

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: 01-1557	Issue Date: JAN 16 2002	CBL: 013 D015001
Location of Construction: 127 Cumberland Ave	Owner Name: Wong Kathleen	Owner Address: 7 Bryant St.		Phone: 207-879-0725
Business Name: n/a	Contractor Name: Dugan, Ben	Contractor Address: Saco		Phone: 2072863970
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial		Zone: R-6

Past Use: Vacant / Store	Proposed Use: Apartment / Change of Use, Store to Apartment	Permit Fee: \$60.00	Cost of Work: \$6,000.00	CEO District: 1
Proposed Project Description: Change of Use		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB BOCA 99	
		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: gg	Date Applied For: 12/21/2001	Zoning Approval		
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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..	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"/> <input type="checkbox"/> <input type="checkbox"/>	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	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>12/17/02</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

011537

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: 127 Cumberland Ave, Portland, ME

Total Square Footage of Proposed Structure 450 sqft - unit under charge of use ^{4093 sqft bldg} Square Footage of Lot 2312 sqft.

Tax Assessor's Chart, Block & Lot
Chart# 013 Block# D Lot# 15
Owner: Kathleen Wong
Telephone: (W) 871-7431
(H) 879-0725

Lessee/Buyer's Name (if Applicable)
Applicant name, address & telephone: Kathleen Wong
7 Bryant St.
Portland, ME 04103
Cost Of Work: \$ 6000.00
Fee: \$ 60.00

Current use: VACANT
If the location is currently vacant, what was prior use: Small Store
Approximately how long has it been vacant: 1 year
Proposed use: Apartment
Project description:
Change of use

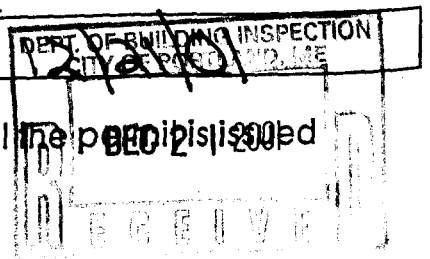
Contractor's name, address & telephone: Ben Dugan 286-3970
SRES, WADSWORTH
Who should we contact when the permit is ready: Kathleen Wong
Mailing address: 7 Bryant St.
Portland, ME 04103
Phone: (W) 871-7431
(H) 879-0725

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: Kathleen Wong Date: 12/14/01

This is not a permit, you may not commence ANY work until the permit is issued



Application ID Number: 1-1557

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 127 Cumberland Ave

Approval Date: 01/07/2002

Given On Date: 01/04/2002

OK to issue Permit Name: Marge Schmuckal Date: 01/07/2002 Date 2:

Conditions Section:

Section 14-384 allows the change of use for the nonconforming store use to a use permitted (residential) in the R-6 zone. This property will immediately loose any and all nonconforming (grandfathered) rights to a store use.

With the allowance of this change of use, the total number of dwelling units within this building will be four (4) dwelling units.

Create Date: 12/26/2001 By: gg Update Date: 01/07/2002 By: mes

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.

_____ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

n/a Footing/Building Location Inspection: Prior to pouring concrete

n/a Re-Bar Schedule Inspection: Prior to pouring concrete

n/a Foundation Inspection: Prior to placing ANY backfill

KW Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

KW 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 AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

1/16/02
Date

[Signature]
Signature of Inspections Official

1/16/02
Date

CBL: 013 D 015 BR # 011557

Proposal

Purpose: Change of Use

Property Purchased: October 22, 2001

Location: 127 Cumberland Ave.
Portland, Maine 04102

Applicant Information: Kathleen Wong
7 Bryant Street
Portland, Maine 04103
(207) 879-0725

Current Use: Vacant/Neighborhood Store

Chart# 013 Block# D Lot# 15

The 450 square feet was previously used as a small neighborhood store and is currently vacant. This proposal will convert the store area into a spacious one-bedroom apartment. The building currently has three apartment units, with this conversion; the building would become strictly an apartment building.

The **store unit** has been emptied of its contents and the old drop ceiling has been removed. The **bedroom** ceiling will be repaired and painted. The **kitchen** area will have a new drop ceiling, the **living room** has a beautiful gold colored tin ceiling which will be restored (if cost effective) and the bathroom will have a new drop ceiling.

I will be using the current **oil heating system**, which has already been brought up to City Code, as it has the required sprinkler system, located above the burner. I will also be having the system thoroughly examined, cleaned and upgraded, if necessary. The two existing radiators (one in the living room and one in the bedroom) will remain in their existing places.

I will be closing off the current means of access to the cellar area making that area (see diagram 1A) into a **bathroom (approx. 5'x10')** with a tub/shower unit, small vanity unit, a toilet and a combination light, fan, heat light and one GFI outlet located to the right of the vanity. The bathroom has a stink pipe along the outside wall, which will be boxed in with wood. The bathroom will have a new linoleum floor approximately 6.5"x 4.5" in size. In order to make the bathroom, I will be putting up a new 8.9"-foot wall and bathroom door. The bathroom ceiling will be a permanent structure (sheet rock with plywood for storage on outside) with 3.2" feet of storage space between it and the ceiling. Also, a 2' x 1' piece of glass will be placed approx. 5' from the floor and centered on new wall as a source of natural light for the bathroom.

The **electrical system** has been upgraded to the electrical box; all old wiring will be removed with new wiring throughout the unit, itself; including three smoke detectors (bedroom, living room area and one in the cellar). On 12/18/01, I met with Jay Kelly from the Portland Fire Department and reviewed the plans. Mr. Kelly noted that only one smoke detector would be required by code, but he and I agreed that placing one in the open area (living room/Kitchen, one in the bedroom and one in the cellar) would be the safest way to do the apartment. The **kitchen and bedroom** will have ceiling lights and two outlets. Kitchen will have at least one GFI outlet.

The **kitchen (approx. 8.6" x 16')** area currently exists. It will have a window installed in place of the air conditioner; the stove will be placed to the right of the sinks and counter. The counters and shelving will be up-graded, and a new linoleum floor will be installed 16' x 6'.

The **bedroom (approx. 13.6'x12')** has five steps leading up to it, which will have a handrail on the right hand side, 32 inches in height. The bedroom will have a 71" x 34" double hung replacement window. A 5.5" x 3' size closet will be built into the corner between the window and the foyer wall and second means of egress. The floor will be carpeted with commercial grade carpeting from Carpet Depot.

The **Living room (approx. 19'x10. 6')** will be the main point of entry into this unit. The floor will require repair along the brick wall on Anderson Street were the old store coolers had been. The living room will be carpeted up to and meeting the kitchen linoleum floor.

0081684

8K16878PG167

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Albert J. Aceto

of Portland , County of Cumberland , State of Maine,

for consideration paid, grant to Kathleen Wong

of Portland , County of Cumberland , State of Maine,

whose mailing address is 7 Bryant Street , Portland, Maine 04103

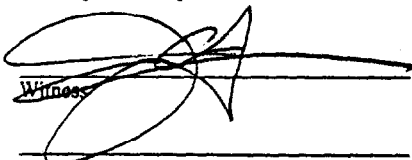
with warranty covenants, the land in Portland, County of Cumberland, and State of Maine,

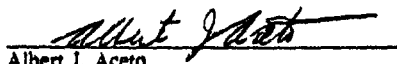
described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 22nd day of October, 2001.

*Signed, Sealed and Delivered in
presence of:*

MAINE REAL ESTATE TAX PAID


Witness


Albert J. Aceto

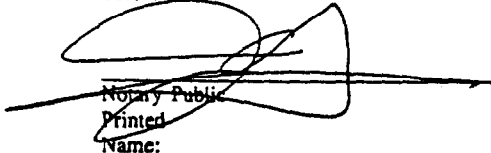
STATE OF MAINE

October 22, 2001

COUNTY OF Cumberland

Then personally appeared the above named Albert J. Aceto and acknowledged the foregoing instrument to be his free act and deed.

Before me



Notary Public

Printed

Name:

My Commission Expires:

JANICE A. GUILMONT
NOTARY PUBLIC, MAINE
MY COMMISSION EXP: 12-22-05

Exhibit A - Property Description

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Cumberland Avenue and the northeasterly side of South Anderson Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly side line of Cumberland Avenue at its intersection with the northeasterly side line of South Anderson Street; thence northwesterly by South Anderson Street, fifty and thirty-nine hundredths (50.39) feet to the southerly corner of land now or formerly of Mark Slotsky, et al; thence northeasterly by said Slotsky land with an included angle of 89° 35' and forty-four and nine tenths (44.9) feet to a fence on the southwesterly side line of land now or formerly of Beasley E. Edwards, et al; thence southeasterly by said Edwards land, fifty and thirty-eight hundredths (50.38) feet, more or less, to the northwesterly side line of Cumberland Avenue; thence southwesterly by Cumberland Avenue, fifty (50) feet, more or less, to the point of beginning.

Being the same premises conveyed to Albert J. Aceto by virtue of a deed from Mary C. Devine, dated May 2, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3539, Page 135.

ca

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 OCT 24 PM 2: 36

CUMBERLAND COUNTY

John B O'Brien

Exhibit A - Property Description

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Cumberland Avenue and the northeasterly side of South Anderson Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

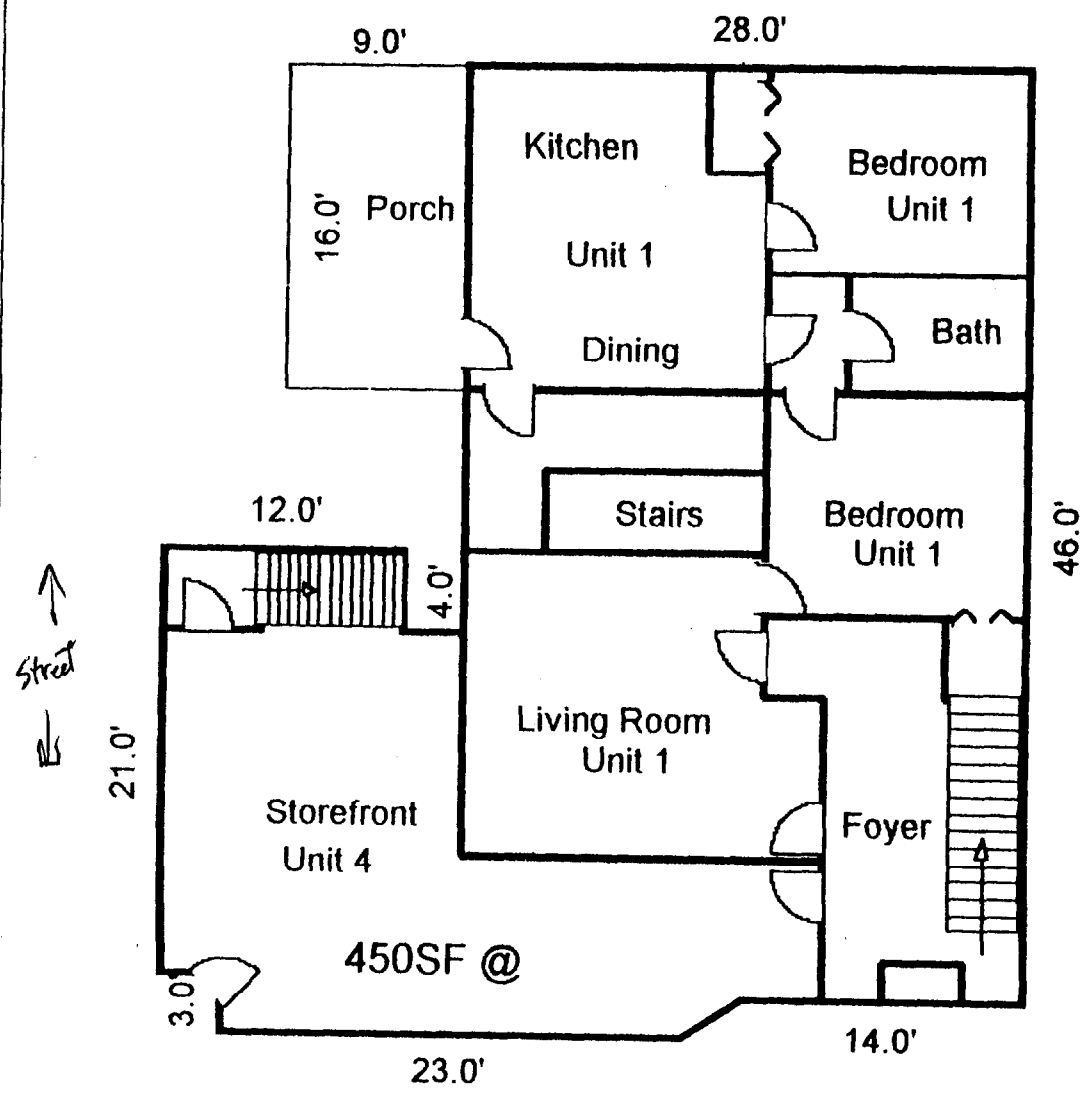
Beginning on the northwesterly side line of Cumberland Avenue at its intersection with the northeasterly side line of South Anderson Street; thence northwesterly by South Anderson Street, fifty and thirty-nine hundredths (50.39) feet to the southerly corner of land now or formerly of Mark Slotsky, et al; thence northeasterly by said Slotsky land with an included angle of $89^{\circ} 35'$ and forty-four and nine tenths (44.9) feet to a fence on the southwesterly side line of land now or formerly of Beasley E. Edwards, et al; thence southeasterly by said Edwards land, fifty and thirty-eight hundredths (50.38) feet, more or less, to the northwesterly side line of Cumberland Avenue; thence southwesterly by Cumberland Avenue, fifty (50) feet, more or less, to the point of beginning.

Done 10/01

FLOORPLAN

Borrower: Kathleen Wong	File No
Property Address: 127 Cumberland Ave	Case No
City: Portland	State: ME
Lender: Wells Fargo Mortgage	

Approximation only
Not to scale

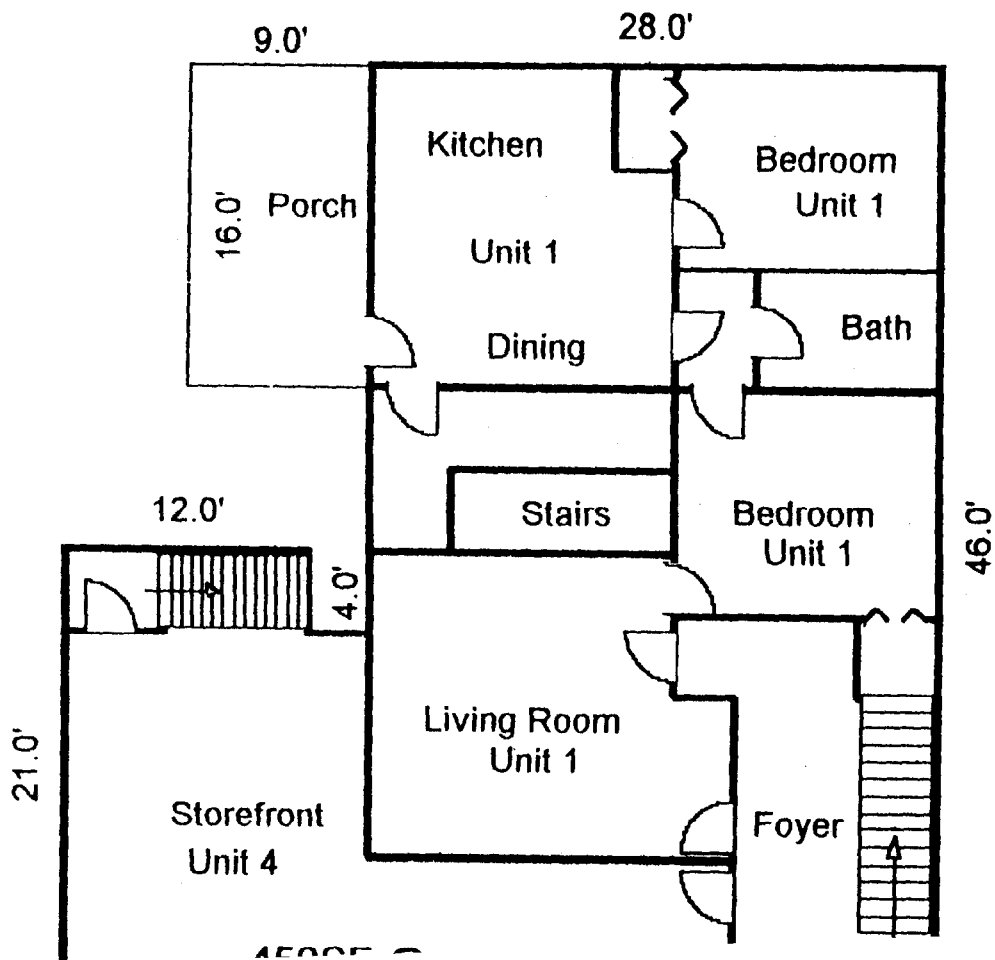


Cumberland Street

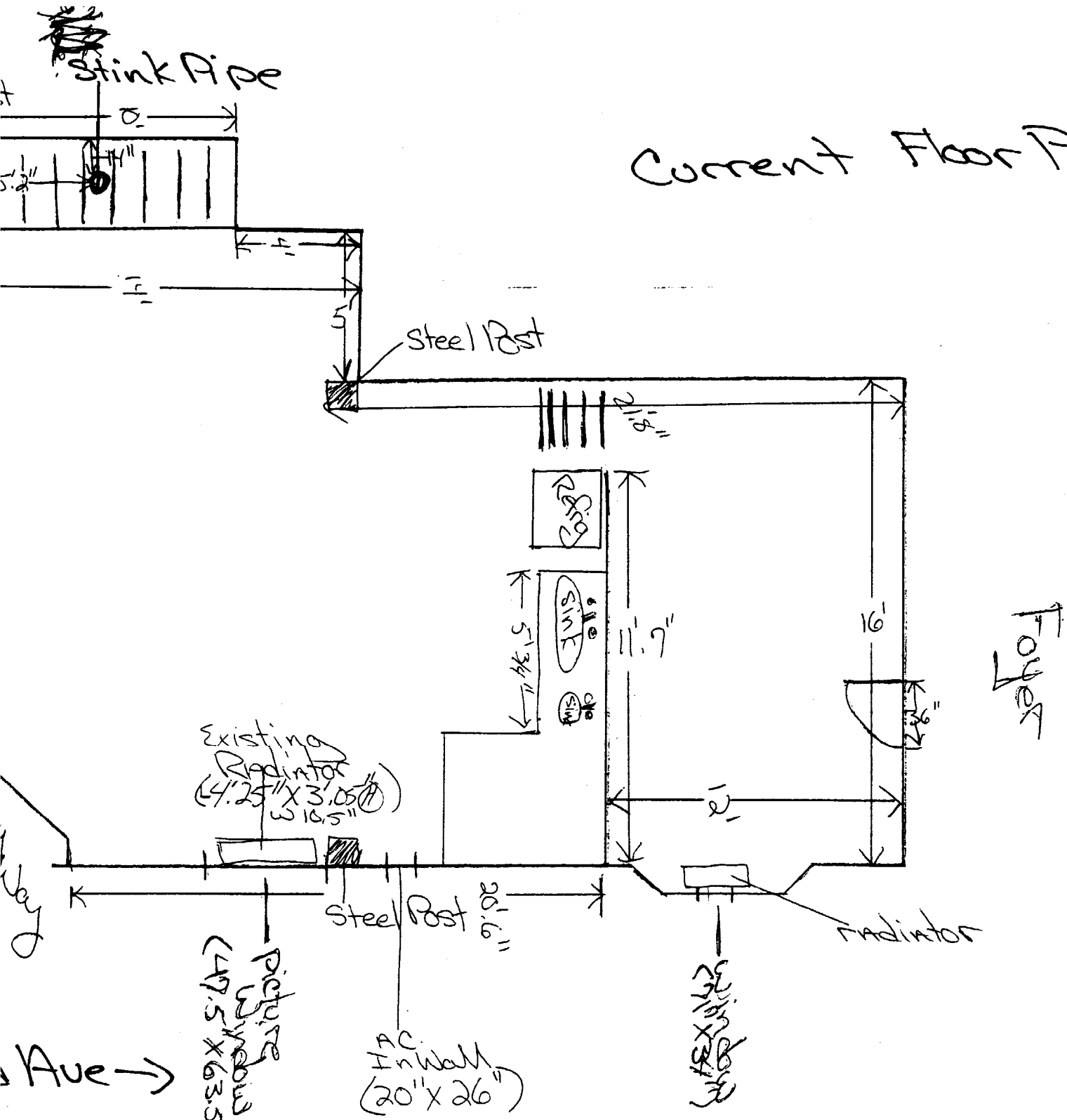
FLOORPLAN

Borrower: Kathleen Wong	File
Property Address: 127 Cumberland Ave	Ca
City: Portland	State: ME
Lender: Wells Fargo Mortgage	

Approximation only
Not to scale

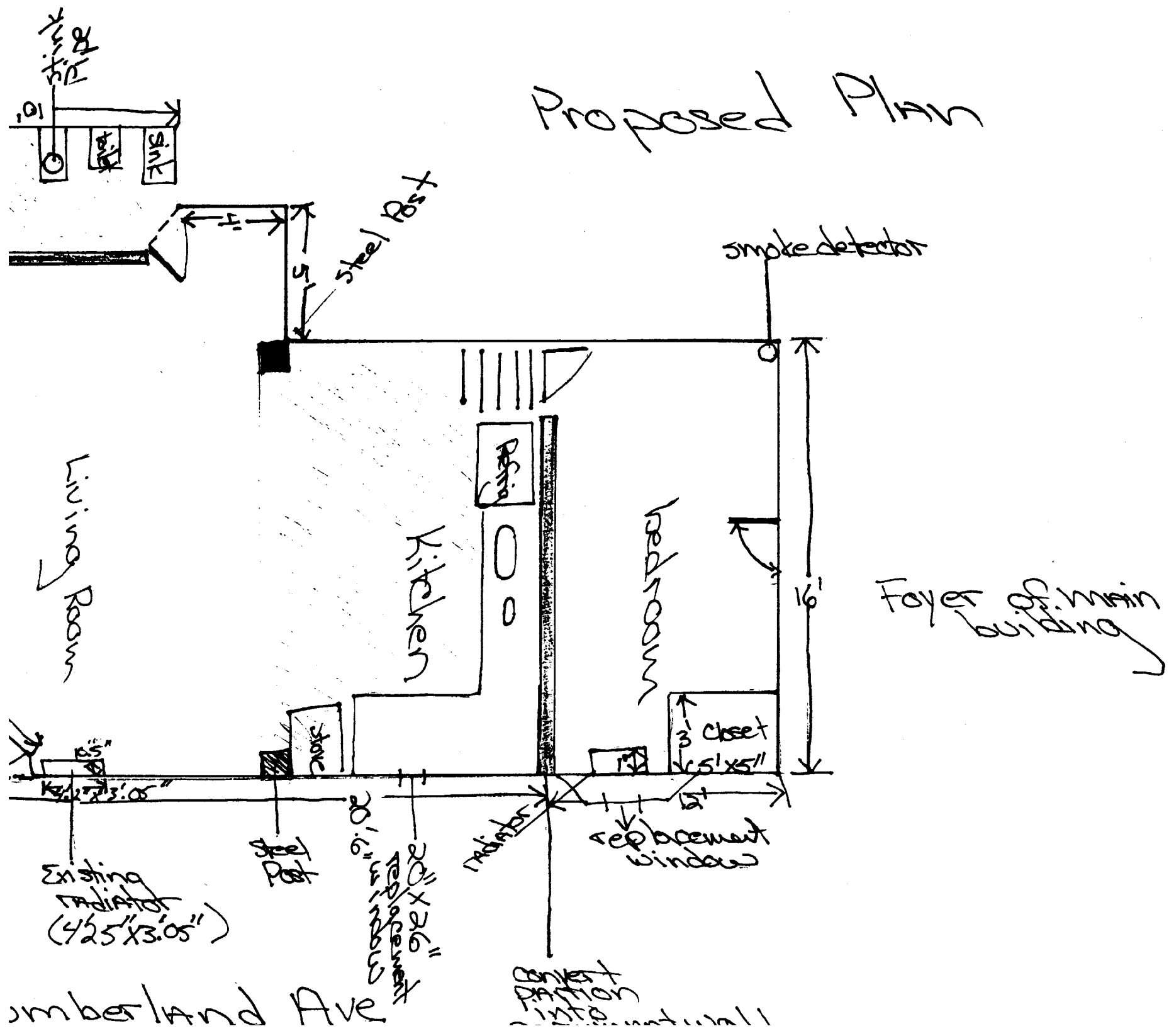


Current Floor Plan

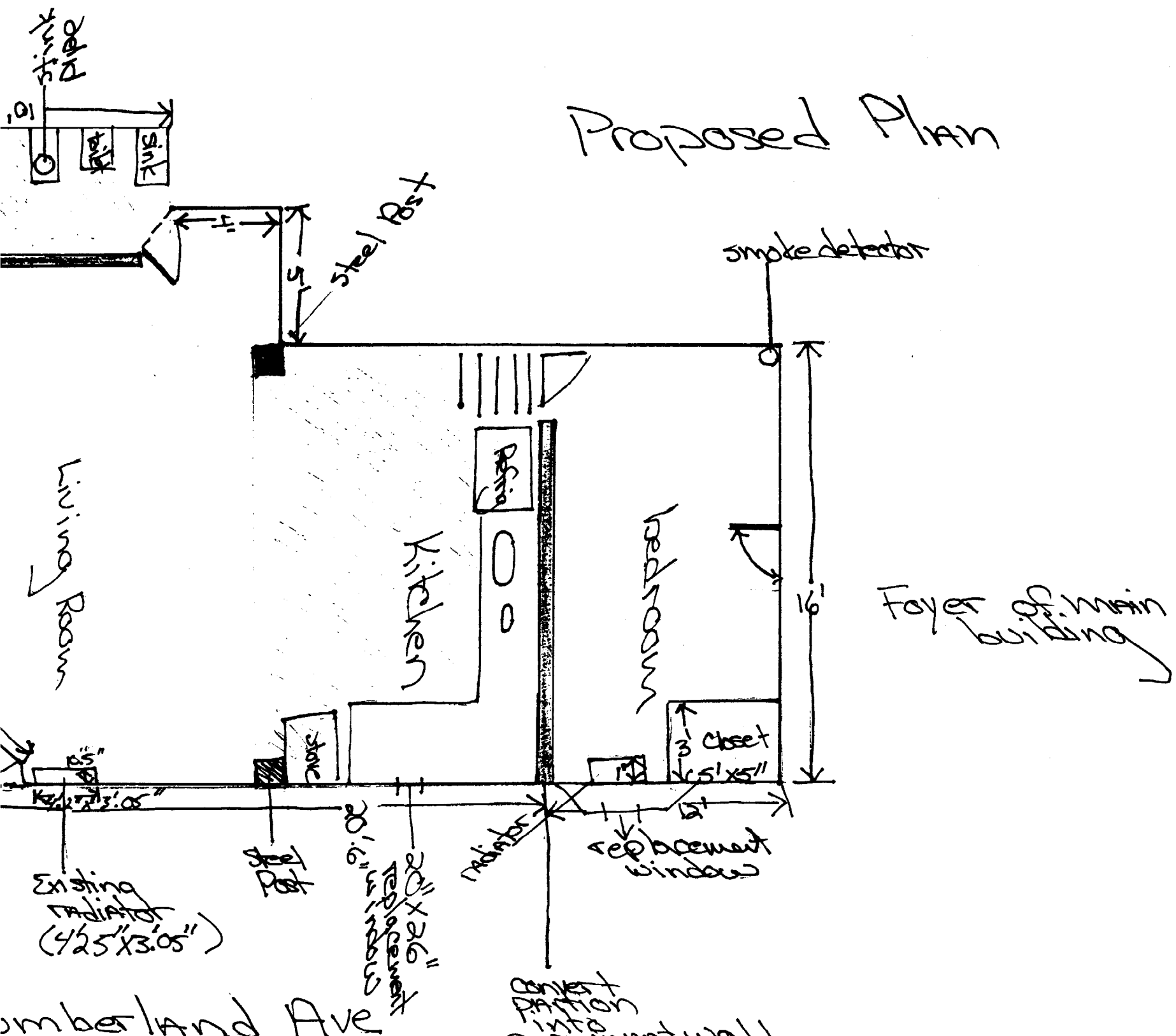


Foyer

Proposed Plan



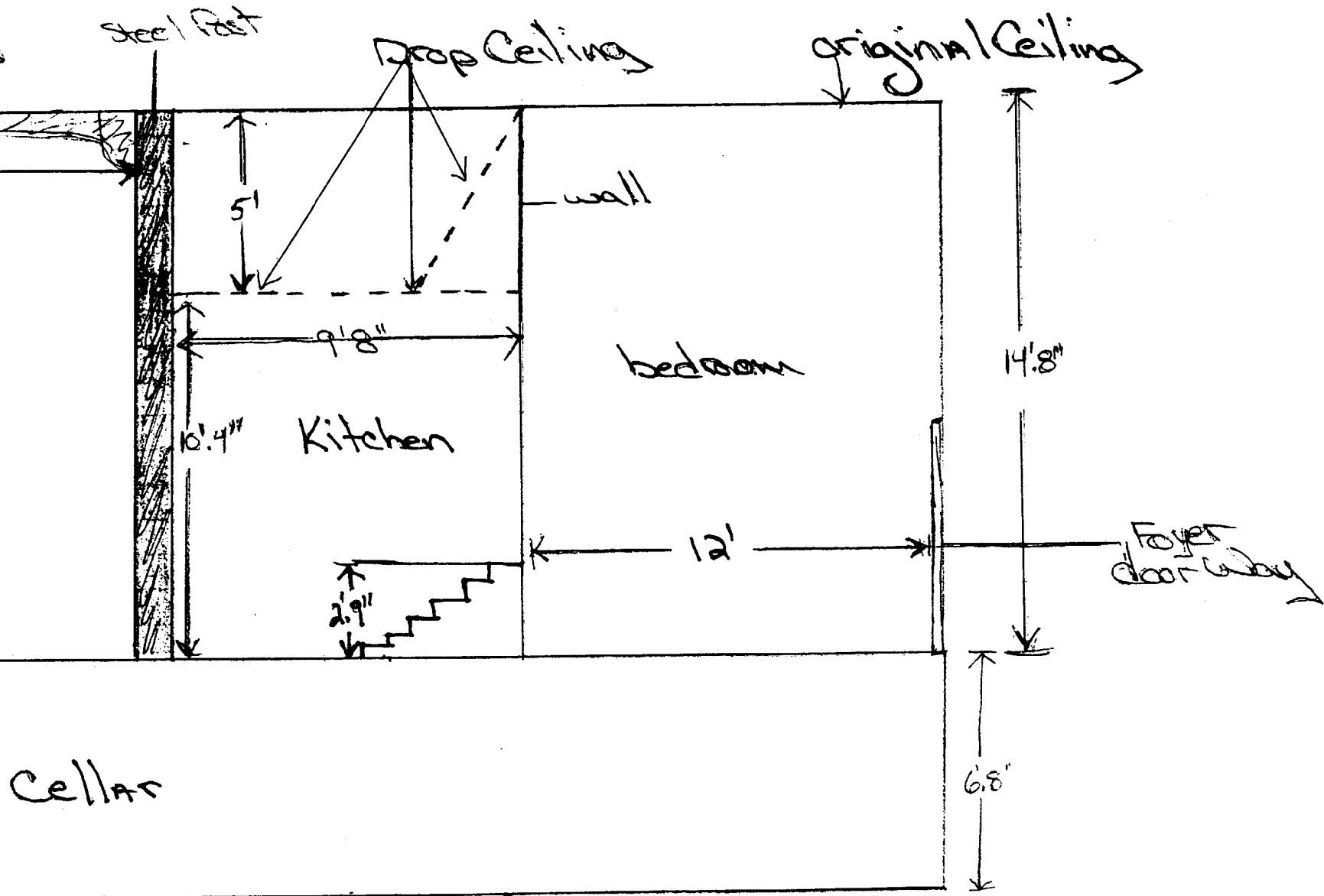
Proposed Plan



Cross Section

 Steel Post

----- drop ceiling line



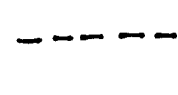
30

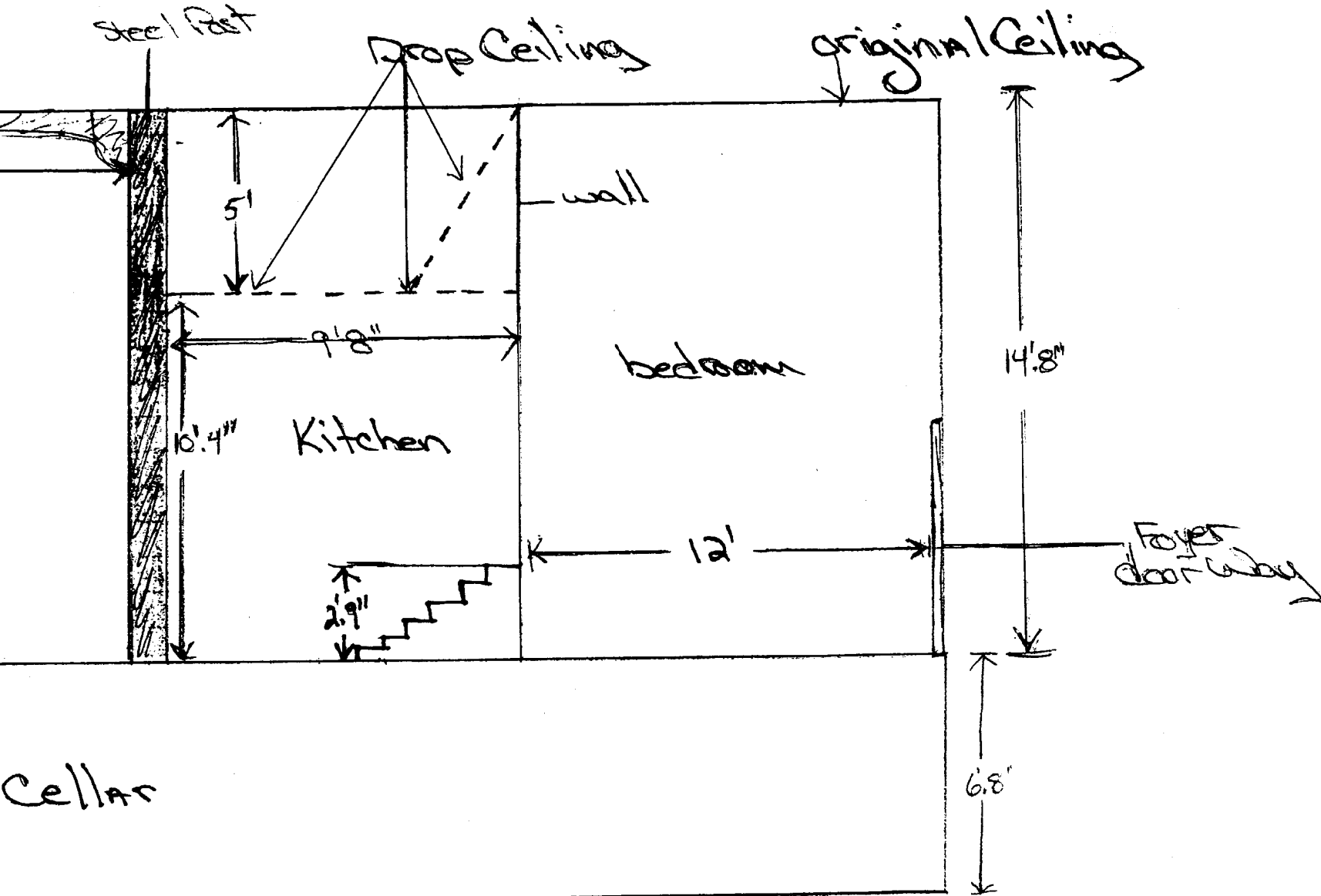
22' 10"

10

Cross Section

 Steel Post

 drop ceiling line



8

22 10

10