

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0030	Issue Date: JAN 25 2006	CBL: 06053 C011001
Owner Address: 35 PENRITH RD	Phone:	
Contractor Address: Portland	Phone: ~0000000000	
Permit Type: Change of Use - Commercial		Zone: R6

Location of Construction: 46 DEERING AVE	Owner Name: GRANTWEY APARTMENTS LIM
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Business Name:	Contractor Name: Owner
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Lessee/Buyer's Name	Phone:
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Past Use: Commercial/ Coin -op Laundry	Proposed Use: Commercial/ Office Space/ Change of use to office space
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legal use - 11 dwelling units
1 office - part of 1st floor

Proposed Project Description: Change of use to office space
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Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO Chapter 38 N FPA 101 Signature Greg Cass	INSPECTION: Use Group: B Type: 5E 1/24/06 Signature [Signature]
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Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 01/06/2006	Zoning Approval
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<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"/> OK w/ conditions Date: 1/23/06 ABU	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 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 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	

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number 1060030
JAN 25 2006

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that GRANTWEY APARTMENTS LIMITED LIABILITY COMPANY

has permission to Change of use to office space

AT 46 DEERING AVE

053 C011001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of this State 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 is procured before this building or part thereof is loaded or service is closed-in. 24 HOUR NOTICE 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 1-23-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Permit No: 06-0030	Date Applied For: 01/06/2006	CBL: 053 C011001
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Location of Construction: 46 DEERING AVE	Owner Name: GRANTWEY APARTMENTS LIM	Owner Address: 35 PENRITH RD	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Office Space/ Change of use to office space	Proposed Project Description: Change of use to office space
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	<input checked="" type="checkbox"/>
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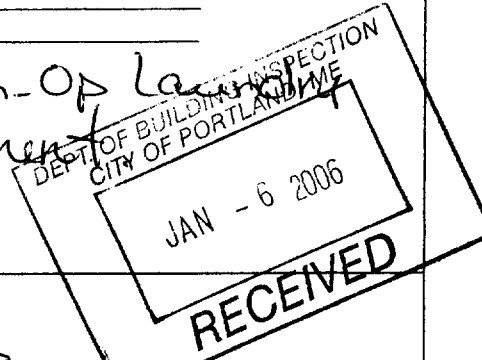
Comments:
1/17/2006-amachado: Left message with Richard Harris. With the change of use from Laundramat to Property Management Office he needs to show two off street parking spaces. He needs to submit a siteplan showing these two spaces.



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.

8		1		A	
Total Square Footage of Proposed Structure			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart# 53 Block# E Lot# 11		Owner: Richard Harris		Telephone: 207-772-1303	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: Richard Harris 35 Penwith Road Portland, ME 04102		Cost Of Work: \$ 150.00 Fee: \$ 200.00 C of O Fee: \$ 75	
Current Specific use: <u>Mult USE Commercial</u>					
Proposed Specific use: _____					
Project description: <u>Change of use from Coin-Op laundromat to Property Management with movable partitions</u>					
Contractor's name, address & telephone: <u>Richard Harris</u>					
Who should we contact when the permit is ready: <u>Richard Harris</u>					
Mailing address: <u>35 Penwith Road</u> <u>Portland, Maine 04102</u>					



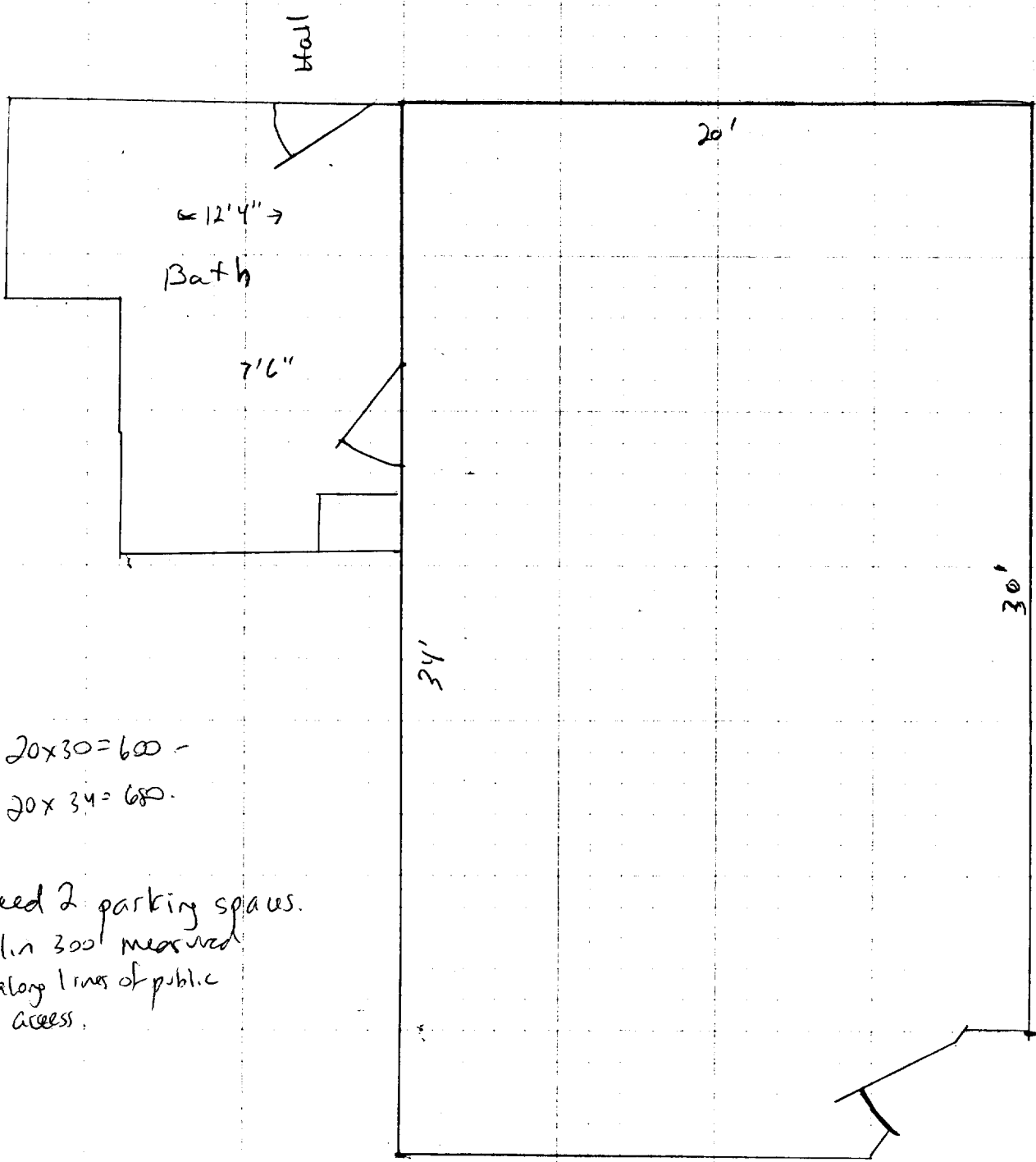
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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>Richard Harris</u>	Date: <u>1/4/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



$20 \times 30 = 600$ -
 $20 \times 34 = 680$

need 2 parking spaces.
 w/in 300' measured
 along lines of public
 access.

Present Configuration
 Fully Sprinklered
 48 Deering Ave.

permit 70-#377

152 Grant Street

March 19, 1970

Richard S. & Peggy Ann Harris
183 Mountain Road
Falmouth, Maine

Dear Mr. & Mrs. Harris:

Building permit to change the use of the store on the first floor of this building at the above named location from wholesale drug to a laundramat would be allowable under the Zoning Ordinance because the former wholesale drug was an existing non-conforming use and as such this store has certain rights under the Zoning Ordinance under Section 602.17D. However, before we could issue a building permit certain requirements under the Building Code must be met.

1. The live load that the first floor will have to support the laundramat unit will require strengthening the floor joists. The ends of part of the floor joists do not have adequate bearing which will need to be corrected. We will need a floor plan showing how this floor will be strengthened. Doubling the floor joists or adding a girder down the midspan of these joists might be the solution to this problem.

2. If this business is to have over 20 persons in this store at one time then the rear exit door leading to the outside will require exit sign over door. The rear exit door as well as the front door are required to have at least a vestibule latchset which is one that all doors so equipped that all fastenings which would keep the doors from opening will be released instantly, without special knowledge or ability merely by turning the customary knob or by pressure on a plate or lever.

3. We question the location of vent toward Grant Street. More information will be needed such as: will this vent be over the sidewalk? Can it be vented out into the side or rear yard? Plans showing the vent on the outside of the building will also be needed.

Very truly yours,

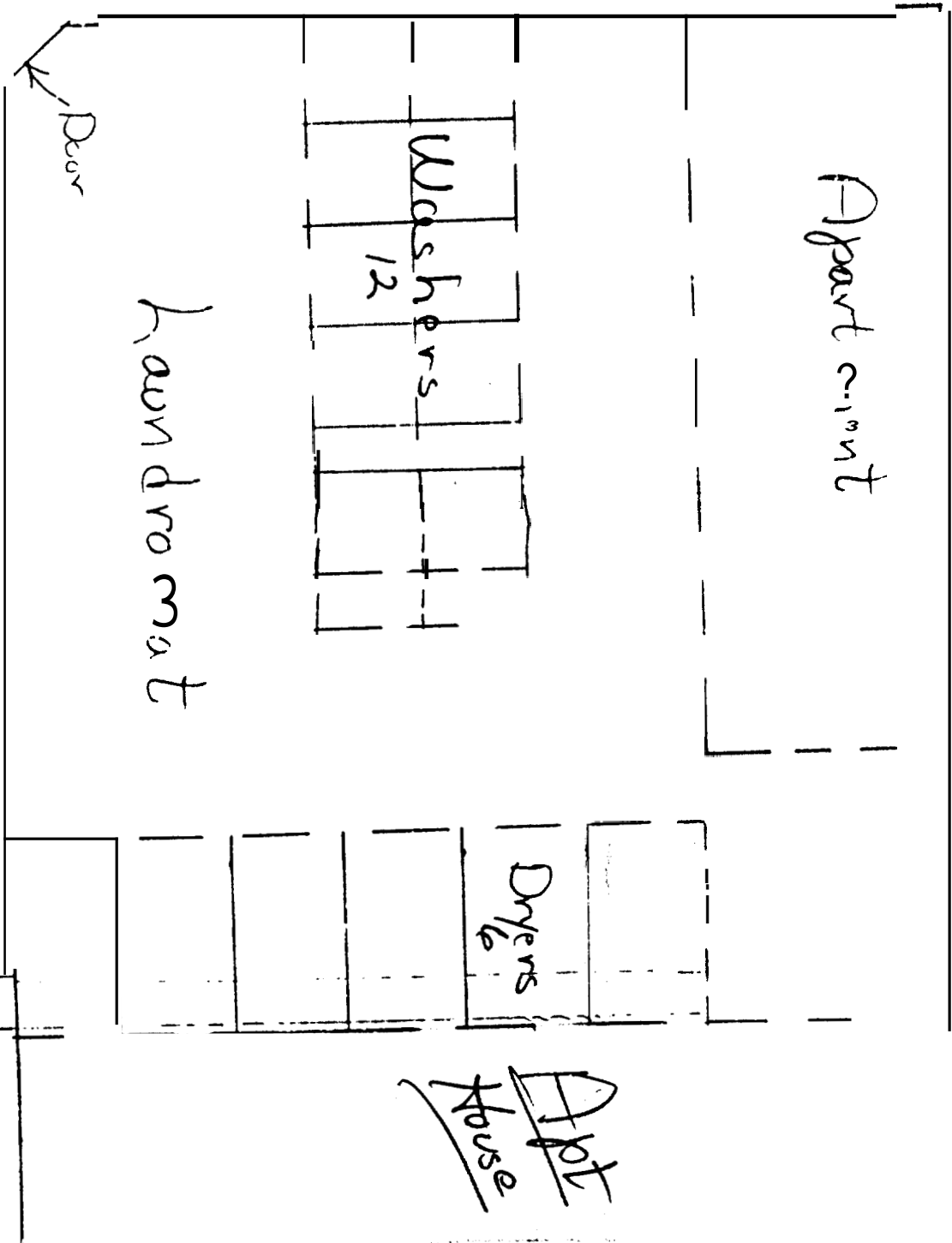
A. Allan Soule,
Assistant Director Building & Insp. Dept.

AAS:m

permit # 70-377

1/4" = 1'

(48)
Deering
Ave.



(152)
Grant Street

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 752 Grant St. Date of Issue July 2 1970

Issued to Richard S & Peggeann Harris
163 Mountain Road, Falmouth
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. 70/377, 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 first floor.

APPROVED OCCUPANCY
Kleven Jankles and Associates, Inc.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Wilson F. Carter
Inspector

Inspector of Buildings

Notes: This certificate identifies a parcel and each building constructed thereon
owned by owner when property changes hands. Copy will be furnished to owner or lease for one dollar.

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	053 C008001
Location	174 GRANT ST
Land Use	PARKING LOTS
Owner Address	HARRIS RICHARD S JR 35 PENRITH RD PORTLAND ME 04102
Book/Page	12955/317
Legal	53-C-8 GRANT ST 172-174 4127 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$29,330	\$2,110	\$31,440

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$47,000	\$4,220	\$51,220

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sp. Ft.	Identical Units
		0	0	0
Total Acres	Total Buildings	Sp. Ft.	Structure Type	Building Name
0.095	0			

Exterior/Interior Information

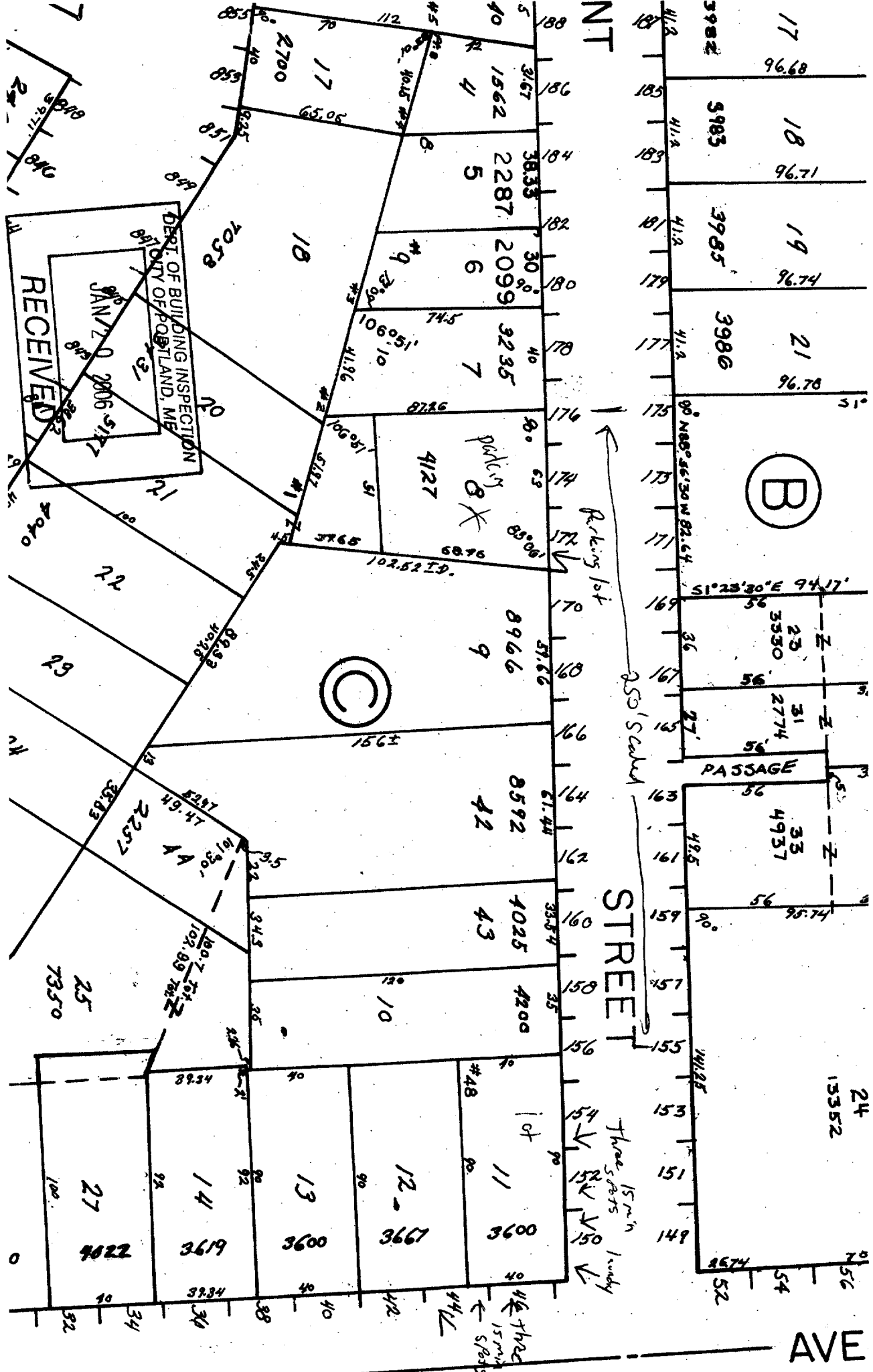
Section	Levels	Size	Use
Height	Walls	Heating	A/C
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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Tom - 6 open spaces
174

Map 053



RECEIVED
CITY OF PORTLAND, ME
JAN 7 2006 5:17

(B)

(C)

STREET

AVE