

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 101036

This is to certify that LARKIN ROBERT /property owner

has permission to Change of use from Office & 5 dwellings to 7 residential, (1) office & (1) personal service business

AT 76 PORTLAND ST CBL 036 1022001

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 closed-in. 24 HOUR 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

Director - Building & Inspection Services

WITHDRAW

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

8.23. 20 10

Received from Milk - 1 F

Location of Work 76 Portland St

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: 36 E 22

Check #: 2750 Total Collected \$ 105

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

Taken by: [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: 10-1036	Issue Date:	CBL: 036 I022001
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Location of Construction: 76 PORTLAND ST	Owner Name: LARKIN ROBERT	Owner Address: 2 COTTAGE RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial Mixed use - Office & 5 dwellings : 1 personal service	Proposed Use: Commercial Mixed use - 7 residential, (1) office & (1) personal service business - Change of use from Office & 5 dwellings to 7 residential, (1) office & (1) personal service business	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: Type:	

Proposed Project Description: Change of use from Office & 5 dwellings to 7 residential, (1) office & (1) personal service business	Signature:	Signature:
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: Idobson	Date Applied For: 08/23/2010	Zoning Approval
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<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>	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 checked="" 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: <i>ABN</i>
	WITHDRAWN		

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: 10-1036		Date Applied For: 08/23/2010	CBL: 036 1022001
Location of Construction: 76 PORTLAND ST	Owner Name: LARKIN ROBERT	Owner Address: 2 COTTAGE RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Mixed use - 7 residential, (1) office & (1) personal service - Change of use from Office & 5 dwellings to 7 residential, (1) office & (1) personal service business	Proposed Project Description: Change of use from Office, retail & 5 dwellings to 7 residential, (1) office & (1) personal service business
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
WITHDRAW			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:

8/27/2010-amachado: Spoke to Elaine Nicholas. There can't be a dwelling unit in the garage. I only count 6 dwelling units in the main building - 1 on first floor, two on second floor and three on third floor. What is in the rear section of the building on the second floor? Needs to do a Level 1 siteplan application.

9/20/2010-amachado: Spoke to Elaine Nicholas. Robert Larkin does not want to attach garage to building so he will remove the kitchen from the outbuilding. He does not want to go through site plan review, so he will remove one dwelling unit in the building and return to five dwelling units which is the legal use. I told her that we needed to know which one and how the space would be used. The kitchen would have to be removed. She said that she would talk to Robert Larkin and get back to me.

12/29/2010-amachado: Received letter from Robert Larkin withdrawing the application to change the use of the building to 7 residential units. The dwelling unit in the garage must be removed and one dwelling unit in the building must be removed so there are only five dwelling units in the building.

BUBBA'S SULKY LOUNGE
76 PORTLAND STREET
PORTLAND, ME 04101

December 17, 2010

City Of Portland
389 Congress St, Room 315
Portland, ME 04101
Attn: Ann Machado

Re: Property Use

Ann,

This is to state that my usage of the property located at 76 Portland Street is 5 residential units, 1 office and 1 personal service business. I wish to withdraw my prior request to change the current use. Thank you.

Sincerely,



Robert Larkin
Owner

RECEIVED

DEC 28 2010

Dept. of Building Inspections
City of Portland Maine



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 20, 2010

Robert Larkin
2 Cottage Road
South Portland, ME 04106

Re: 76 Portland Street – 036 I022 – B-2b – illegal dwelling units

Dear Mr. Larkin,

Our office received your change of use application on Thursday, July 15, 2010 to change the use of your building at 76 Portland Street from a retail space, an office and five dwelling units to a personal service space, an office and seven dwelling units. I am returning the application that was submitted because it is incomplete. I am also returning the check because the amount was incorrect.

I have enclosed a new Change of Use Permit application Checklist and General Building Permit Application. The General Building Permit Application has to be filled out more thoroughly. I have highlighted the areas that need to be completed.

You need to submit a plot plan that shows the shape and dimensions of the lot, the dimensioned footprints of any existing structures and the distance from the property lines. You also need to show the dimensions of any parking areas and driveways.

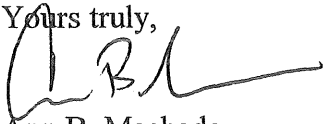
The floor plans need to be more detailed. Each floor of the building needs to be drawn out as one big plan showing where each of the individual commercial or residential units are located in relation to each other on each floor. The dimensions for each unit need to totally clear, and the rooms within the residential units should be labeled (kitchen, living room, bed room bathroom etc.). Common hallways and stairs need to be included.

Since you are proposing to add two dwelling units for a total of seven in the building, you need to have some kind of review through the planning division. You need to contact Barbara Barhydt, Development Review Services Manager, at 874-8699 to find out which application to submit.

Finally, the fee for a change of use permit with no construction is \$30 for the permit and \$75 for the certificate of occupancy for a total of \$105.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



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>76 Portland ST</u>			Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot		Applicant <i>(must be owner, Lessee or Buyer)</i>		Telephone:	
Chart#	Block#	Lot#	Name	828 0549	
36	I	22	Address	clo 2 Cottage Rd	
			City, State & Zip	S Portland ME 04106	
Lessee/DBA (If Applicable)		Owner (if different from Applicant)		Cost Of Work: \$ _____	
		Name		C of O Fee: \$ _____	
		Address		Total Fee: \$ _____	
		City, State & Zip			
Current legal use (i.e. single family) <u>office + Schwelbass</u>			Number of Residential Units <u>5</u>		
If vacant, what was the previous use? _____					
Proposed Specific use: <u>change of use</u>					
Is property part of a subdivision? _____ If yes, please name _____					
Project description: <u>change of use 7 residential, 1 office + 1 personal service business</u>					
Contractor's name: _____					
Address: _____					
City, State & Zip _____				Telephone: _____	
Who should we contact when the permit is ready: <u>Elaine Nicholas</u>				Telephone: <u>767 3030</u>	
Mailing address: <u>2 Cottage Rd S Portland 04106</u>					

WITHDRAW

this was permitted in 1995

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.

RECEIVED

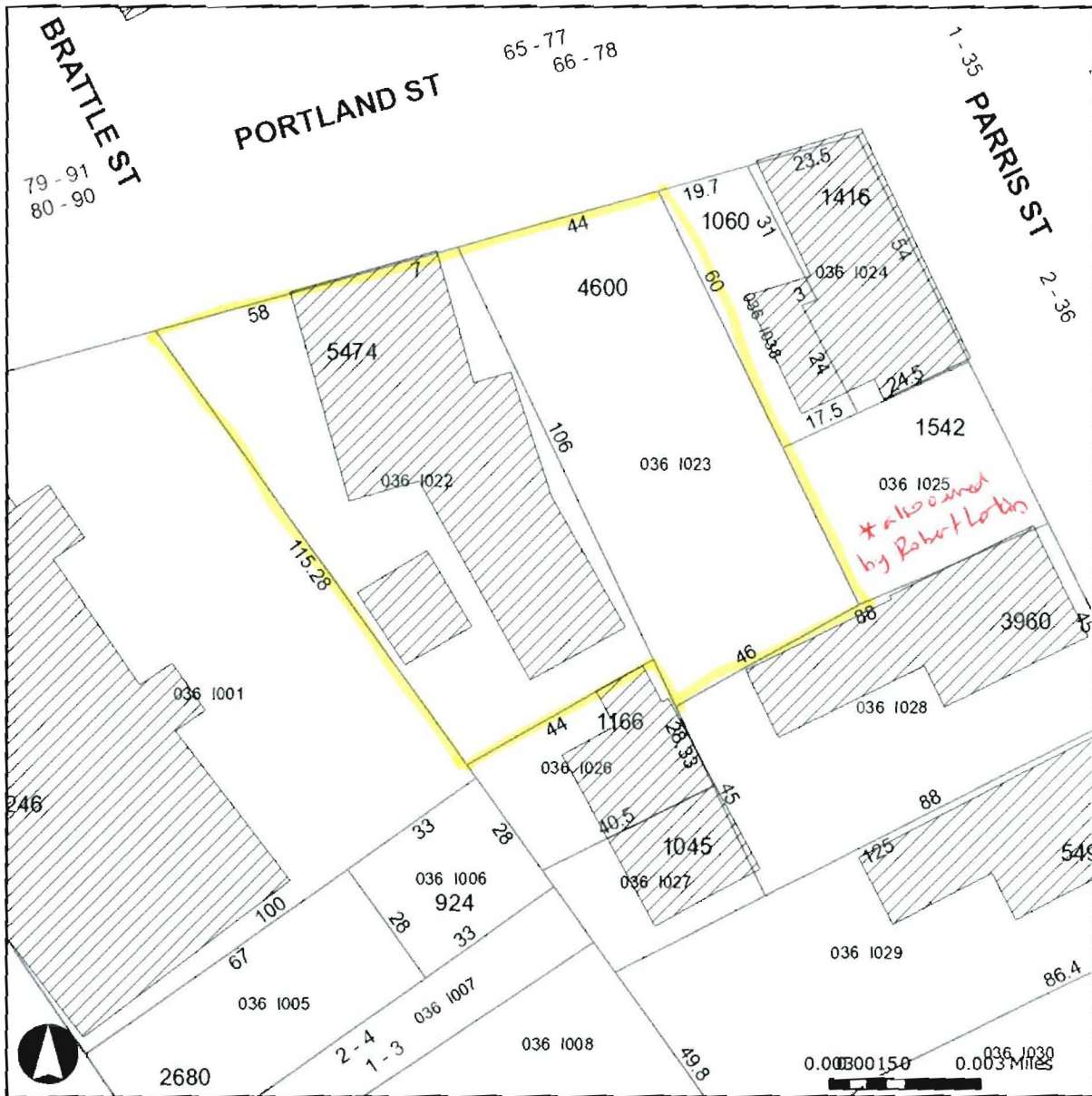
Aug 29 2010
Dept. of Building Inspections
City of Portland Maine

Signature: Robert Lee

Date: 8/18/10

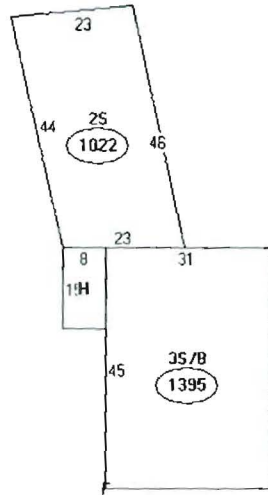
This is not a permit; you may not commence ANY work until the permit is issued

Map



- | | | | |
|----------------|-------------------|--------------------|-----------|
| Interstate
 | Traveled Ways
 | Jetport
 | Ocean
 |
| Streets
 | Stream
 | County Streets
 | |
| Buildings
 | Wetland
 | —A15 | |
| | swamp
 | —A21 | |
| Parcels
 | Lake/Pond
 | —A31 | |
| | under_road
 | ME Towns
 | |
| | waterbody
 | Land
 | |
| | | Water Body
 | |





Descriptor/Area	
A: 086	1395 sqft
B: 011	989 sqft
C: 082	885 sqft
D: 082	630 sqft
E: 011	2537 sqft
F: 011	1395 sqft
G: 35/B	1395 sqft
H: 2S	120 sqft
I: 2S	1022 sqft

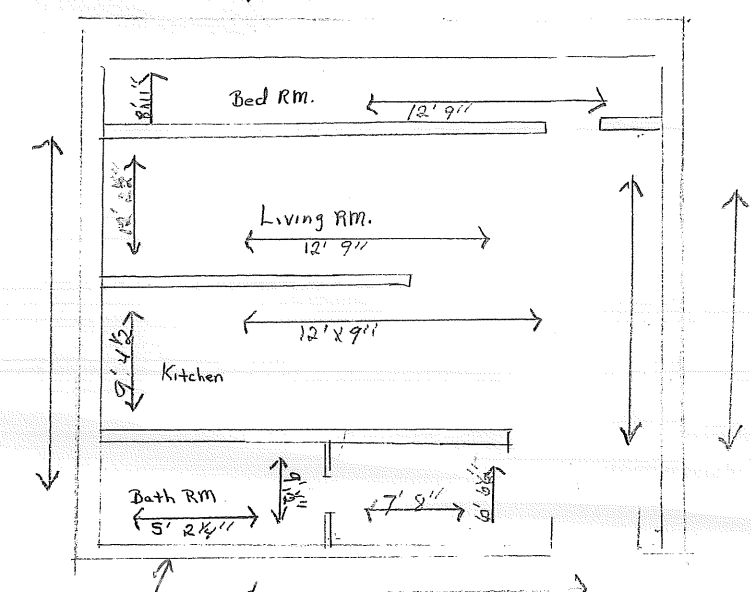
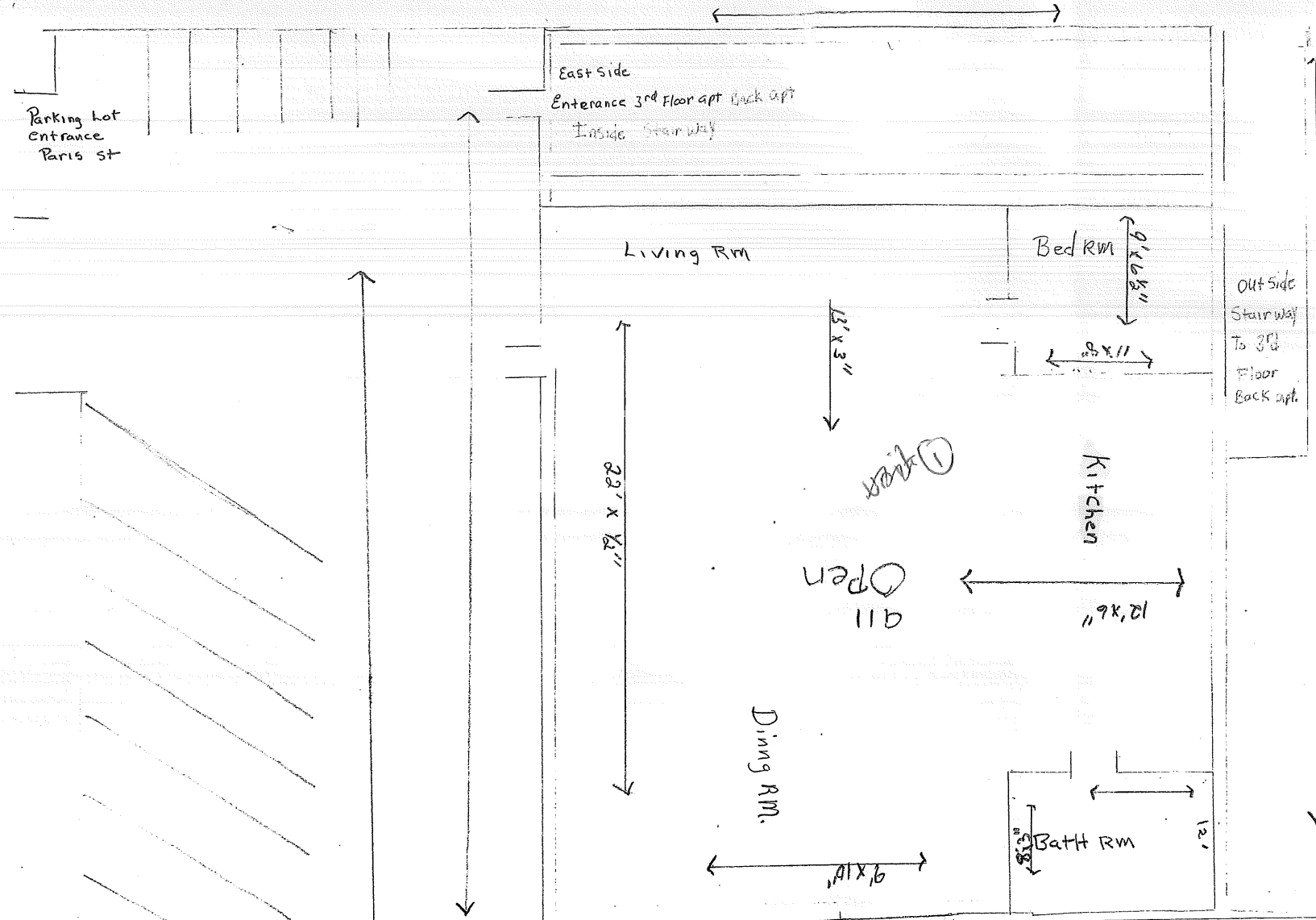


WITHDRAW

B2-b -
 lot size 10,000
 - office personal service permitted under business [14-112(b)(1)(2)]
 multi-family allowed if abides B2-b zone [14-112(a)(2)]

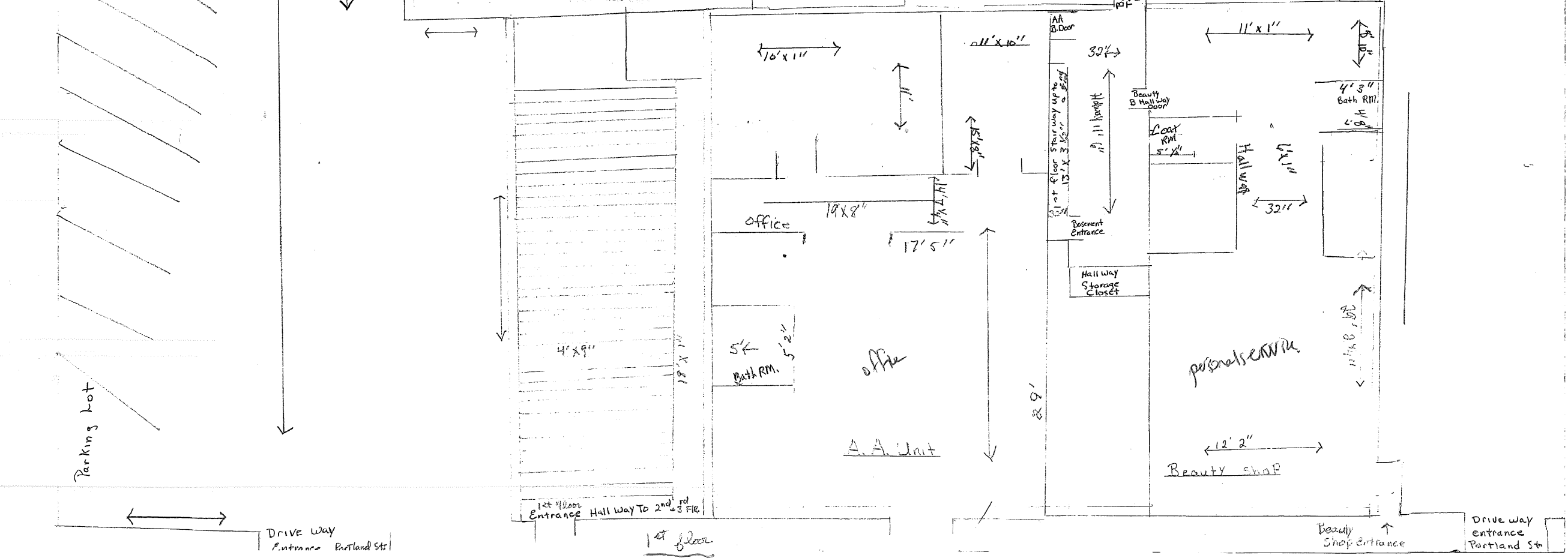
max residential density section 14-112(a)(1)(a)
 1,000 sq ft per du.
 7 units = 7,000 sq ft
 (ok)
 business - non-residential use
 B-2b no min lot size.
 parking required one per unit - 7
 office 23 x 45 = 1035
 ÷ 402 = 258 spaces.
 - 11 x 45 = 495 1 space
 need total of 11 spaces
 14 spaces (ok)

B-26
residential R6



* this accessory building may not be a dwelling unit. The kitchen must be removed.

WITHDRAW



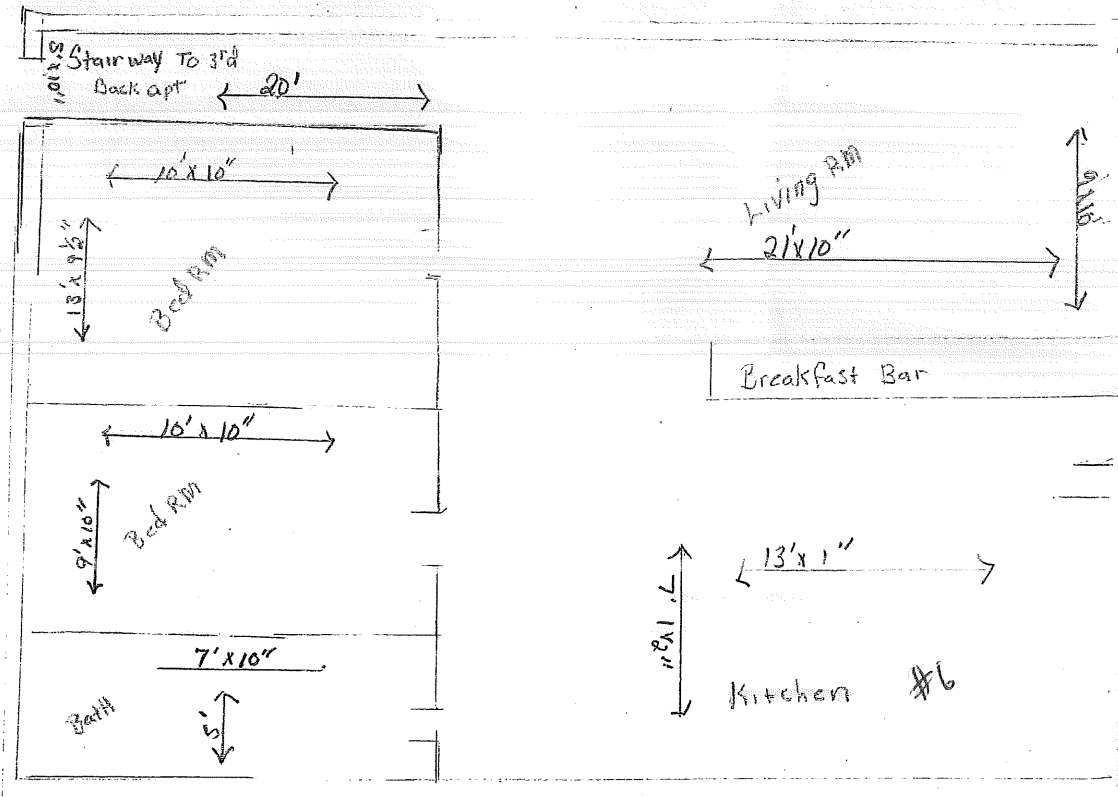
WITHDRAW

34.5



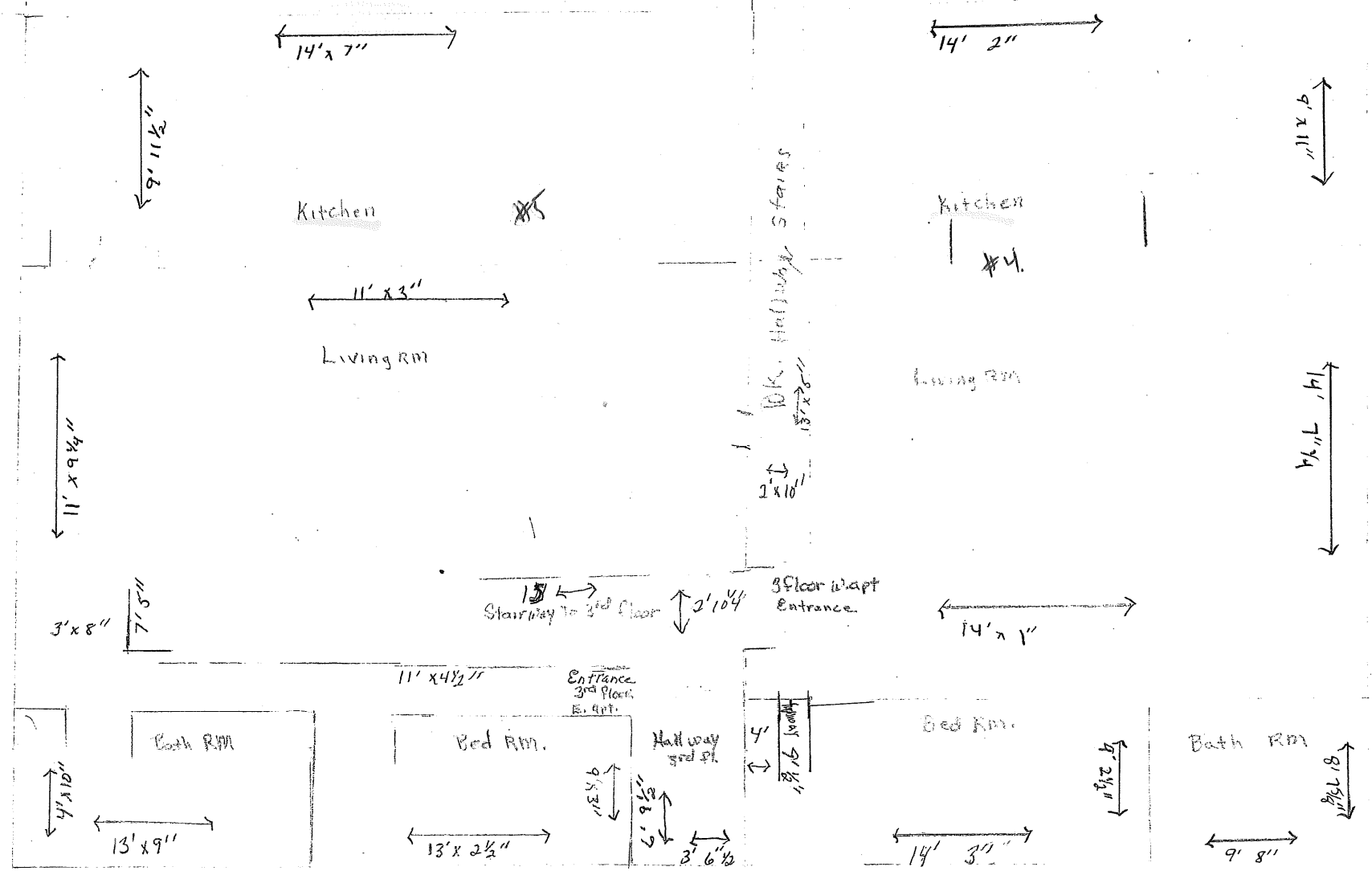
2nd Floor Layout

28.5 x 23 = 655.75



WITHDRAW

14.6 x 34 = 493



3rd Floor



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure **Second Class**

Portland, Maine, November 18, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ the following building structure equipment in accordance with the laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location To Portland Street Ward _____ Within Fire Limits? **yes** Dist. No. 1B

Owner's name and address Mrs. Margaret Frye, 76 Portland Street Telephone _____

Contractor's name and address R. C. Marshall, 383 Broadway, So. Portland Telephone 3-8875

Architect _____ Plans filed **yes** No. of sheets 1

Proposed use of building 2 car garage No. families _____

Other buildings on same lot Studio and dwelling

Estimated cost \$ 1500. Fee \$ 2.00

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use _____ No. families _____

General Description of New Work

To construct 1 story concrete block garage 15'x40'.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Material pine full size Height average grade to top of plate _____

Size, front 15' depth 40' No. stories 1 Height average grade to highest point of roof. 10'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete blocks at least 4' below grade Thickness, top _____ bottom _____

Material of underpinning footing Height _____ Thickness _____

Kind of Roof flat-shed Rise per foot 1" Roof covering asphalt roofing, Class C Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat none Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every _____ and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof C

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 13' 8"

If one story building with masonry walls, thickness of walls? 8" height? 10'

If a Garage

No. cars now accommodated on same lot none, to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

902167

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: J. Thomas Crump Phone # 775-7331-B

Address: 112 Pierce St., West., ME 04092 854-1343

LOCATION OF CONSTRUCTION 76 Portland St.

Contractor _____ Sub: _____

Address: _____ Phone # _____

Est. Construction Cost: _____ Proposed Use: Retail, office & 5 apts Zoning: _____

Past Use: Retail, office & 4 apts.

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Ex. in Conversion Change of Use from retail, office and 4 apts. to

retail, office and 5 apts, as per plans (9 sheets) Ceiling: _____

Foundation:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other _____

Floor:

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls:

- 1. Studding Size _____ Spacing _____
- 2. No. windows _____
- 3. No. Doors _____
- 4. Header Sizes _____ Span(s) _____
- 5. Bracing: Yes _____ No _____
- 6. Corner Posts Size _____
- 7. Insulation Type _____ Size _____
- 8. Sheathing Type _____ Size _____
- 9. Siding type _____ Weather Exposure _____
- 10. Masonry Materials _____
- 11. Metal Materials _____

Interior Walls:

- 1. Studding Size _____ Spacing _____
- 2. Header Sizes _____ Span(s) _____
- 3. Wall Covering Type _____
- 4. Fire Wall if required _____
- 5. Other Materials _____

For Official Use Only PERMIT ISSUED

Date Oct. 23, 1990 Subdivision: _____
 Inside Fire Limits _____ Name NOV 28 1990
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____
 Estimated Cost _____ **City Of Portland**

Zoning: B-2
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other Explain _____ 11-29-90

HISTORIC PRESERVATION

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____ Not in District, see Landmark.
- 3. Type Ceiling: _____ Does not require review.
- 4. Insulation Type _____ Size _____ Requires Review.
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size _____ Spacing _____ Action: Approved.
- 2. Sheathing Type _____ Size _____ Approved with Conditions.
- 3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____ Date: 10/23/90 Signature: _____

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.

Permit Received By Joyce M. Rindli

Signature of Applicant J. Thomas Crump **PERMIT ISSUED 23-90**

Signature of CEO [Signature] **WITH LETTER 11-27-90**

Inspection Dates _____

MR. CARROLL

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8705, FAX: 874-8716

Location of Construction: 60 Portland St		Owner: Crump, J. Thomas	Phone:	Permit No: 950225
Owner Address:	Lessee/Buyer's Name: Laura Crump 112 Pierce St	Phone:	Business Name:	PERMIT ISSUED Permit Issued: MAR 14 1995
Contractor Name:	Address:	Phone: 854-1343		
Past Use: Retail	Proposed Use: Salon	COST OF WORK: \$	PERMIT FEE: \$ 25.00	CITY OF PORTLAND Zone: B2 CBL: 036-1-022 Zoning Approval: 3/13/95 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 m/j <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> 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 Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: 3/17/95 Signature: [Handwritten Signature]
Proposed Project Description: Change Use		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 5B Signature: [Handwritten Signature]	
Permit Taken By: Mary Green		Date Applied For: 10 March 1995	Signature: [Handwritten Signature] Date:	

1. This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

WITH LETTER

CERTIFICATION

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SIGNATURE OF APPLICANT: Laura Crump ADDRESS: _____ DATE: 10 March 1995 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.F.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **5**

MA. WING.