

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ORA PROPERTIES & LOCAL ECONOMY

Located At 44 PLEASANT ST

Job ID: 2012-07-4388-CH OF USE

CBL: 040- B-004-001

has permission to 1ST FLOOR – FRONT/LEFT SIDE ACCOUNTING OFFICE CHANGE OF USE – NO CONSTRUCTION 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4388-CH OF USE

Located At: 44 PLEASANT ST

CBL: 040- B-004-001

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. 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.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. This permit is for change of use only related to zoning; NFPA occupancy remains business.
2. Any construction shall require additional permits.
3. The occupancy shall comply with City Code Chapter 10 upon inspection.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4388-CH OF USE	Date Applied: 7/2/2012	CBL: 040- B-004-001	
Location of Construction: 44 PLEASANT ST	Owner Name: ORA PROPERTIES, LLC	Owner Address: 13 HUNTS POINT RD CAPE ELIZABETH, ME 04107	Phone:
Business Name: Local Economy LLC	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name: James Belanger	Phone: 207-450-3447	Permit Type: BLDG - Building	Zone: B-3
Past Use: 1 st floor – front/left side – art gallery	Proposed Use: 1st floor – front/left side – accounting office – change of use – no construction	Cost of Work: 1000.00	CEO District:
		Fire Dept: 8/2/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection Use Group: <input checked="" type="checkbox"/> Type: 3B IBL-2009 Signature: <i>[Signature]</i>
Proposed Project Description: change of use, art gallery to office		Pedestrian Activities District (P.A.D.) 7/3/12	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK 7/11/12 <i>[Signature]</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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 appication 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

B-3

2012 07 43 88

68



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>44 Pleasant st</u>		
Total Square Footage of Proposed Structure/Area <u>21' x 75' estimated</u>		Square Footage of Lot <u>21' x 75' estimated</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>40 3 004</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>James Belanger</u> Address <u>109 Longfellow st</u> City, State & Zip <u>Westbrook Me 04092</u>	Telephone: <u>207-450-3447</u>
Lessee/DBA (If Applicable) <u>James Belanger</u> <u>Local Economy LLC</u>	Owner (if different from Applicant) Name <u>OPA Properties LLC</u> Address <u>13 Hunts Point rd</u> City, State & Zip <u>Cape Elizabeth ME 04107</u>	Cost Of Work: \$ _____ C of O Fee: \$ <u>105</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Art Gallery</u> If vacant, what was the previous use? <u>Tattoo SHOP</u> Proposed Specific use: <u>Accounting / TAX office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>change of use</u>		
Contractor's name: _____		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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.

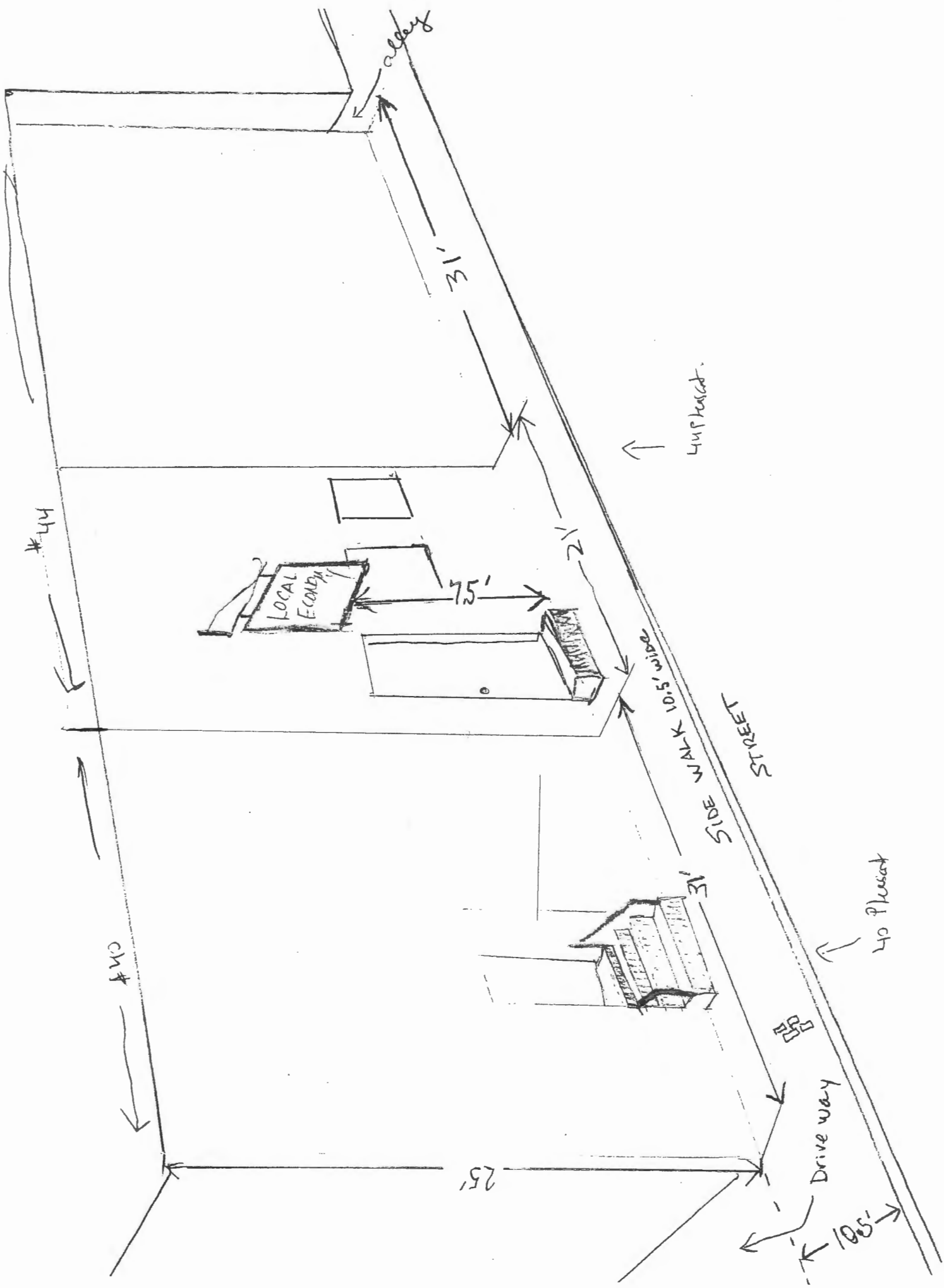
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>James Belanger</u>	Date: <u>June 29, 2012</u>
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This is not a permit; you may not commence ANY work until the permit is issued

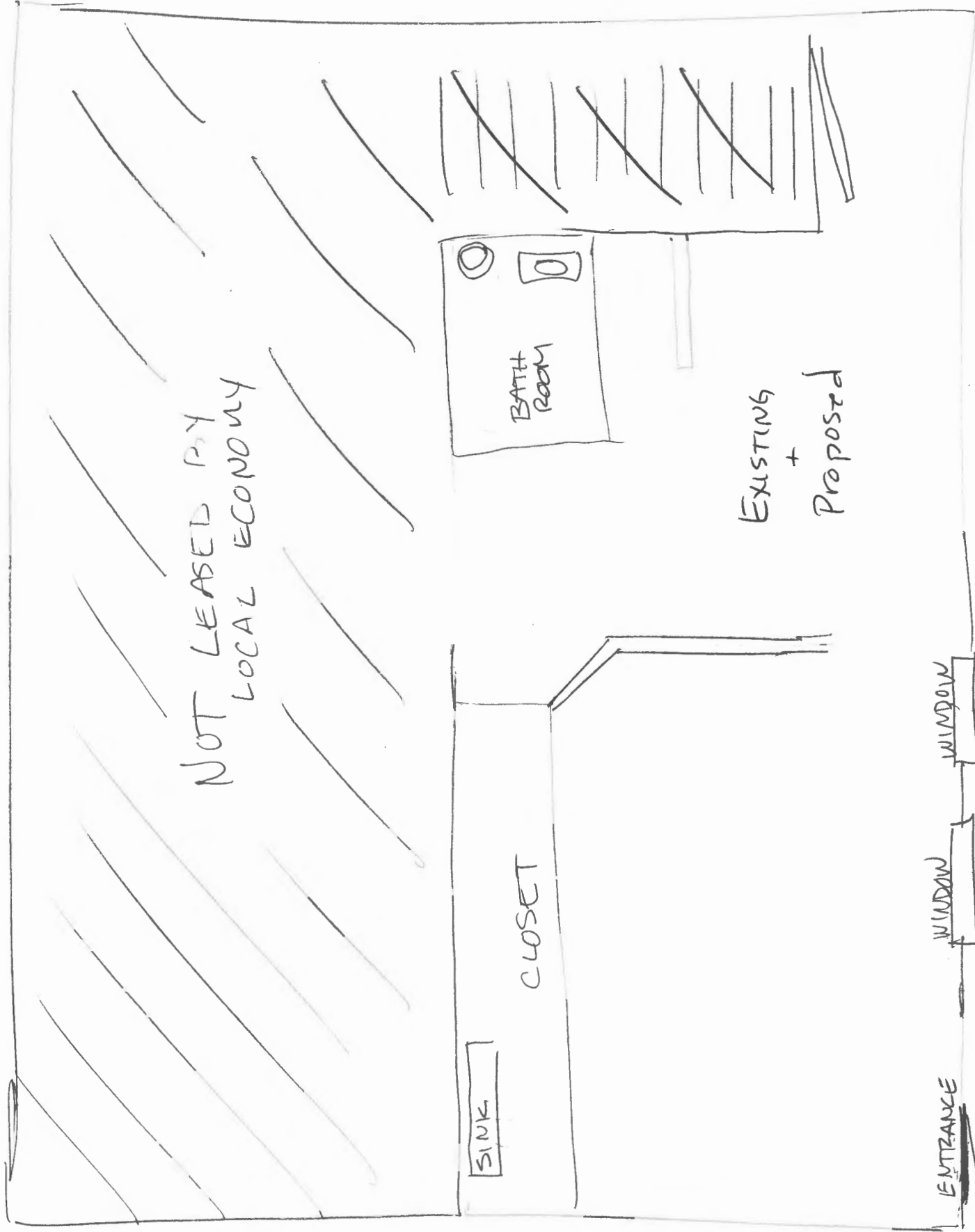


44 Pleasant St
Portland, ME 04101



FOOTPRINT OF 44 Pleasant St

NOT LEASED BY
LOCAL ECONOMY



↑ 48 Pleasant St ↑

↓ #40 Pleasant St ↓

← Pleasant Street →

EXISTING
+
Proposed

BATH
ROOM

CLOSET

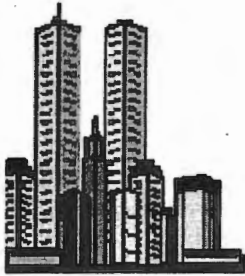
SINK

ENTRANCE

WINDOW

WINDOW

*Substitute "unit" for "apartment"
throughout the agreement.*



Ora Properties L.L.C
13 Hunts Point Road
Cape Elizabeth, ME 04107
207-899-3014

Ora Properties LLC RENTAL AGREEMENT

Apartment⁴⁴~~48~~ Pleasant Street, Portland, Maine 04101.

I Henry Steinberg agree to lease the above apartment under the following conditions for the period Starting *6/16/12* Ending *6/15/14*

1. Monthly rent shall be \$ *700* per month payable in advance on the *16th* day of each month
2. Tenant is required to arrange for electricity in his/her name
3. Tenant is required to arrange for gas in his/her name
4. Landlord is responsible for water supply
5. Only tenants named in this agreement may reside in or regularly use the apartment
6. Tenant shall not assign or sublet this apartment without landlords' written permission.
7. Tenant shall notify landlord in writing at least thirty days prior to termination of this agreement.
8. A security deposit equivalent to months rent is required and is returnable on completion of the lease period, however it may also be applied by landlord towards reimbursement for any reasonable costs of repair or cleaning necessitated by tenants acts or violations of this agreement.
9. Tenant agrees to return the apartment at the end of the lease in a clean condition.

- 10. Landlord agrees to return the security deposit within 30 days after Tenant has returned the keys and has permanently moved out of the apartment.
- 11. Landlord agrees to provide tenant with a written list any costs associated with repairs (excluding wear and tear) associated the termination of the lease
- 12. Tenant may use the common deck
- 13. Tenant agrees to conduct himself/herself with decorum and restrain from playing loud music/TV sound etc. after acceptable social hours.
- 14. Tenant is required to purchase a Renters insurance.

Tenant *[Signature]* Date *5/14/12*

Tenant *[Signature]* Date *5/14/12*

Landlord *[Signature]* Date



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Receipts Details:

Tender Information: Check , BusinessName: Local Economy, LLC, Check Number: 6100

Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 7/2/2012

Receipt Number: 45565

Receipt Details:

Referance ID:	7117	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4388-CH OF USE - change of use, art gallery to office			
Additional Comments: local Economy, LLc 44 Pleasant St.			

Referance ID:	7119	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4388-CH OF USE - change of use, art gallery to office			