

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 070713

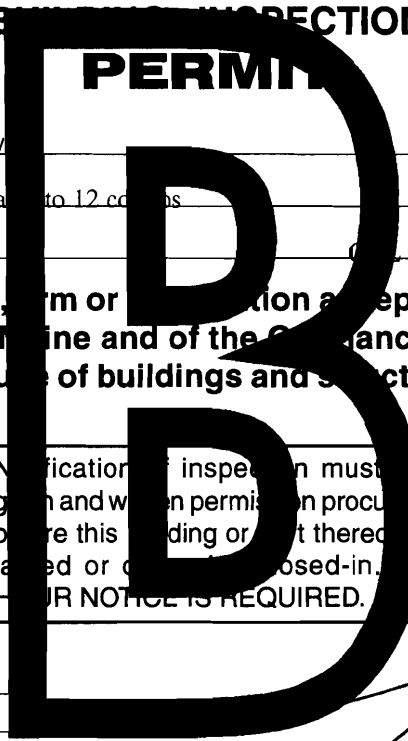
Please Read Application And Notes, If Any, Attached

This is to certify that COZA PROPERTIES LLC /

has permission to Change of Use, Convert 12 apts to 12 condos

AT 142 PARK AVE 048 A004001

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 when permission procured before this building or part thereof is altered 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. Greg Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]* 7/9/09  
Director - Building & Inspection Services

#### PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 07-0713	Issue Date:	CBL: 048 A004001
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Location of Construction: 142 PARK AVE	Owner Name: COZA PROPERTIES LLC	Owner Address: PO BOX 8644	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R6

Past Use: Residential 12 unit	Proposed Use: Residential 12 unit Change of use, Convert 12 apts to 12 condos	Permit Fee: \$2,700.00	Cost of Work: \$2,700.00	CEO District: 2
Proposed Project Description: Change of Use, Convert 12 apts to 12 condos		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R-2 Type: SB IBC 2003	
		Signature: <i>Greg Cass</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: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 06/15/2007	<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 w/ conditions</i> Date: 6/19/07 <i>AM</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 checked="" 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>AM</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

10/0-107 Inspected unit #1-4 w/ Ben Wallace all set for  
final Cof O for #1-4 ready connection JGR.

02/19/08 final C.R.  
fire stop ✓  
Alarm ✓  
smoker ✓  
egress ✓  
units ✓  
Fire exty. ✓

CLNA

OK to ISSUE  
5-12 C-03



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 142 PARK AVE

CBL 048 A004001

Issued to COZA PROPERTIES LLC /n/ a

Date of Issue 03/05/2008

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. 07-0713, 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

Unit 12

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

**Limiting Conditions:**

This does not certify City of Portland Building Code compliance, only a change in the form of ownership.

This certificate supersedes 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.



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PORTION OF BUILDING OR PREMISES

Unit 11

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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PORTION OF BUILDING OR PREMISES

Unit 10

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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certificate issued

Approved:

*[Signature]*  
.....  
(Date) Inspector

*[Signature]*  
.....  
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PORTION OF BUILDING OR PREMISES

Unit 9

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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certificate issued

Approved:

*[Signature]*  
.....  
(Date) Inspector

*[Signature]*  
.....  
Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 8

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

**Limiting Conditions:**

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This certificate supersedes  
certificate issued

Approved:

3/5/08 [Signature]

(Date)

Inspector

Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 7

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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certificate issued

Approved:

3/5/08 [Signature]

(Date)

Inspector

Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 6

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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Approved:

*3/5/08 [Signature]*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 5

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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Approved:

*3/5/08 [Signature]*

(Date)

Inspector

*[Signature]*

Inspector of Buildings

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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 142 PARK AVE

CBL 048 A004001

Issued to COZA PROPERTIES LLC /n/ a

Date of Issue 10/02/2007

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. 07-0713 , 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

Unit 4

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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This certificate supersedes  
certificate issued

Approved:

\_\_\_\_\_  
(Date) Inspector  
10/02/07 [Signature]

\_\_\_\_\_  
Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 3

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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This certificate supersedes  
certificate issued

Approved:

\_\_\_\_\_  
(Date) Inspector  
10/02/07 [Signature]

\_\_\_\_\_  
Inspector of Buildings

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Unit 1

APPROVED OCCUPANCY

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IBC 2003

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Approved:

(Date)

Inspector

Inspector of Buildings

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PORTION OF BUILDING OR PREMISES

Unit 2

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 5B  
IBC 2003

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(Date)

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