

City of Portland, Maine - Building or Use Permit Application

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

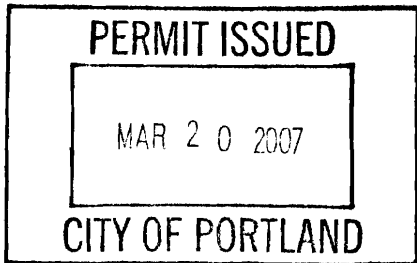
Permit No: 07-0207	Issue Date:	CBL: 016 A006001
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Location of Construction: 90 CONGRESS ST	Owner Name: Luke S MacFayden	Owner Address: 15 Howard St.	Phone: 871-1071
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B1

Past Use: Single Family / Art Studio	Proposed Use: Commercial / Retail - Change of use from Single Family/ Art Studio to Commercial 2 unit two retail units.	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use: Single Family/ Art Studio to Commercial 2 unit two retail units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IBC 2003	
		Signature: <i>Gregg Carr</i>	Signature: <i>Jm 3/20/07</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: 02/27/2007	Zoning Approval		
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<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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/19/07</i> <i>Jm</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: _____
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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



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.

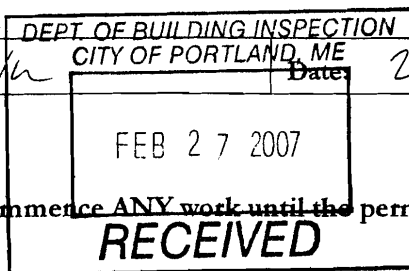
Location/Address of Construction: <u>90 Congress St.</u>		
Total Square Footage of Proposed Structure <u>1995</u>		Square Footage of Lot <u>2412</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16</u> <u>A</u> <u>6</u>	Owner: <u>Luke S. MacFadyen</u>	Telephone: <u>207</u> <u>871-1075</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ _____ Fee: <u>\$30975/\$105.00</u> C of O Fee: \$ _____
Current Specific use: <u>VACANT</u> If vacant, what was the previous use? <u>SINGLE FAMILY / Art Studio</u> Proposed Specific use: <u>CREAT 2 RETAIL SPACES</u>		
Project description: <u>CHANGE of USE FROM SINGLE FAMILY / Art Studio to two Retail units</u>		
Contractor's name, address & telephone: <u>LUKE MACFADYEN / 15 HOWARD ST. 04101</u>		
Who should we contact when the permit is ready: _____ Mailing address: <u>SAME</u> Phone: <u>871-1075</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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Signature of applicant: Luke S. MacFadyen DEPT OF BUILDING INSPECTION
CITY OF PORTLAND, ME Date: 2/27/07



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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | | |
|-------------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | 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. |

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

LCM If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

LCM **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Anna Martin Admin

3-20-07

Signature of Inspections Official

Date

CBL: 16 A C06

Building Permit #: 07-0207

From: Ann Machado
To: James Carmody
Date: 3/7/2007 2:05:39 PM
Subject: Traffic Analysis Report for B-1 Zone

Jim -

I was wondering if you had looked at the traffic analysis report I sent you on February 28, 2007 through interdepartmental mail for the two retail spaces at 90 Congress Street. The applicant just called me and was wondering what the status of his application was.

Thanks,
Ann Machado
874-8709

given 2/28/07

B-1 AND B-1b
NEIGHBORHOOD BUSINESS ZONES
Traffic Analysis Report

The proposed use at 40 Congress Street, Portland,
Maine, consuming approximately _____ square feet of area,

Is Is Not

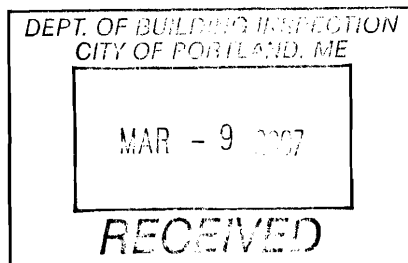
estimated to produce in excess of 100 peak vehicle trips.
As a result, a traffic study

Is Is Not required.

3/9/07
Dated

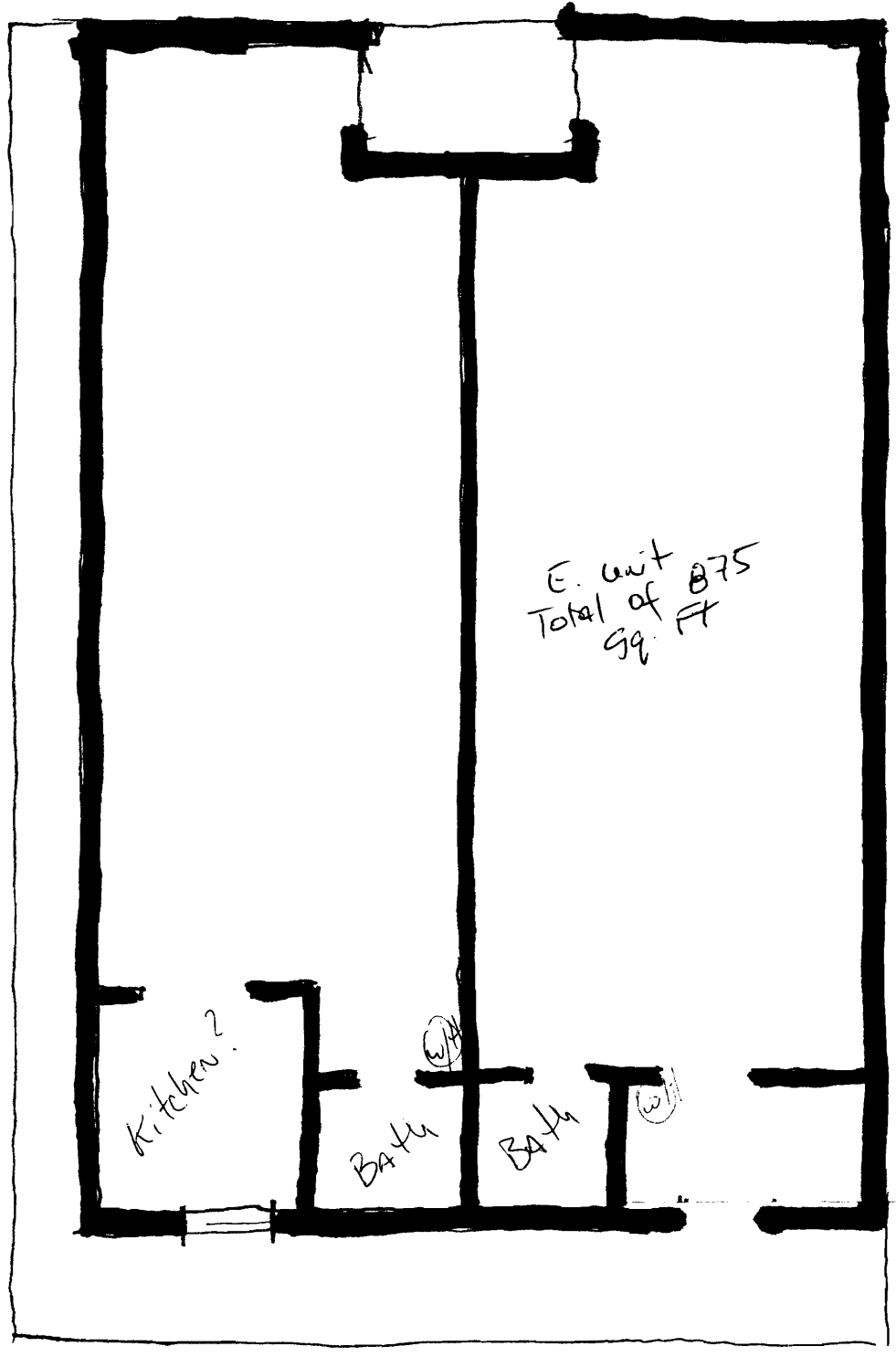
James P. Carmody
Traffic Engineer
City of Portland

Proposed use is two retail spaces - each space is
875 square feet as shown on attached.



Congress St. 02 90/92
90#? 88?

Lot is 40x60
Building is 37x55



1/4" = 2'

doesn't need to show parking
retail under 2000sq

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **DONALD OGIER**, of Portland, County of Cumberland, State of Maine, for consideration paid, grants to **LUKE S. MACFADYEN**, of Portland, County of Cumberland and State of Maine, whose mailing address is 15 Howard Street, Portland, Maine 04101, with **warranty covenants**, a certain lot or parcel of land situated in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon on the east side of Congress Street, being known as 90 Congress Street, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning on the easterly side of said Congress Street at the southwesterly corner of land conveyed by Moses Gould to V.C. & L. D. Hanson; thence running westerly on said Congress Street toward Atlantic Street forty (40) feet; thence southeasterly parallel to said Hanson land, sixty (60) feet to land now or formerly of Barbour; thence by line of said Barbour land forty (40) feet; thence by said Hanson land 60 feet to point of beginning.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

The above described premises are conveyed SUBJECT TO the conditions set forth in the deed from the Portland Renewal Authority to Rich Enterprises, Inc. dated September 17, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3191, Page 672, EXCEPT as modified or released by Quit-Claim Deed Without Covenant from the Portland Renewal Authority to the Grantor herein dated October 16, 1984 and recorded in said Registry in Book 6591, Page 261.

The above described premises are also conveyed SUBJECT TO the following conditions: The Grantees, by their acceptance of this conveyance, for themselves, and their successors and assigns, and every successor in interest to the above-described property, or any part thereof, agree not to discriminate upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of the above-described property or any improvements erected or to be erected thereon, or any part thereof. This covenant shall be contained in any Deed on the part of the Grantees herein, their successors and assigns.

Meaning to convey and hereby conveying the premises conveyed to the Grantor

herein by deed of Ezekiel Rich dated October 15, 1984 and recorded in said Registry of Deeds in Book 6591, Page 259. Reference is also made to the Quit-Claim Deed Without Covenant from the Portland Renewal Authority to the Grantor herein dated October 16, 1984 and recorded in said Registry in Book 6591, Page 260.

Full consideration paid. No spousal signature required.

Witness my hand and seal this 30th day of JANUARY, 2007.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Bambale Vestal

Donald Ogier
d. ogier
Donald Ogier

STATE OF MAINE
CUMBERLAND, SS.

January 30, 2007

Then personally appeared the above named Donald Ogier and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Bambale Vestal
Attorney at Law/~~Notary Public~~

Printed name: BAMBALÉ A VESTAL

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	016 A006001
Location	90 CONGRESS ST
Land Use	RETAIL & PERSONAL SERVICE
Owner Address	OGIER DONALD 90 CONGRESS ST PORTLAND ME 04101
Book/Page	
Legal	16-A-6 CONGRESS ST 90-92 2412SF

Current Assessed Valuation

Land	Building	Total
\$84,700	\$98,400	\$183,100

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1972	2	1995	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.055	1995		RETAIL - MULTI OCCUPANCY	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	1995	MULTI-USE SALES

Height	Walls	Heating	A/C
12	CONC. BLOCK	ELECTRIC	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	PORCH - COVERED	1



APPLICATION FOR PERMIT

PERMIT ISSUED
OCT 25 1981
CITY of PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01348

ZONING LOCATION PORTLAND, MAINE OCT. 22, 1981

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 90 Congress Street Fire District 11-10912

1. Owner's name and address Donald Ogier - same Telephone

2. Lessee's name and address

3. Contractor's name and address Owner Telephone

Proposed use of building dwelling No. of sheets

Last use same No. families 1

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 200,000 Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 Base Fee \$ 15.00

Late Fee

TOTAL \$ 15.00

To construct inside chimney to be used in connection with wood stove, as per plans. 1 sheet of plans.

Stamp of Special Conditions

04101

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

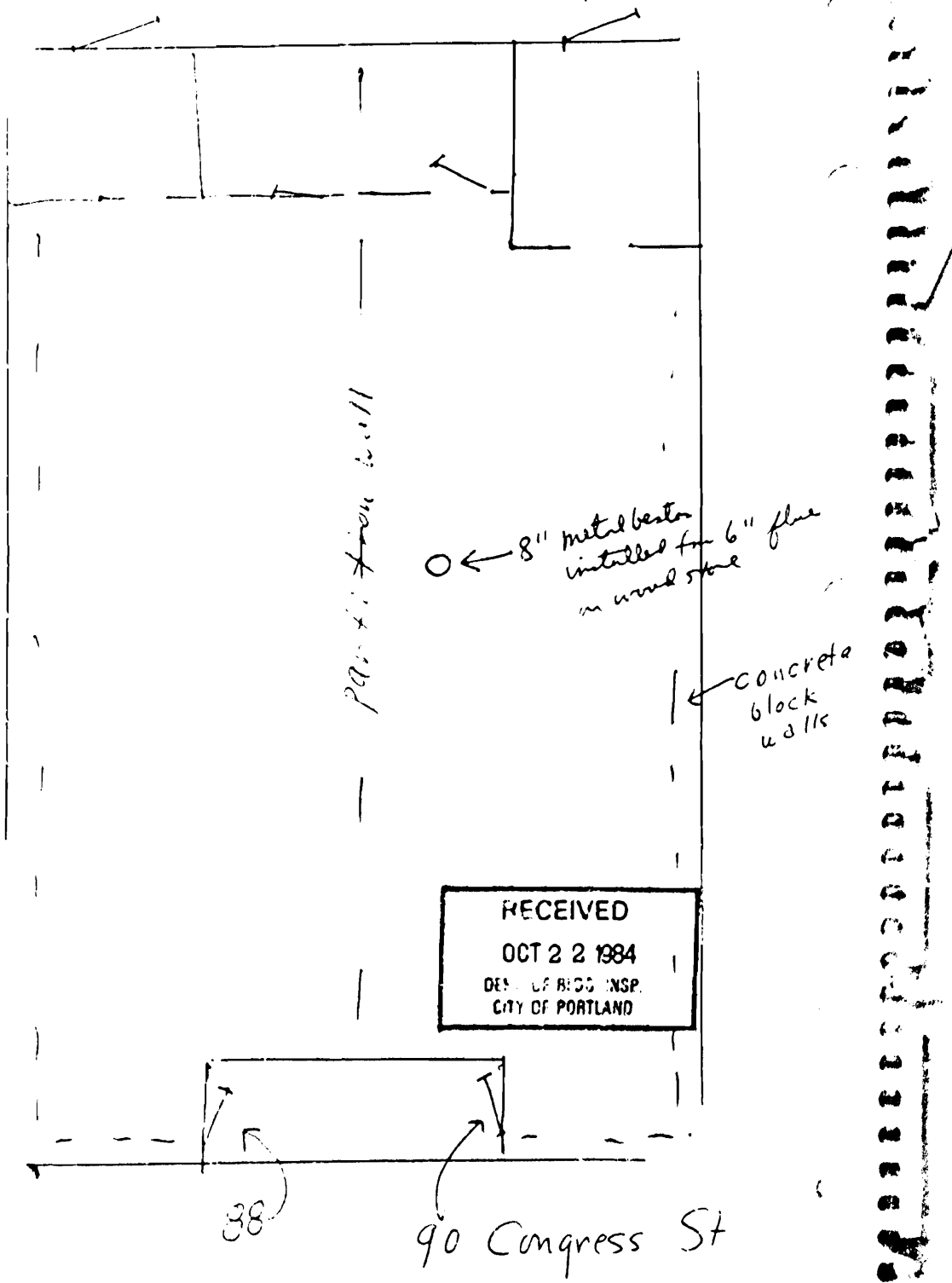
Is any plumbing involved in this work? ^{no} Is any electrical work involved in this work? ^{no}
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kin of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ^{no}
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

elevation



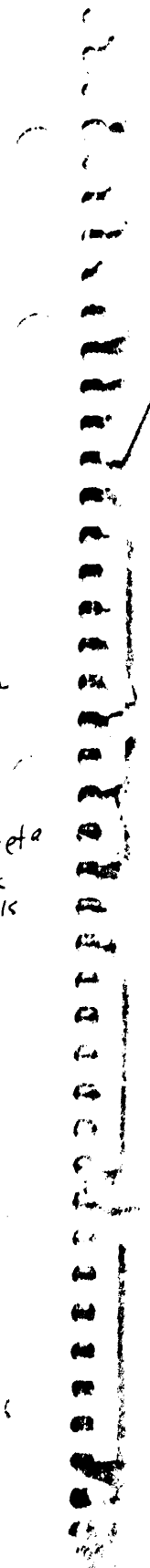
○ ← 8" metal beams installed for 6" flue in wood stove

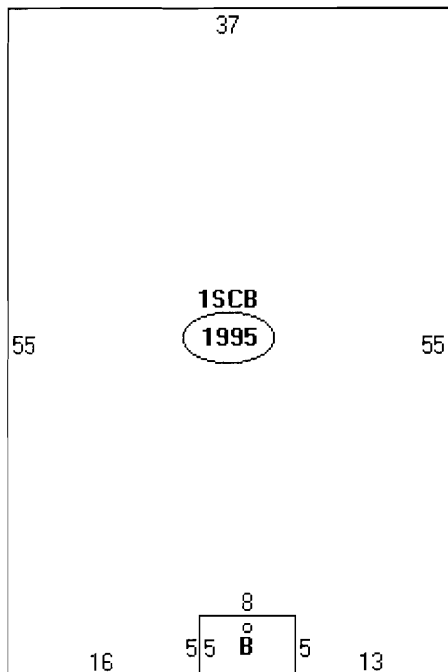
← concrete block walls

RECEIVED
OCT 22 1984
DES. OF BLDG. INSP.
CITY OF PORTLAND

38

90 Congress St

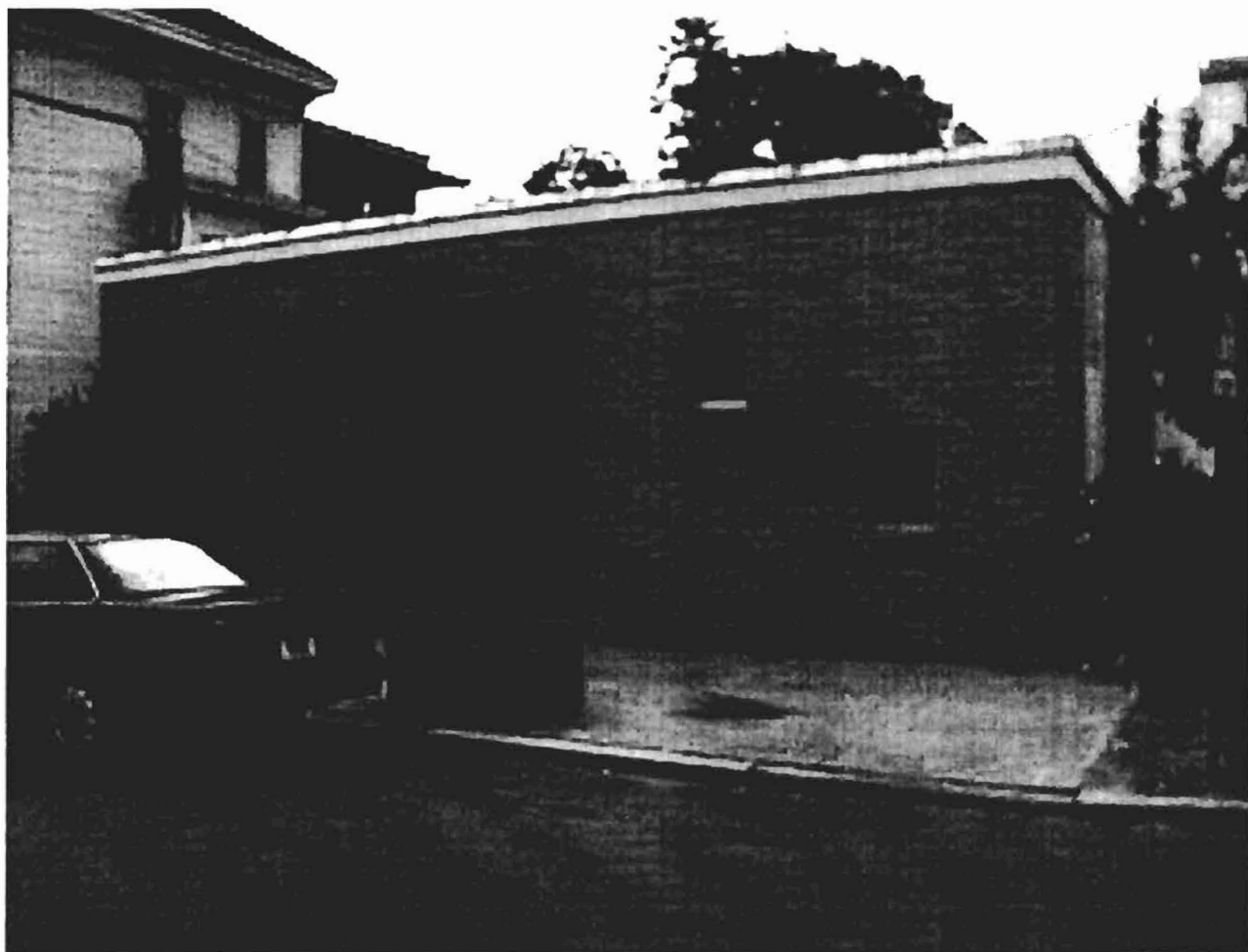




Descriptor/Area

A: 1SCB
1995 sqft

B: OMP
40 sqft





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 016 A006001
Location 90 CONGRESS ST
Land Use RETAIL & PERSONAL SERVICE

Owner Address OGIER DONALD
 90 CONGRESS ST
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Building Other Features

Line	Structure Type	Identical Units
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Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Permit No: 07-0207	Date Applied For: 02/27/2007	CBL: 016 A006001
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Proposed Use: Commercial / Retail - Change of use from Single Family/ Art Studio to two retail units	Proposed Project Description: Change of use: Single Family/ Art Studio to two retail units.
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/09/2007

Note: Jim Carmody has said that a traffic study is not required at this time.

Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 2) This permit is to create two vanilla boxes for retail use. When each space is occupied, the tenant must come in for a tenant fit up permit.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/20/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/12/2007

Note: **Ok to Issue:**

- 1) A life safety plan shall be submitted prior to occupancy

Comments:

2/28/2007-mes: back to Donna to correct the owner information

2/28/2007-amachado: Gave traffic analysis report to Jim Carmondy for B-1 Neighborhood Business zone.

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