



CITY OF PORTLAND
Department of Building

Certificate of Occupancy

LOCATION

249 VAUGHAN ST

CBL 054 F033001

Issued to

Parker Vaughan Street Llc /David A Parker

Date of Issue

06/30/2009

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. 06-0634 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

Entire

APPROVED OCCUPANCY

Bed & Breakfast
7 Guest Rooms
Use Group R1
Type 3B
IRC 2003

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved:

07/02/09

Inspector of Buildings

DAVID KELLY

Notice: This certificate does not constitute a warranty of building or premises, and is not to be construed as such.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 060630

PERMIT ISSUED

This is to certify that PARKER VAUGHAN STR. LLC / Parker

has permission to Interior renovations to move hallway and create additional bedrooms

*-chaz
Bed's
Breakfast with owner's D.U.*

AT 249 VAUGHAN ST

054 P033001

provided that the person or persons, firm or corporation 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.

CITY OF PORTLAND

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 started 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. Jay Kelley PFD 5/16/06
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
6/13/06
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: 06-0634	Issue Date: PERMIT ISSUED	CBL: 064 F033001
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Location of Construction: 249 VAUGHAN ST	Owner Name: PARKER VAUGHAN STREET LL	Owner Address: 477 CONGRESS ST 14TH FLOOR	Phone:
Business Name:	Contractor Name: David A Parker	Contractor Address: Portland	Phone: JUN 14 2006
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-6

Past Use: six family residential dwelling units	Proposed Use: change of use from 6 family D.U. to a Bed and Breakfast with 7 guest rooms and owners dwelling unit	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R1 Type: 3B 6/13/06	

Proposed Project Description: change of use from 6 family D.U. to a Bed and Breakfast with 7 guest rooms and owners D.U. with Interior renovations to move doorway and create additional bathrooms	Signature: <i>[Signature]</i> UK: D. 5-16-06	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: 04/28/2006	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 checked="" type="checkbox"/> Site Plan Exemption given to planning approved Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> 1/25% ok with conditions Date: 5/15/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 5-p <input type="checkbox"/> Denied Date: 12/1/05	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 Any exterior work Date: Shall be required Separate Review and Approval
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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 _____

08/18/06 Finish Pen Co used (3) Reports

06/30/06 Close in 2nd Floor (living) area

Need: 1) Fire Alarm Test Report & Compliance letter

2) Sprinkler " " " " " "

07/02/09 3) certification for ~~fire~~ fire escape

repair when done



City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0634	Date Applied For: 04/28/2006	CBL: 054 F033001
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Location of Construction: 249 VAUGHAN ST	Owner Name: PARKER VAUGHAN STREET LL	Owner Address: 477 CONGRESS ST 14TH FLOOR	Phone:
Business Name:	Contractor Name: David A Parker	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: change of use from 6 family D.U. to a Bed and Breakfast with 7 guest rooms and owners dwelling unit	Proposed Project Description: change of use from 6 family D.U. to a Bed and Breakfast with 7 guest rooms and owners D.U. with Interior renovations to move doorway and create additional bathrooms
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/15/2006

Note: 12/1/05 the ZBA approved the use - in historic district
1/25/06 partial exemption with conditions was signed off **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) This property shall remain a Bed & Breakfast with 7 guest rooms and an owners dwelling unit. Any change of use including adding more guest rooms shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 5) Your site plan exemption was granted on 1/25/06 for the B&B use only and the condition that the parking lot pavement will require drainage improvements which will require MINOR SITE PLAN REVIEW.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/13/2006

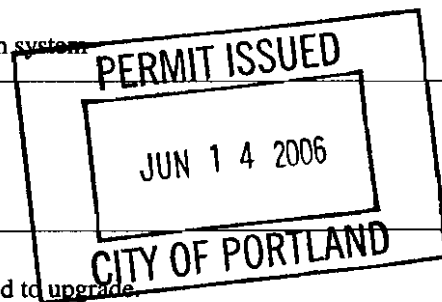
Note: **Ok to Issue:**

- 1) Continental breakfast only as there is no Kitchen exhaust system. NO COOKING for guests.
- 3) Code Compliant plans for a fire escape extension to land at grade to replace the ladder must be submitted and approved. This requires a separate permit.
- 4) Must be protected with and appropriate spirnkler and fire alarm system as required by NFPA regs.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/16/2006

Note: **Ok to Issue:**

- 1) Fire Escape to go to ground / Ladders can not be used as a means of egress.
- 2) Sprinkler system to be installed to NFPA 13 Standards.
- 3) Fire alarm to be installed to NFPA 72 Standards/ this is to be a monitored fire alarm system.

**Comments:**

5/17/2006-mjn: Fire Escape is served by a ladder, emailed applicant indicating the Need to upgrade.



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.

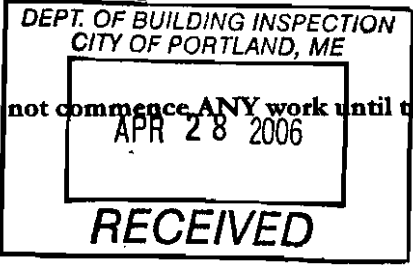
Location/Address of Construction: <u>249 Vaughan St.</u>		
Total Square Footage of Proposed Structure <u>NO ADDITIONS PLANNED</u>		Square Footage of Lot <u>5587</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 F 33</u>	Owner: <u>DAVID A. PARKER</u>	Telephone: <u>671-3055</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>249 VAUGHAN ST. #1 PORTLAND, ME 04102</u>	Cost Of Work: <u>\$20,000.00</u> Fee: <u>\$201.</u> C of O Fee: <u>\$N/A</u>
Current Specific use: <u>6 UNIT MULTI-UNIT</u>	Proposed Specific use: <u>7 ROOM Bed & Breakfast - CHANGE OF USE GRANTED BY ZONING BOARD</u>	
Project description: <u>MINOR Interior construction to include MOVED DOORWAYS & Additional Bathrooms</u>		
Contractor's name, address & telephone: <u>DAVID A. PARKER</u>		
Who should we contact when the permit is ready: Mailing address: _____ Phone: <u>671-3055</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: David A. Parker Date: 4-28-06

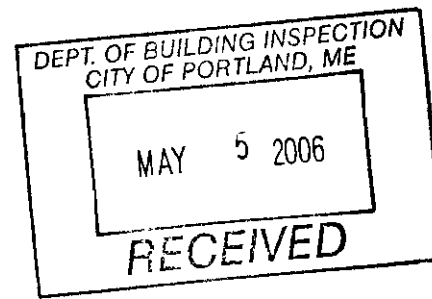


This is not a permit; you may not commence ANY work until the permit is issued.

249 Vaughn Street Construction Specs

- 1st floor wall being removed currently 13'6" long x 9'10" wide
 - A non load bearing wall
 - Will be removed and the associated ceiling and walls will be patched and painted.
- 2nd and 3rd floor new doors will be constructed with the following approach
 - Each door will be 32' wide x 83' high
 - 2 x 6 construction will be used for the jack and king studs
 - 2 x 8 construction will be used for headers with cripple blocks - 16" o. c.
- 2nd and 3rd floor wall construction will be as follows
 - 2 x 6 top and bottom plates with 2 x 6 - 16" o.c.
 - 3rd floor wall addition dimensions
 - 7, wide x 9'3"high (in what was previously the kitchen)
 - 40 " x 40 " (in what is now designated as the new Entry)

249- Vaughn -



249 Vaughn Street, Portland Maine; Conversion to Bed and Breakfast building permit details

12/1/05
~~1/25/06~~
this date was the site plan exemption date

- A conditional change of use was granted on ~~1/25/06~~ by the Zoning board
- There are 2 forms of egress; an internal stairwell and an external fire escape
- A fire safety sprinkler system will be installed through out the building; Plans currently submitted to the State and City Fire Marshals by Denali Fire Protection Inc.
- A Fire Alarm system will be installed by Norris Inc.; Plans to be submitted
- A continental breakfast will be the only food served to guests. Baked muffins and cookies will be the only items cooked on the premises for guests. A double sink plus a NSF commercial rated 160 degrees dishwasher will be used to clean all dining ware used for guests.

Attachments included:

- Application for building permit
- Floor drawings showing existing layout and proposed changes
- Pictures of the fire escape
- Pictures of internal stairwell
- Layout of new kitchen
- Location of new doors entering into the hallway
- Copy of conditional change of use. **** Owner has decided not to hot top the drive and parking areas**
- Copy of survey

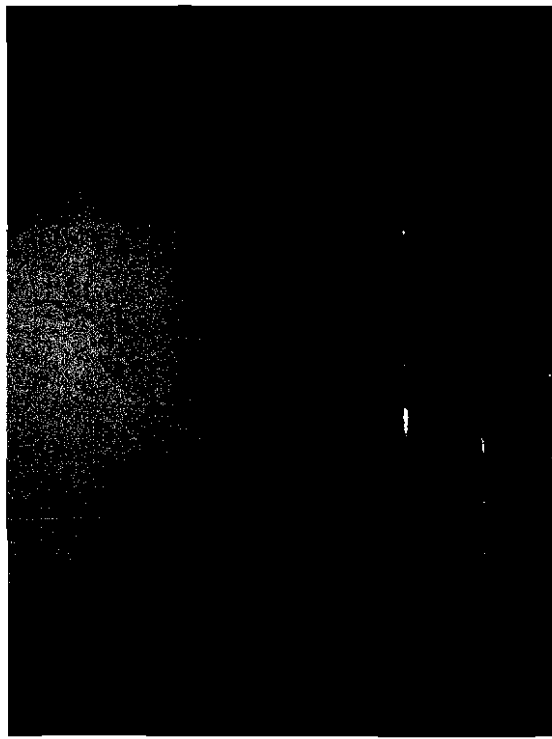
refers to site plan exemption condition



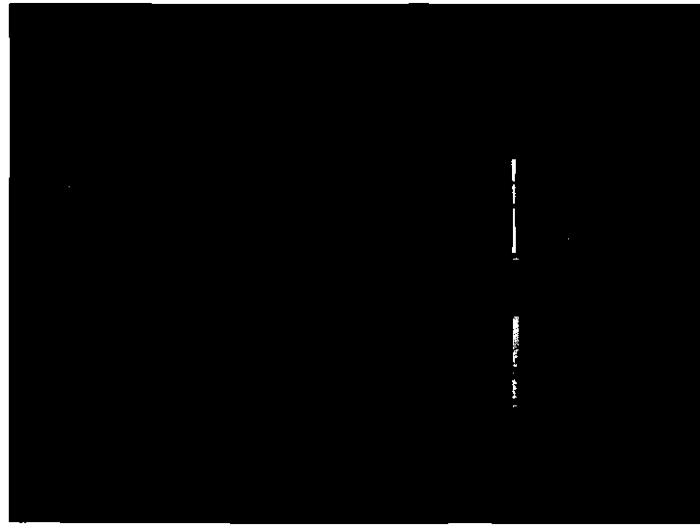
3rd floor hall way showing
exit to fire escape



Fire Escape – 249 Vaughn Street



2nd floor;
proposed new
door way into
hall (left of fire
escape door)



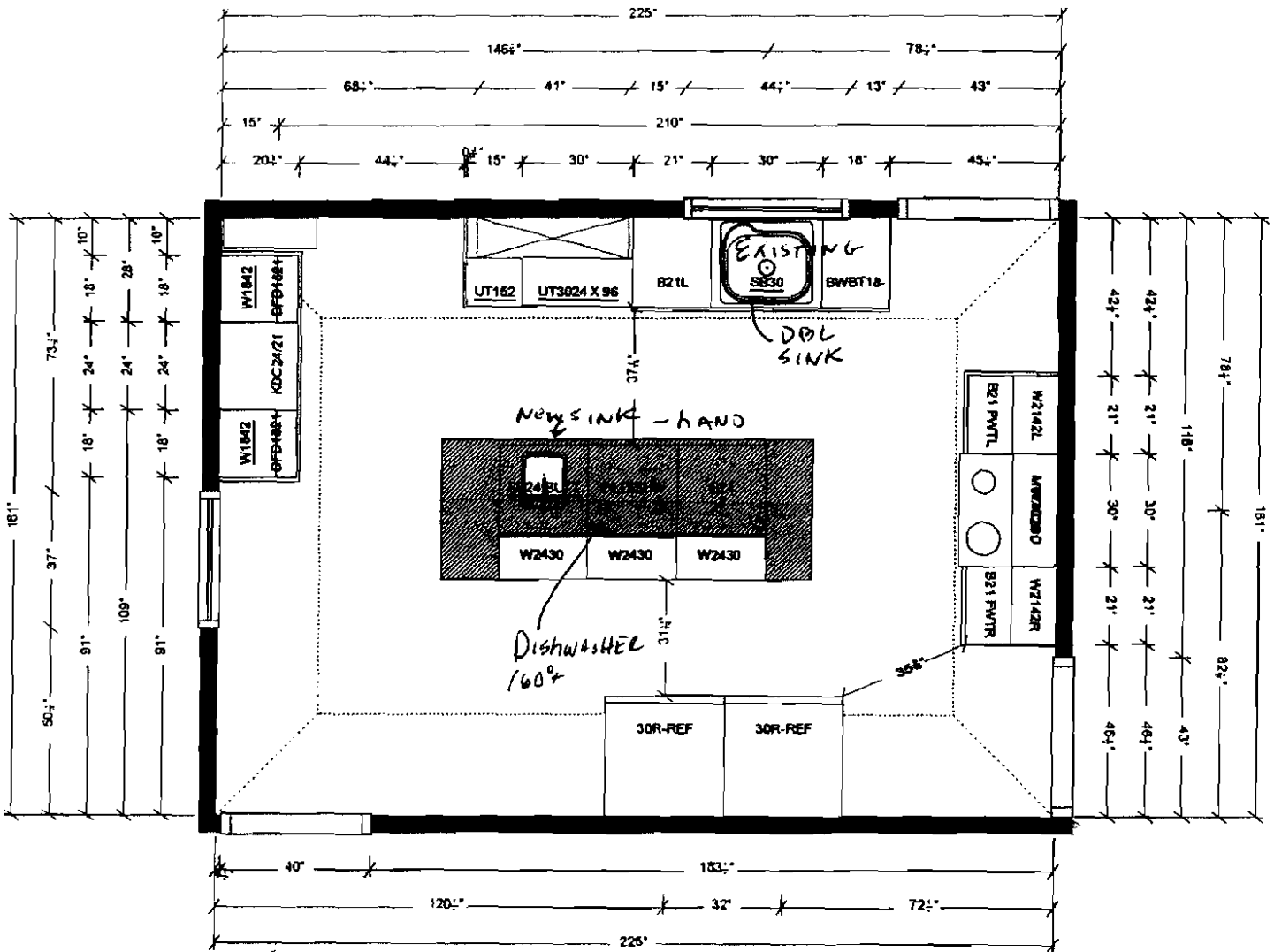
3rd floor;
proposed new
door way into
hall



First floor stair case
to 2nd floor



2nd floor common hall
way showing
entrance to fire
escape



All dimensions, size designations given are subject to verification on job site and



This is an original design and must not be released or copied unless applicable fee has

Designed: 4/3/06
Printed: 4/3/06

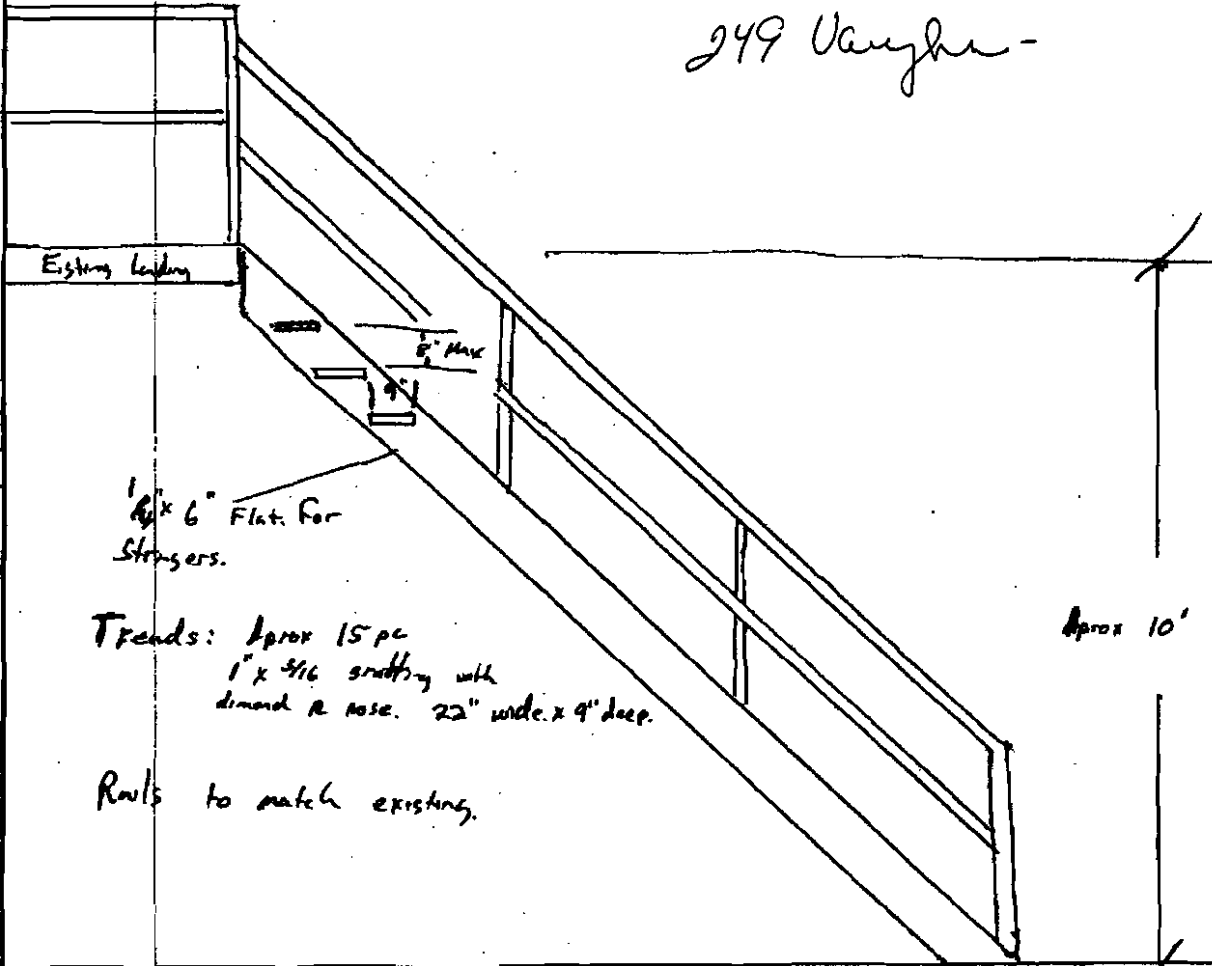
FOSS
WELDING &
FABRICATION
STEEL ERECTION

To: Dave Parker
249

671-3055
774-6900

5/28/06

249 Vaughn-



1/2" x 6" Flat. For
Stringers.

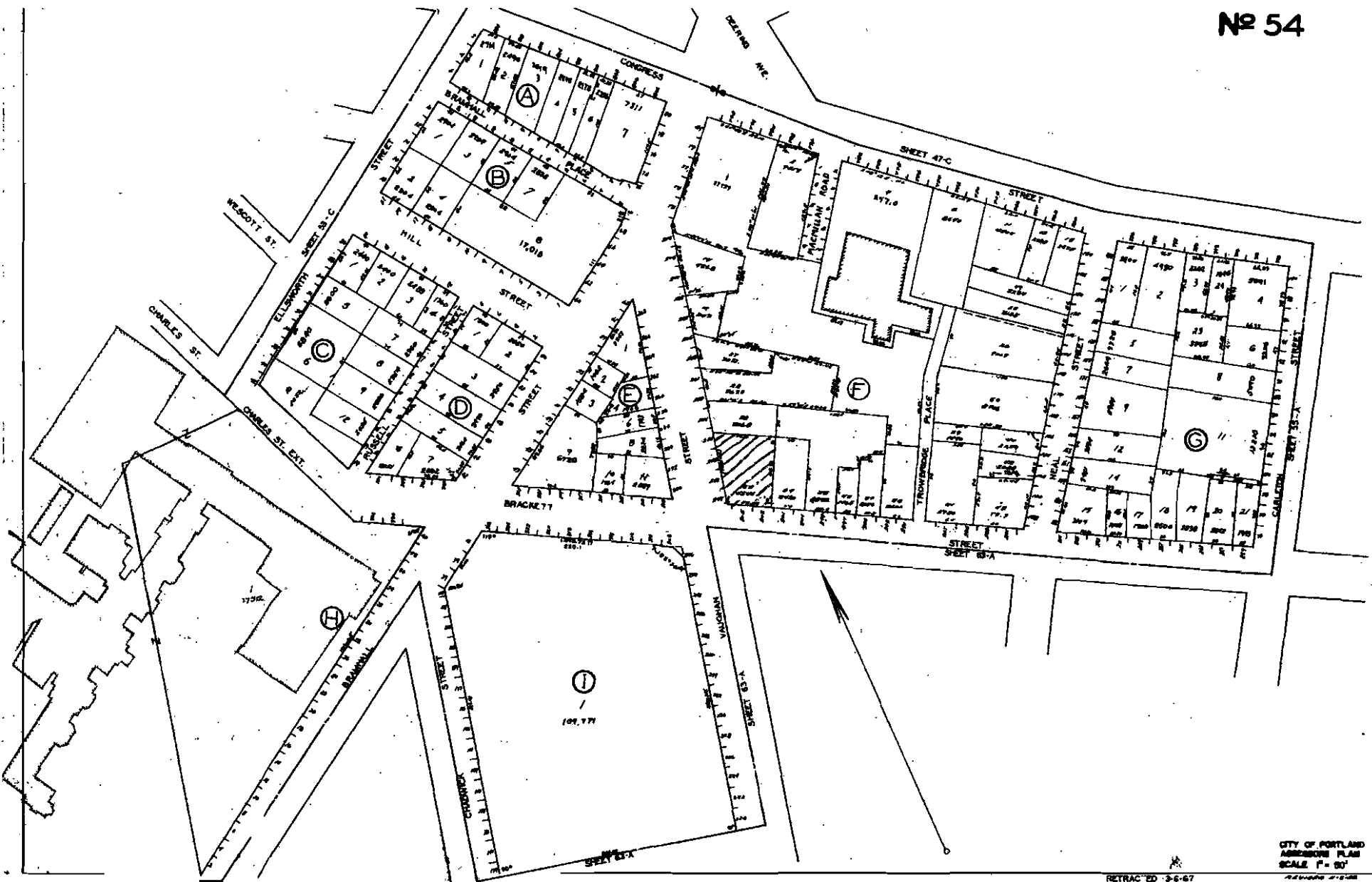
Treads: Approx 15 pc
1" x 3/16" grating with
diamond & nose. 22" wide x 9" deep.

Rails to match existing.

Approx 10'

W.P.







APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

DAVID A. PARKER
Applicant

1/10/06
Application Date

249 VAUGHN ST. 04101
Applicant's Mailing Address

Project Name/Description

671-3055
Consultant/Agent/Phone Number

249 VAUGHN STREET
Address of Proposed Site

CBL: 744-F-033

Description of Proposed Development:

THE DEVELOPMENT of a 7 guest room B and B. The zoning Council of Appeals recently granted a change of use. Exterior work: Re-pointing, PAINTING, WINDOW REPAIR, LANDSCAPING. Interior: MINIMAL CONST, 3 NEW CURBS, DOOR REPOINTING

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

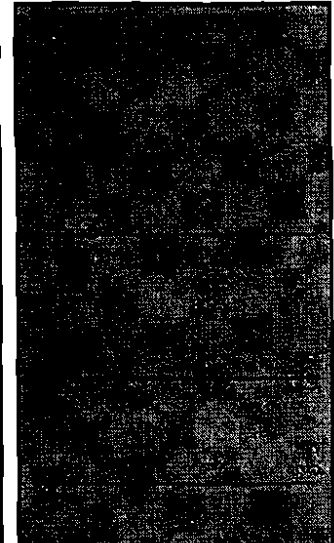
- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas

Applicant's Assessment
(Yes, No, N/A)

YES

N/A

YES



members present: William Hall - Philip Saucer - Lyle Knox - David De

CITY OF PORTLAND, MAINE Peter Thorton

ZONING BOARD OF APPEALS

members absent Catherine Alexander & Peter Coyne

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, December 1, 2005, at 6:30 p.m. on the second floor in Room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

meeting called to order 6:35 pm

1. **New Business:**

A. Conditional Use Appeal:

249 Vaughn Street, Property Resolutions Inc. owner, Tax Map #054 Block F Lot #033 in the R6 Residential Zone is seeking a Conditional Use Appeal under section 14-137 (a)(3) of the City of Portland Zoning Ordinance. Appellant requests permission for a change of use in the Historic District, from a multi family dwelling (6 unit) to a 7 guest room, owner occupied, bed and breakfast inn; with 7 off street parking spaces. Representing the Appeal is the applicant David A Parker, the prospective purchaser.

5-0
Granted

B. Conditional Use Appeal:

90 Chesley Avenue, Geraldine Dongo, owner, Tax Map #439 Block C Lot #014 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88 (a) 2 of the City of Portland Zoning Ordinance. Appellant is proposing to change the use of their single family dwelling, for an additional 576 square foot in law unit attached to the rear main house. Representing the Appeal is Jim Dongo son of the owner.

5-0
Granted

2. **Other Business:**

3. **Adjournment:**

7:55 PM

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Phil Snow
Kate Knox
Dave
Bill Hall
Peter Thorsen

R-6 Residential Zone Bed and Breakfast Inn:

Conditional Use Appeal

DECISION

Date of public hearing: 12/1/05

Name and address of applicant: David A. Parker
88 Winter St
Portland, ME 04102

Location of property under appeal: 249 Vaughn St.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

D Parker
Chris Saladino - Project Manager
101 Reed St
Portland

Penny Stevens
Vaughn St.
PROponent

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-137(a)(3):

1. The structure existed on March 3, 1997.

Satisfied X Not Satisfied

5-0 Reason: Built in 1910 Based on testimony + evidence photos

2. The bed and breakfast will have five (5) to nine (9) rooms.

Satisfied X Not Satisfied

5-0 Reason: 7 guest rooms per floor plan + testimony

3. An owner, manager or operator shall live in the building as a permanent resident. No cooking facilities shall be permitted in any of the guest rooms. (§14-47)

Satisfied X Not Satisfied

5-0

Reason: testimony, floor plan (owner's quotes)

Per testimony, Kitchennette will not include cooking facilities or sink ~~only~~ refrigerator. Refrigerator does not constitute

4a. If the structure is a historic structure: No parking in excess of that existing on or servicing the lot as of March 15, 1999 shall be required for any structure under Article IX of this Chapter, as a contributing structure in a local or National Register historical district, or as a locally designated or National Register landmark building; however, parking may not be decreased from that existing on or servicing the lot on March 15, 1999 except to the extent necessary to meet the requirements of the Americans with Disabilities Act. (§14-332(u))

or cooking facilities

5-0

Satisfied X Not Satisfied

Reason:

It is in historic district.

Parking is adequate per pictures + testimony

4b. If the structure is not a historic structure: Parking will be provided as follows. One (1) parking space for each two (2) guest rooms or fraction thereof for the first four (4) guest rooms; one (1) parking space for each additional guest room in excess of four (4). (§14-332(s)(1))

Satisfied Not Satisfied

Reason:

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes

No

Reason:

Exterior will not change.

5-0

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes

No

Reason:

Will be well-maintained, no traffic or parking changes. Net effect will be same. Neighbor's testimony in favor. Positive improvement

5-0

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes

No

Reason:

see reasons for B1 + B2

no differences from any other B+B's in zone

5-0

Conclusion: (check one)

Option 1: The Board finds that all relevant standards (1 through 4a or 4b) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.


Option 2: The Board finds that all relevant standards (1 through 4a or 4b) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Option 3: The Board finds that not all relevant standards (1 through 4a or 4b) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Please note that, pursuant to Portland City Code §14-522 and 523, if approved the project shall be subject to site plan review and approval, including any standards concerning reduction of open space under §14-139(1)(h)(2), unless the project receives an exemption from the site plan requirement.

Dated:

12/1/05


Board Chair

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

December 6, 2005

David A. Parker
88 Winter St.
Portland, ME 04102

RE: 249 Vaughn St.
CBL: 054 F 033
ZONE: R3

Dear Mr. Parker:

As you know, at its December 1, 2005, meeting, **the Board of Appeals voted 5-0 and granted to approve your Conditional Use Appeal.**

Enclosed please find the billing for the Zoning Board of Appeals legal ad and abutters' notification and a copy of the Board's decision; also a building permit application for your change of use.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

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 054 F033001
Location 249 VAUGHAN ST
Land Use FIVE TO TEN FAMILY

Owner Address PARKER VAUGHAN STREET LLC
 477 CONGRESS ST 14TH FLOOR
 PORTLAND ME 04101

Book/Page 23603/040
Legal 54-F-33
 VAUGHAN ST 249-255
 BRACKETT ST 305-307
 5545 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$95,290	\$200,130	\$295,420

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$155,300	\$252,100	\$407,400

* 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 Sq. Ft.	Identical Units
1	1910	6	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.127	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1552	UNFINISHED RES BSMT
1	01/01	1552	APARTMENT
1	02/02	1552	APARTMENT
1	03/03	1444	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - COVERED	1

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Donna Martin Admin

Signature of Inspections Official

Date

Date

4/14/2006

6/14/06

CBL: *54 F 033*

Building Permit #: *060634*