



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 54 MONTREAL ST

CBL 015 F008001

Issued to HAMMOND JOHN B /n/a

Date of Issue 10/19/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-1192, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Residential Two Family
Use Group R3
Type 5B

Limiting Conditions: This does not certify City of Portland Building Code compliance, only a change of use.

This certificate supersedes
certificate issued

Approved:

10/19/07 _____
(Date) Inspector

_____ 10/19/07
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Permit Number: 071192

Please Read Application And Notes, If Any, Attached

PERMIT

This is to certify that HAMMOND JOHN B /n/ a
has permission to Change of Use from Residential 2 unit and family basis program to Residential 2 unit
AT 54 MONTREAL ST C 015 F008001

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 given and work on permit on procedure before this building or part thereof altered or closed-in.
FOUR 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

Thomas H. Moulton 10/15/07
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: 07-1192	Issue Date:	CBL: 015 F008001
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Location of Construction: 54 MONTREAL ST	Owner Name: HAMMOND JOHN B	Owner Address: 4 WYNMOOR DR	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Two Family with Family Crisis program	Proposed Use: Change of Use from Residential 2 unit and Family Crisis program to Residential 2 unit.	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Change of Use from Residential 2 unit and Family Crisis program to Residential 2 unit	Signature:	Signature: <i>Jm 10/15/07</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: 09/21/2007	Zoning Approval	
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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	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review
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City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1192	Date Applied For: 09/21/2007	CBL: 015 F008001
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Location of Construction: 54 MONTREAL ST	Owner Name: HAMMOND JOHN B	Owner Address: 4 WYNMOOR DR	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of Use from Residential 2 unit and Family Crisis program to Residential 2 unit.	Proposed Project Description: Change of Use from Residential 2 unit and Family Crisis program to Residential 2 unit
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/27/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 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 a two (2) family dwelling with 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) 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: Tom Markley	Approval Date: 10/15/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 			

City of Portland, Maine - Building or Use Permit

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

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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.

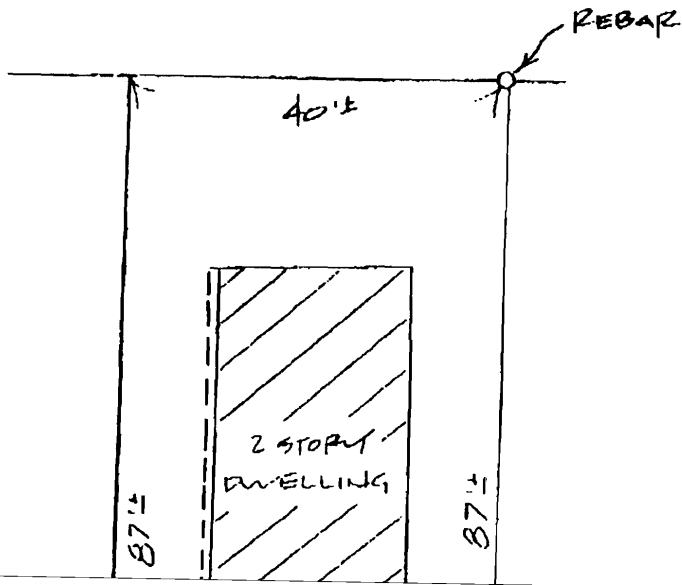
Location/Address of Construction: <u>54-56 Montreal St.</u>		
Total Square Footage of Proposed Structure/Area <u>1,640 ±</u>		Square Footage of Lot <u>3,480 ±</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>15 F 8</u>	Applicant * must be owner, Lessee or Buyer* Name <u>JOHN HAMMOND</u> Address <u>4 WYANMOOR DR.</u> City, State & Zip <u>SCARBOROUGH ME 04074</u>	Telephone: <u>207-893-9394</u> <u>207-232-9566</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>? Unit</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>TWO DWELLING UNITS</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>NO CONSTRUCTION. JUST WANT TO RETURN USE OF BUILDING TO TWO DWELLING UNITS.</u>		

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHT OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

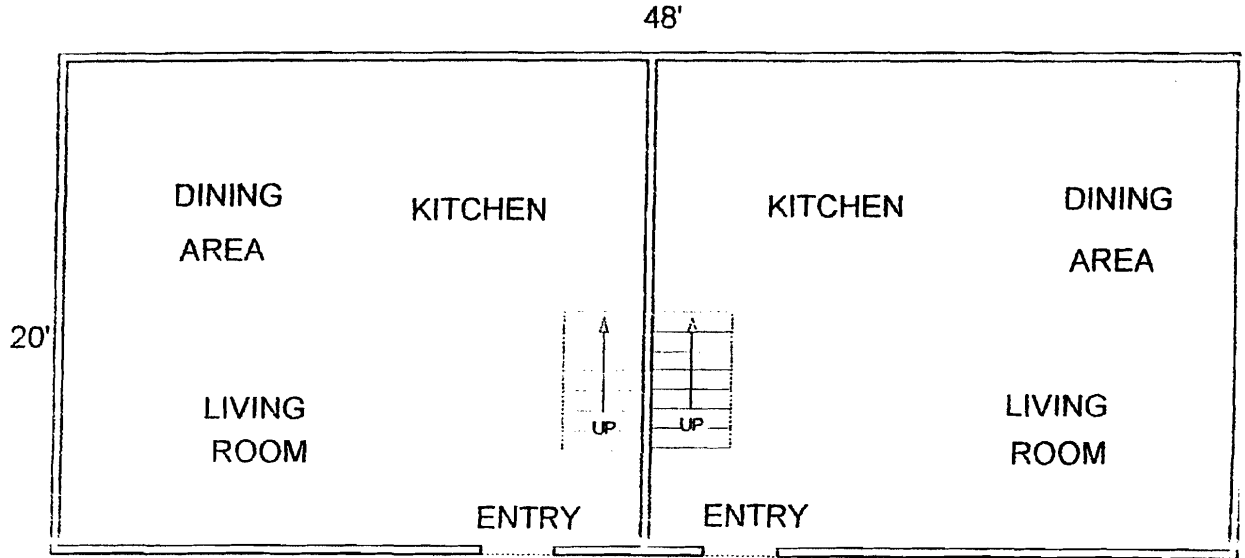
ADDRESS: 54-56 MONTREAL ST
PORTLAND, ME

INSPECTION DATE: 4-11-96
SCALE: 1" = 20'



54-56 Montreal St.

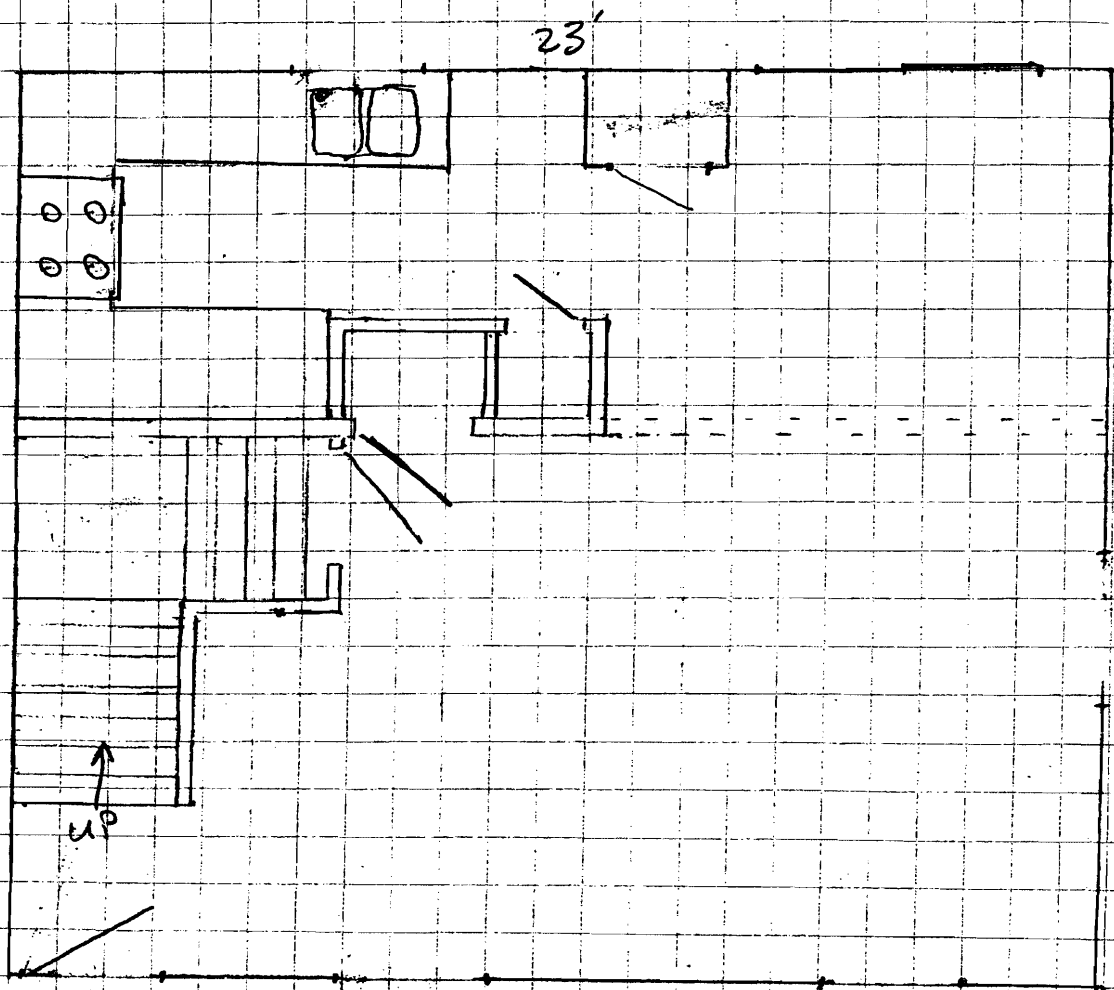
FIRST FLOOR



48'



54-56 MONTREAL ST.



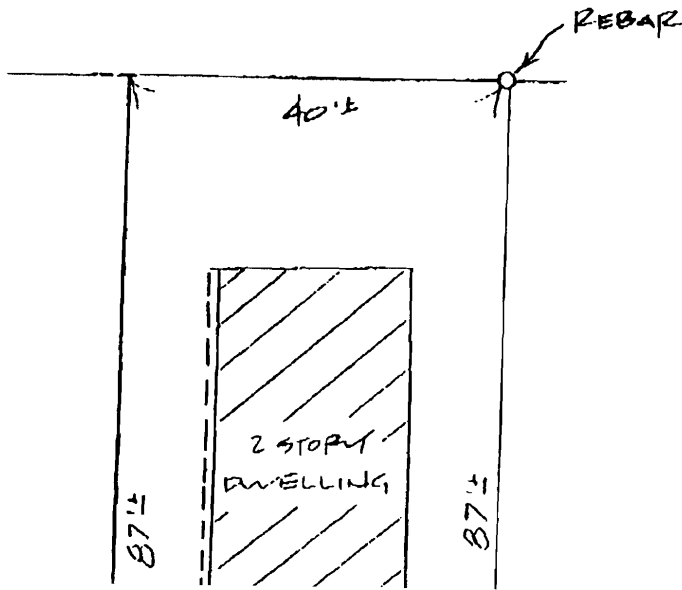
1ST
FLOOR

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ADDRESS: 54-56 MONTREAL ST
PORTLAND, ME

INSPECTION DATE: 4-11-96
SCALE: 1" = 20'



CITY OF PORTLAND, MAINE
Office of Building Inspection

Certificate of Occupancy

54-56 Montreal Street

Date of Issue June 1, 1989
The above location, built—altered
in 1927, has had final inspection, has been found to conform
with the Building Code of the City, and is hereby approved for
occupancy.

APPROVED OCCUPANCY

Yvonne Grisdé Shalton



Inspector of Buildings

This certificate is valid only if the building or premises, and ought to be transferred to the
owner or lessee for use therein.

ING PERMIT APPLICATION

MAP # _____ LOT# _____

For Official Use Only

Date May 24, 1989
Inside Fire Limits _____
Bldg Code _____
Time Limit _____
Estimated Cost _____
Value/Structure _____
Fee \$25.00

Subdivision: Yes / No _____
Name _____
Lot _____
Block _____
Permit Expiration: _____
Ownership: _____ Public _____
Private _____

PERMIT ISSUED

MAY 30 1989

City Of Portland

with Ceiling:

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size _____
- 5. Ceiling Height: _____

with Roof:

- 1. Truss or Rafter Size _____ Span _____
- 2. Sheathing Type _____ Size _____
- 3. Roof Covering Type _____
- 4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- 1. Approval of soil test if required Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

- 1. Type: _____
- 2. Pool Size: _____ x _____ Square Footage _____
- 3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req: _____ Provided: _____
Required Setback: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt _____ Special Exception _____
Other (Explain): _____
Date Approved _____

Permit Received By Joyce M. Rinaldi

Signature of Applicant *[Signature]* ^{agent for owner} Date 5/24/89

Signature of CEO _____ Date _____

Inspection Dates DBM



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

October 24, 1988

Hardy Management
181 St. John St.

Re: 54-56 Montreal St. Ptd.

Dear Sir:

Your application to construct a duplex dwelling has been reviewed and a permit is herewith issued subject to the following requirements.

SITE PLAN REVIEW REQUIREMENTS

Public Works	Approved with condition
Inspection Services	Approved

for
Parking to be as noted on
site plan (3 cars)
Warren Turner October 21, 1988

BUILDING CODE REQUIREMENTS

- 1.) Before any concrete is placed for foundation, Inspection Services and Public Works must approved same.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	015 F008001
Location	54 MONTREAL ST
Land Use	TWO FAMILY
 Owner Address	 HAMMOND JOHN B 4 WYNMOOR DR SCARBOROUGH ME 04074
 Book/Page	 12447/90
Legal	15-F-8 MONTREAL ST 54-56 3566 SF

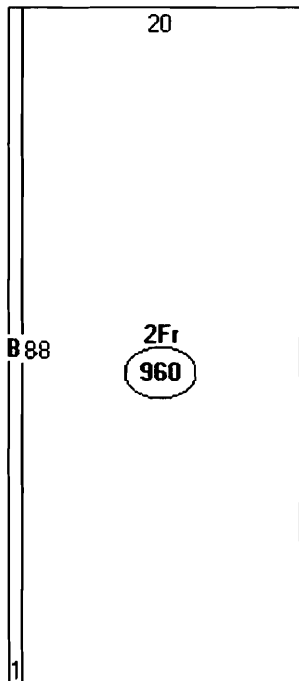
Current Assessed Valuation

Land	Building	Total
\$108,400	\$139,500	\$247,900

Property Information

Year Built 1989	Style Duplex	Story Height 2	Sq. Ft. 1968	Total Acres 0.082	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 8	Attic None	Basement Pier/slab

Outbuildings



Descriptor/Area

A: 2Fr
960 sqft

B: FOH
48 sqft