

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020135

This is to certify that Soley Joseph L/r/a

has permission to Change of Use to legalize appment.

AT 40 Wharf St 032 V015001

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 altered or closed-in. **HEAR 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. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

### PERMIT DENIED

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Prmt Text93 4870 Constr Type New Num1 20135

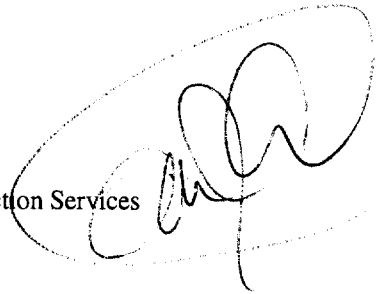
Permit Nbr 02-0135 Location of Construction 42 Wharf St Appl. Date 02/13/2002  
Status Denied Permit Type Change of Use - Dwellings Issue Date  
CBL 032 V015001 Territory Nbr 1 Estimated Cost \$0.00 Date Closed 09/11/2002

Comment Date	Comment	Name	Follow Up Date	Completed
03/15/2002	letter written by Mike to Andrew Juras, file in hold draw	jodinea		<input type="checkbox"/>
09/11/2002	Permit was denied - they did not want to do work per M. Nugent.	lmm		<input type="checkbox"/>

CreatedBy gg CreateDate 02/14/2002 ModBy lmm ModDate 09/11/2002

# Memorandum

**To:** Andrew Juras  
**CC:**  
**From:** Mike Nugent/Manager of Inspection Services  
**Date:** 03/15/2002  
**Re:** 40 Wharf St. (032 V015)



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A review of the request to convert the above property to include a second floor dwelling has been conducted based on the permit submissions and a site visit. **The following information is required to continue the review.**

- 1) Measurement of the windows including sill height to determine egress window compliance.
- 2) A report quantifying the fire resistance rating of the floor/ceiling assembly between the first and second floor. A minimum 2-hour separation is required.
- 3) The means of egress is problematic. The City Building Code requires that an exit discharge in a manner that provides access to a "public way". This exit, I believe, terminates in the outside seating area of the bar, which would be locked when not in operation.
- 4) The space requires an additional smoke detector, and all detectors must be hardwired with battery backup and interconnected.

**PERMIT  
DENIED**

Application ID Number: 2-0135

Department: Zoning

Status: Approved with Conditions

Approvers: Marge Schmuckal

Comments: 40 Wharf St

Approval Date: 02/19/2002

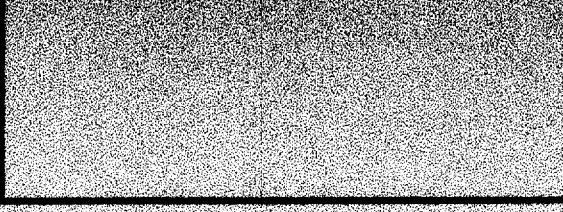
Given On Date: 02/15/2002

OK to Issue Permit Name: Marge Schmuckal Date: 02/19/2002

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

ANY exterior work requires a separate review and approvals.



Create Date: 02/14/2002 By: gg

3-7-02

Mike:  
Does the unit meet code?  
(Other than legal issue)

Let me know.  
Thanks  
Mark A.

02 0 135

# 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.

Location/Address of Construction: <u>40 Wharf St.</u>		
Total Square Footage of Proposed Structure <u>800 SF</u>	Square Footage of Lot <u>1050 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>V</u> Lot# <u>015</u>	Owner: <u>Monopoly Inc.</u>	Telephone: <u>233-1607</u>
Lessee/Buyer's Name (If Applicable) <u>Oasis Investment Corp.</u>	Applicant name, address & telephone: <u>Michael Harris</u> <u>737 River Rd</u> <u>Windham, Me. 04062</u>	Cost Of Work: \$ <u>Ø</u> Fee: \$ <u>30.00</u>
Current use: <u>Apartment</u> <u>Commercial Bldg w/ one apart. on 2<sup>nd</sup> floor</u>		
If the location is currently vacant, what was prior use: <u>Apartment</u>		
Approximately how long has it been vacant: <u>45 days</u>		
Proposed use: <u>Apartment</u>		
Project description: <u>MAKE LEGAL</u> <u>Change of lease</u>		
Contractor's name, address & telephone: <u>NONE</u>		
Who should we contact when the permit is ready: <u>Michael Harris</u>		
Mailing address: <u>42 Wharf St. Portland</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>776-2008</u> <u>th</u> <u>Call</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: <u>[Signature]</u>	Date: <u>2-13-02</u>
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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 4<sup>th</sup> floor of City Hall

FEB 13 2002



**CITY OF PORTLAND**

December 20, 2001

Joseph Soley  
PO Box 4894  
Portland, ME 04112

**RE:** 40-44 Wharf Street  
**CBL:** 032-V-015

**Hand Delivered**

Dear Mr. Soley:

An Evaluation of your property at the above location on December 20, 2001 revealed that the structure fails to comply with Section 111.3 of the Housing Code of the City of Portland and Section 14-463 of the Zoning Code – Land Use.

1. **Sec. 111.3 Minimum Plumbing Standards – Water Supply:** Every dwelling, dwelling unit and rooming house shall be provided with a potable water supply.
2. **Sec. 14-463 Certificate of Occupancy Required – (e):** Change of use of an existing building...2.Residential

Based on #1 above and pursuant to Section 6-120.(1)(2)(3), this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on December 26, 2001 at which time the dwelling unit must be totally vacated and secured from vandalism.

Based on # 2 this dwelling unit will not be habitable until the legal use is filed in this office. This can be achieved by submitting an application for a building permit stating your intentions for the use of this property.

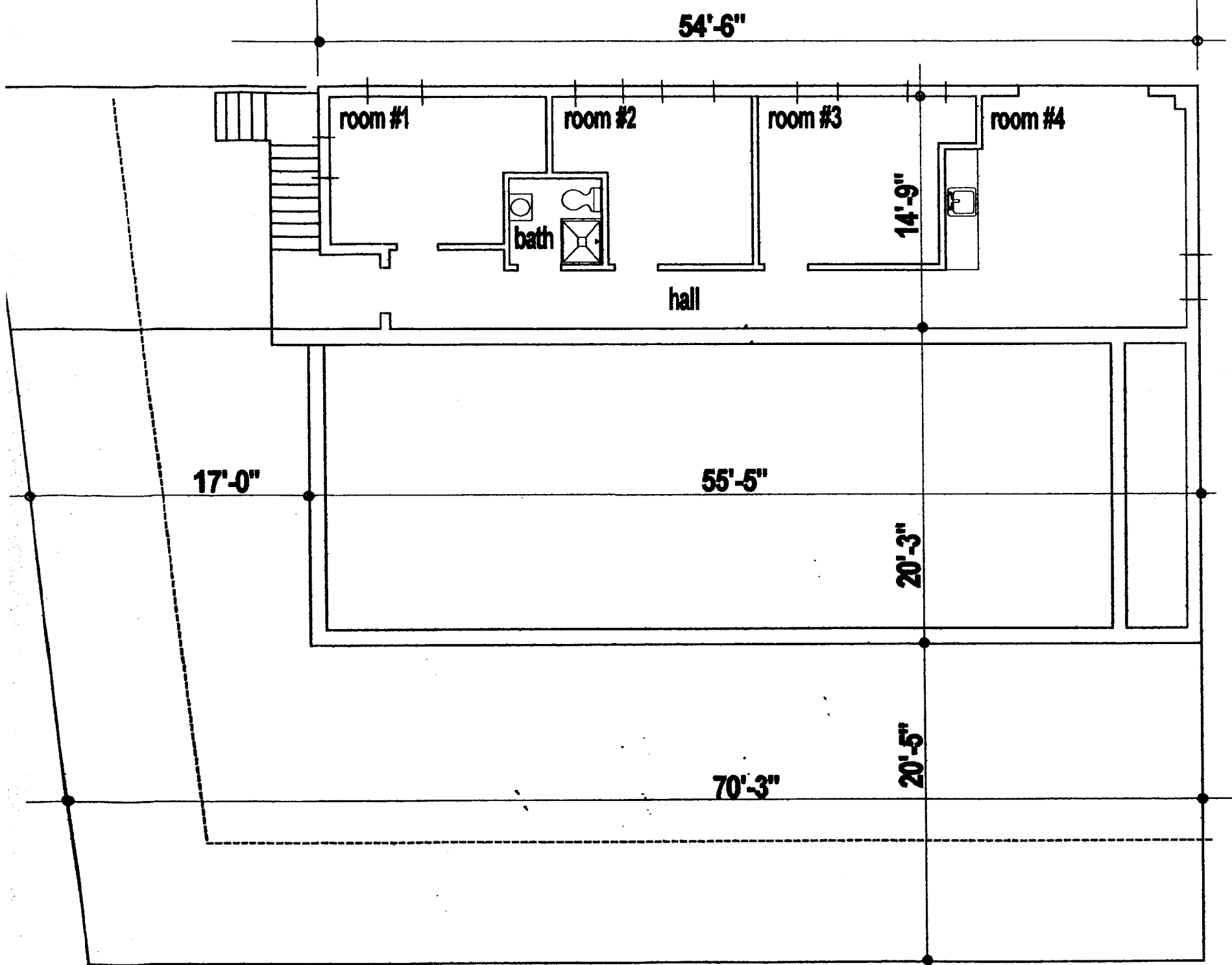
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A M.R.S.A. ss 4452

This constitutes an appealable decision pursuant to Section 6-127 and 14-472 of the Code. Please feel free to contact me @ 874-8715, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke  
Code Enforcement Officer

Marge Schmuckal  
Zoning Administrator



for Mik  
39-41 V  
Portlan

02/01/

building 20

deck 17' x  
70.25