

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING PERMIT

Permit Number: 100735

This is to certify that CARL JUDITH E /Property Owner  
has permission to Change of use from residential condo to residential condo w/ 1 unit to rent  
AT 63 MONTREAL ST unit#1 C# 015 E019001

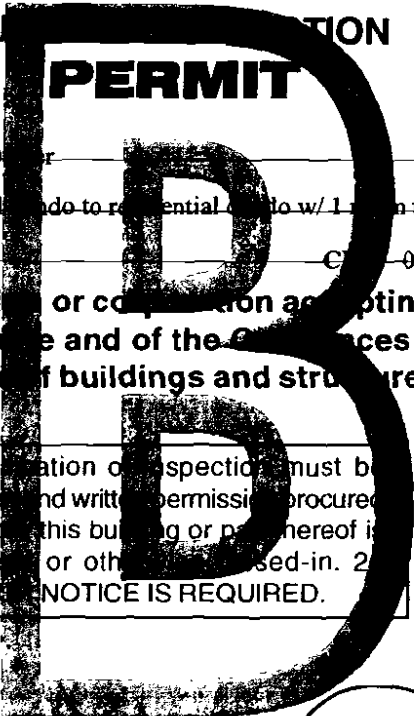
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise dressed-in. 2 HOURLY 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. CAPT. R. Santora  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_



### PERMIT ISSUED

JUL - 6 2010

*[Signature]*  
Director, Building & Safety  
City of Portland

PENALTY FOR REMOVING THIS CARD



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

6-23 20 10

Received from

Judith Carl, AKA

Location of Work

63 Montreal #1 61

Cost of Construction \$ \_\_\_\_\_

Building Fee: 30

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75

Total: 105

Building (I1) \_\_\_\_\_  Plumbing (I5) \_\_\_\_\_  Electrical (I2) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 15-E-19001

Check #: 2459

Total Collected \$ 105

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

Taken by: J. J. [Signature]

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:<br>10-0735 | Issue Date: | CBL:<br>015 E019001 |
|-----------------------|-------------|---------------------|

|  |                                    |   |             |
|--|------------------------------------|---|-------------|
| Location of Construction:<br>63 MONTREAL ST unit#1 | Owner Name:<br>CARL JUDITH E       | Owner Address:<br>63 MONTREAL ST # 1      | Phone:      |
| Business Name:                                     | Contractor Name:<br>Property Owner | Contractor Address:<br>Portland           | Phone:      |
| Lessee/Buyer's Name                                | Phone:                             | Permit Type:<br>Change of Use - Dwellings | Zone:<br>R1 |

|                                       |   |  |   |                    |
|---------------------------------------|---|--|---|--------------------|
| Past Use:<br>Residential Condo unit#1 | Proposed Use:<br>Residential Condo Unit#1 w/ 1 room to rent - Change of use from residential condo to residential condo w/ 1 room to rent<br><i>legal use - 3 residential condos.</i> | Permit Fee:<br>\$105.00  | Cost of Work:<br>\$105.00   | CEO District:<br>1 |
|                                       |   | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>* See Conditions</i> | INSPECTION:<br>Use Group: <i>R-2</i> Type: <i>SB</i><br><i>TRG 2003</i> |                    |

|  |                        |   |
|--|------------------------|---|
| Proposed Project Description:<br>Change of use from residential condo to residential condo w/ 1 room to rent             | Signature: <i>(K6)</i> | Signature: <i>(Handwritten 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:<br>Idobson | Date Applied For:<br>06/24/2010 | <b>Zoning Approval</b> |
|-----------------------------|---------------------------------|------------------------|

|   |  |  |   |
|---|--|--|---|
| <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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i></p> <p>Date: <i>6/24/10 ARM</i></p> | <p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ARM</i></p> <p>Date:</p> |
|   | <p><b>PERMIT ISSUED</b></p> <p>JUL - 6 2010</p> <p>City of Portland</p>  |  |   |

**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:<br>10-0735 | Date Applied For:<br>06/24/2010 | CBL:<br>015 E019001 |
|-----------------------|---------------------------------|---------------------|

|  |                                    |   |        |
|--|------------------------------------|---|--------|
| Location of Construction:<br>63 MONTREAL ST unit#1 | Owner Name:<br>CARL JUDITH E       | Owner Address:<br>63 MONTREAL ST # 1      | Phone: |
| Business Name:                                     | Contractor Name:<br>Property Owner | Contractor Address:<br>Portland           | Phone: |
| Lessee/Buyer's Name                                | Phone:                             | Permit Type:<br>Change of Use - Dwellings |        |

|   |  |
|---|--|
| Proposed Use:<br>Residential Condo Unit#1 w/ 1 room to rent - Change of use from residential condo to residential condo w/ 1 room to rent | Proposed Project Description:<br>Change of use from residential condo to residential condo w/ 1 room to rent |
|---|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/24/2010

**Note:** **Ok to Issue:** ✓

- 1) Unit #1 shall remain a residential condo with one rental room in a building with three residentail condos. 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:** Tammy Munson      **Approval Date:** 07/06/2010

**Note:** **Ok to Issue:** ✓

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 3) A CO detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 06/25/2010

**Note:** **Ok to Issue:** ✓

- 1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 2) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

**PERMIT ISSUED**

JUL - 6 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

JUL - 6 2010



# 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>63 Montreal St, Portland 04101</u>   |   |  |
| Total Square Footage of Proposed Structure/Area   | Square Footage of Lot   | Number of Stories  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>15            E            19 021</u>   | Applicant *must be owner, Lessee or Buyer*<br>Name <u>Judy Carl</u><br>Address <u>63 Montreal St</u><br>City, State & Zip <u>Portland 04101</u> | Telephone:<br><u>207-210-0150</u>  |
| Lessee/DBA (If Applicable)  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   | Cost Of Work: \$ _____<br>C of O Fee: \$ _____<br>Total Fee: \$ <u>105</u> |
| Current legal use (i.e. single family) <u>residential condo</u> Number of Residential Units <u>1</u><br>If vacant, what was the previous use?<br>Proposed Specific use: <u>residential condo w one room to rent</u><br>Is property part of a subdivision? <u>no</u> If yes, please name _____<br>Project description: <u>change of use: residential condo to same with one room to rent</u> |   |  |
| Contractor's name: <u>N/A</u>   |   |  |
| Address: _____  |   |  |
| City, State & Zip _____   |   | Telephone: _____   |
| Who should we contact when the permit is ready: <u>Judy Carl</u>  |   | Telephone: <u>210-0150</u>   |
| Mailing address: <u>see above</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](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.

|                                 |                            |
|---------------------------------|----------------------------|
| Signature: <u>Judith E Carl</u> | Date: <u>June 22, 2010</u> |
|---------------------------------|----------------------------|

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

**Response to City of Portland Land Use  
Code of Ordinances, Section 14 – 404 (e)**

(e) The letting of rooms within an existing dwelling unit in any residential zone, provided that:

1. There shall be no more than two (2) persons occupying such room or rooms

**Answer:** There will be one (1) person occupying the front bedroom.

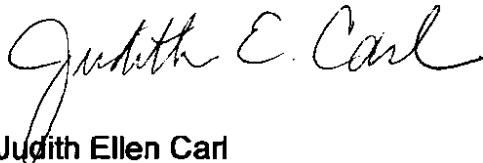
2. There shall be not more than two (2) rooms per dwelling unit occupied for such used; and

**Answer:** There shall be only one (1) person per dwelling unit

3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling, and no such facility shall have been constructed in the immediately preceding two (2) years.

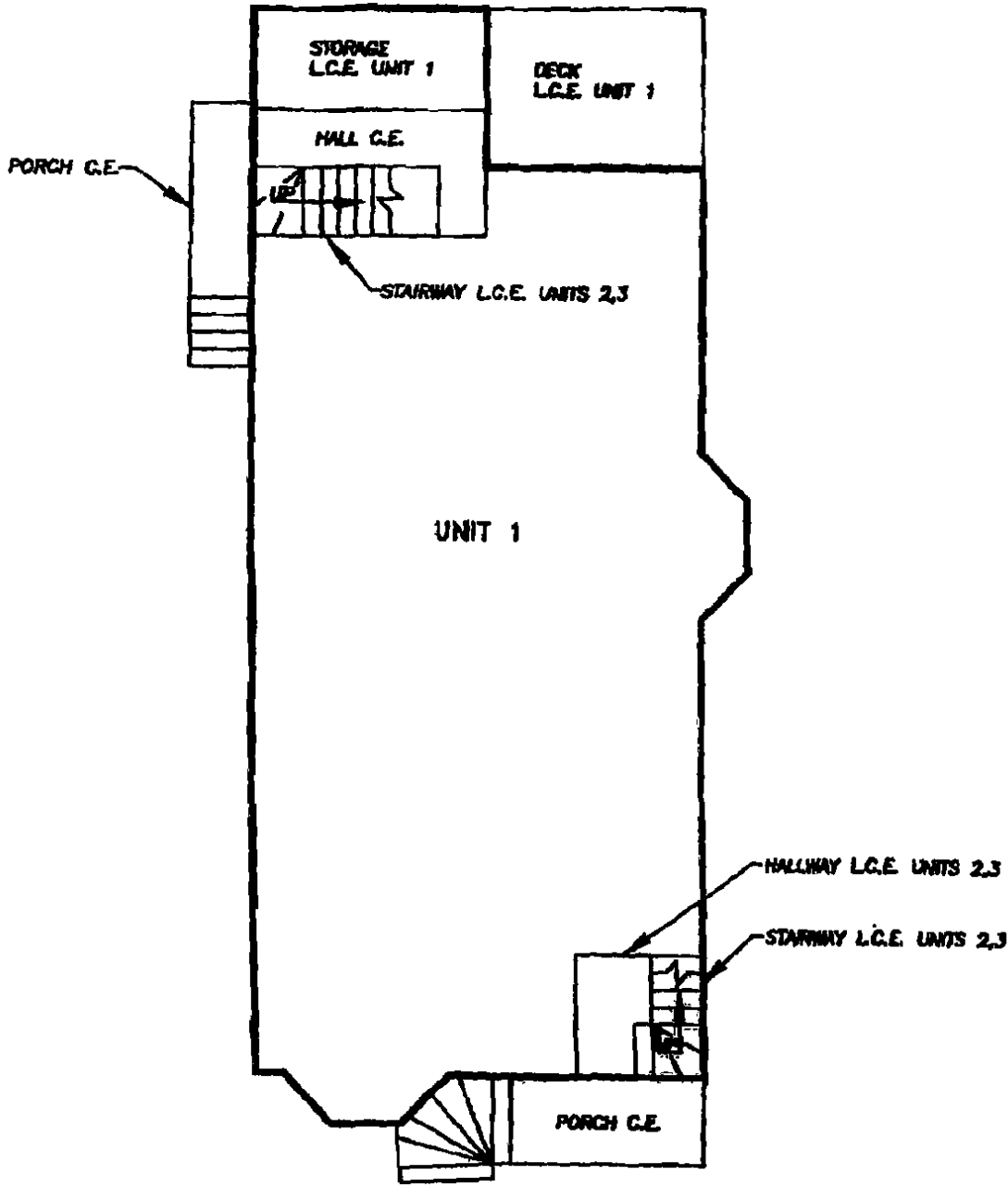
**Answer:** There will be no increase in the size of any rooms in the dwelling, and no such changes to the dwelling have been constructed during the preceding two (2) years, i.e., June 2008.

Signed this date of 23 June, 2010



Judith Ellen Carl  
Owner of first floor home located at 63 Montreal Street

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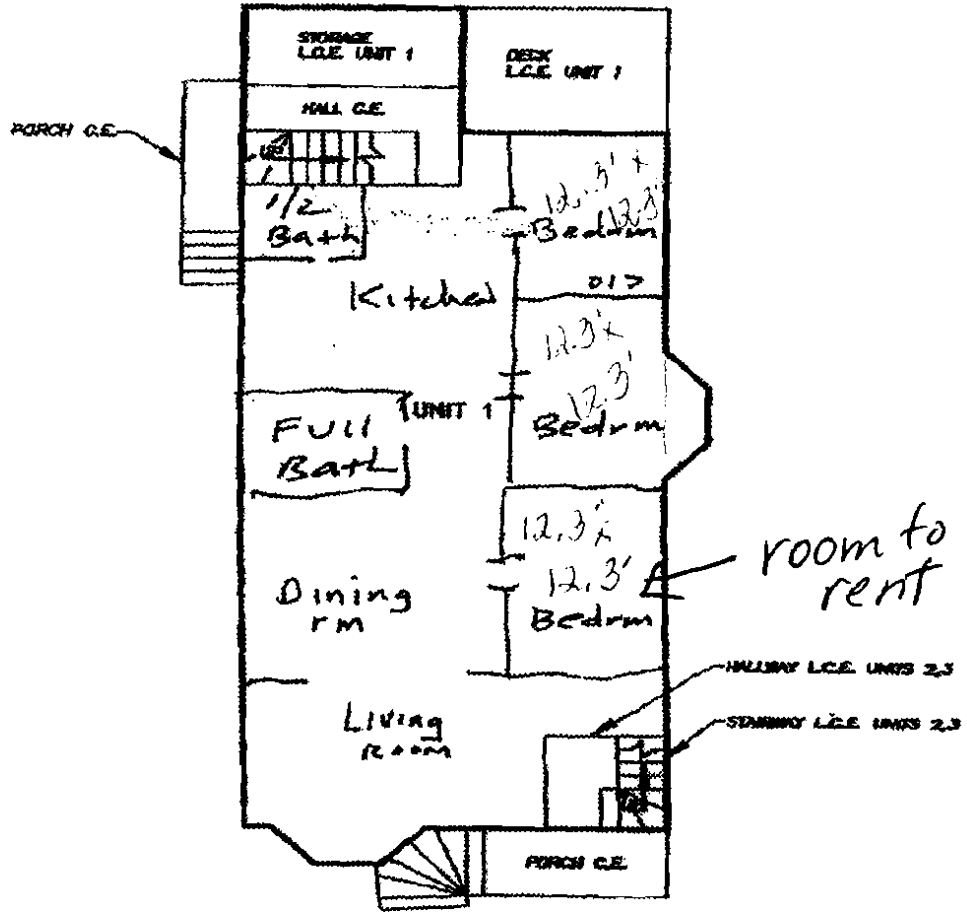


FIRST FLOOR  
1,310 SF.



SKETCH ADDENDUM

Borrower or Owner Carl, Judith  
Property Address #1, 63 Montreal St.  
City Portland County Cumberland State ME Zip Code 04101  
Lender or Client First Financial Mortgage Corp.



FIRST FLOOR  
1,310 SF.

VEL  
S

N/F  
PIERGROSSI, JR.  
1511/1  
E-19/20  
S.F. 0.16 Ac.

5/8" OPEN  
HASNELL (FLUSH)

N60°14'33" E 80.72' (80')

6" STOCKADE FENCE

6' CHAIN LINK FENCE

1ST & 2ND  
FLOOR DECK

FENCE WITH  
GATE

BACK PORCH

STOCKADE FENCE

N/F  
ALISON W. GREY  
OLIVER F. MURRAY  
21881/150  
15-E-18

PARKING  
L.C.E. 1 L.C.E. 2 L.C.E. 3

PAVED DRIVE

WOOD RETAINING  
WALL (TYP.)

FIRST FLOOR  
ELEVATION = 105.00'

PORCH

80.72'  
BRICK SIDEWALK

S60°14'33" W

393.48' (390')

RETAINING WALL  
BRICK WALK

N29°45'27" W 86.00'

S66°00'33" E 86.27' E

MONTREAL STREET

