

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WILLIAM C CALVERT

Located At 35 CONGRESS ST

Job ID: 2012-06-4312-CH OF USE

CBL: 014- N-012-001

has permission for a Change of Use from a Two Family to a Single Family Residence.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

07/31/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4312-CH OF USE	Date Applied: 6/22/2012	CBL: 014- N-012-001	
Location of Construction: 35 CONGRESS ST	Owner Name: WILLIAM & NANCY CALVERT	Owner Address: 35 CONGRESS ST PORTLAND, ME 04101	Phone: 653-9293
Business Name:	Contractor Name: Cornerstone Building & Restoration - Tom Landry	Contractor Address: 44 COYLE ST PORTLAND MAINE 04101	Phone: (207) 775-9085 & 939-0185
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE	Zone: R-6
Past Use: Two family dwelling	Proposed Use: To change the use from two dwelling units to one dwelling unit	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC 2009 M.B.A.C. Signature: 
Proposed Project Description: CoU from 2 fam to 1; minor construction		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan

___ Maj ___ Min ___ MM

Date: *OK with conditions*
7/2/12

CERTIFICATION


Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: 

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

Change to use Entured R-4

6/22/12



General Building Permit Application

2012-06-4312 - chof use

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.

(18)

Location/Address of Construction: <u>35 Congress St Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>No increase in SF</u>	Square Footage of Lot <u>3913</u>	Number of Stories <u>2</u>
Tex Assessor's Chart, Block & Lot Chart# Block# Lot# <u>14 N 12</u>	Applicant: (must be owner, lessee or buyer) Name <u>William & Nancy Calvert</u> Address <u>35 Congress St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>653-9293</u>
Lessee/DBA <u>JUN 22 2012</u> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$2000</u> 4000 C of O Fee: <u>\$75</u> Historic Review: \$ Planning Amin.: \$ Total Fee: <u>\$115.00</u>
Current legal use (i.e. single family) <u>Multi-family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>N/A</u> Project description: <u>Const. to change of use from 2 to single</u> <u>Remove doors, walls & kitchen to turn back to single family</u>		
Contractor's name: <u>Corner Stone Building Restoration</u> Email: <u>info@cornerstone.com</u> Address: <u>44 Coyle St</u> City, State & Zip: <u>Portland, ME 04101</u> Telephone: <u>775-9885</u> Who should we contact when the permit is ready: <u>Tom Landry</u> Telephone: <u>939-0165</u> Mailing address: <u>Same</u>		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8705.

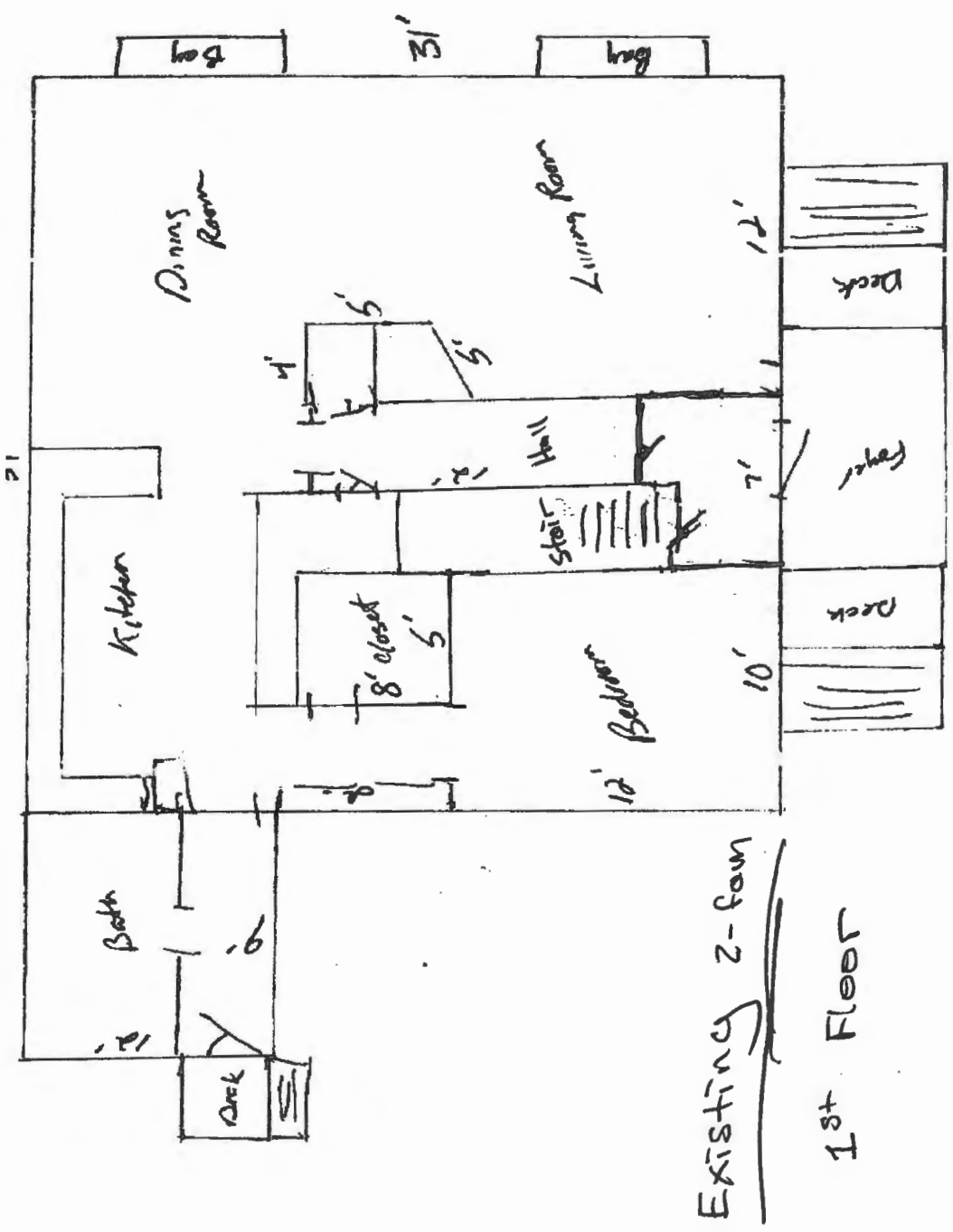
and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: William Calvert, Mayor Date: 6/21/12

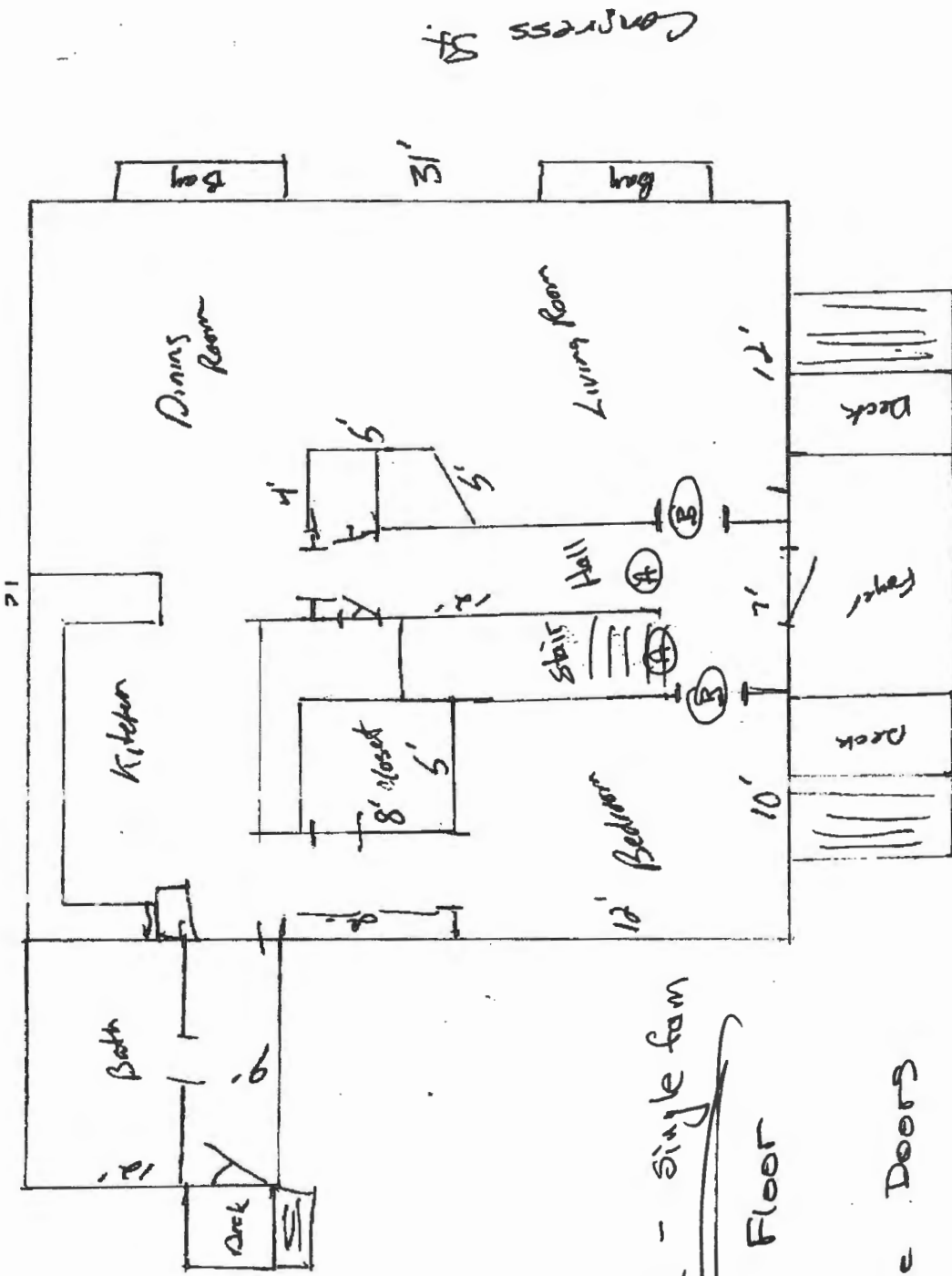
This is not a permit; you may not commence ANY work until the permit is issued

Call do not send

Congress St



1st Floor
morning St

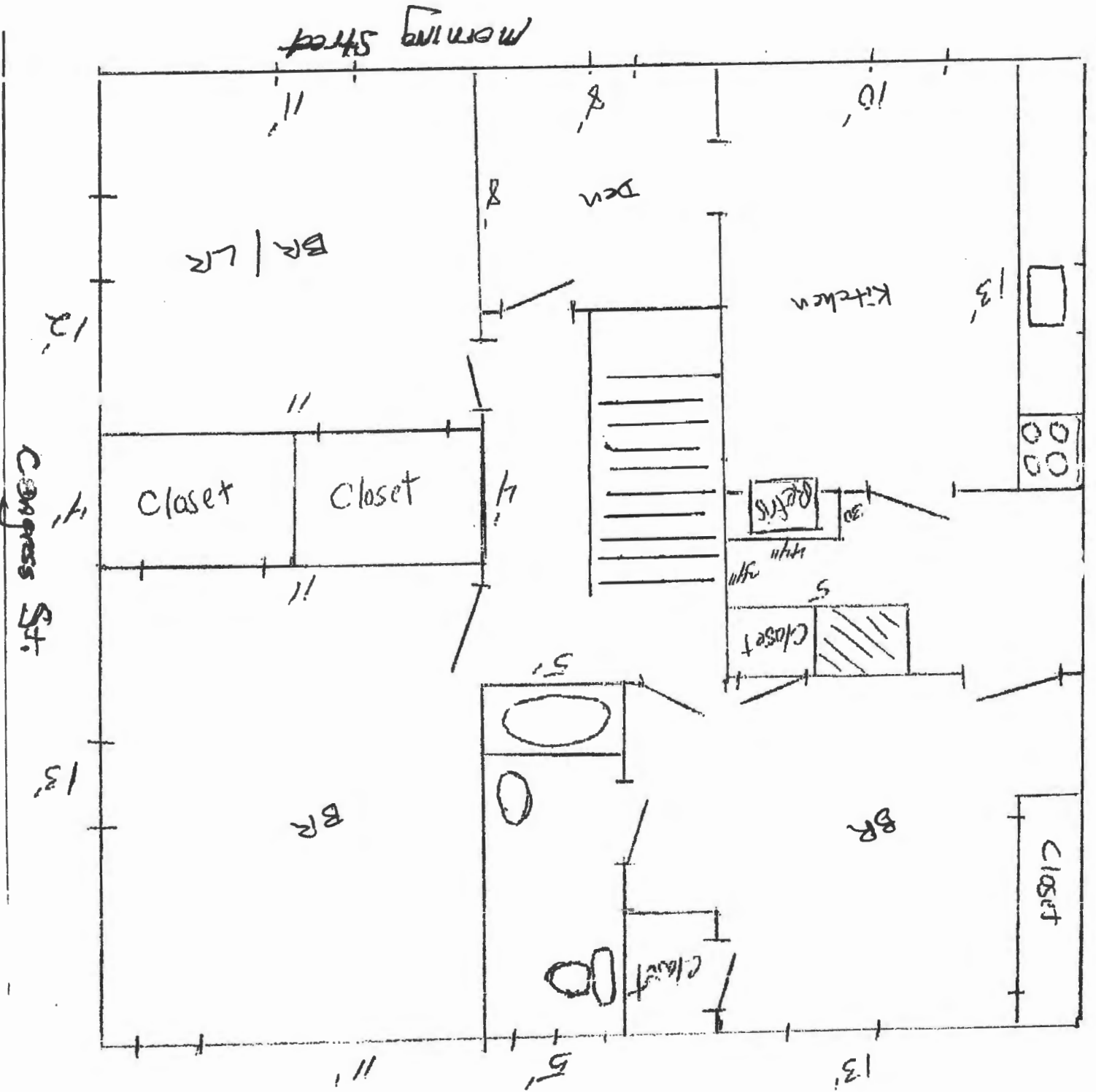


Proposed - single fam
1st Floor

- (A) Remove Doors
- (B) Remove Sheetrock & open walls

1st Floor
morning St

Existing
2-pan
2nd floor





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 1463
Tender Amount: 115.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 6/22/2012
Receipt Number: 45266

Receipt Details:

Referance ID:	6999	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4312-CH OF USE - CoU from 2 fam to 1; minor construction			
Additional Comments: 35 Congress			

Referance ID:	7000	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-06-4312-CH OF USE - CoU from 2 fam to 1; minor construction			

Additional Comments:

Thank You for your Payment!

Jonathan Rioux - RE: 35 Congress St.

From: Phil Laughlin <phil@firstinmaine.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 7/23/2012 11:00 AM
Subject: RE: 35 Congress St.

No idea, I am letting the owner handle it. Thanks

Phil

F. Philip Laughlin, Partner/Loan Officer

Reliant Mortgage Company LLC

2320 Congress Street, Suite B

Portland, ME 04102

Toll Free: (888) 775-4200 Ext 202

E-Fax: (207) 321-5370

Cell: (207) 838-8101

Email: phil@firstinmaine.com

Website: www.firstinmaine.com

NMLS# 8420



From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Monday, July 23, 2012 10:44 AM
To: Phil Laughlin
Cc: Lannie Dobson; Tammy Munson
Subject: 35 Congress St.

Mr. Loftlin,

The permit application proposes construction changes to the first floor. Is the "second kitchen" already removed, and have you chosen to keep the existing floor plan?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

Jonathan Rioux - 35 Congress St

From: Lannie Dobson
To: Jonathan Rioux
Date: 7/19/2012 11:21 AM
Subject: 35 Congress St
CC: Tammy Munson

Phil Loftlin - 775-4200 ext 202 - No construction change of use from 2 Family to 1 Family there is no kitchen no nothing has been used for years as a single family. Holding up the sale of property. submit 6/22/2012
Phil@firstinmaine.com is his e-mail.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 Inspections 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.**

1. Final Inspection/ Certificate of Occupancy

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-06-4312-CH OF USE

Located At: 35 CONGRESS ST

CBL: 014- N-012-001

Conditions of Approval:

Building

1. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
 - a. R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling after the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
3. The second unit shall have all kitchen equipment removed, including refrigerator, kitchen sink and devices used for cooking such as stoves and microwaves.