

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070704

This is to certify that FLYNN KATHERINE /proprietor/owner

has permission to Add a bathroom to basement and finish of basement

AT 452 CUMBERLAND AVE City of Portland 046 B002001

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 in progress before this building or part thereof is opened or 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

Expired

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: 07-0704	Issue Date:	CBL: 046 B002001
-----------------------	-------------	---------------------

Location of Construction: 452 CUMBERLAND AVE	Owner Name: FLYNN KATHERINE	Owner Address: 452 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit Add a bathroom to basement and finish walls of basement	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
<p><i>Legal Use: 3 Residential Dwelling units</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Add a bathroom to basement and finish walls of basement		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By: dmartin	Date Applied For: 06/12/2007	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>7/26/07</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 requires</i> Date:
	<p align="right"><i>A separate review and approval</i></p>		

Expired

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

Bathroom & Bathroom Walls.



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>452 CORNELL LANE AVE.</u>		
Total Square Footage of Proposed Structure <u>860 SF</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>046</u> Block# <u>B</u> Lot# <u>002</u>	Owner: <u>KATHLEEN FLYNN</u>	Telephone: <u>207-409-9467</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>220.00</u> C of O Fee: \$ <u>NA</u>
Current legal use (i.e. single family) <u>Multiunit</u> <u>3 units</u> If vacant, what was the previous use? <u>basement</u> Proposed Specific use: <u>additional space for owner occupied - living area</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Bathroom addition in existing basement & finishing of basement walls.</u>		
Contractor's name, address & telephone: <u>Homeowner</u>		DEPT. OF PERMITS CITY OF PORTLAND JUN 12 2007
Who should we contact when the permit is ready: <u>KIT FLYNN</u> Mailing address: _____ Phone: <u>207 409 9467</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

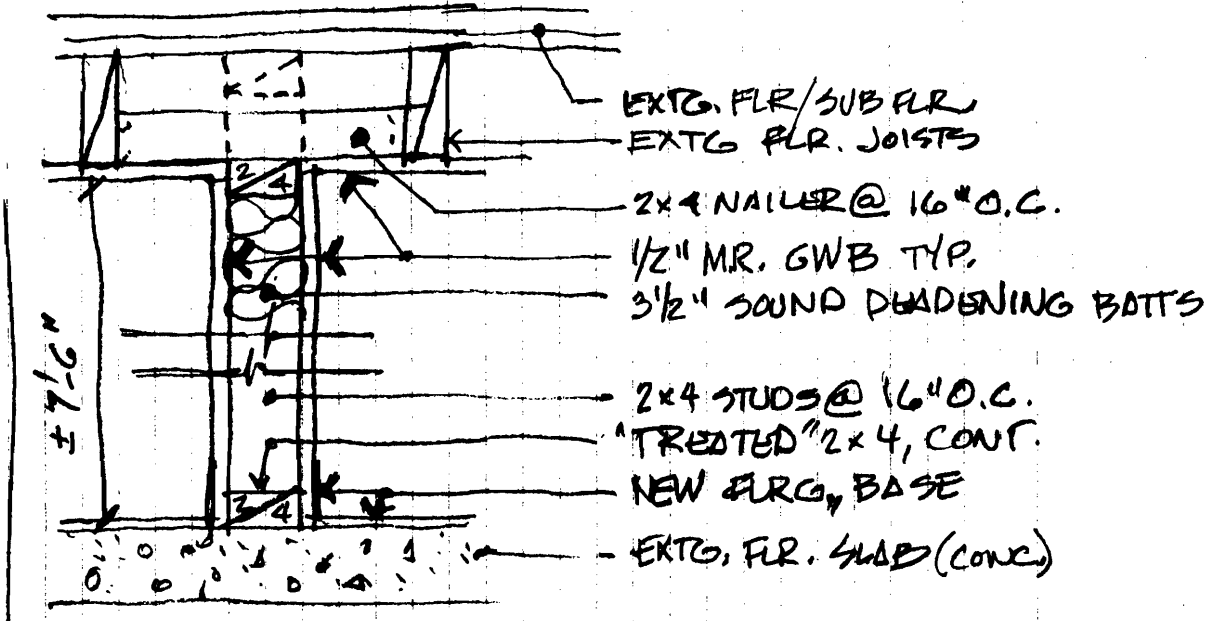
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>[Signature]</u>	Date: <u>6-12-07</u>
--	----------------------

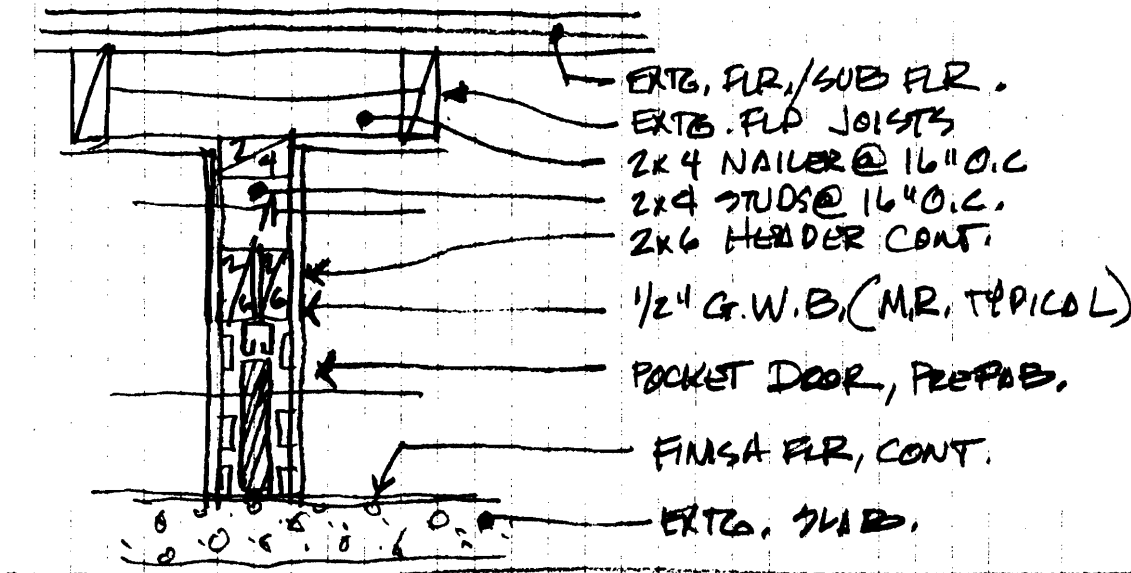
This is not a permit; you may not commence ANY work until the permit is issued.

BASEMENT STUDIO
 452 CUMBERLAND AVE
 WALL SECTIONS - NTS

① TYPICAL WALL DETAIL
 NTS



② POCKET DOOR DETAIL
 NTS



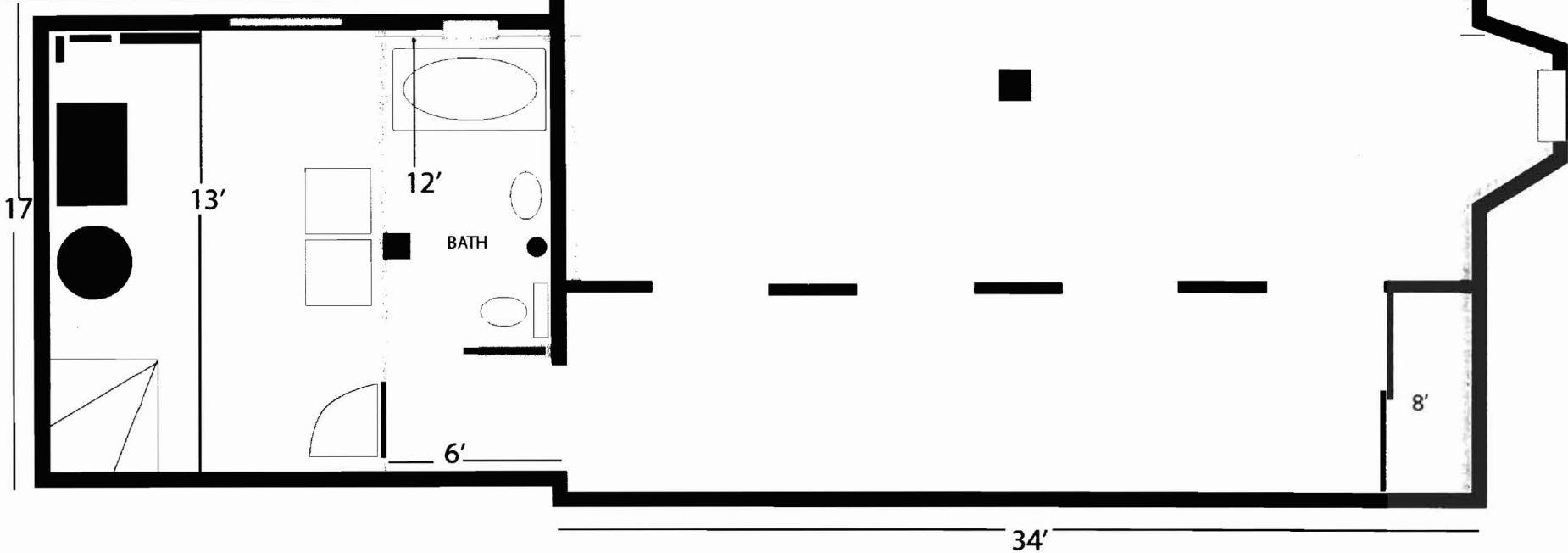
Marge: For this permit, I will NOT be adding a kitchen to this basement space.
 As of this time it is for additional space for my 1st floor unit.
 Please contact me if you want a more formal statement.

Basement STUDIO - See e-mail

452 Cumberland Ave.

PROPOSED PLAN

KIT FLYNN 409-9467
 19'



Proposing:

Interior Walls on Outside Walls (Gray)

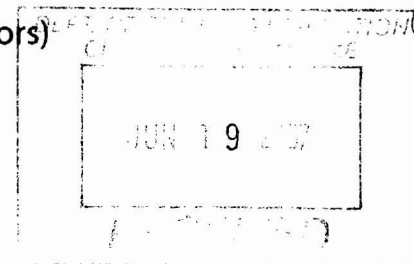
New Bath

Replace Wall between New Bath & Laundry Area & Wall w/ door to original Bathroom (Green)

Replace 3 Windows & 1 Door (Orange)

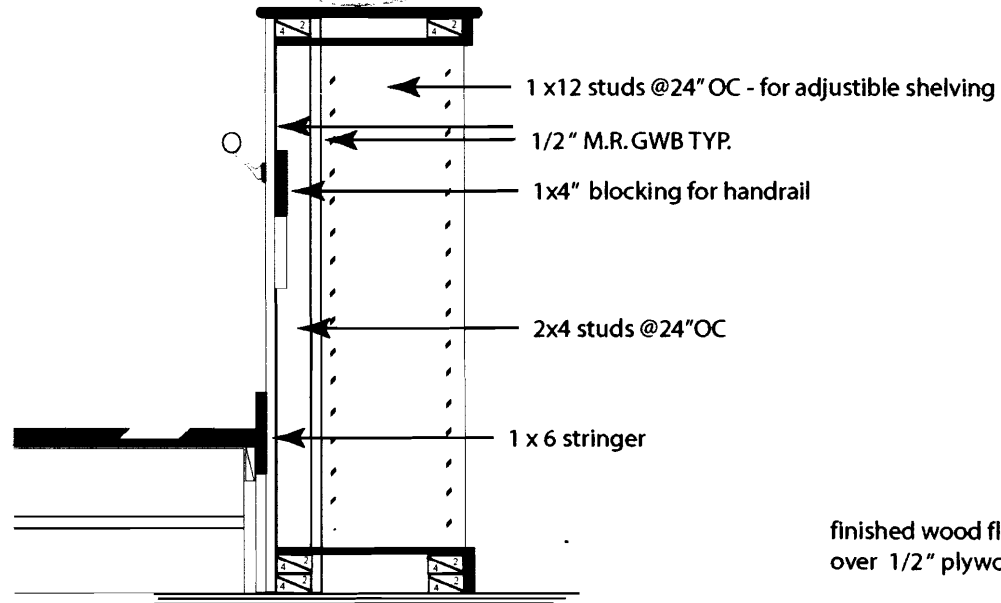
New Set of interior Stairs (only 3-4 steps into the basement - not between floors)

46 B2
 670704

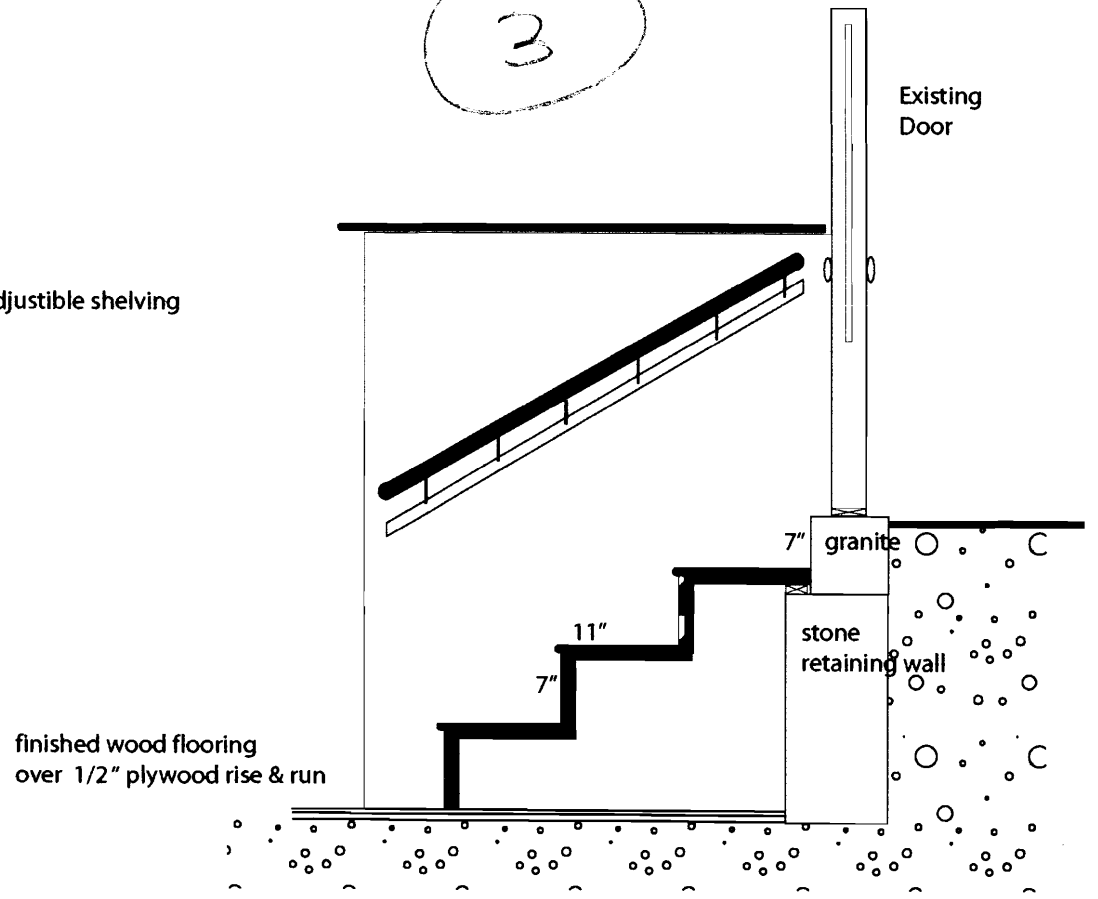


3 STAIR DETAIL

3A



3



From: Kit Flynn <kit@kitflynncreative.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 6/19/2007 12:18:21 PM
Subject: Re: 452 Cumberland Ave.

Marge,

Here are my goals regarding the property at 452 Cumberland Ave. where I reside.

1. To make this investment as profitable as possible while caring for and improving the property.
2. To abide by the laws of the City of Portland regarding such an investment.

Last week I came to your office and met with an AA - who was great. I brought in the plan you have - with kitchen - and spoke to her, explaining that this is my 1st go at the "process."

She instructed me that I did need a variance for the "kitchen idea" - which I understand.

As this is a long process, and the basement space is a great unused area, I asked if there was anything I could do to move the process forward - as I have some money for the project and have gotten some quotes from various sub-contractors - and she suggested a permit for the walls and the bathroom - which seemed very smart and a perfect solution.

I know you do not know this building - but this is a one bedroom building - and this apartment has only 3 rooms - all three quite large, but ...if you live & work at home, there is not a good place to either work, or get away from work. That is what this space will be. They do not connect - are 2 entrances in the basement (the space only starts at the large green wall - there is a door at the end - not the ENTIRE basement) - so there are public stairs down to a laundry room with a door to this space(1) - and and outside door directly to the driveway (2.)

I do plan to ask for a "change of use" permit, eventually, - which I know will be denied based upon my land. We had a phone call where you gave me the code # for my address and I have read it. The basement space will only need one variance - for land - which I will request once my "change of use" is denied. It will meet all other codes, at least as far as I can tell. I hope I get the variance - but if I do not and that space remains a space+bathroom, I am OK with that, and OK with renting it WITH the 1st floor. I will not rent it illegally.

So there it is, Marge...it's all out on the table.

I THINK this is a do-able plan and I would like to do it correctly. Please let me know where I am missing the mark.

Sorry for the long e-mail - I just find I do better when I can write

it down.

Please let me know what I can do from here.

Thank you.

Kit Flynn

kit@kitflynncreative.com

main #: 207-221-5278

cell #: 207-409-9467

452 Cumberland Ave. #1

Portland, Maine 04101

On Jun 19, 2007, at 9:42 AM, Marge Schmuckal wrote:

> Kit,
> I am still concerned. You have stated that this unit is part of your
> first floor unit, however there appears to be only one entry from the
> exterior of the building and is not connected to your unit. It is
> still
> looking like a separate rental.
> Marge
>
>>>> Kit Flynn <kit@kitflynncreative.com> 6/19/2007 8:27:16 AM >>>
> Marge -
>
> Got your message yesterday and have dropped off a new floor plan
> minus the scratched off "kitchen" area.
> I also hand wrote a note on the top of the plan stating that I will
> not be putting a kitchen in on this permit.
>
> Please let me know if you need a more formal note and I will type one
>
> up quickly and e-mail it over so this permit will not be delayed.
>
> Please call me with any questions or additional requirements.
>
> thanks.
> KIT
>
>
> Kit Flynn
>
> kit@kitflynncreative.com
>
> main #: 207-221-5278
> cell #: 207-409-9467
>

- > 452 Cumberland Ave. #1
- > Portland, Maine 04101
- >
- >
- >
- >
- >