement	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
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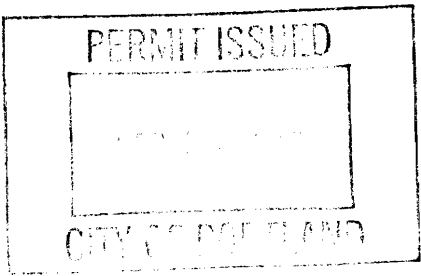
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R/B</i> Type: <i>SB</i> <i>IBC 2003</i>
Signature: <i>JLK P.F.D. 1/18/07</i>	Signature: <i>[Signature]</i>

Proposed Project Description: Establish residential use of basement
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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: dmartin	Date Applied For: 01/10/2007	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/conditions</i> Date: <i>1/11/07 ASB</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>AFM</i> Date: _____</p>
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**CERTIFICATION**

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

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

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

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

Permit No: 07-0032	Date Applied For: 01/10/2007	CBL: 010 A015001
-----------------------	---------------------------------	---------------------

Location of Construction: 218 WASHINGTON AVE	Owner Name: MORGAN GAVIN LLC	Owner Address: PO BOX 1466	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Mixed Use establish residential use of basement	Proposed Project Description: Establish residential use of basement
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/16/2007

**Note:** **Ok to Issue:**

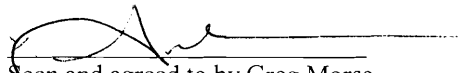
- 1) With the approval of this permit and the issuance of the certificate of occupancy, the use of this building will be one dwelling unit on the bottom (basement) level and medical offices on the first and second floor.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) The five parking spaces must be created before the certificate of occupancy for the dwelling unit is issued.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/29/2007

**Note:** after the fact permit - ok to issue based on inspection by A. Rowe. **Ok to Issue:**

- 1) Condition of Building Permit

It is a condition of this building permit that the owner shall remove from the property at 218 Washington Avenue all fill placed there without City approval, and as shown on a plan on file in the Planning and Development Department of the City of Portland. This fill must be removed no later than July 31, 2007. In the event said fill is not removed, to the satisfaction of the City Inspector, the property owner agrees to the imposition of a \$10.00 per day penalty, accruing daily until said fill is removed in total.

  
Seen and agreed to by Greg Morse

- 2) As discussed and agreed upon, compliance with the condition from the planning division shall be on July 31, 2007. If the property is not in compliance on that date, the certificate of occupancy for the structure shall expire.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 01/18/2007

**Note:** **Ok to Issue:**

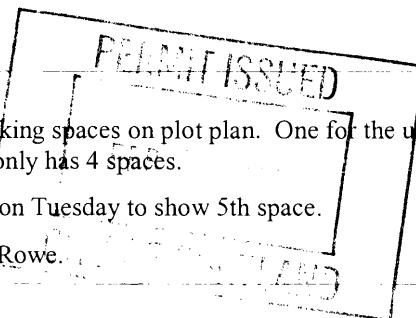
- 1) 2 means of egress required
- 2) Maintain any and all life safety requirements ( smoke detectors, sprinklers, fire alarm.)

**Comments:**

1/12/2007-amachado: Left message with Glen Morse. Needs to show 5 parking spaces on plot plan. One for the unit being created, and four for the medical office on the first & second floor. Right now he only has 4 spaces.

1/12/2007-amachado: Spoke to Glen Morse. He will bring parking plan in on Tuesday to show 5th space.

1/29/2007-tmm: after the fact permit - ok to issue based on inspection by A. Rowe.





# 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>218 Washington Ave</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>11,100</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>10          A          15</u>	Owner: <u>Glenn Morse</u>	Telephone: <u>590-3877</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>N/A</u> Fee: \$ <u>105.00</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>dwelling unit in basement, first floor medical office, second floor medical office.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u>		
Project description: <u>establish the use of the building. - basement residential dwelling unit permit # 06-1128 first floor use permit # 06-1140 second floor use.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Glenn Morse</u> Mailing address: _____ Phone: <u>590-3877</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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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:	Date: <u>1/2/07</u>
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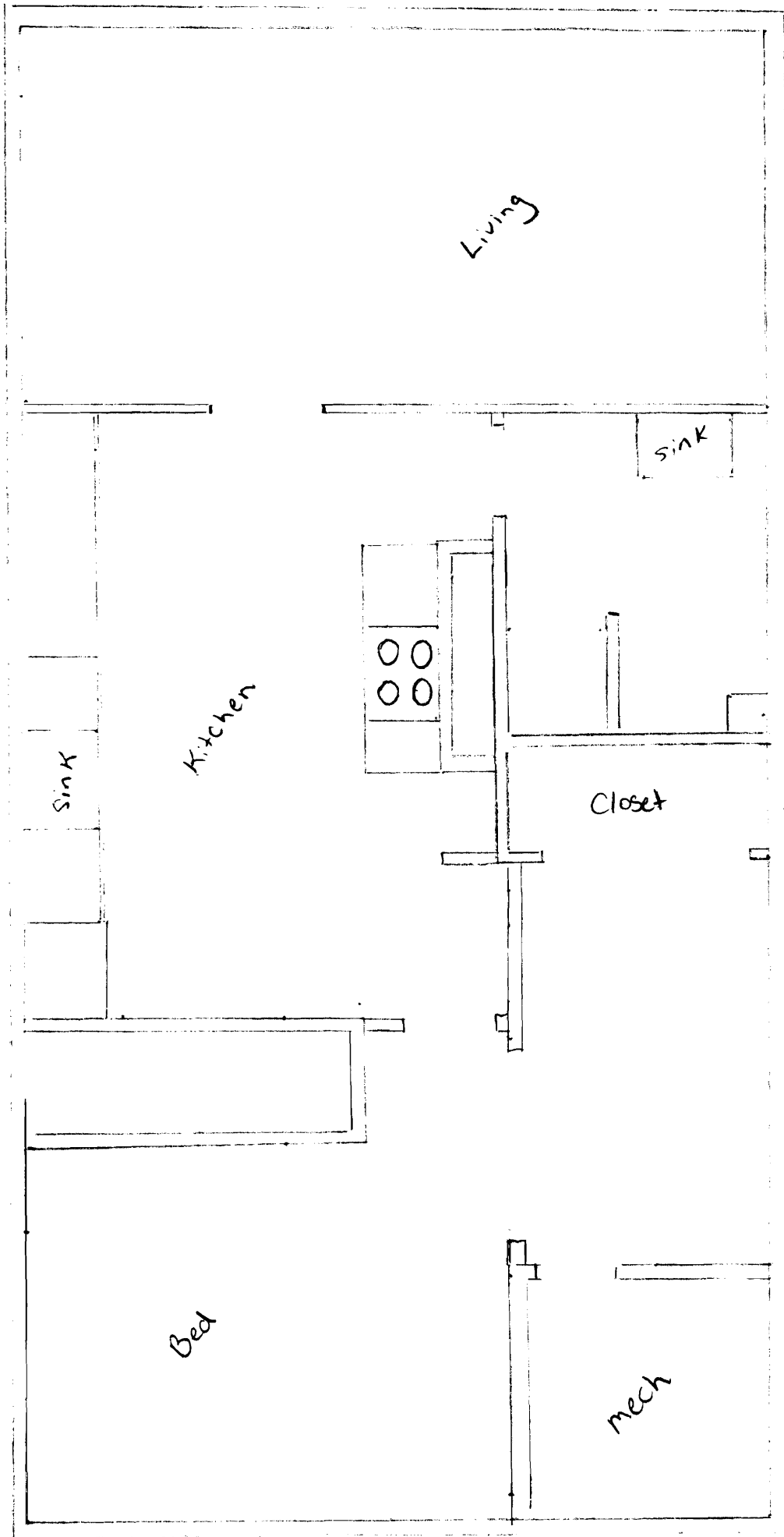
This is not a permit; you may not commence ANY work until the permit is issued.

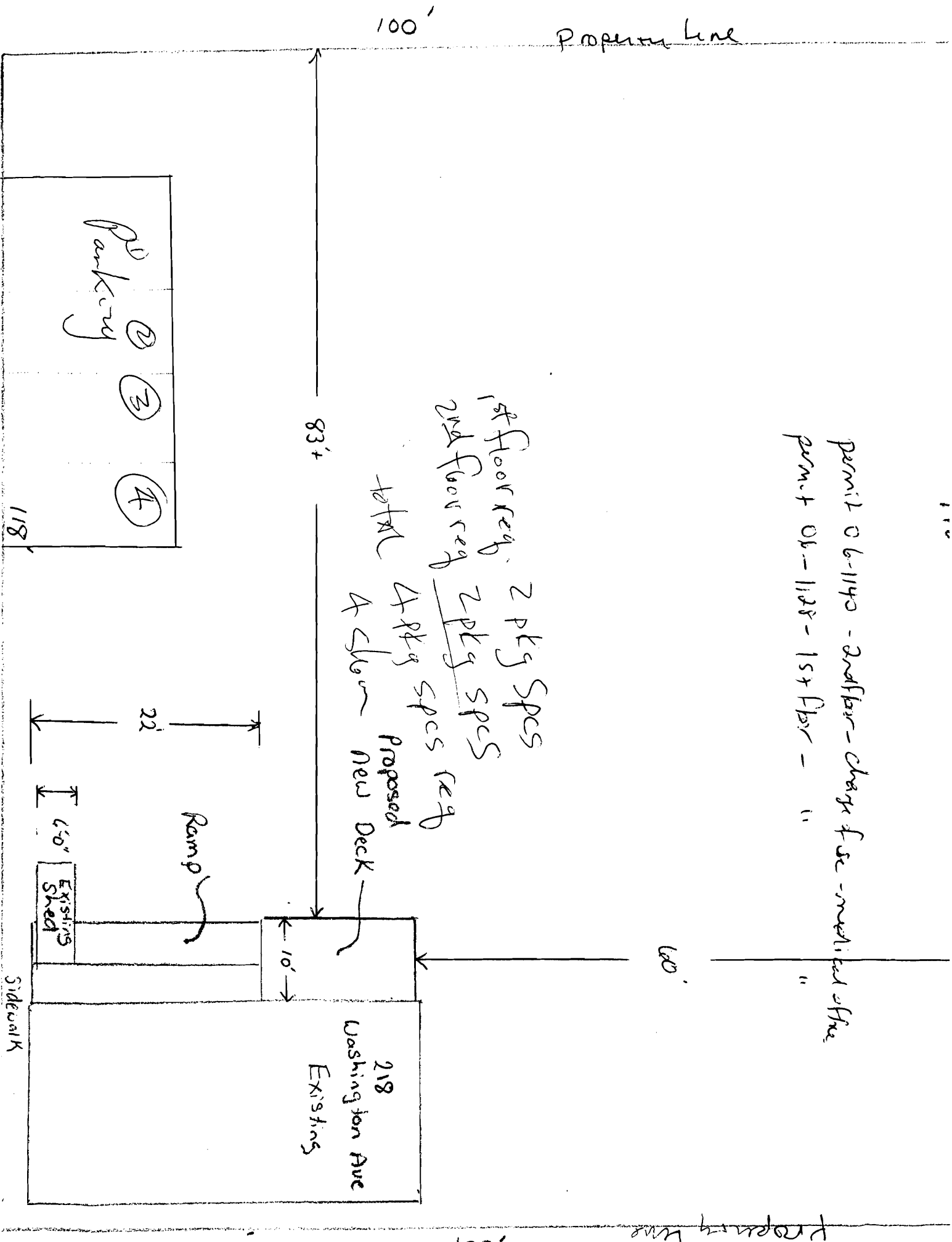
218 Washington  
Basement  
Plan

1/4" = 1'-0"

41

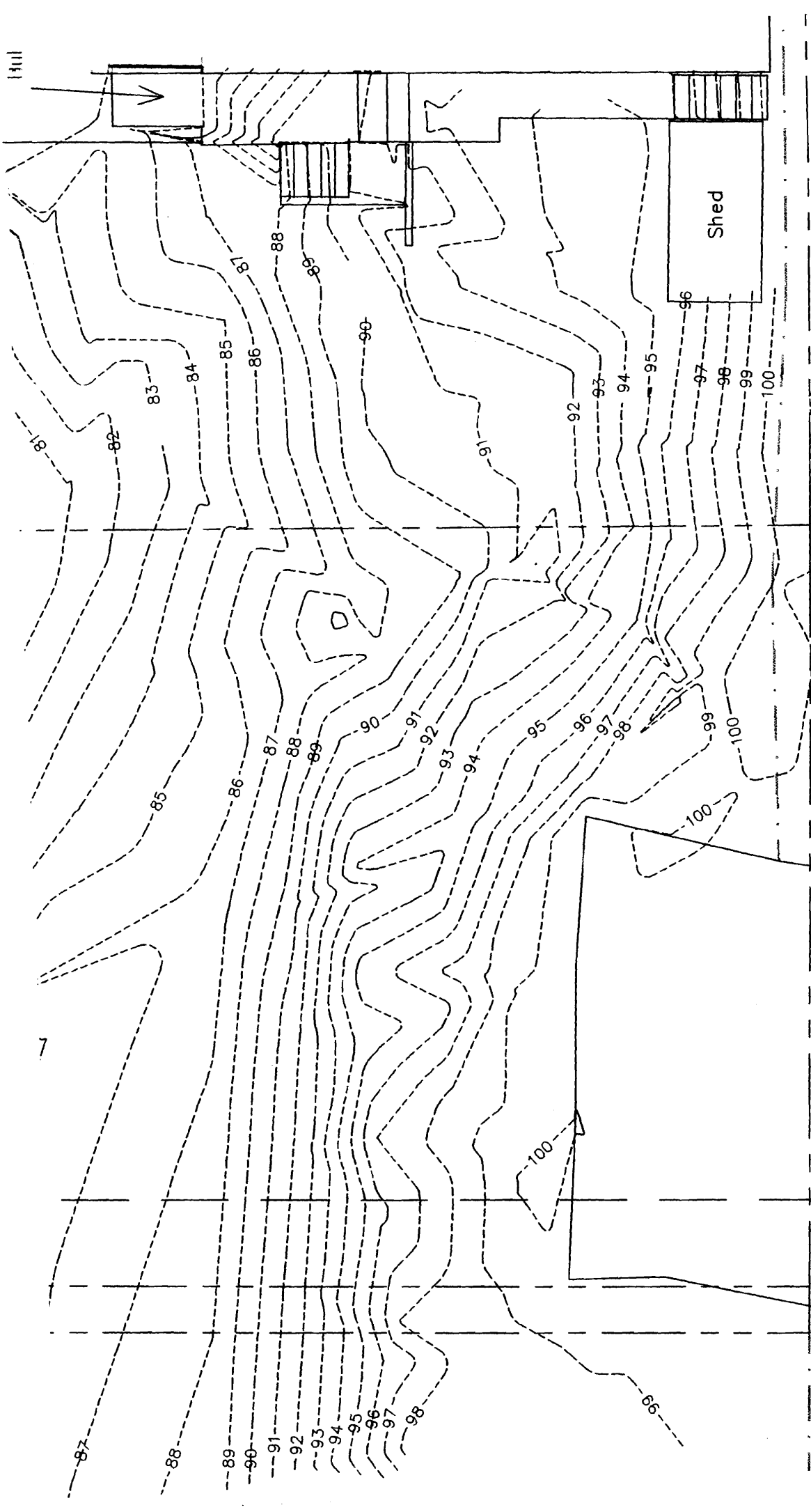
21x41 = 861±





Permit 06-1140 - 2nd floor - change of use - medical office  
 permit 06-1128 - 1st floor - " "

Property Line



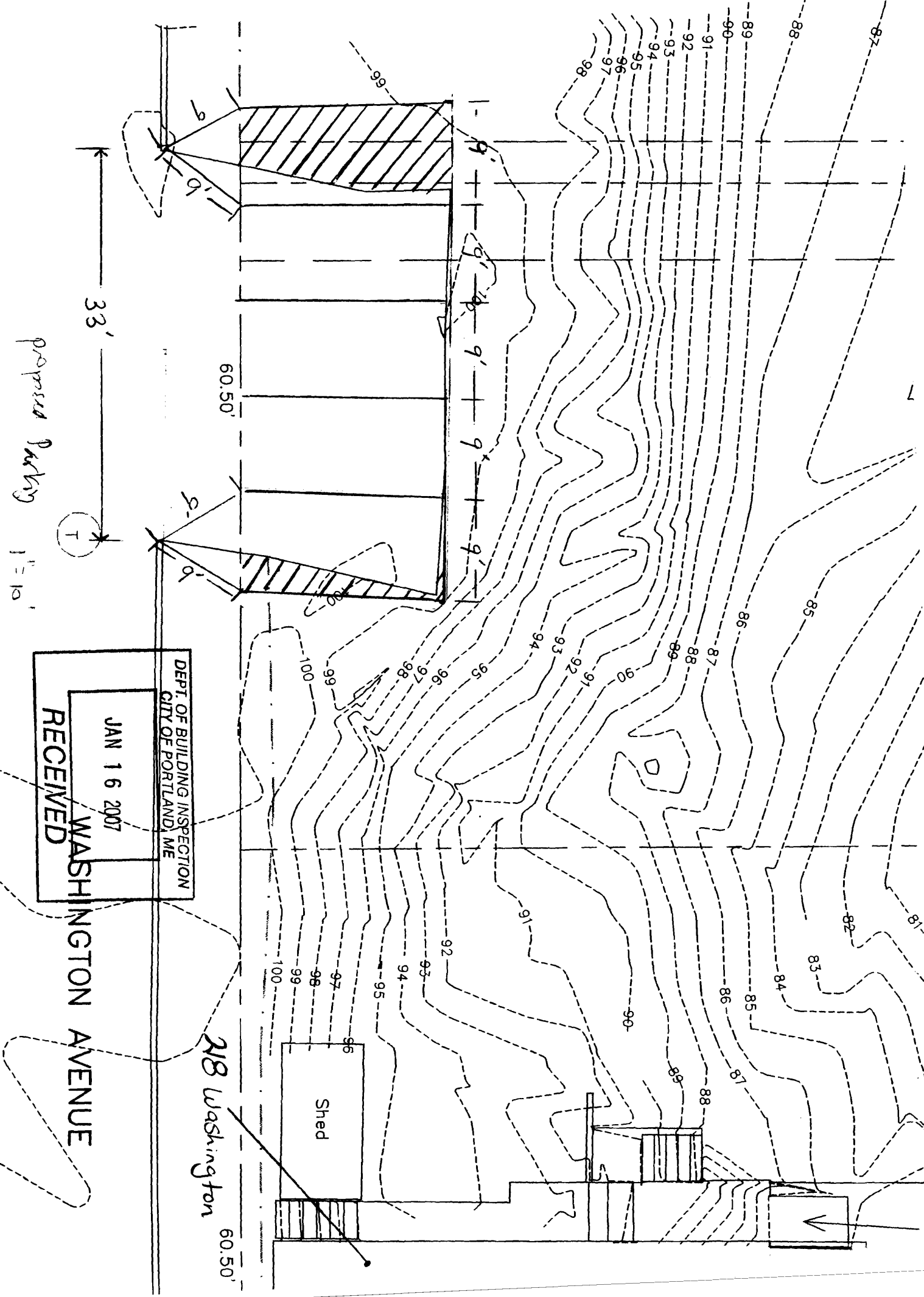
60.50'

60.50'

WASHINGTON AVENUE

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JAN 16 2007  
RECEIVED

Existing Parking  
1" = 10'



Proposed Parking  
1" = 10'

33'

60.50'

60.50'



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JAN 16 2007  
RECEIVED

WASHINGTON AVENUE

218 Washington

Shed



**Jeanie Bourke - FW: Re: 218 washington ave-update**

**From:** Jay Reynolds  
**To:** Nancy Kelly  
**Date:** 12/7/2006 2:22 PM  
**Subject:** FW: Re: 218 washington ave-update

Hello Nancy Kelly,

Pertaining to the site issue of removing the cinder blocks, I was advised by my previous supervisor, Sarah Hopkins, to wait until the owner comes in for site plan review. At that time, the removal of the material will be addressed. Currently, that material poses no environmental threat or safety issue.

If you need to inquire about the sewer issue, you could start by contacting Brad Roland in the Engineering Department. He can direct you better as to what the requirements are for sewer lines, and I believe he has had conversations with Mr. Morse.

Mr. Nugent no longer works for the City, Jeanie Bourke has taken his position.

Jay Reynolds  
 Development Review Coordinator  
 City of Portland Planning Division  
 (207) 874-8632  
[jayjr@portlandmaine.gov](mailto:jayjr@portlandmaine.gov)

>>> "Nancy Kelly" <[hockeymom247@hotmail.com](mailto:hockeymom247@hotmail.com)> 12/07/2006 1:43:50 PM >>>

*From: "Nancy Kelly" <[hockeymom247@hotmail.com](mailto:hockeymom247@hotmail.com)>  
 To: [JARJR@portlandmaine.gov](mailto:JARJR@portlandmaine.gov), [AXR@portlandmaine.gov](mailto:AXR@portlandmaine.gov), [JMB@portlandmaine.gov](mailto:JMB@portlandmaine.gov)  
 Subject: FW: Re: 218 washington ave-update  
 Date: Thu, 07 Dec 2006 13:25:21 -0500*

Ms. Bourke, Mr. Reynolds, Mr. Rowe,

I sent each of you the following email message on Monday the 4th of December. Ms. Bourke, according to Mr. Nugent, your email was forwarded to you by him. I have no acknowledgement from anyone. Will this situation be looked into further by your departments? If so, when should I expect to hear a reply. As Mr. Rowe and Mr. Reynolds have stated in the past, keep the lines of communication open to the department.. That is the best way to resolve a neighbor issue. It is difficult when I am the only one communicating. These documented matters have been ongoing for far to long with no results. Just take a look at the attached photos of the hay cover above the ground sewer and are you able to tell me it is acceptable and legal?

Nancy Kelly

202 Washington Ave Portland 04101

7736285

[hockeymom247@hotmail.com](mailto:hockeymom247@hotmail.com)

From: "Nancy Kelly" <[hockeymom247@hotmail.com](mailto:hockeymom247@hotmail.com)>  
To: [JARJR@portlandmaine.gov](mailto:JARJR@portlandmaine.gov), [MJN@portlandmaine.gov](mailto:MJN@portlandmaine.gov), [AXR@portlandmaine.gov](mailto:AXR@portlandmaine.gov)  
Subject: FW: Re: 218 washington ave-update  
Date: Mon, 04 Dec 2006 15:37:54 -0500

Dear Mr. Reynolds, Mr. Nugent, and Mr. Rowe;

Below are a few emails we sent back and forth to each other, some as far back as June. At that time, we were communicating about the above ground sewer pipe, and the fill at 218 Washington Ave. To recap the emails, on June 20th, Mr. Rowe writes that he and Mr. Reynolds, along with the property owner, Mr. Glenn Morse, had met on site. "The fill which has been dumped will be used to create a ramp for excavation equipment to repair a sewer line from the house. The fill will either be removed after completion of this project or stay if proper permits are issued by Jays's office. The concrete will have to be ground up and any rebar removed if the fill stays". From Mr. Reynolds on June 20th... "the fill in place today, is ok on a temporary basis for the purpose of accessing the back yard in order to make an emergency sewer repair. Mr Morse agreed not to bring in any more material. He also stated his intention to remove the cinder blocks, ect.. and NOT use this as a permanent fill material. This is preferred and acceptable. There is no timetable for the removal." and Mr. Reynolds, again, this time on August 21st..."I will have to revisit the site to verify conditions. When we met with Mr. Morse, we did agree to allow him to bring in more temporary material so that an excavator can access the rear of the property. I will have to investigate to see if he just filled over all that material.....The removal of that material still stands as previously mentioned. It is not acceptable.

Now that I have reminded all of you of the situation, let me state that the situation has NOT changed at all since I first contacted you in April, June and August. The fill situation is still there, only now covered with grass. If this fill was temporary as Mr. Morse has made you believe, then why did he take the time and efforts to grow grass on it? The rebar and cinder blocks are still beneath. As shown above in your emails, it was not acceptable in June, in August, and I can not believe it is acceptable in December. BUT there it still is. I want to know why it is still there and why it is acceptable by the city standards? Mr. Morse's only intention for this ramp was to get equipment down in the yard to do soil testing, which was done. This fill still exists beneath, and MUST be removed as you stated. Now to the sewer situation. That too, is still above the ground. How much of an emergency could this have been? Apparently not much of an emergency. This was brought to the attention of the city in April, and the only thing different now in December is, Mr. Morse has covered the above ground sewer pipe with hay. He has no intention of permanently taking care of this situation. This hay will sit the entire winter, and come spring, it will stink. I have allergies, and am concerned about my health issues then. Mr. Morse had a large machine to do a soil test, but he has yet to get an excavator down in the yard for sewer repairs. There is a business at 218 Washington Avenue, a massage and acupuncture business. If this sewer pipe freezes, and bursts, the DEP will then have to get involved. I can't imagine that will be a good thing. I have enough run around and enough of being put off and forgotten about with this matter. If I should be speaking with another person or department, please let me know who that is so that I can get these issues resolved. It seems that if a home owner is told by city officials to remove or repair property, and it isn't done, the home owner is breaking the law. I will wait a response with a suggestion on how I can further handle this matter with the city officials, or if additional avenues need to be investigated to resolve this issue.

Nancy Kelly

202 Washington Avenue

Portland Maine 04101

773 6285 [hockeymom247@hotmail.com](mailto:hockeymom247@hotmail.com)

From: "Jay Reynolds" <JAYJR@portlandmaine.gov>  
To: hockeymom247@hotmail.com, AXR@portlandmaine.gov, MJN@portlandmaine.gov  
CC: SH@portlandmaine.gov  
Subject: Re: 218 washington ave-update  
Date: Mon, 21 Aug 2006 13:20:13 -0400

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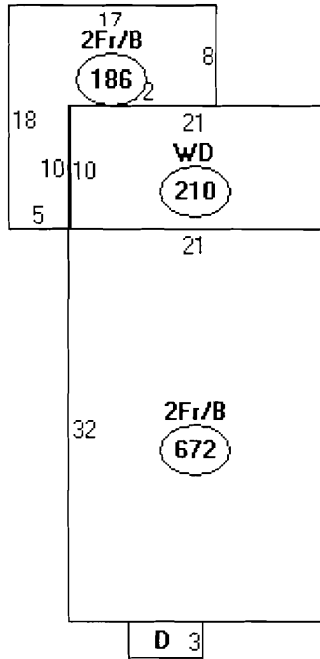
[MSN Shopping has everything on your holiday list. Get expert picks by style, age, and price. Try it!](#)

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[Get free, personalized commercial-free online radio with MSN Radio powered by Pandora](#)

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[Visit MSN Holiday Challenge for your chance to win up to \\$50,000 in Holiday cash from MSN today!](#)



Descriptor/Area

- A: 2Fr/B  
672 sqft
- B: WD  
210 sqft
- C: 2Fr/B  
186 sqft
- D: FBAY  
18 sqft