

052-4-005
Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

John Rich Jr.
Hannaford Cove
Cape Elizabeth, ME 04107

December 24, 1997

RE: 156 Washburn Avenue 52-H-5

Dear Mr. Rich,

I am in receipt of your permit to erect a fire escape from the third floor at 156 Washburn Avenue. In 1981 you were issued an occupancy permit (copy attached) that outlined the specific uses of your building: 1st floor as a single family, 2nd floor as a single family, and 3rd floor as attic or storage space only. The as-built plans show no exterior stairway to the third floor since it was not needed. Today's Zoning Ordinance does not allow any new, open, exterior fire escapes or stairways. This stairway should not even be needed because the third floor area is not supposed to be occupied per the issued occupancy permit.

Because of the above as detailed, this permit can not be issued. I would also caution you, that if there is a new unit on the third floor, it is an illegal unit with no permits thru this office. It will need to be removed immediately. If you wish to change the use of your building by adding a unit, it will be necessary to properly apply for that permit thru this office going thru the appropriate reviews.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
David Jordan, Code Enforcement Officer
Kevin Carroll, Code Enforcement Officer
Mike Collins, Electrical Inspector
File



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 156 Washburn Avenue

Issued to John H. Rich Jr.

Date of Issue June 22, 1981

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. 80/1066, 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

2 family

Limiting Conditions:

APPROVED OCCUPANCY

1st floor - single family
2nd floor - single family
3rd floor - attic or storage
space only

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.