

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0059	Issue Date:	CBL: 033 J018001
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Location of Construction: 363 CUMBERLAND AVE	Owner Name: PARKSIDE PROPERTIES LLC	Owner Address: PO BOX 641	Phone: 207-347-1909
Business Name:	Contractor Name: Adam Flaherty JR.	Contractor Address: 223-A Cumberland Ave Portland	Phone: 2073471909
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Four Unit Residential	Proposed Use: Four Unit Residential - Change of Use to Five Units, Construction of new means of Egress to Meet Fire Code.	Permit Fee: \$105.00	Cost of Work: \$700.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
 Change of Use to Five Units, Construction of new means of Egress to Meet Fire Code.

Signature: _____
 Signature: _____

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

EXPIRED

Permit Taken By: lmd	Date Applied For: 01/23/2009	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. 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..	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:	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

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Four Unit Residential - Change of Use to Five Units, Construction of new means of Egress to Meet Fire Code.	Proposed Project Description: Change of Use to Five Units, Construction of new means of Egress to Meet Fire Code.
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Dept: Zoning	Status:	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
1/26/2009-mes: This property is in the B-3 Zone - the new unit is in the basement per conversation with the owner, Adam Flaherty. The new exterior stairs do not show where the property line is. He will check with his lawyer to see if they have class D surveys. The permit is on hold until I can receive such information.
3/5/2009-mes: I spoke with Adam on the phone. He still has no survey - nothing included with his closing papers. I told him that we need to know where this new egress is going and if it is on the other property, then there should be an easement to allow going over the property line. The permit is still on hold.
10/20/2009-amachado: Spoke to Bill Simpson. He says that he now owns the property. He wants to legalize the basement apartment. He said that Ben Wallace had been there and that the existng egress for the basement apartment is fine and that a new means of egress was not needed. I told Bill that if this was the cae that he needs to apply for a change of use to go from 4-5 units without construction. I will check with Ben.
10/22/2009-amachado: Bill Simpson was in the office today. He is going to apply for a change of use permit to go from 4 to 5 units. Ben Wallace has confirmed with an email (10/21/09) that the egress from the basement meets code and that a new one does not need to be built. Since we have heard nothing form the applicant since 3/5/09 this permit has expired.

EXPIRED



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>363-365 Cumberland Ave.</u>			Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>33 5 018</u>			Applicant <u>"must be owner, Lessee or Buyer"</u> Name Address City, State & Zip		Telephone:	
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name <u>Larkside Properties LLC</u> Address <u>PO Box 641</u> City, State & Zip <u>August, Me 04002</u>		Cost of Work: \$ <u>100</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>Four</u>			If vacant, what was the previous use? <u>Changing to Five Units</u>			
Proposed Specific use: <u>Changing to Five Units</u>			Is property part of a subdivision? _____ If yes, please name _____			
Project description: <u>Construction of new means of egress to meet current Fire Code.</u>						
Contractor's name: <u>Adam Flaherty</u>						
Address: <u>223-A Cumberland Ave.</u>						
City, State & Zip: <u>Portland, Maine 04101</u>					Telephone: <u>207-347-1909</u>	
Who should we contact when the permit is ready: <u>Adam Flaherty</u>					Telephone: <u>207-347-1909</u>	
Mailing address: <u>"</u>						

EXPIRED

JAN 25 2009

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 874-8703.

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: [Signature] Date: 1-24-09

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

From: Benjamin Wallace
To: Ann Machado
Date: 10/21/2009 11:30:30 AM
Subject: Re: 363 Cumberland Ave.

Good morning,

That is correct. The unit has an its own direct exit directly outside. I have told him to fix the concrete steps and add railings on the outside stair though. By the way, a new requirement for all new legalizations is the requirement for a CO detector in every dwelling unit. That would apply to Bill also.

Thanks,

Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

>>> Ann Machado 10/20 1:59 PM >>>
Ben -

Bill Simpson is trying to legalize the basement apartment of this property. The previous owner applied for a change of use to legalize the basement apartment, but thought that he had to build a new means of egress to meet fire code. Bill Simpson says that you have inspected the basement unit and said that the existing egress meets life safety code. I'm just following up with you to see if this is true and he can just apply for a change of use without having to build a new means of egress.

Thanks,

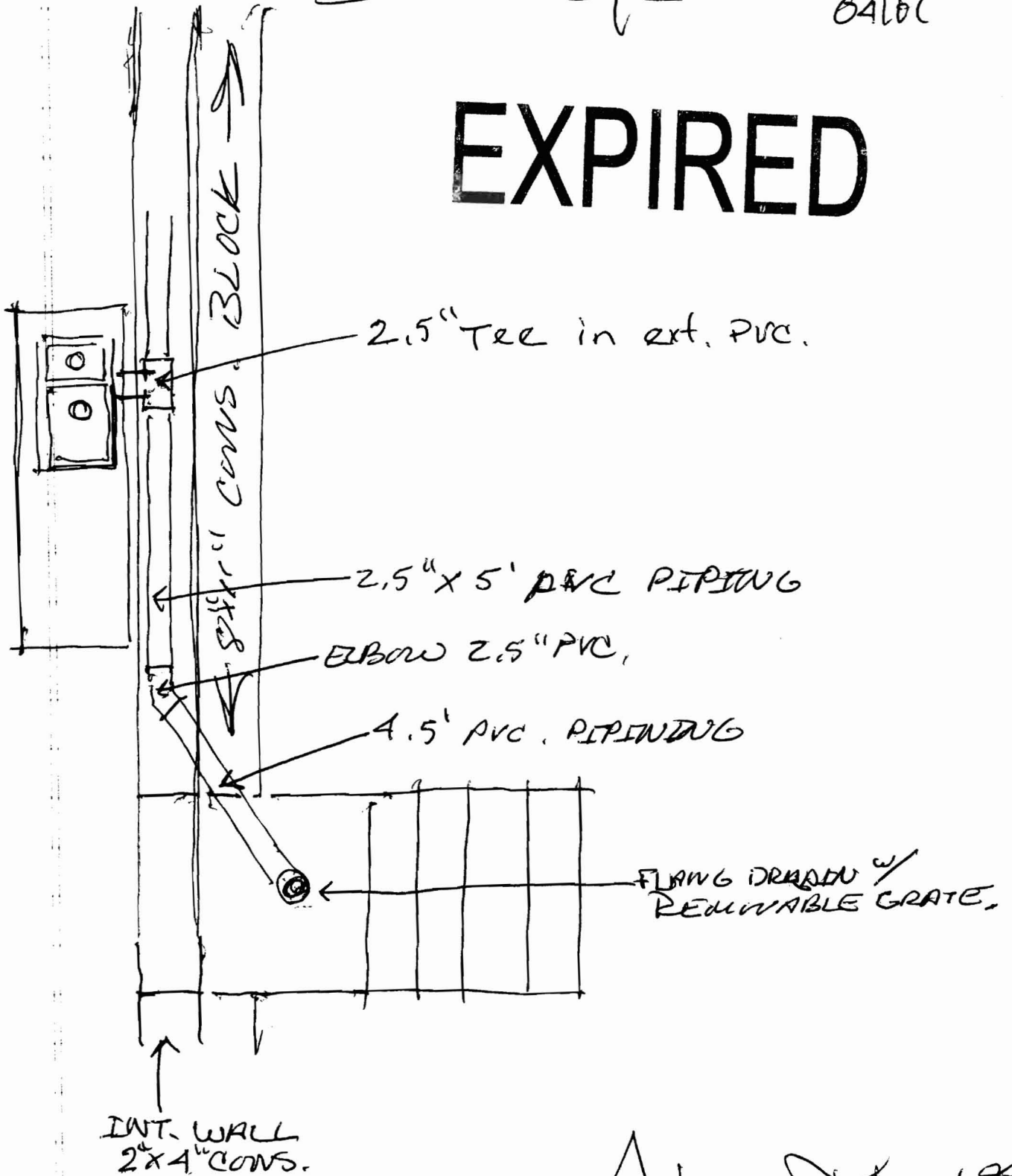
Ann Machado

EXPIRED

1-22-09

365 - Cumberland Ave. P.H.D. Me. 04106
Drainage

EXPIRED



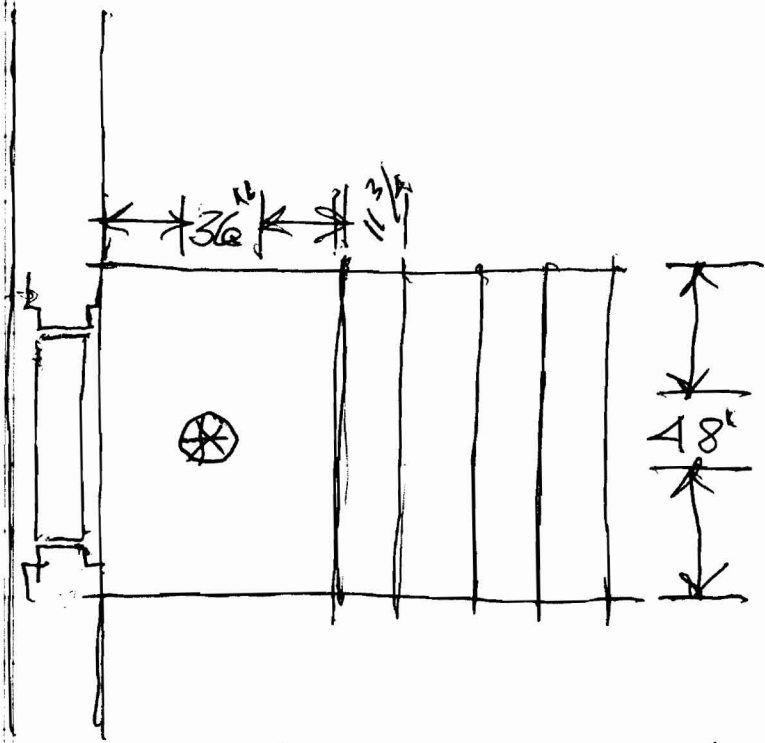
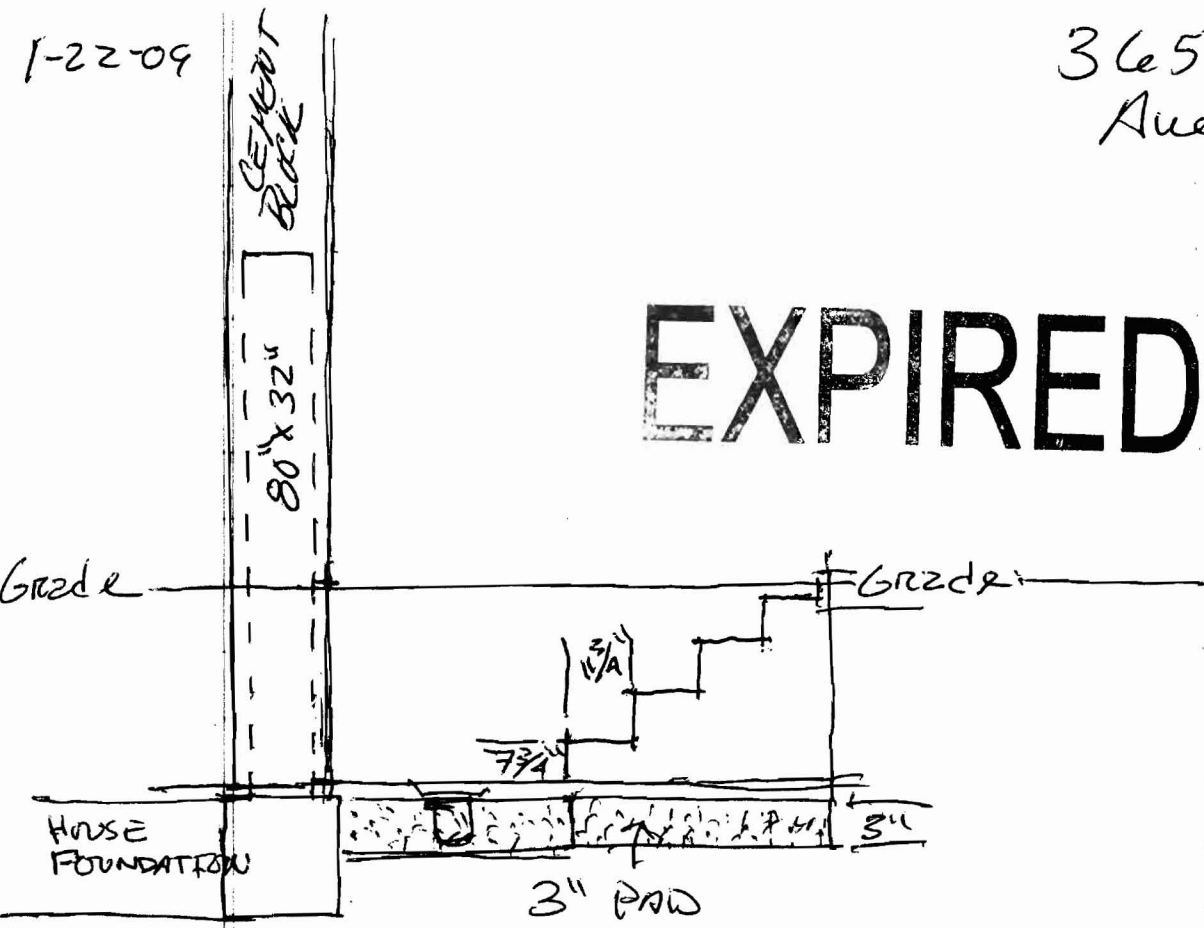
Adam Flaherty ^{SE}

Adam Flaherty ^{SE}

1-22-09

365-Cumberland
Ave. P.H.D. Me.
04101

EXPIRED



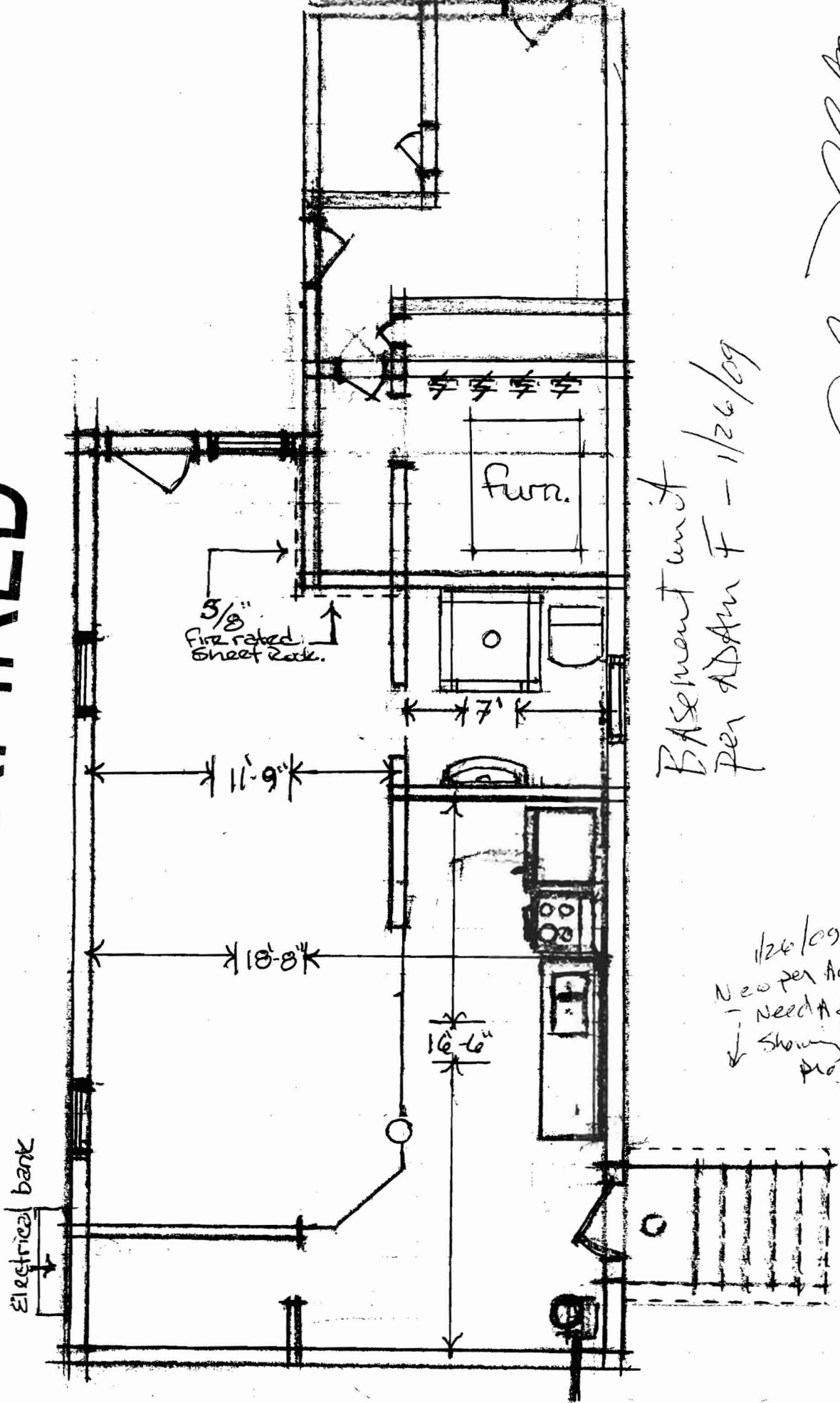
90 min. Fire Rating Door
D=80\" x 32\" x 1 3/4\"

Adam Fleheraty
Adam Fleheraty

1-22-09

365-Cumberland Ave.
Portland, Me. 04101

DRIVEWAY
EXPIRED



Basement unit
Per Adam F - 1/26/09

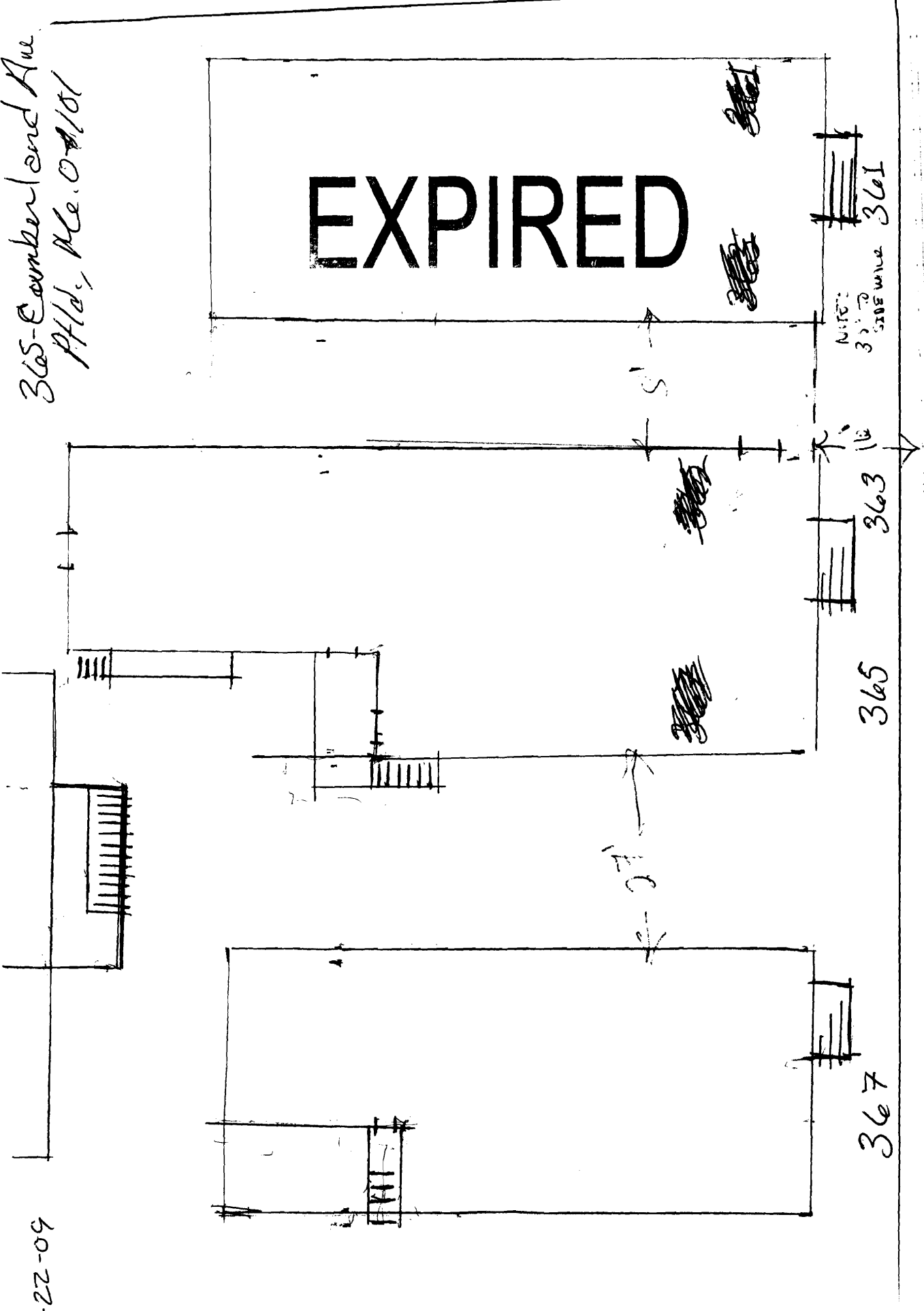
1/26/09
New per Adam F.
Need a plot plan
Showing where the
property line
is

John Robert Fy
John Robert Fy

1-22-09

365-Cumberland Ave
PHD, Me. 04101

ALDER STREET



CUMBERLAND AVE.

Adam Florko
Adam Florko