

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041693

PERMIT ISSUED  
DEC 09 2004  
CITY OF PORTLAND

This is to certify that Yentsch Charles S & /Owner

has permission to Add privacy partition, basement storage.

AT 148 Spring St

045 B031002

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 work in permit in progress before this building or part thereof is occupied or closed-in. 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

*Jeanie Banke* 12/7/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Permit No: 04-1693	Issue Date: DEC 09 2004	CBL: 045 B031002
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Location of Construction: 148 Spring St	Owner Name: Yentsch Charles S &	Owner Address: 181 Samoset Rd CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Condo - office	Proposed Use: <del>Condo</del> - OFFICE Condo - Add privacy partition, basement storage.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description:  <i>Legal use - 16 dwelling units &amp; 2 offices</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2/B Type: 5B IRC 2003	
		Signature	Signature: JMB 12/7/04	
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: 11/15/2004	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Space Date: 12/7/04 JMB	<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 checked="" type="checkbox"/> Does Not Require Review <i>NO EXTERIOR WORK</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
	OK TO REMAIN an office space		

**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

3/14/05 Drywall changed from pine & hypap -  
Framing in iron bearing - dk - will hold off on  
finish walls until future dk to accommodate  
elec work - *AD*

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

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

<b>Permit No:</b> 04-1693	<b>Date Applied For:</b> 11/15/2004	<b>CBL:</b> 045 B031002
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<b>Location of Construction:</b> 148 Spring St	<b>Owner Name:</b> Yentsch Charles S &	<b>Owner Address:</b> 181 Samoset Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Condo - Add privacy partition, basement storage.	<b>Proposed Project Description:</b> Add privacy partition, basement storage.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/07/2004

**Note:** 11/30/04 left vm w/Clarice Y. To call for more info.

**Ok to Issue:**

12/6 Clarice left me a vm. I left her another vm.

12/7 spoke w/Clarice Y., she verified this condo (unit 2)space is really an office, with storage below.

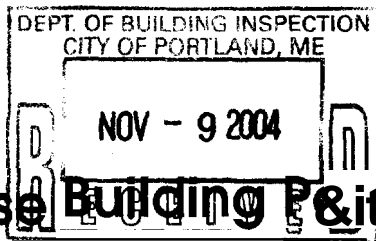
- 1) Legal number of units per microfiche is 16 dwelling units & 2 offices
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/07/2004

**Note:**

**Ok to Issue:**

- 1) This permit approval allows the basement storage space to be divided for privacy. This space shall only be used for utility storage and is not habitable space.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# All Purpose Building P&I 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>150 Spring St. Unit #2</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>Studio Condo &lt; 500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>B</u> Lot# <u>31</u>	Owner: <u>Clarice M. Yentsch</u> <u>Yentsch Family Trust</u>	Telephone: <u>207 633-2479</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CLARICE M. YENTSCH</u> <u>181 B SAMOSET RD</u> <u>BOOTHBAY HBR, ME 04538</u>	Cost Of Work: \$ <u>1,000</u> Fee: \$
Current use: <u>basement-storage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>basement-storage-privacy partition wall</u>		
Project description:		
Contractor's name, address & telephone: <u>self &amp; sons Colin &amp; Carlton Yent.</u>		
Who should we contact when the permit is ready: <u>Clarice M. Yentsch</u>		
Mailing address: <u>181 B SAMOSET RD</u> <u>207 633-2479</u> <u>BOOTHBAY HBR, ME 04538</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>207 633-2479</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: Clarice M. Yentsch Date: Nov. 9, 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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/~~Rough Plumbing~~/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Charles B. Yentzer  
Signature of Applicant/Designee

12/14/04  
Date

A. Lowe  
Signature of Inspections Official

12/14/04  
Date

CBL: 045 3031 Building Permit #:

041693

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 0115 B031002  
 Location 148 SPRING ST  
 Land Use COMMERCIAL CONDOS  
 Owner Address YENTSCH CHARLES S & CLARICE M YENTSCH TRUSTEES  
 181 SAMOSET RD  
 BOOTHBAY HARBOR NE 011538  
 Book/Page 21906/025  
 Legal 45-B-31 SPRING ST 148-  
 152 UNIT NO 2  
 SPRING ST ROWHOUSES  
 CONDOMINIUM

*RB  
Historic*

**Valuation Information**

Land	Building	Total
\$1,050	\$26,250	\$27,300

**Building Information**

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	853	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	853		OFFICE CONDO	#2 ROWHOUSE CONDO

**Exterior/Interior Information**

Section	Levels	Size	use
1	B1/B1	531	UNFINISHED RES BSMT
1	01/01	322	CONVERTED OFFICE

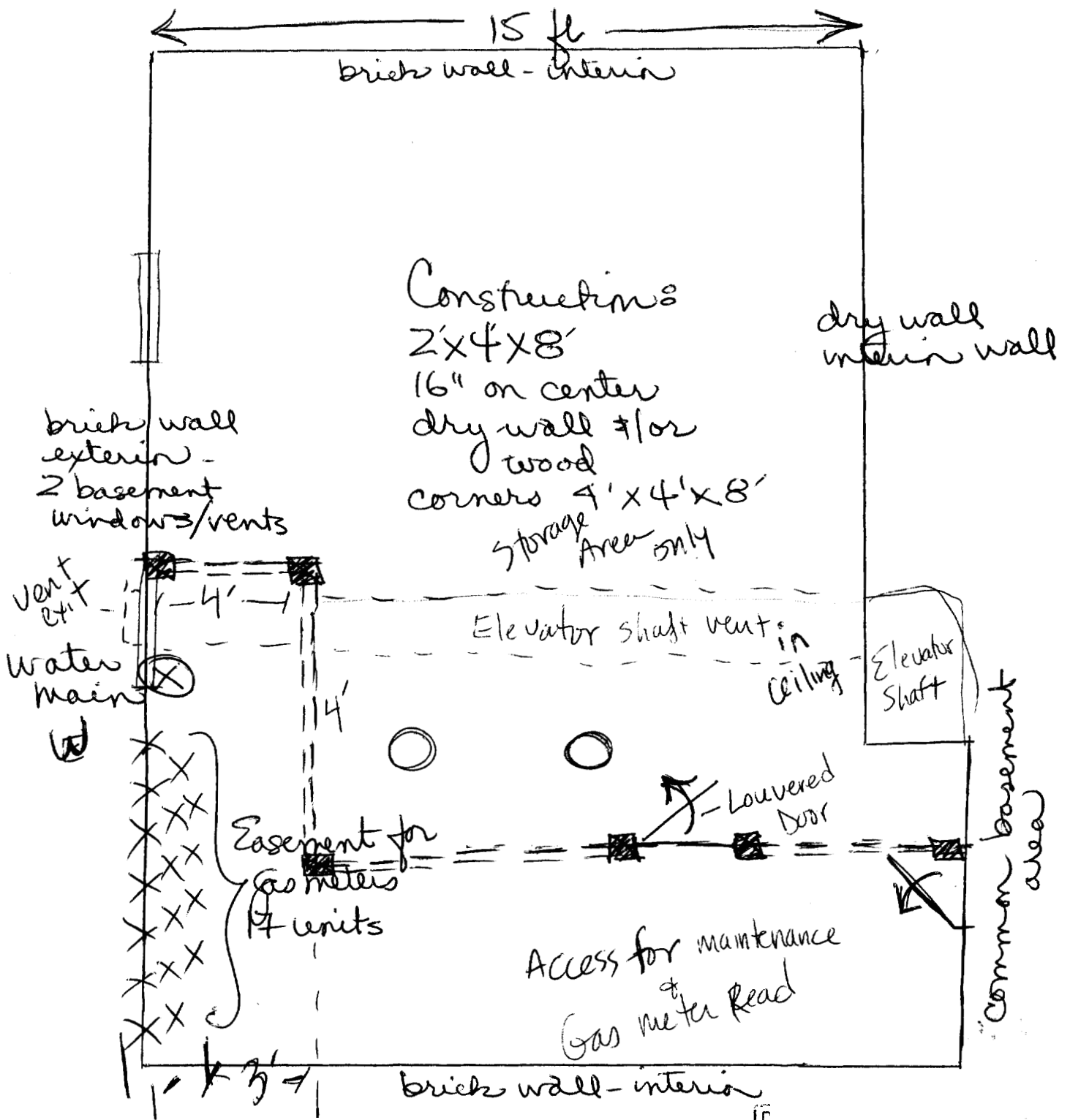
Height	Walls	Heating	A/C
8	BRICK/STONE	UNIT HEAT	
8		UNIT HEAT	

**Building Other Features**

Line	Structure Type	Identical Units
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**Yard Improvements**

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Basement Storage (0102)  
 150 Spring St. - Unit 2  
 YENTSCH  
 207.633.2479

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

NOV - 9 2004  
 RECEIVED  
 11.09.04

--- proposed partition wall + lockable door





# CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

September 6, 1982

Mr. Mike Fink  
10 Old Musket Road  
Cumberland Foreside, Maine 04110

Re: 148-152 Spring Street

Dear Mr. Fink:

Following is the decision of the Board of Appeals regarding your petition to permit change of use of your apartment to three professional offices at above named location. It is noted that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Sincerely yours,

*Malcolm C. Ward*  
Malcolm C. Ward  
Zoning Enforcement Officer

MGW/jmr

RECEIVED

MAY 21 1982



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 148-150-152 Spring Street

Issued to **Michael Fink** Date of Issue **Dec. 30, 1982**  
This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **81-816**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

16 Dwelling Units & 2 Offices

Limiting Conditions:

This certificate supercedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Doc#: 82422 Bk:21906 Pg: 25

150 Spring St.  
Unit # 2

**WARRANTY DEED**

**KARVIS L. MIR**, whose mailing address is 150 Spring Street, Portland, Maine 04101, for consideration paid, grants to **CHARLES S. YENTSCH and CLARICE M. YENTSCH, Trustees of the YENTSCH FAMILY TRUST**, whose mailing address is 181 Samoset Road, Boothbay Harbor, Maine 04538, with *warranty covenants*, a certain condominium unit situated in Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

THAT certain real estate located in the City of Portland, County of Cumberland and State of Maine, being Unit No. 2 together with an undivided percentage interest in common areas and facilities of Spring Street Rowhouses Condominium, all as more specifically described in the Spring Street Rowhouses Declaration of Condominium, dated December 14, 1982, which has been established in accordance with the Unit Ownership Act of Maine, Chapter 10, Title 33, Section 506, *et seq.*, of the Revised Statutes of Maine 1964, as amended, and which Declaration of Condominium is recorded in the Cumberland County Registry of Deeds in Book 5080, Page 50, and as shown on the survey prepared by Edward A. Saunders, R.L.S., and captioned "Spring Street Row Houses", said survey dated December 14, 1982, and as shown on the survey prepared by A.I. and E.C. Jordan and captioned "Plan of Property in Portland, Maine made for Park Row Associates" and certified correct on December 14, 1982, and recorded in the Cumberland County Registry of Deeds in Unit Ownership File No. 90 along with the floor plans prepared by Terrien Architects, and captioned "Spring Street Row Houses" dated December 14, 1982 and recorded along with the aforementioned surveys.

Said unit is conveyed SUBJECT TO and with the benefit of all the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations, and encumbrances contained in or referred to in said Spring Street Rowhouses Declaration of Condominium, and the surveys and floor plans as hereinbefore referred to, all of which are incorporated by reference herein as the same may be amended or modified from time to time by document recorded at or filed in the Cumberland County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute conveyances running with the land and shall bind any person having at any time any interest or estate in the condominium unit, as if those provisions were raised and set forth therein. The Grantees, by the acceptance hereof, agree to be bound by and to comply with all the terms and conditions of said Declaration of Condominium.

BEING the same premises conveyed by Auta M. Main to Karvis L. Mir by deed dated November 15, 2000, and recorded in said Registry in Book 5847, Page 342.

WITNESS my hand and seal this 3<sup>rd</sup> day of October, 2004.

MAINE REAL ESTATE TAX PAID

J. K. Tupper  
Witness

Karvis L. Mir  
Karvis L. Mir

45 B 31  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND  
NOV 15 2004

TUPPER & TUPPER, P.A.  
104 Townsend Ave.  
P.O. Box 430  
Boothbay Harbor, ME 04538

Doc#: 82422 Bk:21906 Pg: 26

STATE OF MAINE  
LINCOLN, ss.

Dated: October 8<sup>th</sup>, 2004

Personally appeared the above named KARVIS L. MIR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Jill K. Tupper*  
Notary public/Attorney at law  
Printed name: *JILL K. TUPPER*  
My commission expires:

Received  
Recorded Register of Deeds  
Oct 19, 2004 08:04:37A  
Cumberland County  
John B. O'Brien

NOV 15 2004



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

\_\_\_\_\_ 20 \_\_\_\_\_

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (IL) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

# **THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy