

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-0870	Issue Date: AUG 13 2002	CBL: 012 B005001
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Location of Construction: 145 Anderson St	Owner Name: Garner James &	Owner Address: 145 Anderson St CITY OF PORTLAND	Phone: 207-828-1968
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-5

Past Use: Multi-residential condo unit	Proposed Use: Multi-residential condo unit w/1/2 bath, storage and relocated kitchen <i>legal 8 Dwellings/Artist Studios</i>	Permit Fee: \$58.00	Cost of Work: \$5,000.00	CEO District: 1
Proposed Project Description: Relocate kitchen/construct 1/2 bath and storage		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5A 8/12/02	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: jmy	Date Applied For: 08/01/2002	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> <i>ok with conditions</i> Date: <i>8/27/02</i>	Zoning Appeal <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 Date: _____	Historic Preservation <input checked="" 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: <i>[Signature]</i>
	<i>No change of use is being approved with this permit</i>		

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

02-0870

All Purpose 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.

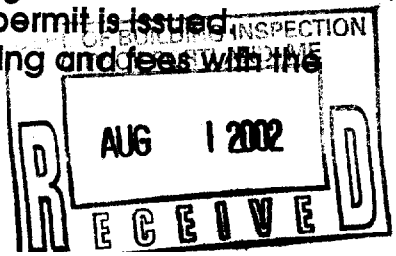
Location/Address of Construction: <u>145 Anderson</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>12</u> <u>B</u> <u>500L</u>	Owner: <u>James R. [unclear]</u>	Telephone: <u>[unclear]</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James R. [unclear]</u> <u>828-1968</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>58.00</u>
Current use: <u>Permit: Condo's unit 1</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Res.</u>		
Project description: <u>MOVE KITCHEN, ADD 1/2 bath, STORAGE</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Applicant</u>		
Mailing address: <u>145 Anderson</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>828-1968</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>James R. [unclear]</u>	Date: <u>Aug 1, '02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

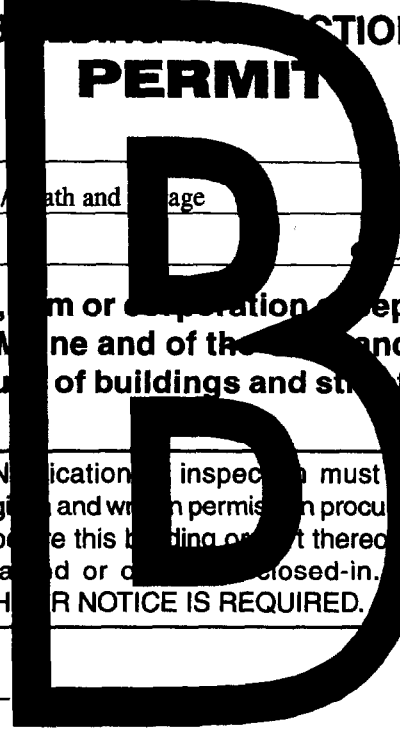


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 020870



PERMIT

This is to certify that Garner James & /Applicant

has permission to Relocate kitchen/construct 1/2 bath and garage

AT 145 Anderson St L 012 B005001

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 written permission procured before this building or part thereof is laid or closed-in. **HEAVY 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2-0870

Building

Approved with Conditions

Mike Nugent



08/12/2002

08/08/2002



Mike Nugent

08/12/2002

Materials must be constant with Type 5A construction. MJN

08/06/2002

lmy

08/12/2002

mjn

2-0870

Zoning

Approved with Conditions

Marge Schmuckal

145 Anderson St

08/07/2002

08/07/2002



Marge Schmuckal

08/07/2002

This property shall remain an eight dwelling unit/artist space condo building. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Created Date

08/06/2002

By jmy

Update Date

08/07/2002

By mes

Planning Department
City of Portland
City Hall, Portland, ME 04101

James R. Garner
145 Anderson Street, #1
Portland, ME 04101

Re: Renovation Proposal

This project consists of:

- Moving existing kitchen area
- Adding storage
- Adding a half-bath in the loft area

This property is a condominium unit in a building completed in May, '02. The unit was built as an open floor plan with kitchen, bath, and a loft space. The ceiling is 15'. We propose to add a half bath in the loft, and move the kitchen as indicated. Some additional storage is also added.

Main floor

(All new partitions on the main floor are non-bearing, and do not alter the existing structure.)

Kitchen: The new kitchen area will be built on a 2x8, 16" OC platform. The sink partition is 2x6, 16" OC. The partition height will be 8' from the existing floor.

Storage: All new partitions are 2x4, 16"OC

Loft

(All new partitions in the loft are non-bearing, and do not alter the existing structure.)

Half bath: The plumbing partition is 2x6, 16" OC.

Thank you for your consideration.


James R. Garner

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that **RANDOM ORBIT, LLC**, a Maine limited liability company having a mailing address of 70 Merrill Street, Portland, Maine 04101, for consideration paid, grants to **JAMES GARNER** and **NOHEA SILVA-GARNER**, of Kennebunk, County of York, State of Maine, with a mailing address of 13 Grove Street, Kennebunk, Maine, with **WARRANTY COVENANTS**, as **joint tenants**, the following described real estate and interest in real estate:

The Unit known as **Unit 1** located in **EAST BAYSIDE STUDIOS CONDOMINIUM** situated on Anderson Street in the City of Portland, County of Cumberland, State of Maine, created pursuant to the provisions of the Maine Condominium Act (the "Act") by Declaration of East Bayside Studios Condominium, dated March 8, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17410, Page 206 (the Declaration), as amended by First Amendment to East Bayside Studios Condominium Declaration dated April 1, 2002 and recorded in said Registry in Book 17483, Page 201, and by the Plats and Plans incorporated into the Declaration, specifically (i) that certain survey (the Plat) entitled "Condominium Plat and Boundary Survey, East Bayside Studios Condominium, 145-147 Anderson Street, Portland, ME made for Random Orbit, LLC," prepared by Owen Haskell, Inc., dated February 5, 2002, and recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 95, and (ii) those certain plans (the Plans) entitled "Floor Plans for East Bayside Studios Condominium" prepared by Archetype, P.A., dated February 1, 2002, and recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 96. The Unit is conveyed **SUBJECT TO** and with the benefit of the Declaration, including the description of property attached as Schedule A to the Declaration, the Plats, the Plans (as the Declaration, Plats and Plans may be amended from time to time by instrument recorded in the Cumberland County Registry of Deeds), and the Act, which are incorporated herein by reference and to which reference is hereby made for a more particular description of the real property hereby conveyed and of the rights, obligations, easements, development rights, special Declarant rights, restrictions, covenants and conditions pertaining thereto. In addition, said Unit is conveyed **SUBJECT TO** (i) a public easement retained in the Order of Discontinuance of Cove Street, an attested copy of which is recorded in the Cumberland County Registry in Book 12303, Page 241, (ii) easements granted to Portland Water District in deeds recorded in said Registry in Book 12382, Page 57, 15330, Page 143 and 15372, Page 274, (iii) a covenant contained in Paragraph 3 of the deed of Portland Renewal Authority to the City of Portland dated July 31, 1972 and recorded in said Registry in Book 3277, Page 181 to which reference may be had for a more complete recitation, concerning no restriction, discrimination or segregation on the basis of race, creed, color or national origin in the sale, lease or occupancy of the property; and (iv) the Bylaws and Rules and Regulations adopted by the initial Board of Directors of the East Bayside Studios Condominium Owners' Association on March 13, 2002, as the same may be amended from time to time, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, their family, servants and visitors, as if those provisions were recited and stipulated at length herein.

MAINE REAL ESTATE TAX PAID

Being an interest in the same real estate conveyed to the Grantor herein by deeds recorded in said Cumberland County Registry of Deeds in Book 16255, Page 147 and Book 16834, Pages 78, 80 and 82.

IN WITNESS WHEREOF, the said RANDOM ORBIT, LLC has caused this instrument to be signed in its name and on its behalf by Peter L. Bass, its sole Member and Manager thereunto duly authorized this 15th day of April, 2002.

SIGNED, SEALED AND DELIVERED RANDOM ORBIT, LLC
IN PRESENCE OF

Barbara A. Vestal

By: Peter L. Bass
Peter L. Bass
Its Member and Manager

STATE OF MAINE
CUMBERLAND, SS.

April 15, 2002

Personally appeared the above named Peter L. Bass, Member and Manager of said RANDOM ORBIT, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

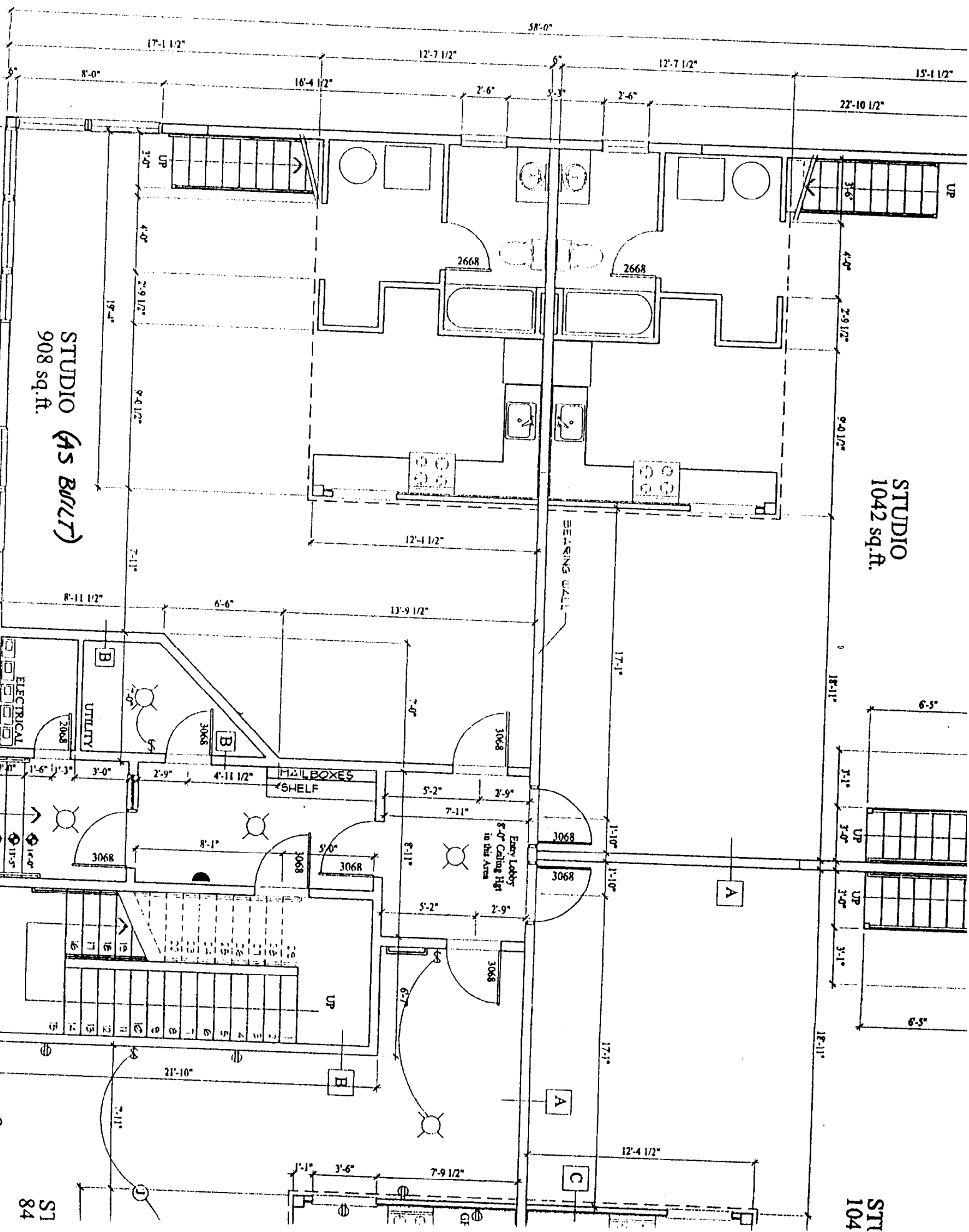
Barbara A. Vestal
Notary Public/Attorney at Law

Printed name: BARBARA A. VESTAL

RECEIVED
RECORDED REGISTRY OF DEED

2002 APR 16 PM 1:08

CUMBERLAND COUNTY
John B. O'Brien

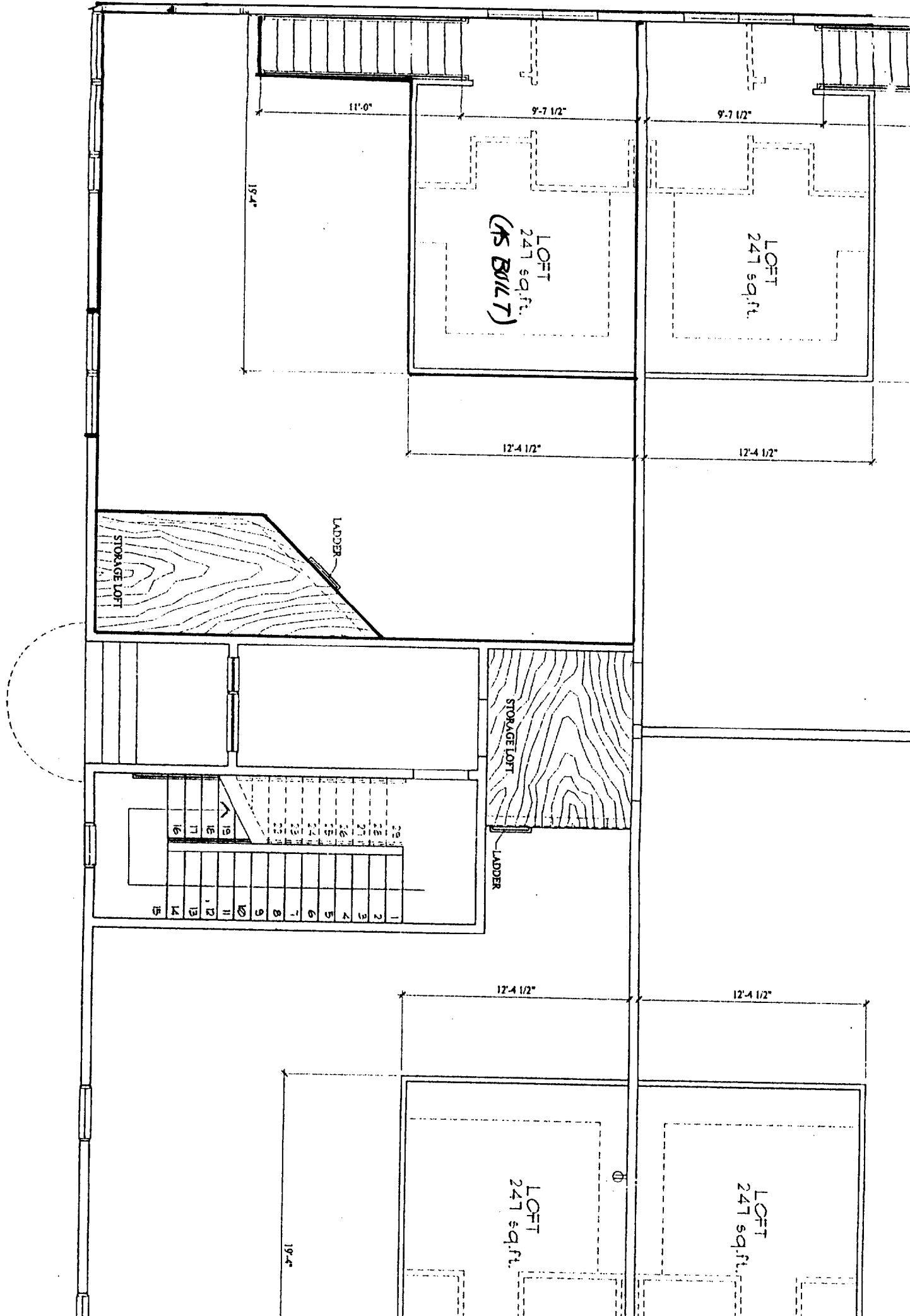


STUDIO (AS BUILT)
908 sq. ft.

STUDIO
1042 sq. ft.

S1
84

ST1
104





August 5, 2002

Mr. Michael Nugent
City of Portland
389 Congress Street
Portland, Maine 04101

RE: T/C Received Friday, August 2, 2002 from Mike Collins

Dear Mr. Nugent:

On Friday, August 2, 2002 a telephone call was received in our Line Department from Mr. Mike Collins, Portland City Electrical Inspector inquiring about a house meter at 432 Fore Street. He wanted the meter reconnected due to the fact it was disconnected and red tagged. This account was final billed by a customer on June 13, 2002 and our personnel left a letter at the premise giving two weeks for someone to take over billing before the service would be disconnected. Service was disconnected on July 5, 2002.

The call was then transferred to our Business Supervisor, Carol Parker. Mike indicated to her that the power was disconnected for non-payment. She explained that it was disconnected due to the customer's request. Mike indicated it was a house meter and that it was critical and that he was going to reconnect the meter. Ms. Parker asked Mike who would be the responsible party for billing and explained that we are not in the position of supplying free electricity. She asked him for the meter number so she could bring up the account and check to see if there was some unusual circumstance regarding the account. Upon review of the account, she found that proper procedures had been followed including our form letter #390 which is a 14-day disconnect notice with a date of disconnect for July 1, 2002. We disconnected the service on July 5, 2002, which was within our 10-business day window. No contact was made with Central Maine Power Company from June 13, 2002 until August 2, 2002.

Mike was very unprofessional to our staff on the phone and basically told our supervisor that he didn't care he was reconnecting it and 'we would have to deal with it.' I was then asked by Ms. Parker to take Mr. Collins' call and re-enforced what she had conveyed to him. I also told Mike that he was not to reconnect this meter as he was not a Central Maine Power Company employee and that we had no responsible party for billing. Mike stated he was reconnecting it and that was that.



August 7, 2002

Mr. Michael Nugent
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Nugent:

As a follow-up to your recent request for clarification on Central Maine Power Company's policies, below please find listed our tariff information.

- 1. Under 35-A M.R.S.A. § 2705, a person who tampers with the property of a utility (including a meter) is liable for the damages suffered by the utility, including the cost of utility service wrongfully used.**
- 2. Section 2.3 of CMP's Terms and Conditions prohibits unauthorized connection to CMP's electric service delivery facilities or use of service obtained without authority from CMP. The use of such service shall render the user liable for cost of such service, in addition to other lawful remedies.**

After review of the aforementioned, if you should have any further questions, please do not hesitate to contact me at 828-2855.

Sincerely,

David A. Foss
Operations Supervisor

DF/lb

C: A.Brooks - C.M.P.
J.Gray - Portland Manager
D.Herling - C.M.P.
C. Parker - C.M.P.
J.Purinton - C.M.P.
L.Ralph - C.M.P.

Mr. Michael Nugent
August 5, 2002
Page 2

I felt that he could have called the building management company at 432 Fore Street and make arrangements.

The above noted actions by Mike Collins are not only unprofessional, unsafe and outside his realm of responsibility. He has no legal right to reconnect our facilities at that residence or any residence.

Please feel free to call me at **828-2855** so we may discuss this matter further.

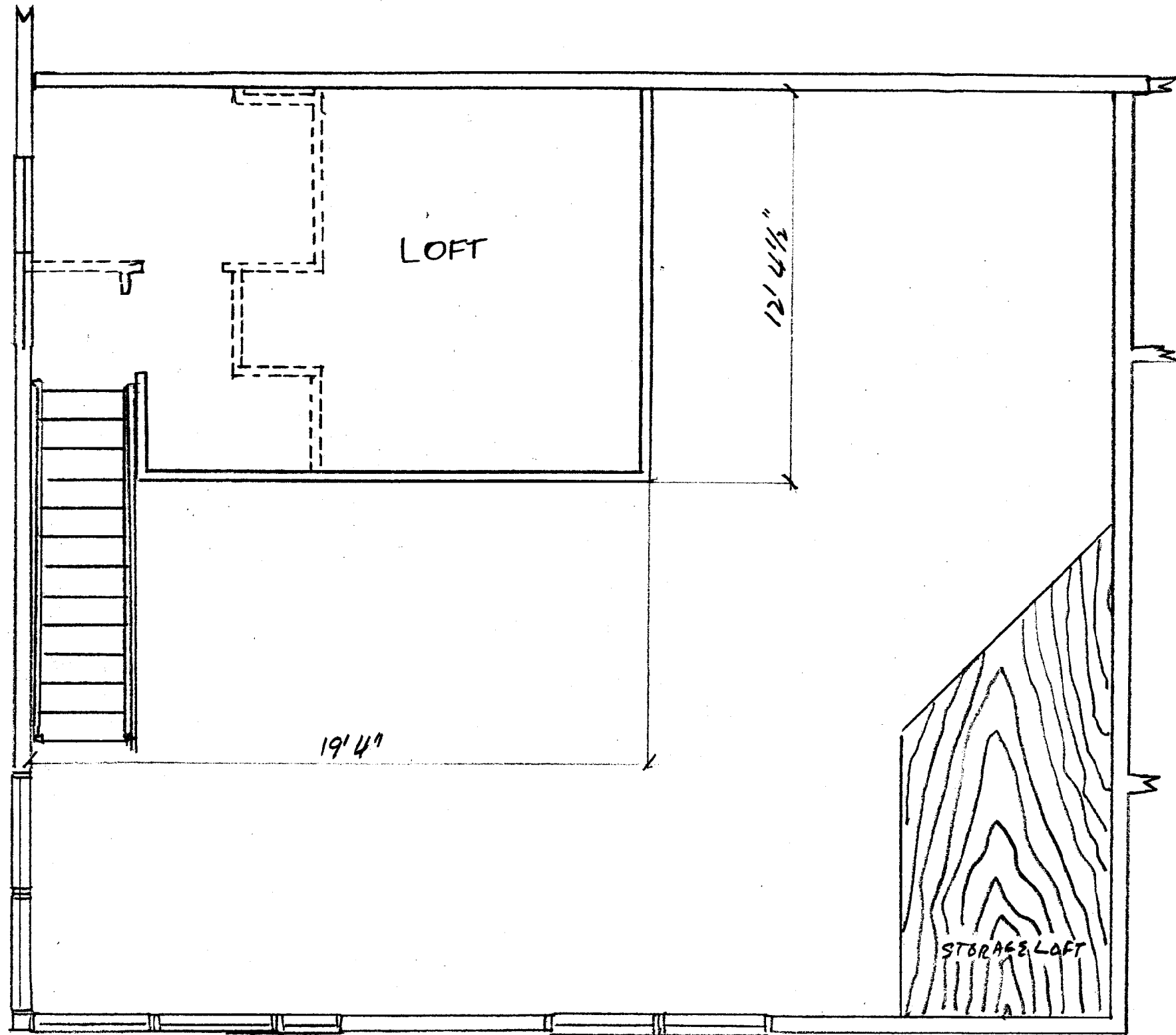
Sincerely,



David A. Foss
Operations Supervisor

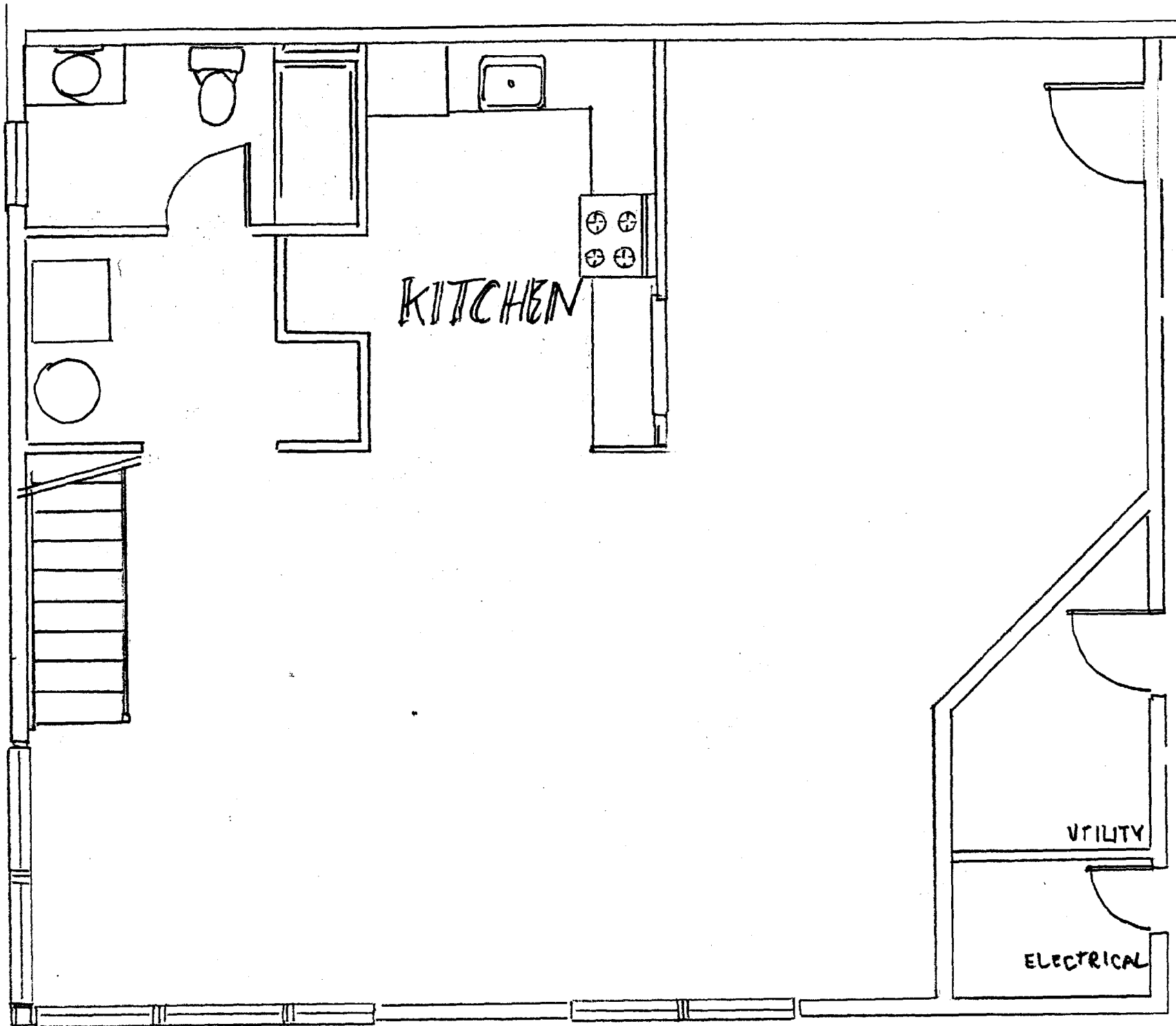
DF/lb

C: A.Brooks - C.M.P.
 J.Gray - Portland Manager
 D.Herling - C.M.P.
 C.Parker - C.M.P.
 J.Purington - C.M.P.
 L.Ralph - C.M.P. Esq.



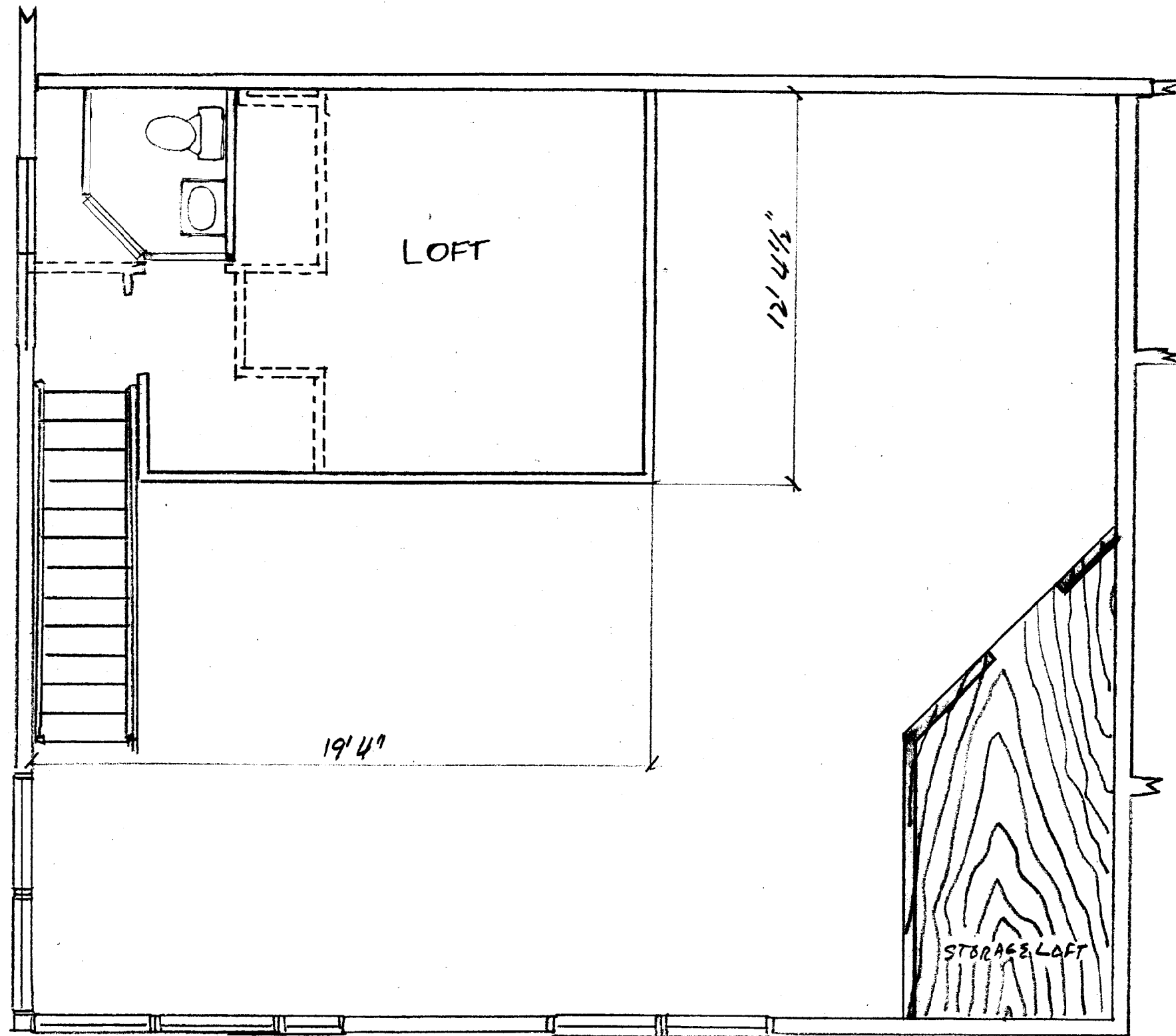
AS BUILT

145 ANDERSON, #1
BARNER 828-1968

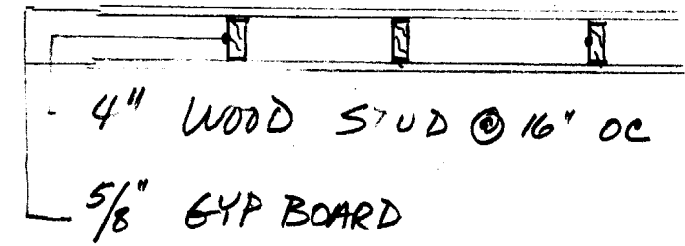


AS BUILT

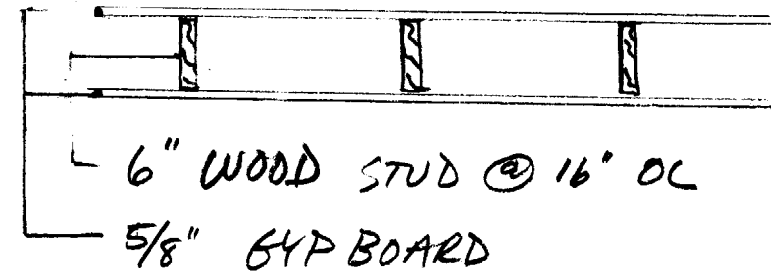
145 ANDERSON, #1
GARNER 828-1968



WALL TYPE

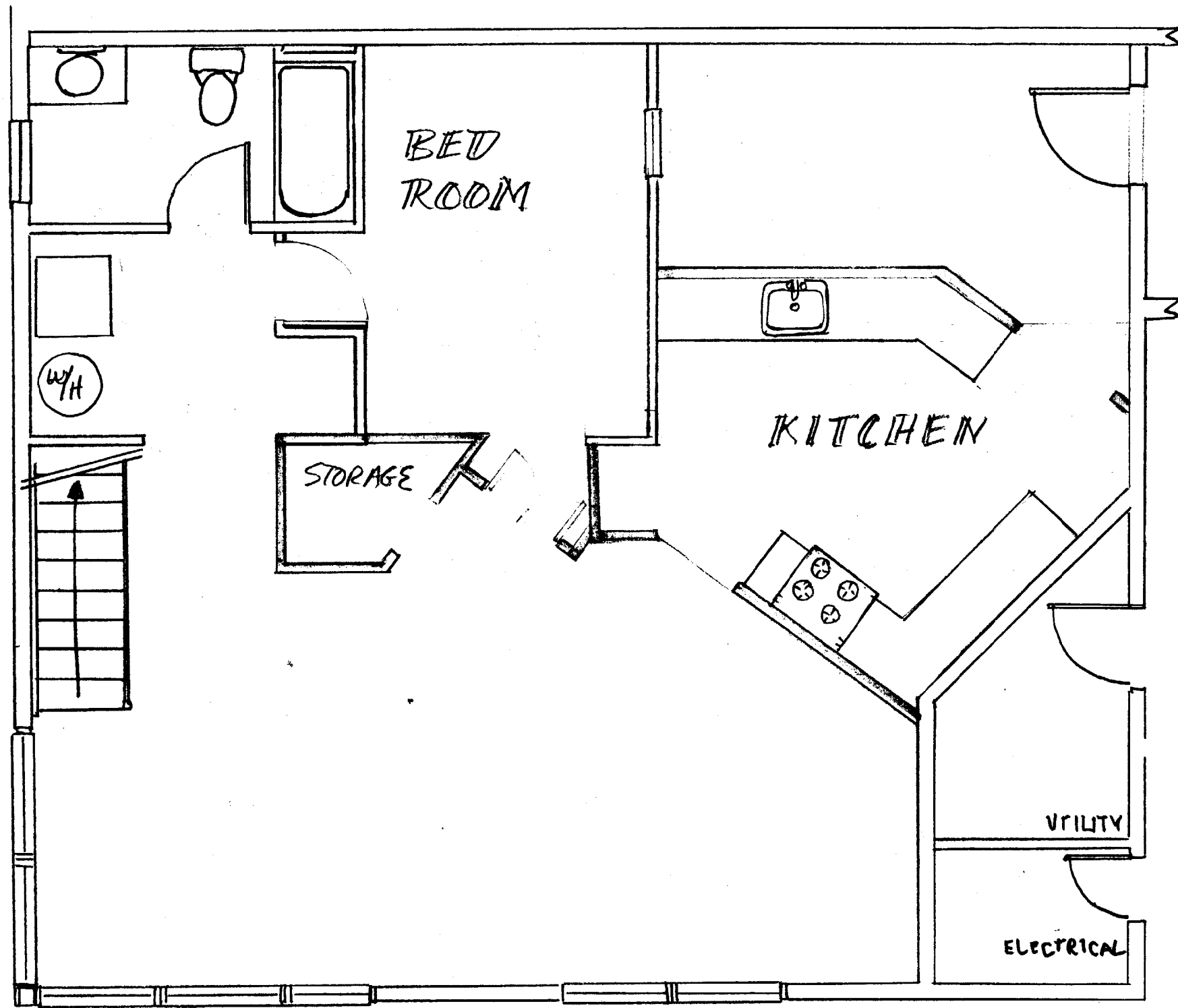


WALL TYPE



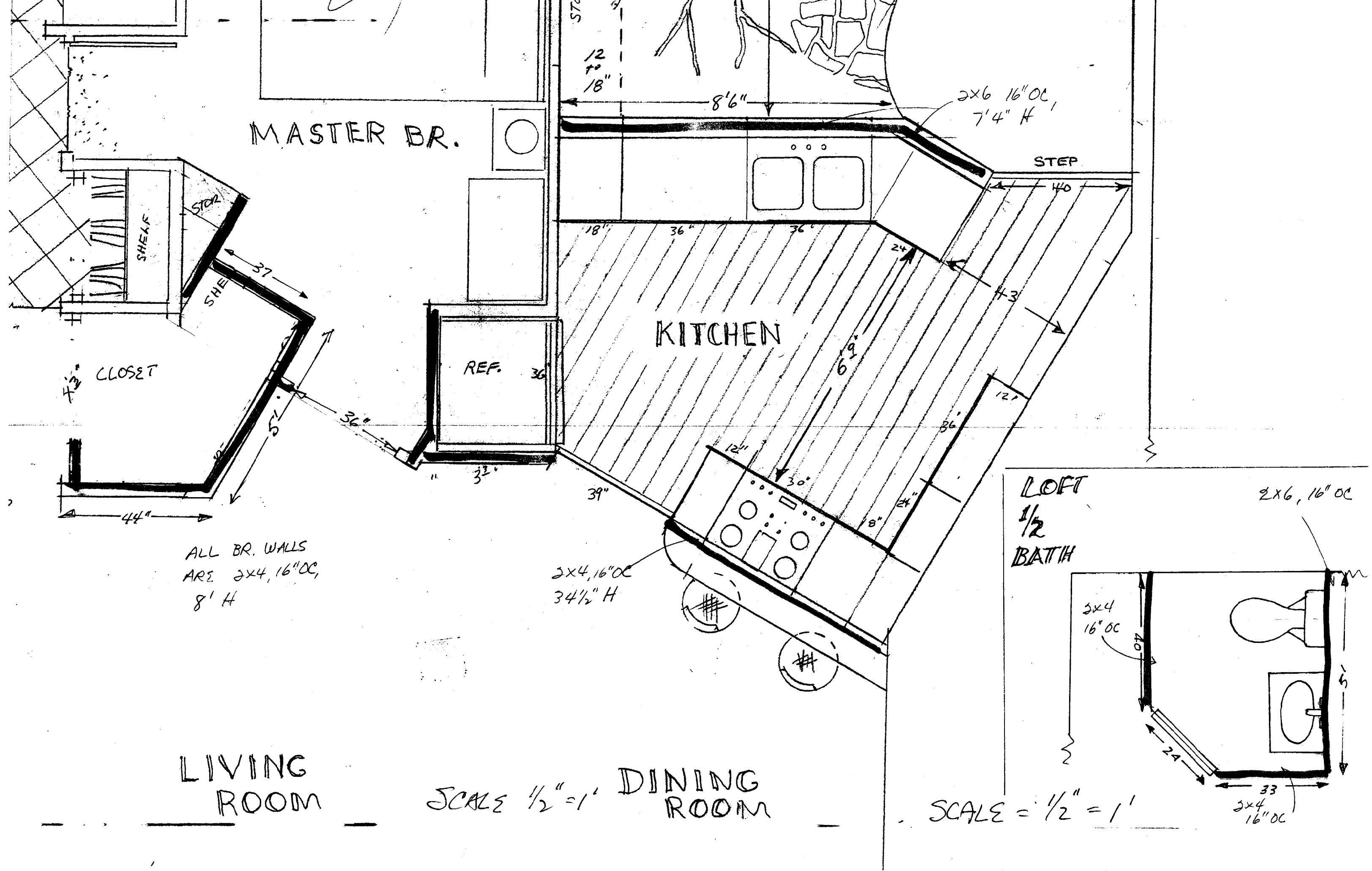
PROPOSED

145 ANDERSON, #1
BARNER 828-1968



PROPOSED

145 ANDERSON, #1
GARNER 828-1968





ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

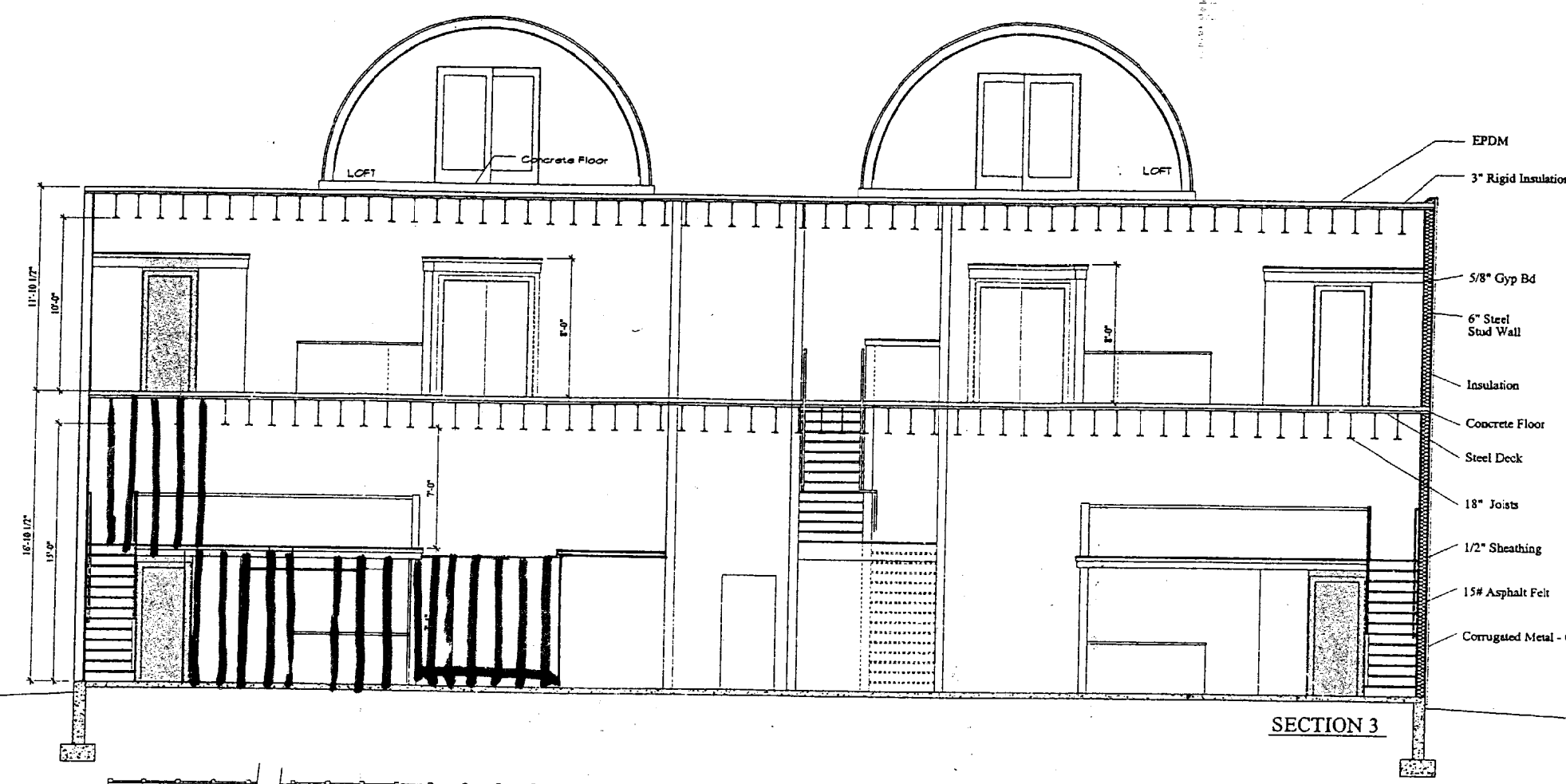
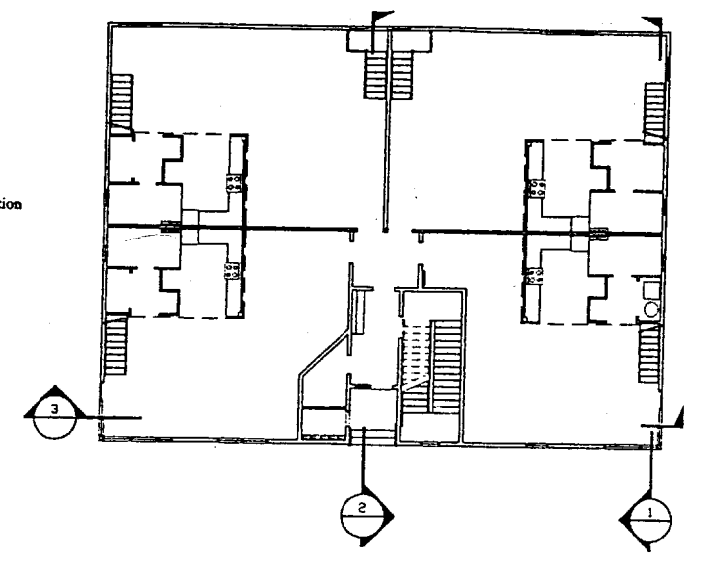
The
ARTISTS' STUDIOS
at Anderson Street

Portland, Maine 04101

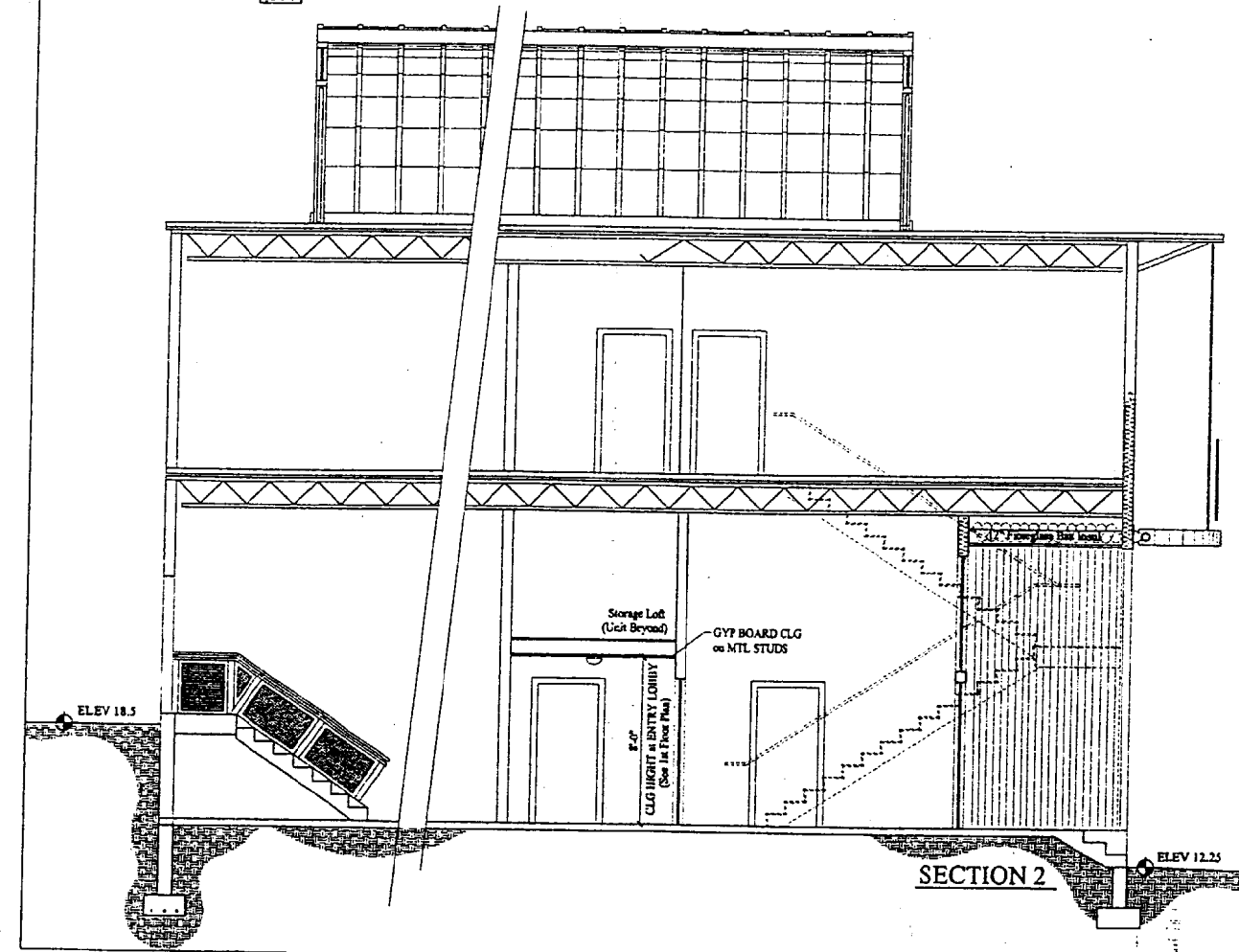
Project:
Scale: 1/4" = 1'-0" (1/8" = 1'-0")
Date: October 5, 2001
Drawn By: [blank]
Checked By: [blank]
Revisions: [blank]

SECTIONS

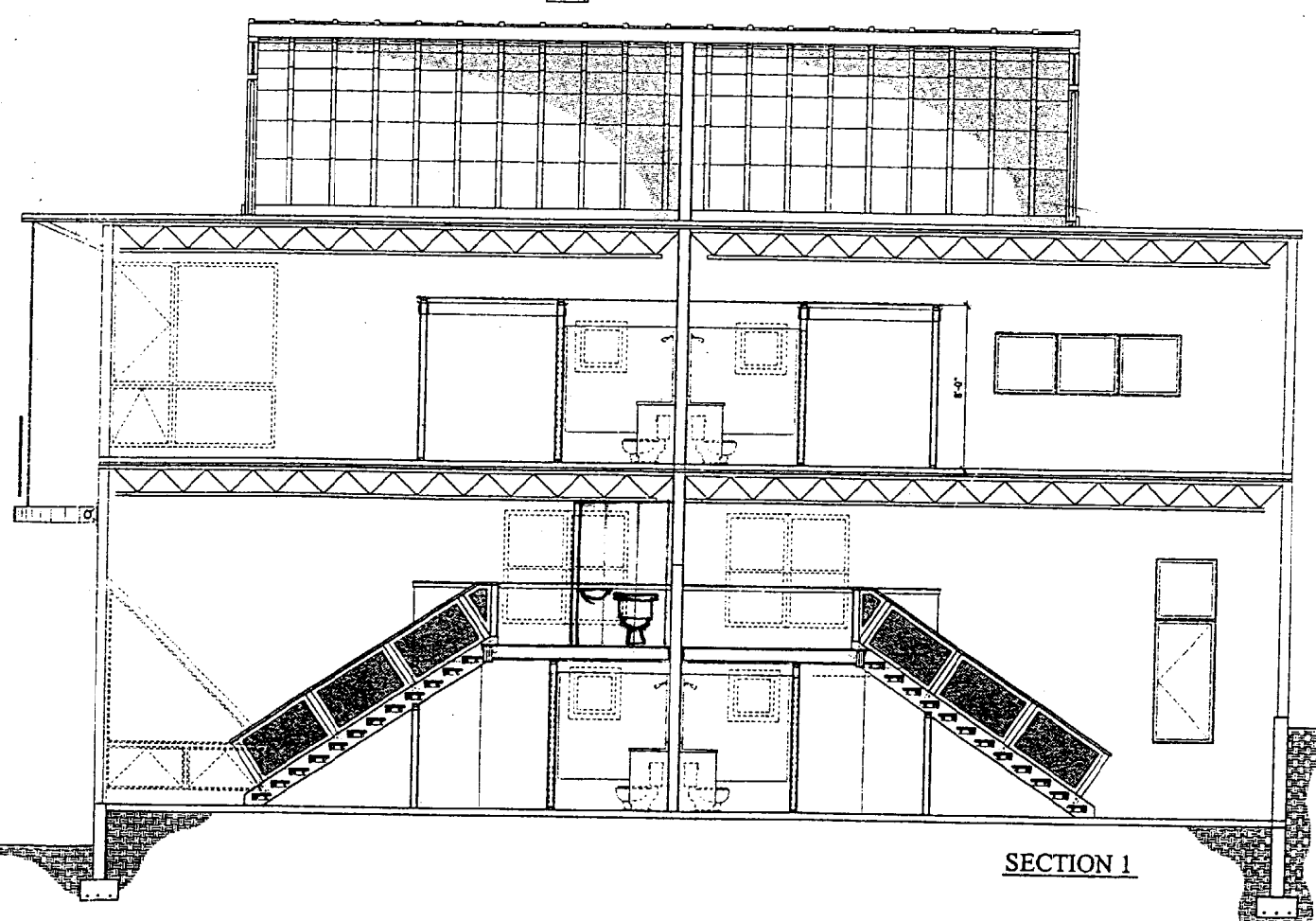
A7



SECTION 3



SECTION 2



SECTION 1

Capred Down
to 3/64" = 1'