

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

BUILDING DEPARTMENT

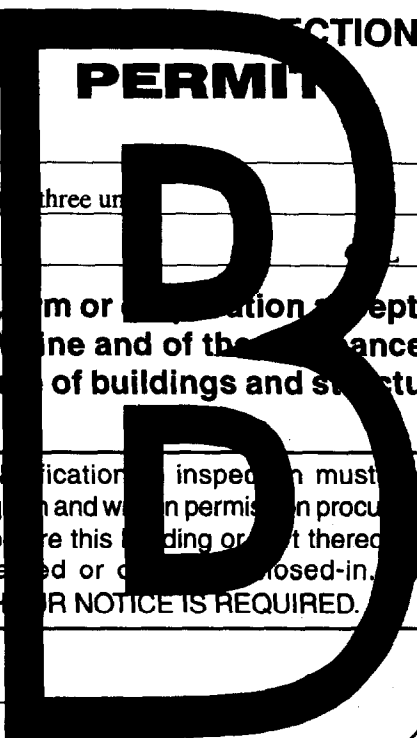
Please Read Application And Notes, If Any, Attached

## PERMIT

Permit Number: 030064

This is to certify that Bernstein Marsha S/n/a  
has permission to Change of Use from two units to three units  
AT 29 Deering St Block 046 A012001

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 on permit must be completed before this building or part thereof is leased or occupied. 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. WMM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 03-0064	Issue Date:	CBL: 046 A012001
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Location of Construction: 29 Deering St	Owner Name: Bernstein Marsha S	Owner Address: 29 Deering St	Phone: 207-772-8056
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 - Dwellings	Zone: R-6

Past Use: Two Unit	Proposed Use: Change of Use from two unit to three unit.	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 2/20/03
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Proposed Project Description: Change of Use from two unit to three unit.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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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: gg	Date Applied For: 01/29/2003	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

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 checked="" type="checkbox"/> Site Plan exemption <i>being handled by Sarah</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/14/03</i>	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 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</i> Date: <i>Requires A</i> <i>Separate Review</i>
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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> 03-0064	<b>Date Applied For:</b> 01/29/2003	<b>CBL:</b> 046 A012001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 29 Deering St	<b>Owner Name:</b> Bernstein Marcia S	<b>Owner Address:</b> 29 Deering St	<b>Phone:</b> 207-772-8056
<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 - Dwellings	

<b>Proposed Use:</b> Change of Use from two unit to three unit.	<b>Proposed Project Description:</b> Change of Use from two unit to three unit.
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/14/2003  
**Note:** 2/11/03 gave Sarah a site plan exemption form for this change of use - requested owner to supply copies of the parking leases  
2/14 received both      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 02/20/2003  
**Note:** **Ok to Issue:**   
1) This is an existing three family that was used as a two and the owner seeks the ability to have three units...  
NO building construction or alteration is contemplated by this permit.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 02/18/2003  
**Note:** **Ok to Issue:**   
1) smoke detectors shall be hard-wired  
2) boiler protection shall be provided with a one hour enclosure or smoke protected with a domestic sprinkler system  
3) vertical openings shall be fire-rated with one hour construction  
4) two means of egress required for each unit

**Comments:**  
02/19/2003-mjn: left message with regard to means of egress fire rating/fire separation/egress windows etc

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

Marsha Bernstein

Applicant

29 Deering St

Applicant's Mailing Address

772-8056

Consultant/Agent/Phone Number

2/11/03

Application Date

29 Deering St 2→3D.U

Project Name/Description

29 Deering St

Address of Proposed Site

CBL: ~~046~~ 046-A-012

Description of Proposed Development:

This was an illegal S.D.U. The owner turned it back into 3D.U. Then because of a tenant who used 2 units as one removed 1 kitchen it was changed to a 2 unit. Now there is a request to change it back to 3D.U.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

**Planning Office Use Only:**

Exemption Granted  Partial Exemption  Exemption Denied





*Harold T. Andrews Post, No. 17*  
*American Legion*

23 DEERING STREET

PORTLAND, MAINE 04101

2/13/03

Marge Schmuckal  
Zoning Administrator  
Planning & Urban Development  
389 Congress St.  
Portland, ME 04101

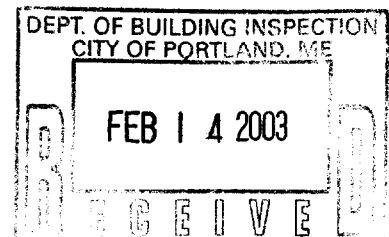
RE: Parking

Marcia Bernstein currently rents two parking spaces from us for use by her tenants. She rented one space from us since November of 1997 and added a second space in December of 1999. Both spaces are rented at a rate of \$45.00 per month. Ms. Bernstein pays quarterly for the spaces and is up to date on all her payments and we will continue to lease these spaces to her as long as she continues to pay on time.

William Amergian

*William Amergian*  
*Legat*

HAROLD T. ANDREWS POST #17, A.L.  
23 DEERING STREET  
PORTLAND, MAINE 04101



MARCIA S. BERNSTEIN  
29 Deering St.  
Portland, Maine 04101  
phone: 207-772-8056, fax: notify before sending  
e-mail:marciab@maine.rr.com

Marge Schmuckal  
Zoning Administrator  
Planning & Urban Development  
389 Congress St.  
Portland, ME 04101  
874-8695

RE: Change of Use/Project Explanation

January 28, 3003

Dear Ms. Schmuckal;

This letter is being submitted with my "Change of Use" application as an explanation of the project.

I am applying to convert the current status of 2 unit building to a 3 unit building.

I purchased the building located at 29 Deering St. in February of 1997. The building when purchased was an illegal 5 unit zoned as Doctors offices. A permit #970491 was issued May 1997 to convert building to a 3 unit building. In July of 1998 a reapplication for permit was issued, permit #980715, to use the building as a 2 unit according to the leasing tenants needs. Tom Rainsbourough attached comments to permit #980715 stating that to return building to future use as a 3 unit refer to original permit and obtain a new *C of O* for a three unit building. Copies of those comments were given to you at our previous meeting on 1/21/03.

I have included the following:

- 1 Change of Use/Project Explanation Cover letter
- 2 Explanation of Vacancy Status letter
- 3 First floor, Second Floor, Third Floor plans as they currently exist for each apartment
- 4 Elevation drawings (Front & Left)
- 5 Plot plan

Construction drawings have not been included as I don't believe any work needs to be done to the building.

Thank you for your time,



Marcia S. Bernstein

MARCIA S. BERNSTEIN  
29 Deering St.  
Portland, Maine 04101  
phone: 207-772-8056, fax: notify before sending  
e-mail:marciab@maine.rr.com

Marge Schmuckal  
Zoning Administrator  
Planning & Urban Development  
389 Congress St.  
Portland, ME 04101  
874-8695

RE: Vacancy status/29 Deering St.

January 28, 2003

Dear Ms. Schmuckal,

This letter is being written at your request to explain the vacancy status concerning the apartment/condominium conversion of 29 Deering St.

I purchased the building located at 29 Deering St. in February of 1997. The building when purchased was an illegal 5 unit zoned as Doctors offices. Through a 203k loan and with city permit and approvals the building was legally converted and it's zoning changed to a residential 3 unit building. It is a 3 story building with one apartment per floor. In June of 1998 the building was finished and met with city inspectors approval for occupancy. It was then rented to a couple who occupied apartment #1, and apartment #2. Their daughter lived in apartment #3. A reapplication for permit was issued to use the building as a 2 unit. (Please see letter that accompanies my current *Change of Use* application). The family moved out August 31, 2000. I sold my primary residence and moved into 29 Deering St. September 1, 2000. The last tenant to vacate the building did so in September 1, 2002. They moved to the Boston area in August of 2002 and, knowing that I was going to apply for a condominium conversion permit, I have not rented the apartments and have been the only occupant since Fall of '02.

If there is anything else you need from me concerning information or if you have any questions please call.

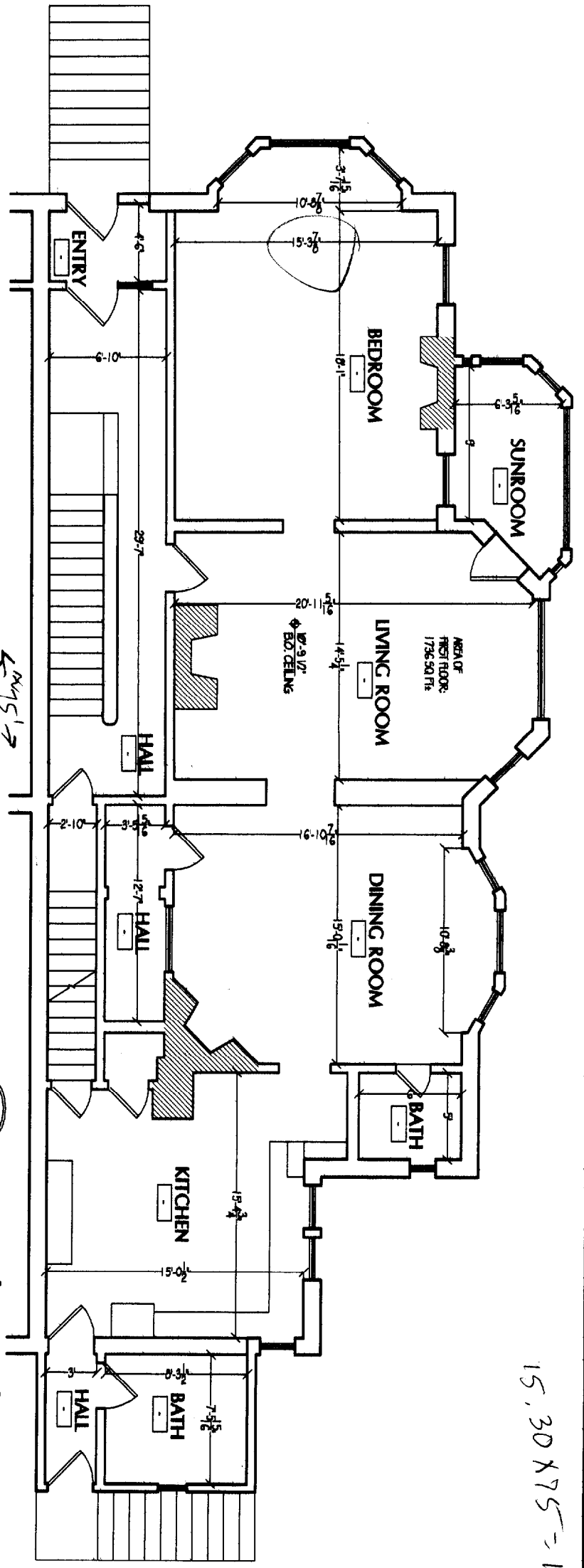
Sincerely,



Marcia S. Bernstein

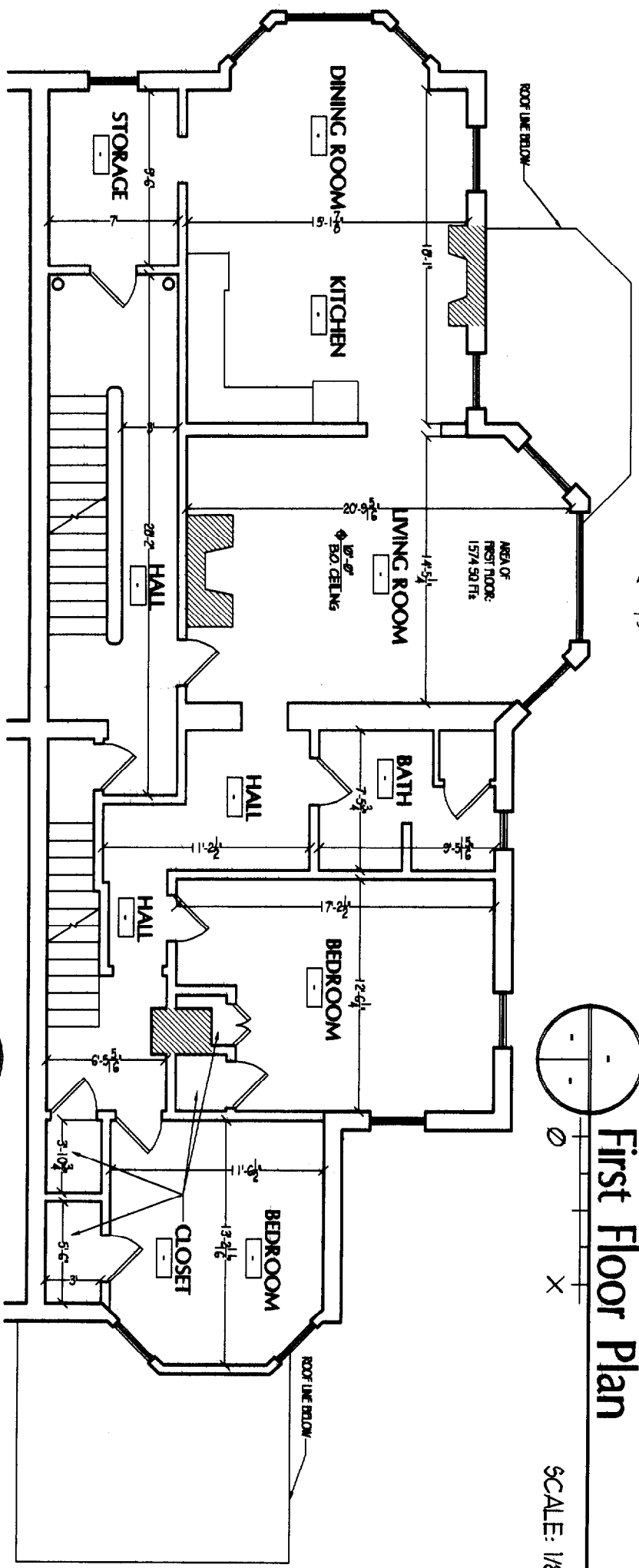


15,30 X 75 = 1147,5 +



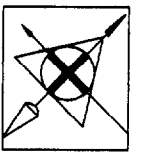
First Floor Plan

SCALE: 1/8" = 1'-0"



Second Floor Plan

SCALE: 1/8" = 1'-0"



BACK BAY BOUNDARY, INC.  
 LAND SURVEYING  
 65 MERRIMACK STREET  
 PORTLAND, ME 04101  
 207.774.2855  
 Fax: 761.2010  
 backbayboundary@backbay.com

COPYRIGHT  
 Marcia S. Bernstein  
 Architect  
 2007

**Marcia S. Bernstein**  
 Architect

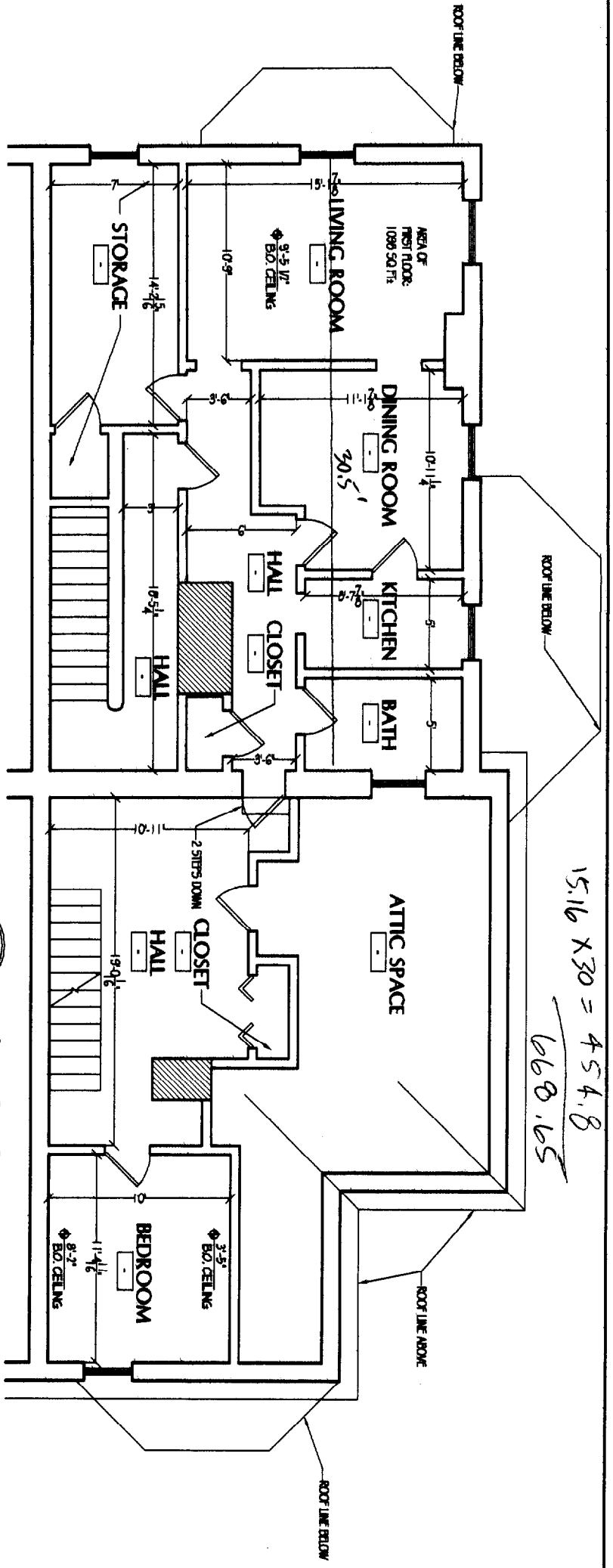
200301

PRINT XXXXXXX

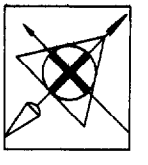
FLOOR PLANS  
 A2

10 x 11.41 = 114.10  
 7 x 14.25 = 99.75

15.16 x 30 = 454.8  
 668.65



Third Floor Plan  
 SCALE: 1/8" = 1'-0"



BACK BAY BOUNDARY, INC.  
 LAND SURVEYING  
 65 HENBURY STREET  
 PORTLAND, ME 04101  
 207.774.2855  
 Fax: 761.2010  
 backbayboundary@backbay.com

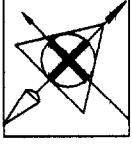
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**Marcia S. Bernstein**  
 Condo Conversion  
 Portland, Maine

20030

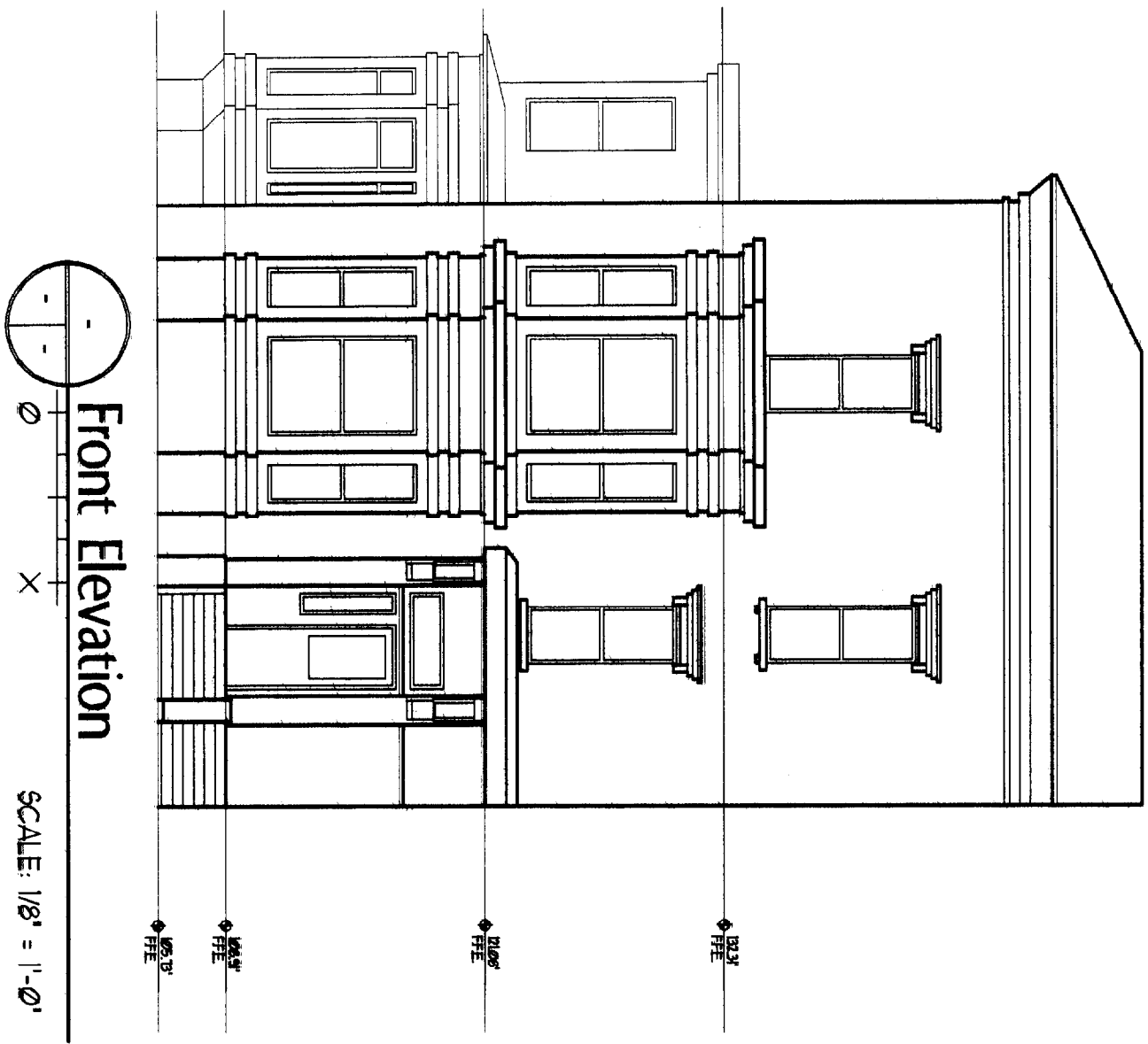
THIRD FLOOR PLAN

A3



BACK BAY BOUNDARY, INC.  
 LAND SURVEYING  
 83 NEWBURY STREET  
 PORTLAND, ME 04101  
 407.774.2252  
 407.775.2011  
 backbayboundary@psn.net  
 backbayboundary.com

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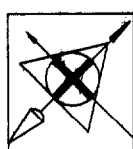


**Marcia S. Bernstein**  
**Condo Conversion**  
**Portland, Maine**

00300301

PRINT 00000000

FRONT  
 ELEVATION  
 A4



BLACK BAY BUILDING, INC.  
 LAND SURVEYING  
 63 NEWBURY STREET  
 PORTLAND, ME 04101  
 207.774.2855  
 Fax: 761.2010  
 blackbaybuilding.com

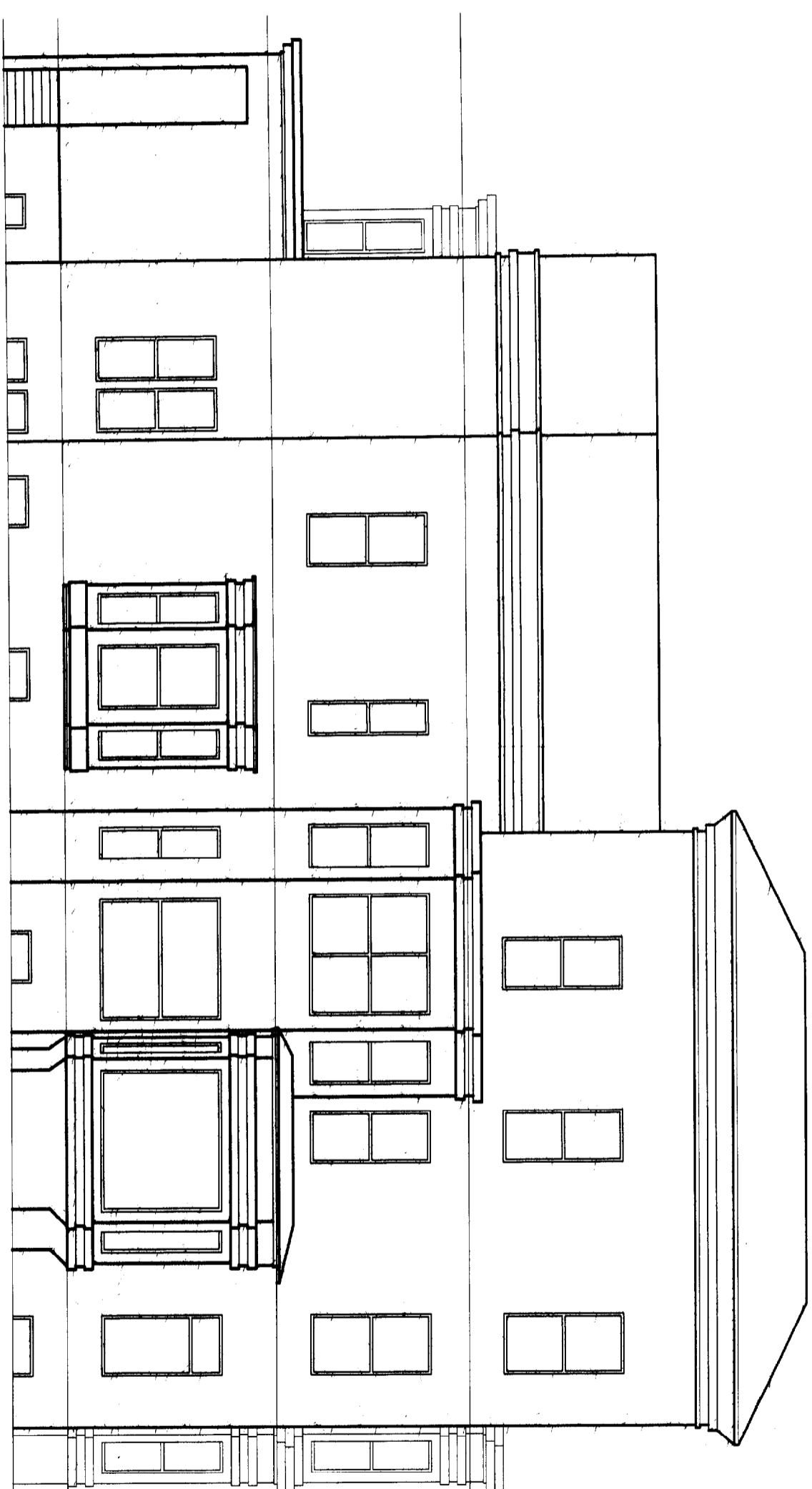
© COP YRIGHT  
 Office of Contract Documents  
 Department of Public Works  
 BOSTON, MA, U.S.A.

**Marcia S. Bernstein**  
**Condo Conversion**  
**Portland, Maine**

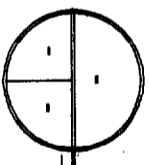
10620030

PRINT: 10000000X

LEFT  
 ELEVATION  
**A5**



Left Elevation



SCALE: 1/8" = 1'-0"

105'10"  
 105'10"  
 110'0"  
 105'10"

PREPARED BY: BACK BAY BOUNDARY, INC.  
 65 NEWBURY STREET  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-761-2010

DATE: 01-21-2003  
 JOB NUMBER: 200301  
 SHEETS: 1 OF 1  
 DRAWING BY: MJS  
 CHECKED BY: RWG  
 SCALE: 1" = 30'  
 DATE: 01-21-2003

FOR: MARCIA S. BERNSTEIN  
 AT 29 DEERING ST. PORTLAND, ME 04101  
 BOUNDARY SURVEY/SITE PLAN

**LEGEND**

- Capped 5/8" Rebar to Be Set with Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Mutter Line
- Property Line
- Street Line
- Direction of Bearing
- Capped 5/8" Rebar to Be Set with Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Mutter Line
- Property Line
- Street Line
- Direction of Bearing

Other symbols: (u) Overhead Utility, (b) Utility Pole, (d) Edge of Trovled way.

**FLOOD NOTES**

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY #20001, PANEL 13B WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**ZONING**

R-8 RESIDENTIAL ZONE  
 MINIMUM LOT SIZE: FORTY-FIVE HUNDRED (4,500) SQUARE FEET  
 MINIMUM STREET FRONTAGE: FORTY (40) FEET  
 REAR YARD SETBACK: TEN (10) FEET  
 SIDE YARD SETBACK: THREE (3) STORY  
 REAR YARD SETBACK: TWENTY (20) FEET

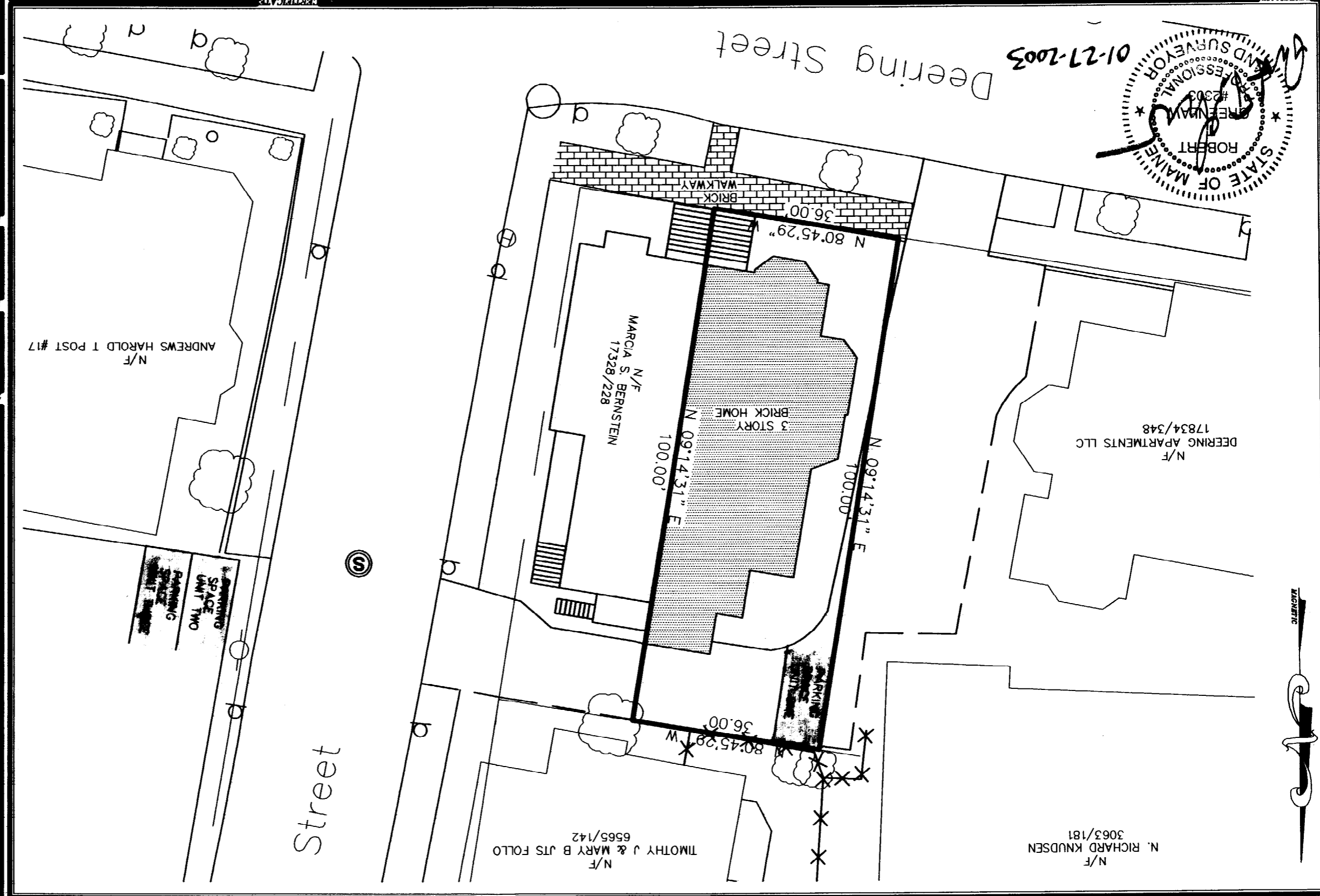
**NOTES**

1. RECORD OWNER OF PARCEL: MARCIA S. BERNSTEIN AS DESCRIBED IN BOOK 12974 PAGE 27 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AREA OF PARCEL: 4,562 SQUARE FT OR .102 ACRES. SEE PLAN FOR INDIVIDUAL AREAS.
3. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKE IN THE FIELD AT THE TIME OF THIS SURVEY.
4. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED IN THE MONTH OF JANUARY 2003 BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:  
 a) LEITZ SOGOSHA SET & TOTAL STATION, LEITZ SPR 24 DATA COLLECTOR  
 AND AERIAL PHOTOGRAPHY SUPPLIED BY THE CITY OF PORTLAND.

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 (a) NO WRITTEN REPORT  
 (b) NO NEW DESCRIPTION  
 (c) NO PROPERTY CORNERS SET AT THIS TIME.  
 ROBERT T. GREENAWALD P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.  
 DATE: 01-21-2003

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS  
 RECEIVED  
 AT : H : M : S :  
 PLAN BOOK PAGE  
 2003

REVISIONS:  
 LOCATION:  
 01-21-2003



030064

## 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: <b>29 DEENING ST</b>	
Total Square Footage of Proposed Structure <b>6092 + - NO CHANGE</b>	Square Footage of Lot <b>3600 + -</b>
Tax Assessor's Chart, Block & Lot Chart# <b>46</b> Block# <b>A</b> Lot# <b>12</b>	Owner: <b>XX</b> <b>MANLIA S. BENNSTEIN</b> Telephone: <b>201-772-8056</b>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <b>SAME</b>
Cost Of Work: \$ _____	Fee: \$ <b>30.00</b>

Current use: **APARTMENTS**  
 If the location is currently vacant, what was prior use: **N/A**  
 Approximately how long has it been vacant: **N/A**  
 Proposed use: **Change of use to 3 unit apartment**  
 Project description: **changes to current apartments**

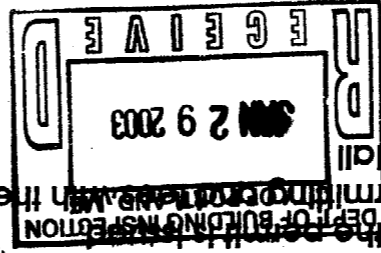
Contractor's name, address & telephone:  
 Who should we contact when the permit is ready: **owner**  
 Mailing address:  
 We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-8056

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 Officer'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: **Maria S. Benstein**  
 Date: **1/29/03**

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 requirements. If you are in a Historic District you may be subject to additional permitting requirements. If you are in a Historic District you may be subject to additional permitting requirements.



Planning Department on the 4th floor of City Hall

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 046 A012001  
 Location 29 DEERING ST  
 Land Use THREE FAMILY  
 Owner Address BERNSTEIN MARSHA S  
 29 DEERING ST  
 PORTLAND ME 04101  
 Book/Page 12974/27  
 Legal 46-A-12  
 DEERING ST 29  
 3590 SF  
 Valuation Information  
 Building \$221,860  
 Land \$32,450  
 Total \$254,310

Property Information

Year Built 1880  
 Style Old Style  
 Story Height 3  
 Sq. Ft. 4562  
 Total Rooms 13  
 Attic None  
 Total Acres 0.082  
 Bedrooms 5  
 Full Baths 3  
 Half Baths  
 Type 5  
 Quantity 3  
 Year Built  
 Size  
 Grade  
 Condition

Sales Information

Date 03/01/1997  
 Type LAND + BLDING  
 Price \$146,000  
 Book/Page 12974-027

Picture and Sketch

Picture  
 Sketch

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

