

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number 041598

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED
DEC 09 2004
CITY OF PORTLAND

This is to certify that Tooley Shawn M /Owner

has permission to add a 3rd unit

AT 197 Congress St

013 M020001

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 inspection must be given and work on permit must be completed before this building or part thereof is closed-in. HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Are Dept. U.S.M.C.

Health Dept.

Appeal Board

Other Department Name

[Signature]
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: 04-1598	Issue Date:	CBL: 013 M020001
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Location of Construction: 197 Congress St	Owner Name: Tooley Shawn M	Owner Address: 197 Congress St	Phone: 450-2559
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:		
Past Use: residential 2 unit	Proposed Use: residential 2 unit add 3rd unit	Permit Fee:	Cost of Work: \$0.00
		CE0 District: 1	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 2 Type: 5B 12/6/04
		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: dmartin	Date Applied For: 10/22/2004	Zoning Approval		
<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 checked="" type="checkbox"/> Site Plan <i>required</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/15/04</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:

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: 04-1598	Date Applied For: 1012212004	CBL: 013 M020001
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Location of Construction: 197 Congress St	Owner Name: Tooley Shawn M	Owner Address: 197 Congress St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: residential 2 unit add 3rd unit	Proposed Project Description: add a 3rd unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/15/2004

Note: 11/15/04 this requires a site plan or site plan exemption - neither has been applied for. **Ok to Issue:**

- 1) This property shall remain a three (3) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 121061264

Note: **Ok to Issue:**

- 1) All penetrations is fire separation assemblies must be protected in accordance with Section 712 of the 2003 IBC

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 11/17/2004

Note: **Ok to Issue:**

Comments:

11/19/2004-gg: Received approved application for site exemption. /gg

11/23/2004-mjn: Need: Egress window details, Stair details/Boiler and storage room fire separation details, floor ceiling fire separation and STC rating, Ceiling Height, Penetration protection etc..left message w/ applicant
RECEIVED PLANS!

OCT 22 2004 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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>M</u> Lot# <u>020001</u>		Owner: <u>SHAWN TOOLEY</u> Telephone: <u>207-450-2559</u>	
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <u>Shawn Tooley</u> <u>197 Congress St. #2 Portland ME 04101</u> <u>207-450-2559</u>	
		Cost Of Work: \$ <u>16,000</u> Fee: \$ <u>75.00</u> \$240.00	
Current use: <u>Residential 2 unit</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>Add a 3rd unit Chg Use:</u> Project description: _____			
Contractor's name, address & telephone: <u>Shawn Tooley</u> <u>207-450-2559</u> <u>197 Congress #2 Portland, ME 04101</u> Who should we contact when the permit is ready: <u>Shawn Tooley</u> Mailing address: <u>197 Congress St. #2 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>207-450-2559</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: Shawn Tooley | Date: 10/22/04

**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**

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1598	Date Applied For: 10/22/2004	CBL: 013 M020001
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Location of Construction: 197 Congress St	Owner Name: Tooley Shawn M	Owner Address: 197 Congress St	Phone:
BusinessName:	Contractor Name: Owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

residential 2 unit add 3rd unit	add a 3rd unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/15/2004
Note: 11/15/04 this requires a site plan ~~or~~ site plan exemption - neither has been applied for. **Ok to Issue:**
 1) This property shall remain a three (3) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** Residential Plan Revie **Approval Date:**
Note: **Ok to Issue:**

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0097 /
Application I. D. Number

Shawn Tooley
Applicant
15 Noyes Street, #2, Portland, ME 04103
Applicant's Mailing Address

4/15/03
Application Date
Exemption
Project Name/Description

Consultant/Agent
Applicant Ph: (207) **450-2559** Agent Fax:
Applicant or Agent Daytime Telephone, Fax

197 - 197 Congress St, Portland, Maine
Address of Proposed Site
013 M020001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance *Never Approved* Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date: _____

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required" Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

2. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:

Built in 1980

shown 475#

a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and

not used since 1987

b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic;

1987

c. Parking shall be provided as required by division 20 of this article; *shown 512*

d. No open outside stairways or fire escapes above the ground floor shall be constructed; *None shown*

e. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building; *ok*

→

f. Such development shall be subject to article V (site plan) of this chapter, for site plan review and approval. *has not done it - S*

3. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.

4. Single-family, multiple-component manufactured

10/22/04

197 Congress Street Project

The proposed project for 197 Congress Street will be for a conversion of an existing above grade basement into a third unit. The unit will consist of three (3) bedrooms, a bathroom, a kitchen, and a livingroom. There will be several windows throughout the apartment, one egress window per bedroom, as well as in the livingroom, kitchen and bathroom. There is an existing duplex at this property which was built in 1989 in such a way that a conversion of this type would be simple, possibly with this exact plan in mind. The property is zoned ~~R-6~~ and an architect was consulted for the project. The following plans were done by R. Dean Bingham and he may be contacted if there are any questions about them. He met with the City of Portland on numerous occasions to ensure the project followed code. The work will be overseen by myself, Shawn Tooley, my girlfriend, Melanie Curtis, and a general contractor, Jim Ahearn. The electrical and plumbing will be done by licensed electricians and plumbers.

Thank you for your consideration and we look forward to providing Portland with more affordable housing.

Shawn Tooley & Melanie Curtis

207-450-2559 207-939-6993

B-1 Zone
using R-6

OCT 22 2004