

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU  ICTION

PERMIT

PERMIT ISSUED  
Permit Number: 100977

This is to certify that REED RICHARD K & GUNN LARSON & CHRISTOPHER AUG 20 2010

has permission to Condo conversion 2 unit residence to 2 unit Condominium

AT 44 CUMBERLAND AVE CE 013 L008001 City of Portland

provided that the person or persons, firm or corporation accounting 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.

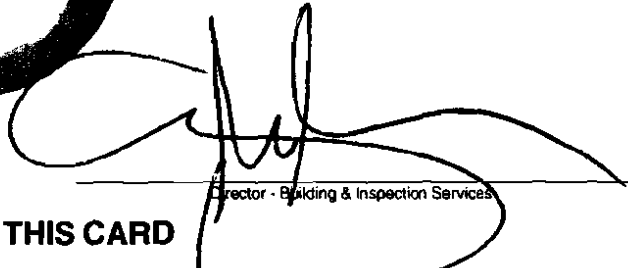
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-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 \_\_\_\_\_

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8.11.2010

Received from Mediana Roberts Real-

Location of Work 44-46 Cumberland

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

1500.00 Total: 300

Building (1L) \_\_\_\_\_ Plumbing (1S) \_\_\_\_\_ Electrical (1Z) \_\_\_\_\_ Site Plan (1J) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 13-2-23

Check #: 1600/1603 Total Collected \$ 300

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: J. H.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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

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

Permit No: 10-0977	Issue Date:	CBL: 013 L008001
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Location of Construction: 44 CUMBERLAND AVE	Owner Name: REED RICHARD K & GUNNEL L	Owner Address: 30 PLEASANT AVE	Phone:
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Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6
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Past Use: 2 Unit Residential Connected w/ permit# 090505	Proposed Use: 2 unit Condominium- Condo conversion 2 unit residential to 2 unit Condominium	Permit Fee: \$375.00	Cost of Work: \$300.00	CEO District: 1	small lot in fill
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	
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Proposed Project Description: Condo conversion 2 unit residential to 2 unit Condominium	Signature:	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 08/11/2010	<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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p><b>Zoning Appeal</b></p> <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	<p><b>Historic Preservation</b></p> <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
	<p>Date: <i>8/17/10</i></p>	<p>Date: <i>8/17/10</i></p>	<p>Date: <i>8/17/10</i></p>

**PERMIT ISSUED**

AUG 20 2010

City of Portland

**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: 10-0977	Date Applied For: 08/11/2010	CBL: 013 L008001
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Location of Construction: 44 CUMBERLAND AVE	Owner Name: REED RICHARD K & GUNNEL L	Owner Address: 30 PLEASANT AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 2 unit Condominium- Condo conversion 2 unit residential to 2 unit Condominium	Proposed Project Description: Condo conversion 2 unit residential to 2 unit Condominium
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 08/17/2010
<b>Note:</b>	<b>Ok to Issue:</b> ✓		
1) 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.			
2) This property shall remain as two residential condominium dwellings. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/20/2010
<b>Note:</b>	<b>Ok to Issue:</b> ✓		
1) This is a change of use permit only. It does not approve any construction activity.			

<b>Comments:</b>
8/12/2010-ldobson: 1 C of O paid for in previous permit.
8/17/2010-mes: no noticing to tenants needed. The two joint owners will be the two condo owners.

**PERMIT ISSUED**

AUG 20 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **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.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**AUG 20 2010**

**City of Portland**



# 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>44.46 CUMBERLAND AVENUE</u>		
Total Square Footage of Proposed Structure/Area #44: <u>2,600</u> #46: <u>2,600</u>	Square Footage of Lot <u>5,509</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>L</u> Lot# <u>8123</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>RICHARD REED</u> Address <u>726 SEASHORE AVE.</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Telephone: <u>871-5678</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15012</u> C of O Fee: \$ <u>150</u> Total Fee: \$ <u>300</u>
Current legal use (i.e. single family) <u>R-6 INFILL</u> Number of Residential Units <u>2 (TO BE CREATED)</u>		
If vacant, what was the previous use? <u>CARAGE SPACE, WORKSHOP</u>		
Proposed Specific use: <u>2 RESIDENTIAL UNITS</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>CREATION OF "44 46 CUMBERLAND AVENUE CONDOMINIUM"</u>		
Contractor's name: <u>CHRISTOPHER ROBERTS</u>		
Address: <u>379 ISLAND AVENUE, PEAKS ISLAND ME</u>		Telephone: <u>650.9486 CELL</u>
City, State & Zip: <u>PORTLAND, ME 04108</u>		Telephone: <u>766.5819</u>
Who should we contact when the permit is ready: <u>RICHARD REED</u>		Telephone: <u>871.5678</u>
Mailing address: <u>726 SEASHORE AVENUE, PEAKS ISLAND, ME 04108</u>		

*will owe for 1000*

Please submit all of the information outlined on the applicable 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.

**RECEIVED**

Signature: [Signature]

Date: 8/11/10

Dept. of Building Inspections  
City of Portland Maine

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

# MITTEL ASEN, LLC

ATTORNEYS AT LAW  
P.O. BOX 427  
PORTLAND, ME 04112-0427

ROBERT E. MITTEL  
MICHAEL P. ASEN  
PETER G. CARY  
DIANE DUSINI  
JONATHAN L. GOLDBERG  
BARRY E. SCHKLAIR  
SUSAN S. BIXBY

85 EXCHANGE STREET, 4<sup>th</sup> FLOOR  
PORTLAND, MAINE 04101

PHONE 207 775-3101  
FAX 207 871-0683

[jgoldberg@mittelasen.com](mailto:jgoldberg@mittelasen.com)

August 10, 2010

Building Inspections  
City of Portland  
389 Congress Street, Room 315  
Portland, ME 04101

Re: ***Condominium Conversion Permit Application;  
44-46 Cumberland Avenue, Portland, Maine  
C/B/L 13-L-8 and 13***

Dear Marge:

This office represents Gunnel Larsdotter, Richard K. Reed, Christopher J. Roberts and Merriam T. Roberts ("Owners"), Owners of the above-referenced property (the "Property"). The Owners are applying for a permit to create two residential condominium units on the Property.

The Property consists of two freestanding buildings on a single 5,509 (+/-) square foot lot. Prior to their purchase by the Owners, the two buildings were used exclusively for storage for many years.

The current Owners intend to occupy the two condominium units for personal use. The unit owners will make improvements to their respective units as they see fit and at their own expense. The only common area within the condominium will be an area of currently unimproved land adjacent to Cumberland Avenue.

Given that the Property has not been in rental service, there should be no obstacle to converting the two dwellings into two condominium units.

*No notices required*

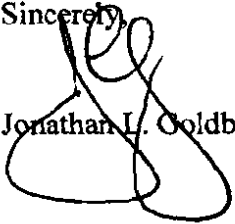
Enclosed please find payment in full for the conversion fee, \$300.00 (\$150.00 X 2 units).

If you require additional information regarding this proposed condominium conversion, please let me know.

Inspections, City of Portland  
August 11, 2010  
Page 2 of 2

Thank you for your consideration.

Sincerely,



Jonathan L. Goldberg

Enclosures

cc: Richard K. Reed and Gunnel Larsdotter  
Christopher J. and Merriam T. Roberts



Submit with Condominium Conversion Permit Application

Project Data:

Address: 44.46 CUMBERLAND AVENUE

C-B-L: 13-L-8 and 23

Number of Units in Building: TWO DETACHED BUILDINGS, 1 UNIT EACH BLDG.

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1	NONE			
Unit 2	NONE			
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 2 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES  NO  (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ 0. Exterior walls, windows, doors, roof

\$ 0. Insulation

\$ 0. Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 0. Other (specify)

*All improvements included in application for building permit*