

PERMIT ISSUED

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

Permit No: 04-0099	Issue Date: FEB 17 2004	CBL: 039 D013001
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Location of Construction: 132 Spring St	Owner Name: Kathryn & Christian Townsend	Owner Address: 30 Grafton Rd.	Phone: 207-767-3079
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B3

Past Use: Residential 3 bedroom / 2 bath Apartment	Proposed Use: Change of Use from apartment to commercial office space. <i>2nd floor</i>	Permit Fee: \$123.00	Cost of Work: \$3,000.00	CEO District: 2
Proposed Project Description: Change of use from apartment to commercial office space.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>5B</i> <i>Call 528-0013</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: <i>N/A</i> Date:				

Permit Taken By: gg	Date Applied For: 02/03/2004	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <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"/> <i>ok with conditions</i> Date: <i>2/6/04</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input 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 <i>any exterior work, requires separate review</i> 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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0099	<b>Date Applied For:</b> 02/03/2004	<b>CBL:</b> 039 D013001
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<b>Location of Construction:</b> 132 Spring St	<b>Owner Name:</b> Kathryn & Christian Townsend	<b>Owner Address:</b> 30 Grafton Rd.	<b>Phone:</b> 207-767-3079
<b>Business Name:</b> n/a	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Change of Use from apartment to commercial office space. - 2nd floor - Birthing House/clinic	<b>Proposed Project Description:</b> Change of use from apartment to commercial office space. 2nd floor - Birthing house/clinic
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/06/2004

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) Separate permits shall be required for any new signage.
- 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:** Mike Nugent      **Approval Date:** 02/13/2004

**Note:** **Ok to Issue:**

- 1) No construction is authorized by this permit, only a use change

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 02/09/2004

**Note:** **Ok to Issue:**

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards


# 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: 132-134 SPRING STREET, PORTLAND - ME (SECOND FLOOR)		
Total Square Footage of Proposed Structure (SECOND FLOOR @ 1,080) (BUILDING @ 3,075)	Square Footage of Lot 1,837	
Tax Assessor's Chart, Block & Lot Chart# 039 Block# D Lot# 013	Owner: KATHRYN & CHRISTIAN TOWNSEND	Telephone: 207 767-3479 207 842-2949
Lessee/Buyer's Name (if Applicable) Birthing PARTNERS SPRING STREET PORTLAND, ME (207) 773-0166	Applicant name, address & telephone: 30 GRAFTON ROAD South Portland, ME	Cost Of Work: \$3,000 MAX Fee: \$ 48.00
Current use: RESIDENTIAL 3 BED / 2 BATH APARTMENT		75.00 <del>00</del>
If the location is currently vacant, what was prior use: YES/VACANT 1 1/2 MONTHS (PRIOR USE AS APT.)		
Approximately how long has it been vacant: 1 1/2 MONTHS		\$123.00
Proposed use: COMMERCIAL OFFICE SPACE - TWO EMPLOYEES Project description:		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: CHRISTIAN TOWNSEND Mailing address: 92 Exchange Street, Portland - ME 04101		
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: 207 842-2949 <span style="float: right;">(Best)</span>		

**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: 

Date: FEB 23 4 2004

**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**

BK 5658 PG 024

File No: 00250702

**Exhibit A - Deed**

A certain lot or parcel of land with the buildings thereon situated on the southeasterly corner of Park and Spring Streets in Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Commencing at the said corner of Park and Spring Streets; thence northeasterly by said Spring Street, forty-two and two tenths (42.2) feet to a point; thence southeasterly by an included angle of 89°, forty-eight and eight tenths (48.8) feet to the Park Street Church property; thence southwesterly by said Park Street Church property; thence southwesterly by said Park Street Church property, thirty-three and twenty-five hundredths (33.25) feet to Park Street; thence northwesterly by said Park Street forty-nine and forty-five hundredths (49.45) feet to the point of beginning.

Also conveying any and all interest as recited in an Easement Deed and Agreement dated May 8, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12497, Page 179.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2000 AUG 15 AM 9:44

CUMBERLAND COUNTY

*John B O'Brien*

FEB - 3 2004

February 3, 2004

Marge Schmuckal  
Zoning Administrator  
390 Congress Street  
Portland, Maine 04101

Re: Change of Use Application  
132-134 Spring Street (2<sup>nd</sup> Floor)

Marge;

For your review, I am submitting an 'All Purpose Building Permit Application' for the above referenced property. As you may recall from our recent phone conversations, we are intending to change the use of portions of this building. Currently, the building is zoned in the following manner...

- First Floor: Approximately 706 square-feet commercially zoned & 689 square-feet residentially zoned. The commercial space is located along Spring Street, and there is a one bedroom / one bath apartment in the rear of the building which abuts the church.
- Second: There is a three bedroom / two bath apartment, which occupies the entire second floor with the exception of the common vertical stairways. This apartment is approximately 1,080 square feet, and also has a deck overlooking Park Street, which is approximately 315 square feet.
- Third: The third floor has a one bedroom / one bath apartment that is approximately 600 square feet and in addition has a 225 square foot deck that also looks down towards the Eastern Prom.

Birthing Partners, an affiliate of The Ballard House, approached us a month ago to investigate the possibility of changing the use of the second floor and leasing to them as a commercial space. Birthing Partners is interested in leasing the space for ten-fifteen years, as its location is ideal for their business. My largest question/concern became the lack of an existing sprinkler system in the building, and I therefore met with Lt. Gaylen McDougall on January 27, 2004.

He determined that the building was *not* in need of a sprinkler system and then verified his conclusion with Michael Nugent. I spoke with Mr. Nugent following my meeting with Lt. McDougall to determine what else may be mandated by the city, and he mentioned the possibility of electrical code issues. My electrician has since filed a permit with the City of Portland, and has installed emergency exit signs and floodlights as noted

on my enclosed drawing. The space is now up to code electrically, and there is an existing 100-amp circuit panel that will far exceed the electrical requirements of a two-desk office space.

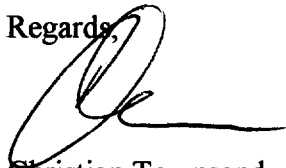
Besides the electrical modifications, we are planning to leave the existing space exactly as it is. We have painted the unit and refinished the floors, but that will be the extent of the project with regards to the second floor. Because of the business that Birthing Partners is in, their preference is to keep the look of the space residential. This appears to be a benefit to their clients, and is more attractive to me if I want to convert it back to residential someday. Our total expense in preparing this space to be commercially zoned thus far is about three thousand dollars.

As I have mentioned, we are intending to change the use of the residential space on the first floor to commercial also, but will file a separate permit application, as this is a far larger project, requiring architects and months of preparation.

Birthing Partners is hoping to move in on February 15, 2004. If there is any information that I can gather for anyone within your office so as to try to get a CO by the fifteenth, please let me know. If this date would immediately seem to be a problem, could you please contact me at 207 842-2949 as soon as possible so that I can relay this information to Birthing Partners.

Thank you for all your help.

Regards,



Christian Townsend  
Townsend & Townsend, Inc.  
92 Exchange Street  
Portland, Maine

RECEIVED  
FFPR - C 2004

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15858 PAGE 23 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 132 Spring Street, Portland, Maine

Job Number: 447-71

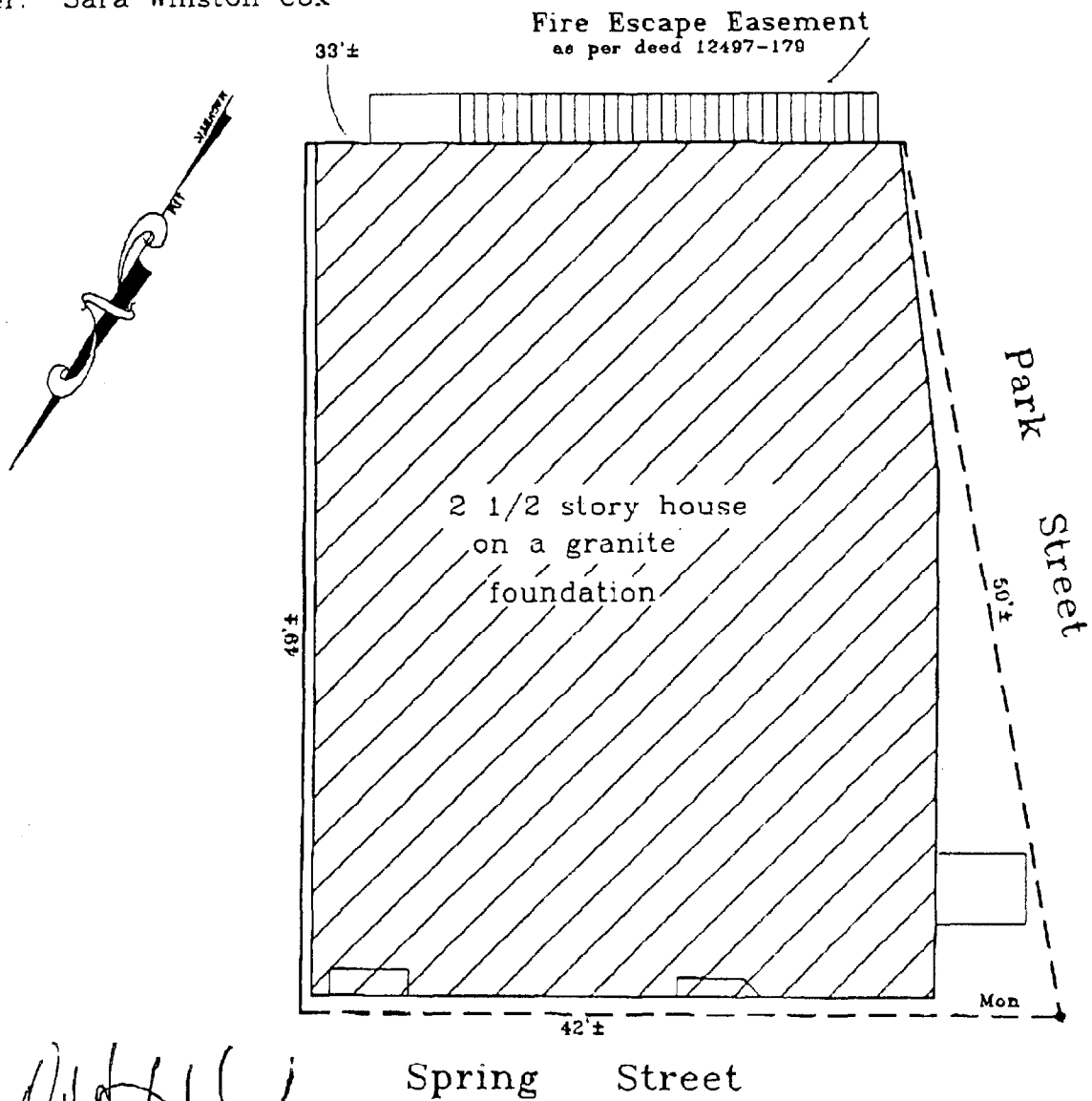
Inspection Date: 12-11-03

Scale: 1"=10'

File No: 49252

Buyers: Kathryn & Christian Townsend

Seller: Sara Winston Cox



*[Handwritten Signature]*

I HEREBY CERTIFY TO: Guaranty Title Corporation  
Fleet National Bank  
and its title insurer

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051 0015 B

The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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**Livingston - Hughes**  
Professional Land Surveyors & Foresters  
88 Guinea Road  
Kennebunkport - Maine 04048  
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY