

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING INSPECTION

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 090809  
SEP - 2 2009  
CITY OF PORTLAND

This is to certify that 501 PARTNERS LLC

has permission to Change of Use from Office to Residential construction on 3 Residential Units

AT 501 CUMBERLAND AVE

CB 048 F020001

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 written permission procured before this building or part thereof is latched or otherwise 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. Capt. R. [Signature]

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

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

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

Jeanie Benke 9/2/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Jim McFarland  
712-4737  
Late Am or Pm

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

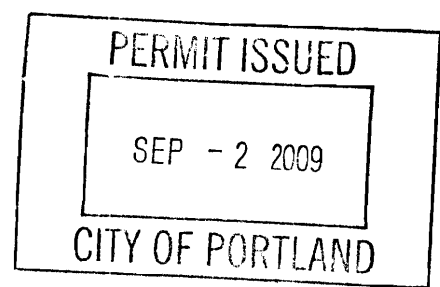
Permit No: 09-0809	Issue Date:	CBL: 048 F020001
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Location of Construction: 501 CUMBERLAND AVE	Owner Name: 501 PARTNERS LLC	Owner Address: PO BOX 226	Phone: 207-363-7301
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-6
Past Use: Office/Residential	Proposed Use: Office/Residential - Change of Use from Office to Residential. No construction. 3 Residential Units.	Permit Fee: \$105.00	Cost of Work: \$0.00
Proposed Project Description: Change of Use from Office to Residential. No construction. 3 Residential Units.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: R2 Type: SB Housing Code Signature: JMB 9/2/09
		Signature: <i>[Signature]</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: lmd	Date Applied For: 07/29/2009
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**Zoning Approval**

- 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 checked="" type="checkbox"/> Site Plan Exemption 8/15/09 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date: 8/15/09 ABN	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 YES <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 Any exterior work Date: requires separate review! approval thru Historic Preservation.
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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

**Jeanie Bourke - 501 Cumberland code corrections - permit # 09-0809**

**From:** Jeanie Bourke  
**To:** jimmy@kw.com  
**Date:** 9/3/2009 3:57 PM  
**Subject:** 501 Cumberland code corrections - permit # 09-0809  
**CC:** Benjamin Wallace; Keith Gautreau

Hi Jim, here is the list:

1. Fire Doors with self closing hinges required at 1st floor - rear egress off kitchen (swing into unit), hall to basement entry. Basement level - entry to front unfinished storage. 2nd floor unit entry.
2. Self closing hinges added to existing fire doors at 1st floor - entry to unit off rear common hall, 2nd floor - entry off rear common hall.
3. Hardwired battery backup smoke detector to be installed in the 1st floor unit (interconnected with 2nd floor existing).
4. Two layers of 5/8 type X sheetrock over the stained glass window in basement adjacent to the basement unit closet.
5. Install handrail to code at stair in 3rd floor apartment.

As discussed, there will be a condition place on the CO for restriction of use of the rooms located off the 2nd floor common hallway. Separate permits will be required for occupancy or habitation of these rooms and any reconfiguration of the units.

Let us know when you need another inspection

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

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

<b>Permit No:</b> 09-0809	<b>Date Applied For:</b> 07/29/2009	<b>CBL:</b> 048 F020001
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<b>Location of Construction:</b> 501 CUMBERLAND AVE	<b>Owner Name:</b> 501 PARTNERS LLC	<b>Owner Address:</b> PO BOX 226	<b>Phone:</b> 207-363-7301
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Office/Residential - Change of Use from Office to Residential. No construction. 3 Residential Units.	<b>Proposed Project Description:</b> Change of Use from Office to Residential. No construction. 3 Residential Units.
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<b>Dept:</b> Zoning	<b>Status:</b> Pending	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/05/2009
<b>Note:</b> Spoke to James Smith. The apartment in the basement is one existing dwelling unit. The first & second floors were the professional office. They are being converted to one dwelling unit. The unit on the third floor is the other existing dwelling unit.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/02/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 2) This permit recognizes a pre-existing land use and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 08/14/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

<b>Comments:</b>
8/5/2009-amachado: Gave site plan exemption application to planning.
8/21/2009-gg: received site plan exemption with a condition of 8/20/09. Filed with permit. /gg
9/2/2009-jmb: Spoke to James S. Who verified no work involved and smokes on each level. In addition to 2 interior stairs there is a replaced fire escape. As this was formerly a 3 unit this must meet the Housing Code.



# 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>501 CUMBERLAND AVE, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>3750 ±</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>048 - F - 020-001</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>501 PARTNERS, LLC</u> Address <u>501 CUMBERLAND AVE</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>207</u> <u>363</u> <u>7301</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ _____
<p>Current legal use (i.e. single family) <u>OFFICE + RESIDENTIAL</u>      Number of Residential Units <u>2</u>          If vacant, what was the previous use? <u>N/A</u>          Proposed Specific use: <u>3 RESIDENTIAL UNITS TOTAL APPROX TO 1986.</u>          Is property part of a subdivision? <u>NO</u>      If yes, please name _____          Project description:  <u>CHANGE OF USE TO REVERT TO ALL RESIDENTIAL</u>  <u>NO CONSTRUCTION INVOLVED</u></p>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>JAMES-SMITH</u>		Telephone: <u>207 337-0495</u>
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](http://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: James Smith      Date: 7/27/09

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



## Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

### One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

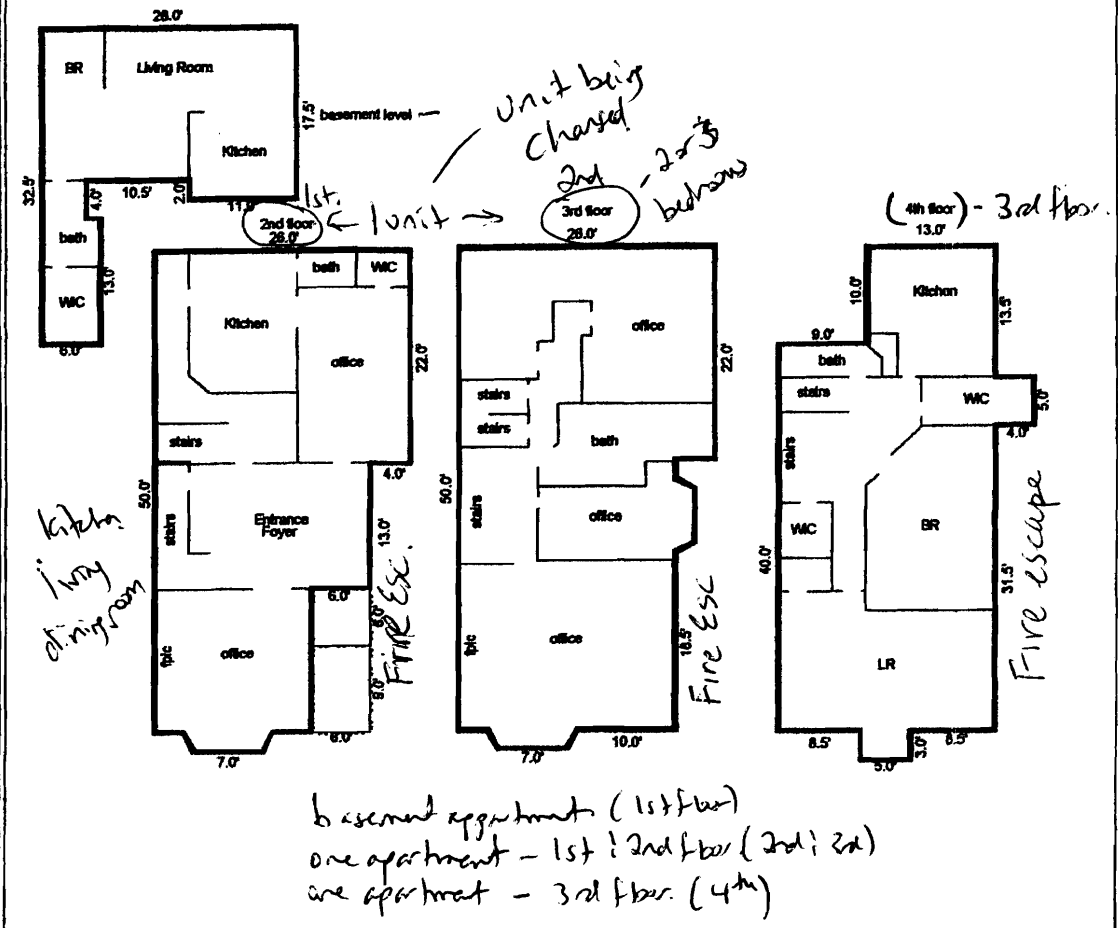
- The shape and dimension of the lot, footprint of the existing and ~~proposed structure~~ and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.  
*There will not be any changes to floor plan.*

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

FLOORPLAN

048-F-020001

Property Address: 601 Cumberland Avenue  
 City: PORTLAND State: ME Zip: 04101-2210



Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	521.00	521.00
GLA2	Second Floor	1114.00	1114.00
GLA3	Third Floor	1217.00	1217.00
GLA4	Fourth Floor	1045.00	1045.00
P/P	Porch	36.00	
	Porch	54.00	90.00
<b>TOTAL LIVABLE (rounded)</b>			<b>3897</b>

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
<b>First Floor</b>		
4.5 x 32.5	146.25	
15.5 x 21.5	333.25	
1.5 x 13.0	19.50	
2.0 x 11.0	22.00	
<b>Second Floor</b>		
13.0 x 50.0	650.00	
6.0 x 35.0	210.00	
2.0 x 7.0	14.00	
0.5 x 1.0 x 2.0	1.00	
0.5 x 1.0 x 2.0	1.00	
4.0 x 22.0	88.00	
3.0 x 50.0	150.00	
<b>Third Floor</b>		
7.5 x 19.0	142.50	
2.0 x 5.5	11.00	
13 unlisted calculations	2108.50	
<b>26 Calculations Total (rounded)</b>		<b>3897</b>

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

Permit No: 03-1525	Issue Date: 01/12/2004	CBL: 048 F020001
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<b>Location of Construction:</b> 501 Cumberland Ave	<b>Owner Name:</b> 501 Cumberland Ave Partnership	<b>Owner Address:</b> 501 Cumberland Ave	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Roberts Welding	<b>Contractor Address:</b> 14 County Rd Gorham	<b>Phone:</b> 2078394818
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b>
<b>Past Use:</b> Multi Family - Legal use: two (2) family dwelling units with a professional office	<b>Proposed Use:</b> Multi Family (2 D. U.) with professional office / Replace current decayed wooden fire escape with new black steel fire escape.	<b>Permit Fee:</b> \$210.00	<b>Cost of Work:</b> \$21,000.00
<b>Proposed Project Description:</b> Replace current fire escape with new black steel fire escape. - no change in use		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>CEO District:</b> 2
		<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 12/19/2003	<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..		<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"/> Date:	<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 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 Date:

**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> 03-1525	<b>Date Applied For:</b> 12/19/2003	<b>CBL:</b> 048 F020001
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<b>Location of Construction:</b> 501 Cumberland Ave	<b>Owner Name:</b> 501 Cumberland Ave Partnership	<b>Owner Address:</b> 501 Cumberland Ave	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Roberts Welding	<b>Contractor Address:</b> 14 County Rd Gorham	<b>Phone:</b> (207) 839-4818
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi Family (2 D. U.) with professional office / Replace current decayed wooden fire escape with new black steel fire escape.	<b>Proposed Project Description:</b> Replace current fire escape with new black steel fire escape. - no change in use
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<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 01/05/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) * See Historic Preservation staff recommendation for 36" railings				
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/29/2003	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) The rebuild of the existing fire escape shall be rebuilt within the existing footprint unless minimum expansion is required under fire and building codes.				
2) 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.				
3) This property shall remain a two (2) family dwelling with a professional office. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 01/12/2003	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) A final inspection by the design professional is required upon installation to determine strength and duability of the fasteners, weld, etc. And a final report is required.				
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 01/08/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				

<b>Comments:</b>
1/7/2004-mjn: Left a message with Will Winkelman re loads for stairs landings and guards, tread, riser detail, width, snow accumulation issues.
3/4/2004-jodinea: close out 3-4-04



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: 501 Cumberland Avenue

Issued to: Michael Holodozon

Date of Issue: Oct. 3, 1985

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. 85-992, 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: 277 SIZES

APPROVED OCCUPANCY:

Three Family Dwelling

Limiting Conditions:

Entire

This certificate supersedes certificate issued

Approved:

*M. MacLara*

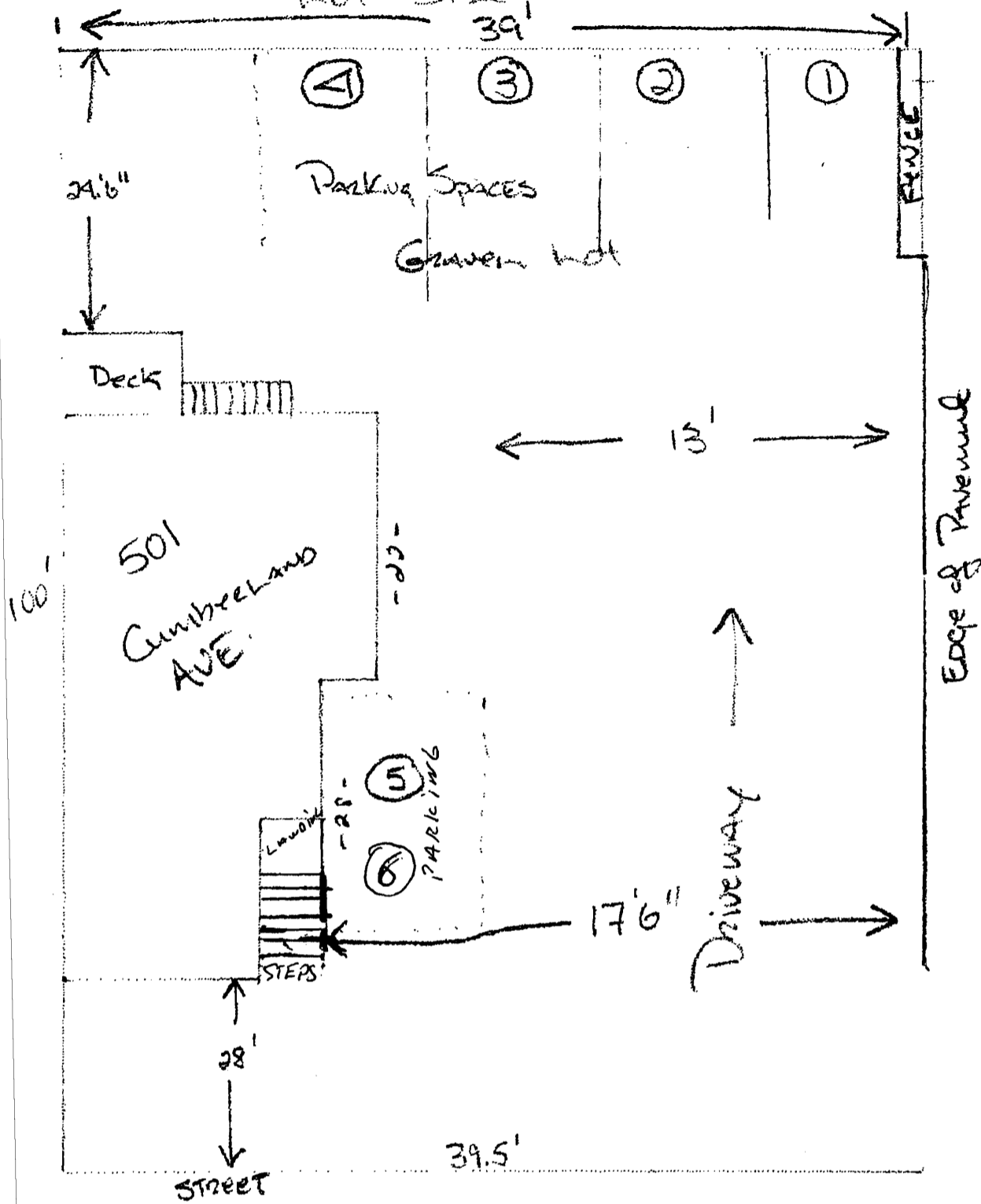
Inspector

11-3-85  
Date

Notice: This certificate is void if the use of building or premises, and each to be transferred from

501 Cumberland Ave  
Parcel 048 - F020001  
48 F 20

Lot Size 3950



NOT TO SCALE



**Application for Exemption from Site Plan Review**  
 Portland, Maine  
 Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: NONE  
 PROJECT ADDRESS: 501 CUMBERLAND AVE, PORTLAND, ME

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
REVERT USE BACK TO 3 UNIT BUILDING AS PRIOR TO 1986.  
CURRENTLY BUILDING HAS 2 RESIDENTIAL UNITS + OFFICE SPACE.

CHART/BLOCK/LOT: 48-F-20001

CONTACT INFORMATION:

OWNER/APPLICANT James Smith

Name: 501 PARTNERS, LLC  
 Address: P.O. Box 226  
YORK HARBOR, ME  
 Zip Code: 03911  
 Work #: -  
 Cell #: 207 337 0495  
 Fax #: -  
 Home #: 207 363 7301  
 E-mail: SMITHJMAIL@GMAIL.COM

CONSULTANT/AGENT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Zip Code: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Criteria for Exemptions:**

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(Yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>YES</u>	<u>YES</u>
b) Are there any new buildings, additions, or demolitions?	<u>NO</u>	<u>NO</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>NA</u>	<u>NO</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>NO</u>	<u>NO</u>
e) Are the curbs and sidewalks in sound condition?	<u>YES</u>	<u>YES</u>
f) Do the curbs and sidewalks comply with ADA?	<u>YES</u>	<u>NO</u>
g) Is there any additional parking?	<u>NA</u>	<u>NO</u>
h) Is there an increase in traffic?	<u>NA</u>	<u>NO</u>
i) Are there any known stormwater problems?	<u>NO</u>	<u>NO</u>
j) Does sufficient property screening exist?	<u>NA</u>	<u>YES</u>
k) Are there adequate utilities?	<u>YES</u>	<u>YES</u>

AUG 21 2009

**Planning Division Use Only**      Exemption Granted  <sup>with a condition</sup> Partial Exemption      Exemption Denied \_\_\_\_\_

If any exterior improvements are proposed at a later date, then an application must be submitted to the Dept of Planning & Urban Development for review under the site Plan Ordinance and Historic Preservation Ordinance.

Planner's Signature: Barbara Eschmidt      Date: Aug 19, 2009

② The applicant must obtain all applicable building permits.

- Original - Planning Division -      - Copy - Inspections Division and Applicant -

PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

**Planning Barbara Barhydt**

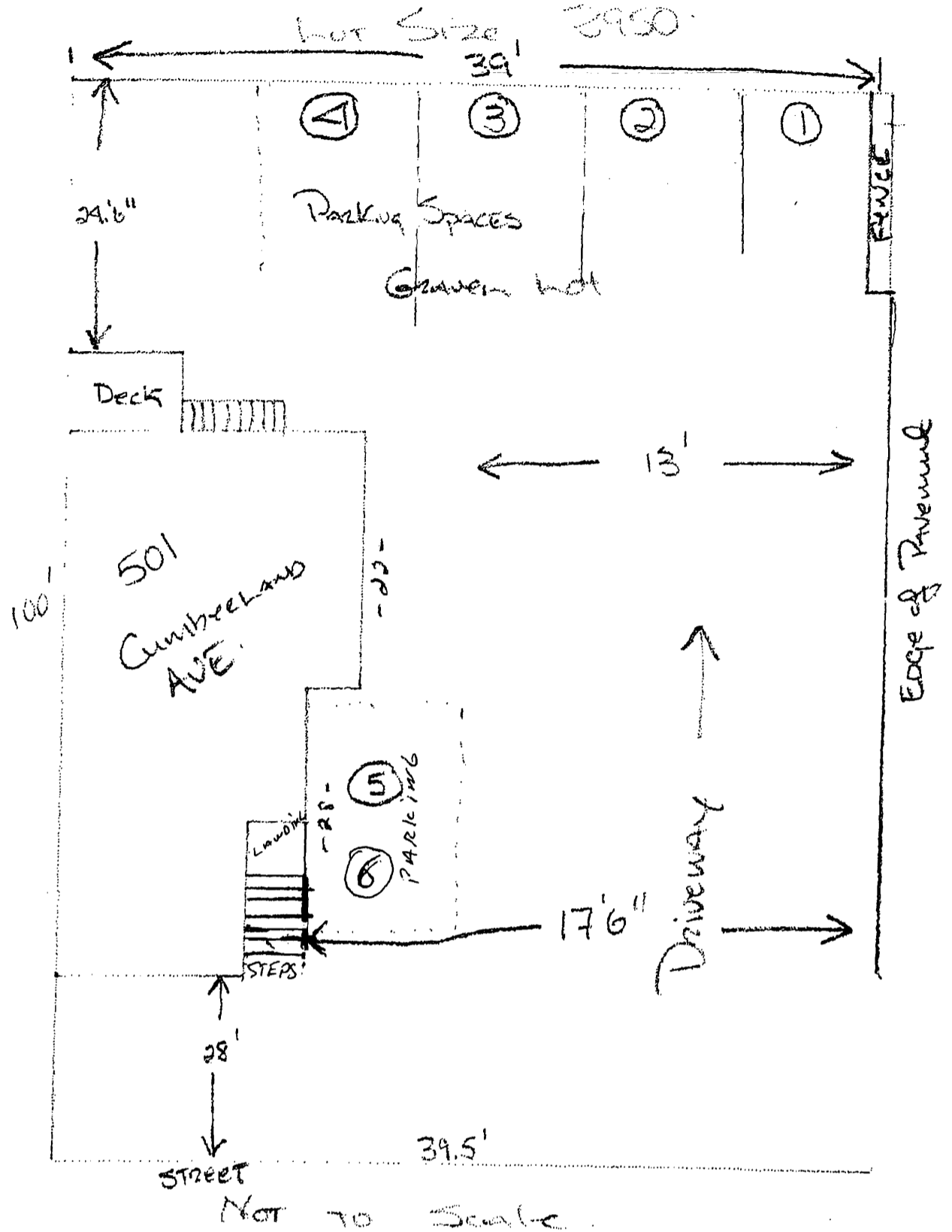
August 19, 2009

Exemption for 501 Cumberland Avenue

Shukria Wiar visited the site on August 12<sup>th</sup> and I visited on August 19<sup>th</sup>. The exemption is granted. The only condition is that if there are any exterior improvements proposed at a later date, then an application must be submitted to the Department of Planning and Urban Development for review under the Site Plan Ordinance and Historic Preservation Ordinance.

The applicant must obtain all applicable building permits.

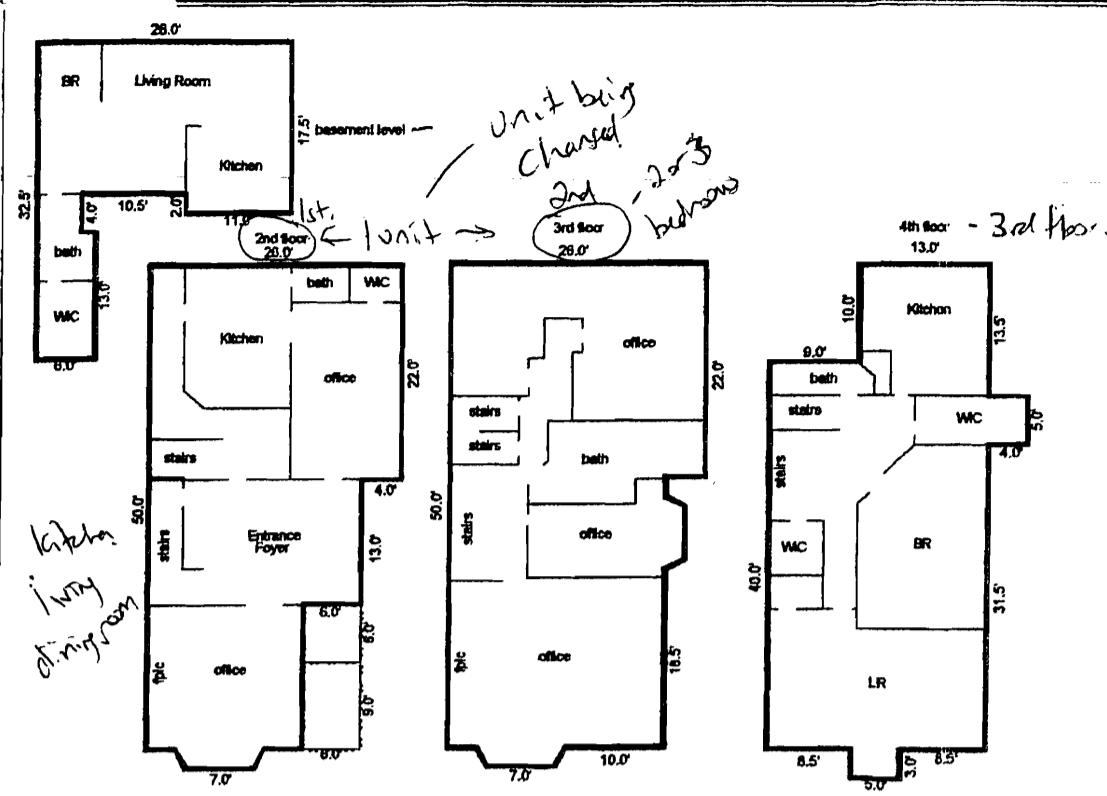
501 Cumberland Ave  
Parcel 048 - F020001  
48 F 20



FLOORPLAN

048-F-020001

Property Address: 601 Cumberland Avenue  
 City: PORTLAND State: ME Zip: 04101-2210



basement apartments (1st floor)  
 one apartment - 1st & 2nd floor (2nd & 3rd)  
 one apartment - 3rd floor (4th)

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	521.00	521.00
GLA2	Second Floor	1114.00	1114.00
GLA3	Third Floor	1217.00	1217.00
GLA4	Fourth Floor	1045.00	1045.00
P/P	Porch	36.00	
	Porch	54.00	90.00
<b>TOTAL LIVABLE (rounded)</b>			<b>3897</b>

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
<b>First Floor</b>		
4.5 x	32.5	146.25
15.5 x	21.5	333.25
1.5 x	13.0	19.50
2.0 x	11.0	22.00
<b>Second Floor</b>		
13.0 x	50.0	650.00
6.0 x	35.0	210.00
2.0 x	7.0	14.00
0.5 x	1.0 x	2.0
0.5 x	1.0 x	2.0
4.0 x	22.0	88.00
3.0 x	50.0	150.00
<b>Third Floor</b>		
7.5 x	19.0	142.50
2.0 x	5.5	11.00
13 unlisted calculations		2107.50
<b>26 Calculations Total (rounded)</b>		<b>3897</b>



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

Permit No: 03-1525	Issue Date: 01/12/2004	CBI: 048 F020001
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Location of Construction: 501 Cumberland Ave	Owner Name: 501 Cumberland Ave Partnership	Owner Address: 501 Cumberland Ave	Phone:
Business Name: n/a	Contractor Name: Roberts Welding	Contractor Address: 14 County Rd Gorham	Phone: 2078394818
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone:
Past Use: Multi Family - Legal use: two (2) family dwelling units with a professional office	Proposed Use: Multi Family (2 D. U.) with professional office / Replace current decayed wooden fire escape with new black steel fire escape.	Permit Fee: \$210.00	Cost of Work: \$21,000.00
Proposed Project Description: Replace current fire escape with new black steel fire escape. - no change in use		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
		Signature: _____ Signature: _____	
		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: 12/19/2003	<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..		<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"/> Date: _____	<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 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 Date: _____

**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

Permit No: 03-1525	Date Applied For: 12/19/2003	CBL: 048 F020001
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<b>Location of Construction:</b> 501 Cumberland Ave	<b>Owner Name:</b> 501 Cumberland Ave Partnership	<b>Owner Address:</b> 501 Cumberland Ave	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Roberts Welding	<b>Contractor Address:</b> 14 County Rd Gorham	<b>Phone:</b> (207) 839-4818
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi Family (2 D. U.) with professional office / Replace current decayed wooden fire escape with new black steel fire escape.	<b>Proposed Project Description:</b> Replace current fire escape with new black steel fire escape. - no change in use
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<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 01/05/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) * See Historic Preservation staff recommendation for 36" railings				
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/29/2003	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) The rebuild of the existing fire escape shall be rebuilt within the existing footprint unless minimum expansion is required under fire and building codes.				
2) 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.				
3) This property shall remain a two (2) family dwelling with a professional office. Any change of use shall require a separate permit application for review and approval.				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 01/12/2003	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) A final inspection by the design professional is required upon installation to determine strength and duability of the fasteners, weld, etc. And a final report is required.				
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 01/08/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				

**Comments:**  
 1/7/2004-njn: Left a message with Will Winkelman re loads for stairs landings and guards, tread, riser detail, width, snow accumulation issues.  
 3/4/2004-jodinea: close out 3-4-04



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 501 Cumberland Avenue

Issued to Michael Molodtsov

Date of Issue Oct 3, 1985

This is to certify that the building, premises, or part thereof, herein above located, built—altered—changed as to use under Building Permit No. 85-992, 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 TO REMAIN

APPROVED OCCUPANCY

Entire

Three Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

*Michael J. ...*

Inspector

*[Signature]*

Inspector

12-3-85  
Approved Date

Note: This certificate is valid only for the use of building or premises, and shall be surrendered upon



501 W. 10th St.