

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

Permit Number: 030250

This is to certify that Christlove Fellowship/Mead Doug  
has permission to Change of Use from Church Publishing  
AT 56 Washington Ave L 013 E007001

provided that the person or persons performing or supervising the work accepting 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.

Inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise proposed-in-4  
YOUR NO. 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] 4/28/03  
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: 03-0250	Issue Date:	CBL: 013 E007001
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Location of Construction: 56 Washington Ave	Owner Name: Christlove Fellowship	Owner Address: 58 Washington Ave	Phone: 761-8217
Business Name:	Contractor Name: Meader, Doug	Contractor Address: 61 Washington Avenue Portland	Phone: 2077618217
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2b

Past Use: <del>Christlove Fellowship Church</del> Church office in one Apt	Proposed Use: Publishing Business w/ Apartment office space for writing (computer)	Permit Fee: \$86.00	Cost of Work: \$9,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B/R2B Type: 4/28/03 Signature: [Signature]				

Proposed Project Description: Change of Use from Church to Publishing House office writing office space and one apartment	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:
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Permit Taken By: gad	Date Applied For: 03/27/2003	<b>Zoning Approval</b>
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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 checked="" type="checkbox"/> Date: [Signature] 4/10/03	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:
	Separate permits for any new signage [Large Signature]		

**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

<b>Permit No:</b> 03-0250	<b>Date Applied For:</b> 03/27/2003	<b>CBL:</b> 013 E007001
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<b>Location of Construction:</b> 56 Washington Ave	<b>Owner Name:</b> Christlove Fellowship	<b>Owner Address:</b> 58 Washington Ave	<b>Phone:</b> ( ) 761-8217
<b>Business Name:</b>	<b>Contractor Name:</b> Meader, Doug	<b>Contractor Address:</b> 61 Washington Avenue Portland	<b>Phone:</b> (207) 761-8217
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Publishing Business office w/one Apartment	<b>Proposed Project Description:</b> Change of Use from Church to Publishing office with one apartment
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/18/2003

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

- 1) It is understood that the use of this property is for offices and a one family apartment. Any changes to this approved use shall require a change of use permit.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

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

**Dept:** Fire      **Status:** Pending      **Reviewer:**      **Approval Date:**

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

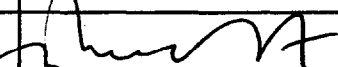
# All Purpose Building Permit Application

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>56 WASHINGTON AVE.</u>		
Total Square Footage of Proposed Structure <u>3000 SQ FEET (EXISTING)</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>E</u> Lot# <u>007</u>	Owner: <u>BP HOLDING, LLC</u> <u>TIM MCCREIGHT</u>	Telephone: <u>761-8217</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>761-8217</u> <u>TIM MCCREIGHT</u> <u>34 DANFORTH ST.</u> <u>PORTLAND</u>	Cost Of Work: \$ <u>9,000</u> Fee: \$ <u>8600</u>
Current use: <u>BUSINESS AND APARTMENT</u> <u>CHRISTINE Church w/ apartments</u>		
If the location is currently vacant, what was prior use: <u>BUSINESS AND APARTMENT</u>		
Approximately how long has it been vacant: <u>2 MONTHS</u> , <del>61 WASHINGTON AVE</del>		
Proposed use: <u>BUSINESS AND APARTMENT</u> <u>writes books office space</u>		
Project description: <u>Publishing Business w/ apartment</u>		
Contractor's name, address & telephone: <u>DOUG MEADER, 318-8824</u> <u>61 WASHINGTON AVE. PORTLAND, ME</u>		
Who should we contact when the permit is ready: <u>TIM MCCREIGHT</u>		
Mailing address: <u>34 DANFORTH ST. PORTLAND 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>761-8217 xcell</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: 	Date: <u>3-27-03</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**

**WARRANTY DEED**

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT, **CHRISTLOVE FELLOWSHIP**, an independent local church of Portland, organized as a nonprofit Maine Corporation, FOR CONSIDERATION PAID, grants to **BP HOLDING LLC**, of 34 Danforth Street Portland, Cumberland Cty, State of Maine, with **WARRANTY COVENANTS**, the following described real property located in the Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Washington Avenue in Portland County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the corner caused by the intersection of the westerly sideline of said Washington Avenue with the southerly sideline of Oxford Street; thence running southwesterly by said Oxford Street; thence running southwesterly by said Oxford Street, forty-nine (49) feet to a stake; thence South 20° 00' East thirty-eight (38) feet three (3) inches to a stake; thence north 80 ½ ° 00' East thirty-eight (38) feet and six (6) inches to said Washington Avenue; thence northwesterly by said Washington Avenue fifty-four (54) feet and nine (9) inches to the point of beginning.

Said premises is numbered 56 on said Washington Avenue according to City Plans.

Further conveying and granting unto the said grantee, its successors and assigns, the right to maintain a fire escape as now located on the building and further to enter upon the land of A. and adjoining the northerly side, of building located on the above described premises for the purpose of making repairs to said northerly side of said building and for no other use or purpose whatsoever and entering upon said premises for the purpose of making said repairs, said grantee, it successors and assigns, promises and agrees to indemnify the said A.

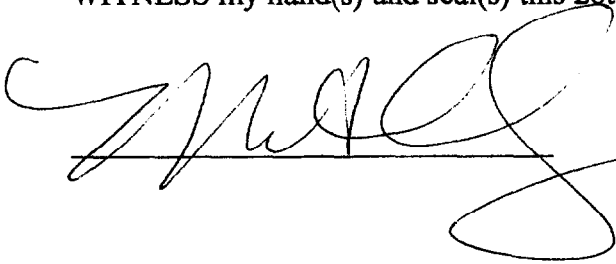
Also hereby including an easement as described in the deed from The Root Cellar to Christlove Fellowship dated June 1, 2000 and recorded in Book 15507 Page 275 Cumberland County Registry of Deeds.

Excepting and reserving the premises described in the deed from Christlove Fellowship to The Root Cellar dated June 1, 2000 and recorded in Book 15507 Page 274 Cumberland County Registry of Deeds.

Being a portion of the premises described in the deed from Nissen's Employees Federal Credit Union to Christlove Fellowship dated August 11, 1999 and recorded in Book 14974 Page 070 Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand(s) and seal(s) this 28th day of February, 2003



Christlove Fellowship

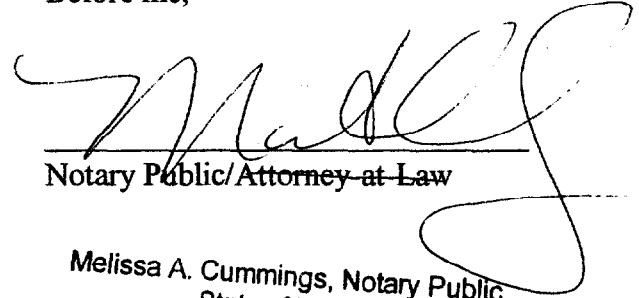
*Stephen Wulfing*  
By: Stephen Wulfing  
Its: *Pastor*

STATE OF MAINE  
COUNTY OF Cumberland, ss.

February 28, 2003

Personally appeared the above-named Stephen Wulfing, *Pastor* and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the said Christlove Fellowship.

Before me,

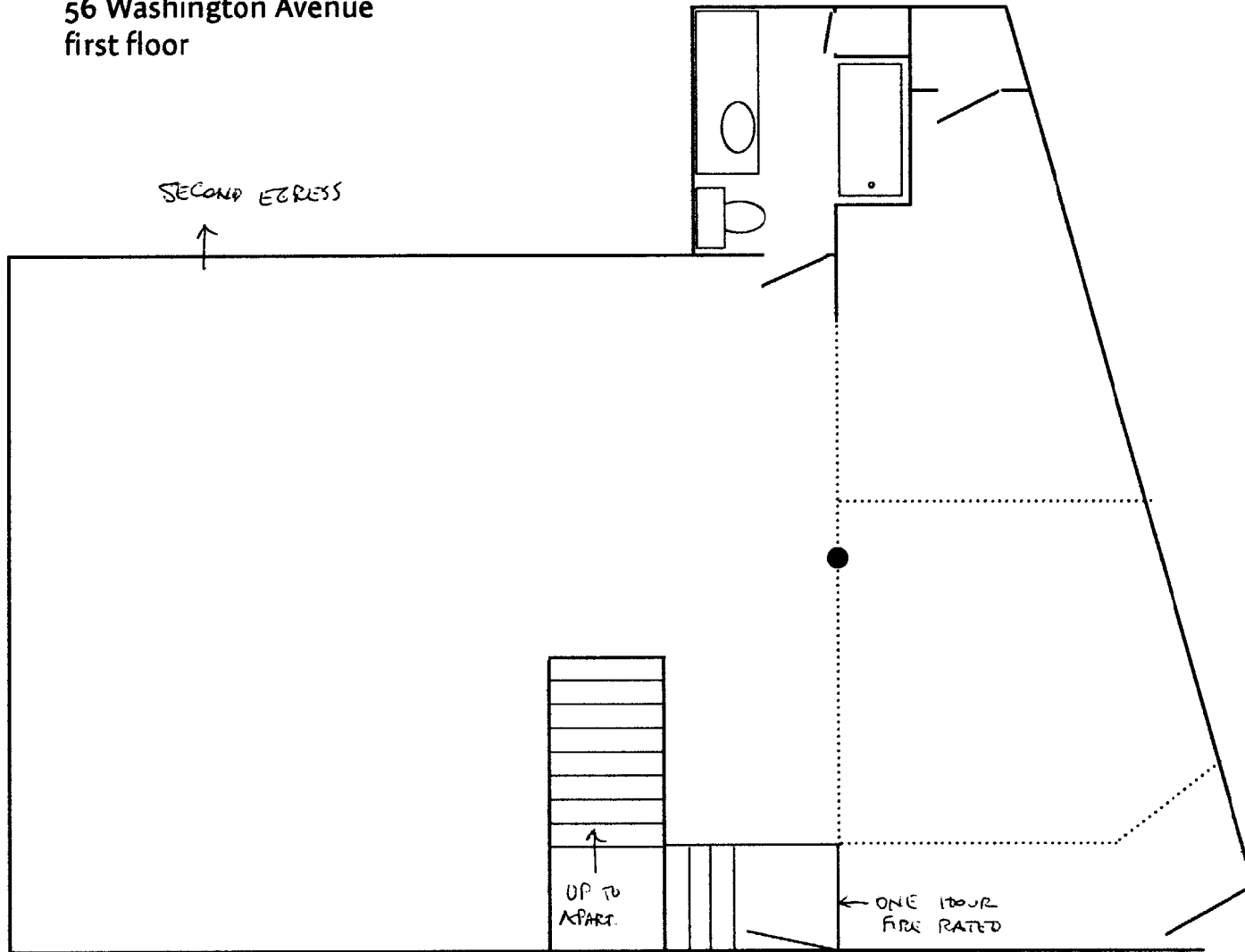


Notary Public/Attorney at Law

Melissa A. Cummings, Notary Public  
State of Maine  
My Commission Expires 02/21/2006

Received  
Recorded Register of Deeds  
Mar 03, 2003 10:40:37A  
Cumberland County  
John B. O'Brien

56 Washington Avenue  
first floor



DESCRIPTION

1. Remove two non carrying walls to open the space.  
- add a post to support a mini-lam beam.
2. Install a new front door to make the apartment a separate unit.
3. Box in a vestibule around the new door.

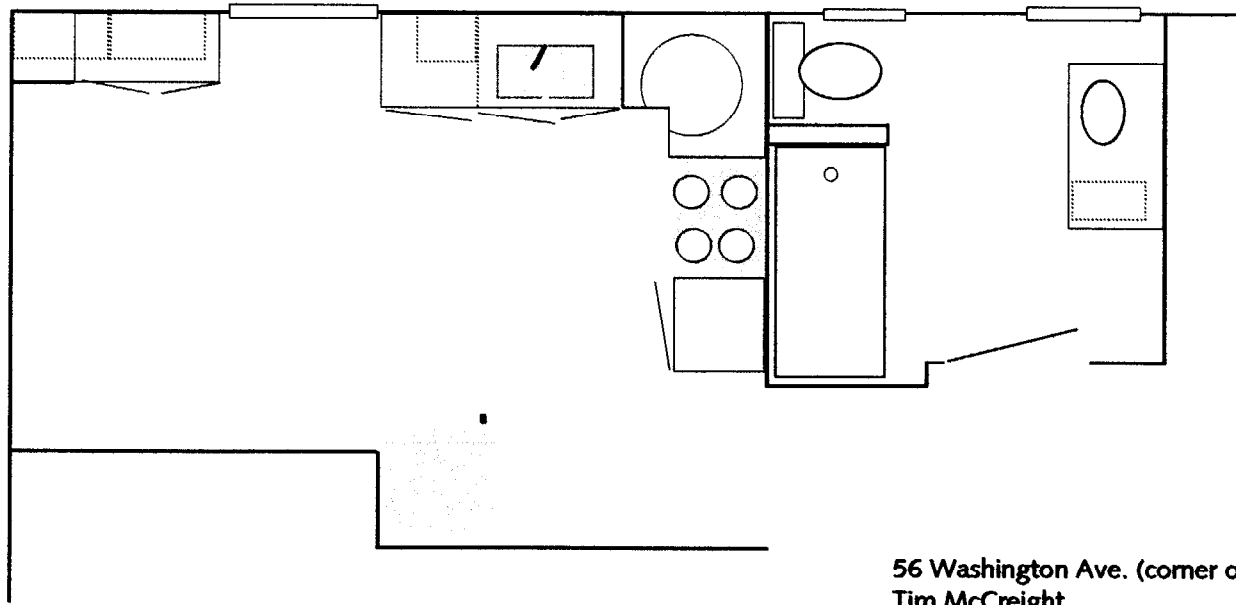
ADDING NEW  
EXTERIOR  
DOOR  
2x8 HEADER

— New walls  
..... Walls being removed

← ONE HOUR  
FIRE RATED

↑ UP TO  
APART.

SECOND EGRESS



1/4" = 1 foot

— new construction

56 Washington Ave. (corner of Oxford St.)  
Tim McCreight  
761-8217

**RENOVATION**  
Second floor apartment.

**DESCRIPTION**  
Renovation of a bathroom; replacing shabby shower stall with full size tub and installing new fixtures and floors. Wall placement remains the same, but a doorway has been moved and sheetrock has been used in some areas to replace lath.

Licensed plumbers and electricians have applied for separate permits to cover their work.