

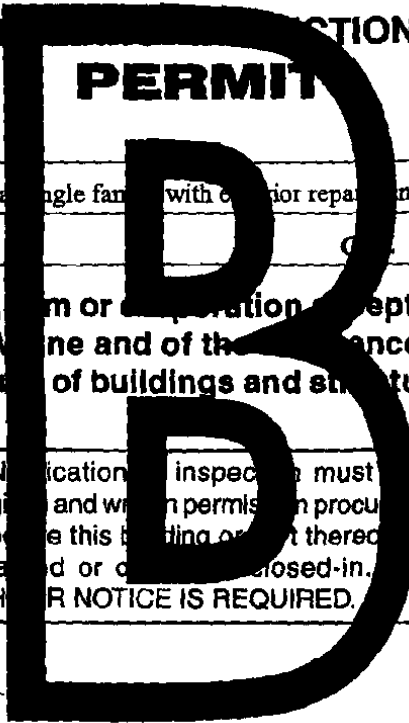
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

PERMIT ISSUED
NOV 29 2004
Permit Number: 041636
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT



This is to certify that Drew Eric/Owner
has permission to Convert residential 3 unit to a single family with exterior repairs and interior renovations
AT 82 Pine St City of Portland 056 B024001

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 occupied or closed-in. **HEAVY 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Burke 11/29/04
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 ISSUED

Permit No: 04-1636		Issue Date: NOV 29 2004		BL: 056 B024001	
Location of Construction: 82 Pine St		Owner Name: Drew Eric		Owner Address: 1533 Washington Ave CITY OF PORTLAND	
Business Name:		Contractor Name: Owner		Contractor Address: Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Dwellings	
Past Use: commercial residential 3 unit		Proposed Use: Convert residential 3 unit to a Single family with exterior repairs and interior renovations		Zone: R6	
Proposed Project Description: Convert residential 3 unit to a Single family with exterior repairs and interior renovations		Permit Fee: \$366.00		Cost of Work: \$30,000.00	
		CE0 District: 2		2,664#	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:		Signature: JMB 11/29/04	
		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: 10/29/2004	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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: JMB 11/15/04	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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 checked="" type="checkbox"/> Approved w/Conditions form to follow <input type="checkbox"/> Denied Date: 11/29/04	
	<i>Approved for SF Home</i>			
	<i>D. Anderson</i>			

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: 04-1636	Date Applied For: 10/29/2004	CBL: 056 B024001
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Location of Construction: 82 Pine St	Owner Name: Drew Eric	Owner Address: 1533 Washington Ave	Phone: () 797-7375
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Convert residential 3 unit to a Single family with exterior repairs and interior renovations	Proposed Project Description: Convert residential 3 unit to a Single family with exterior repairs and interior renovations
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 11/23/2004

Note: **Ok to Issue:**

- 1) * Pressure treated lumber shall be used for structural members only, not for finished surfaces.
- * Handrail height shall not exceed 36".
- * Posts to be 6".

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/15/2004

Note: **Ok to Issue:**

- 1) This permit approves a change of use with the reduction of units from 3 to 1. By legally changing the use to a single family home you will lose all rights to previous uses of the property. If in the future a change is requested, the current code will be used to determine if it is allowed.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 11/23/2004

Note: 11/15/04 left vm w/Eric D. For more info on stair guards, handrail, deed, & historic approval. **Ok to Issue:**

Notified Deb A. For historic approval

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

All Purpose 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>82 Pine ST.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2,664</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>B</u> Lot# <u>24</u>	Owner: <u>ERIC DREW</u>	Telephone: <u>797-7375</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Eric Drew</u> <u>1533 Washington Ave</u> <u>Port ME 04103</u>	Cost Of Work: <u>\$30,000</u> Fee: <u>\$291⁰⁰/₁₀₀</u>
Current use: <u>3 unit apartment bldg.</u>		<u>75⁰⁰/₁₀₀ cfo</u>
If the location is currently vacant, what was prior use: _____		<u>366</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>1 family house</u>		
Project description: <u>Exterior repair + interior renovation</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>ERIC DREW</u>		
Mailing address: <u>1533 Washington Avenue Portland 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>749-9890 cell</u>		

OCT 29 2004
RECEIVED

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Eric Drew</u>	Date: <u>10/25/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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 056 B024001
 Location 82 PINE ST
 Land Use THREE FAMILY
 Owner Address PORTER GEORGIA L & MICHAEL C JTS
 84 PINE ST
 PORTLAND ME 04102
 Book/Page
 Legal 56-B-24
 PINE ST 80-82
 2664 SF

R-6

Valuation Information

Land	Building	Total
\$31,080	\$122,430	\$153,510

Property Information

Year Built 1850	Style Old Style	Story Height 2.5	Sq. Ft. 3129	Total Acres 0.061
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms 10	Attic None
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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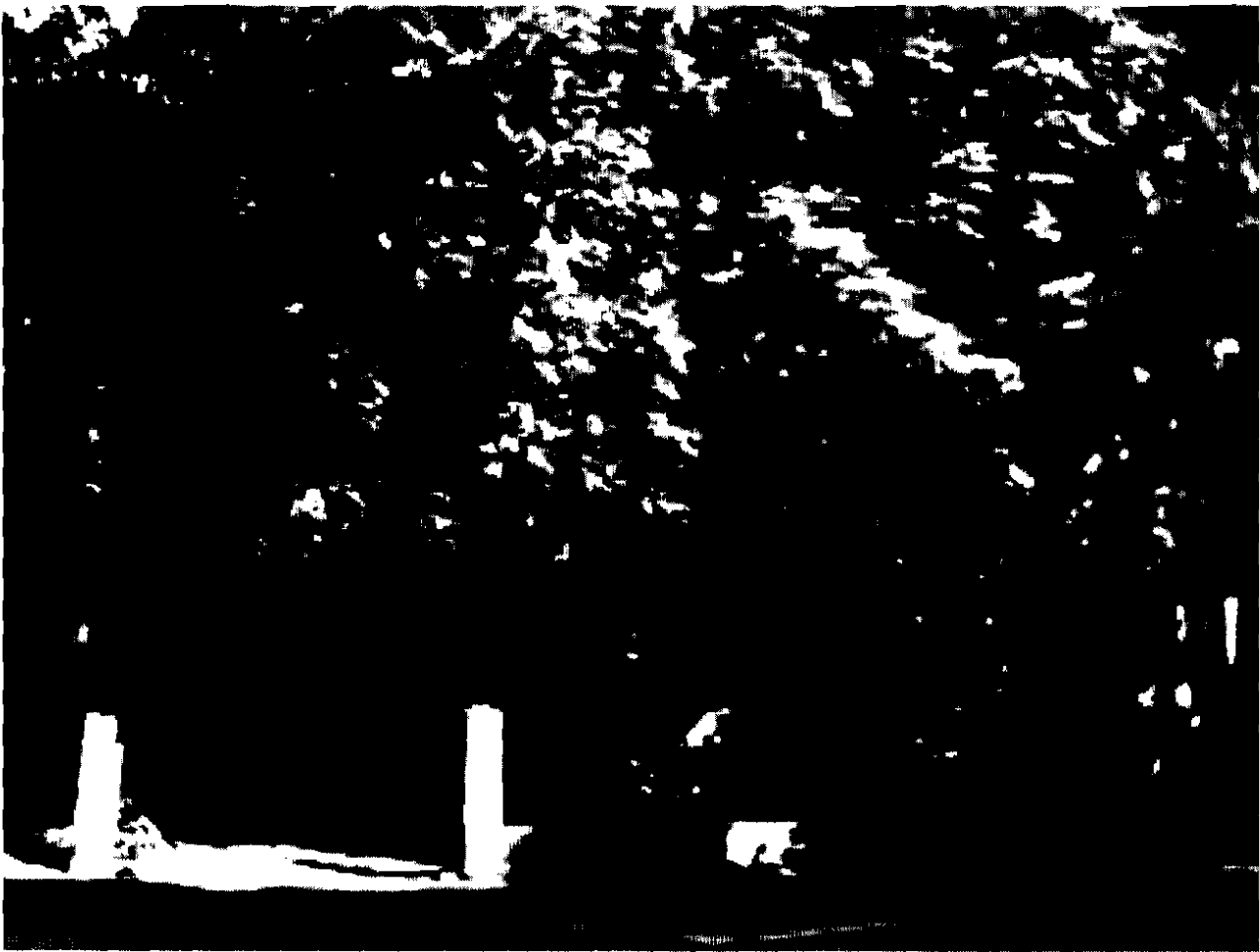
Picture and Sketch

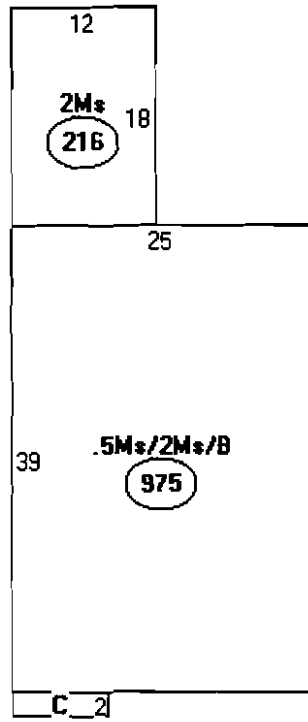
<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.







Descriptor

A: .5Ms/2Ms
975 sqft

B: 2Ms
216 sqft

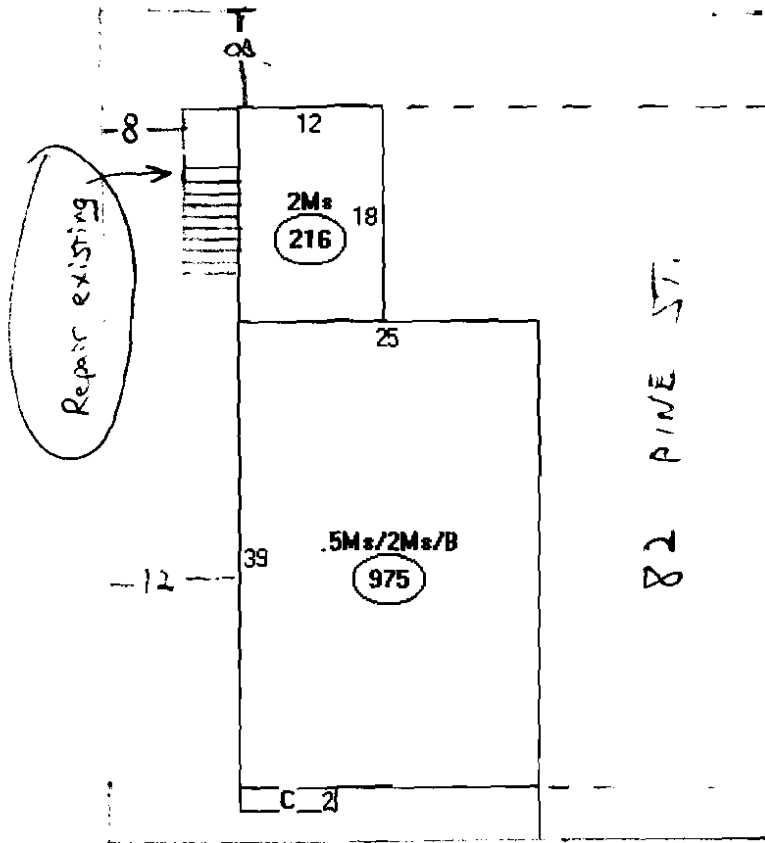
C: FBAY/B
16 sqft

82 Pine Street Portland, Maine 04103

Proposed project: To restore 3-unit apartment building to its original use as a 1-family townhouse.

Exterior requires replacement of rotten wood soffits, fascias, and rain gutters and window frame repair. In addition, a small side porch ~~and back porch need~~ to be repaired or rebuilt, the asphalt roofing of the building needs to be replaced, and two roof chimneys are in need of repair and repointing.

Interior renovation will include demolition of 2nd and 3rd floor kitchens, bathroom renovation on all three floors, removal of any partitions constructed at the time that the building was converted into rental units, and renovation of the 1st floor kitchen.



Descriptor

- A: 5Ms/2Ms
975 sqft
- B: 2Ms
216 sqft
- C: FBAY/B
16 sqft

R6 Zone

Side 10' Req 8' shown

Sec. 14-385
allows to re-build
in exact footprint

PINE ST.

Risers 3"
2" balusters
3" between

Lantern

1x3" with
1/2" Spacing between

Existing Concrete
Footings

will check
existing depth
x 10

36" ht min.

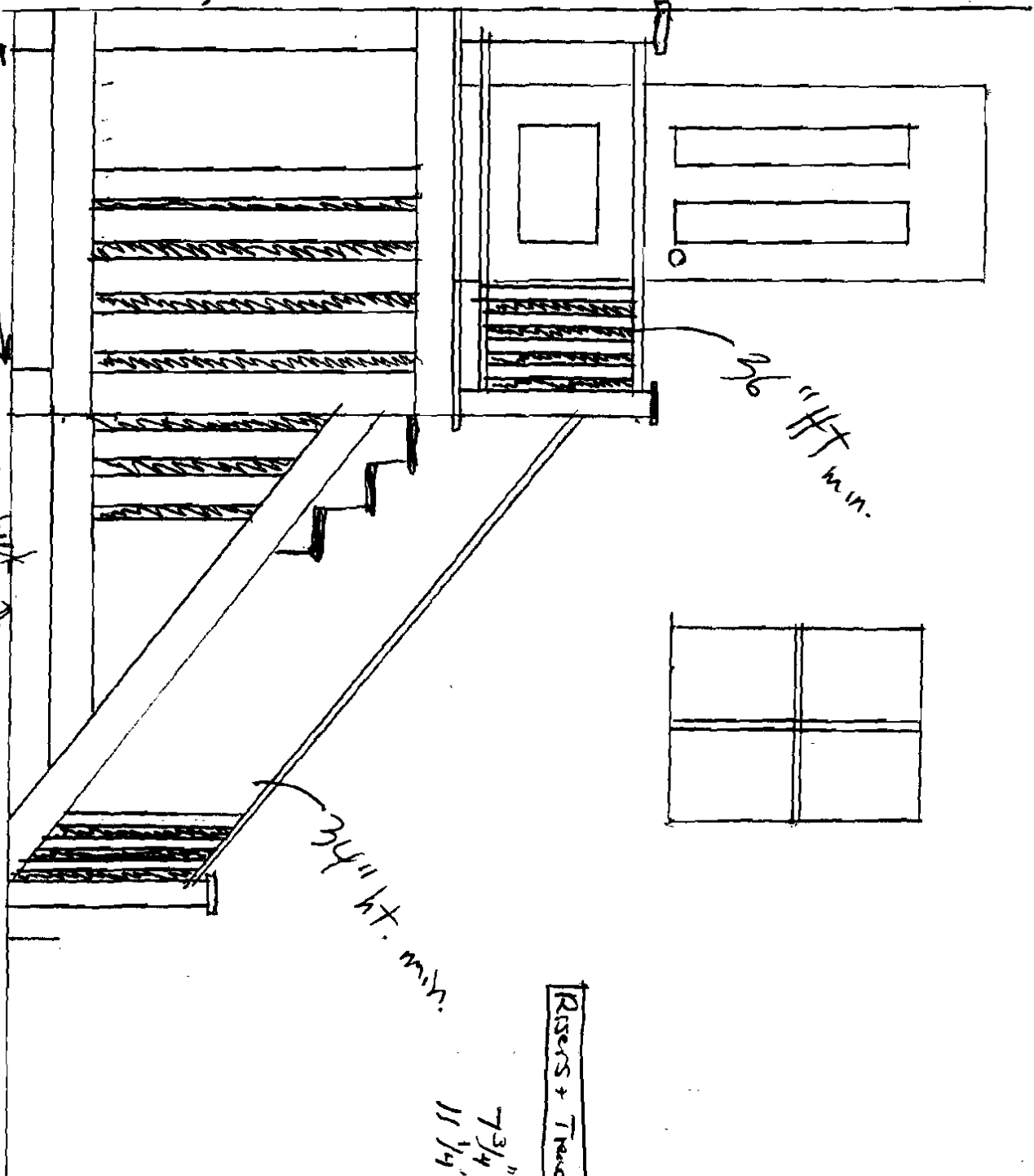
36" ht. min.

Risers + Treads 3"

7 3/4" rise
11 1/4" tread

82 Pine St.

Side entrance



Remodel
KITCHEN

84 PINE ST.

82 PINE ST.
1ST FLOOR

BAY WINDOW

DINING ROOM

UP

82 PINE ST.

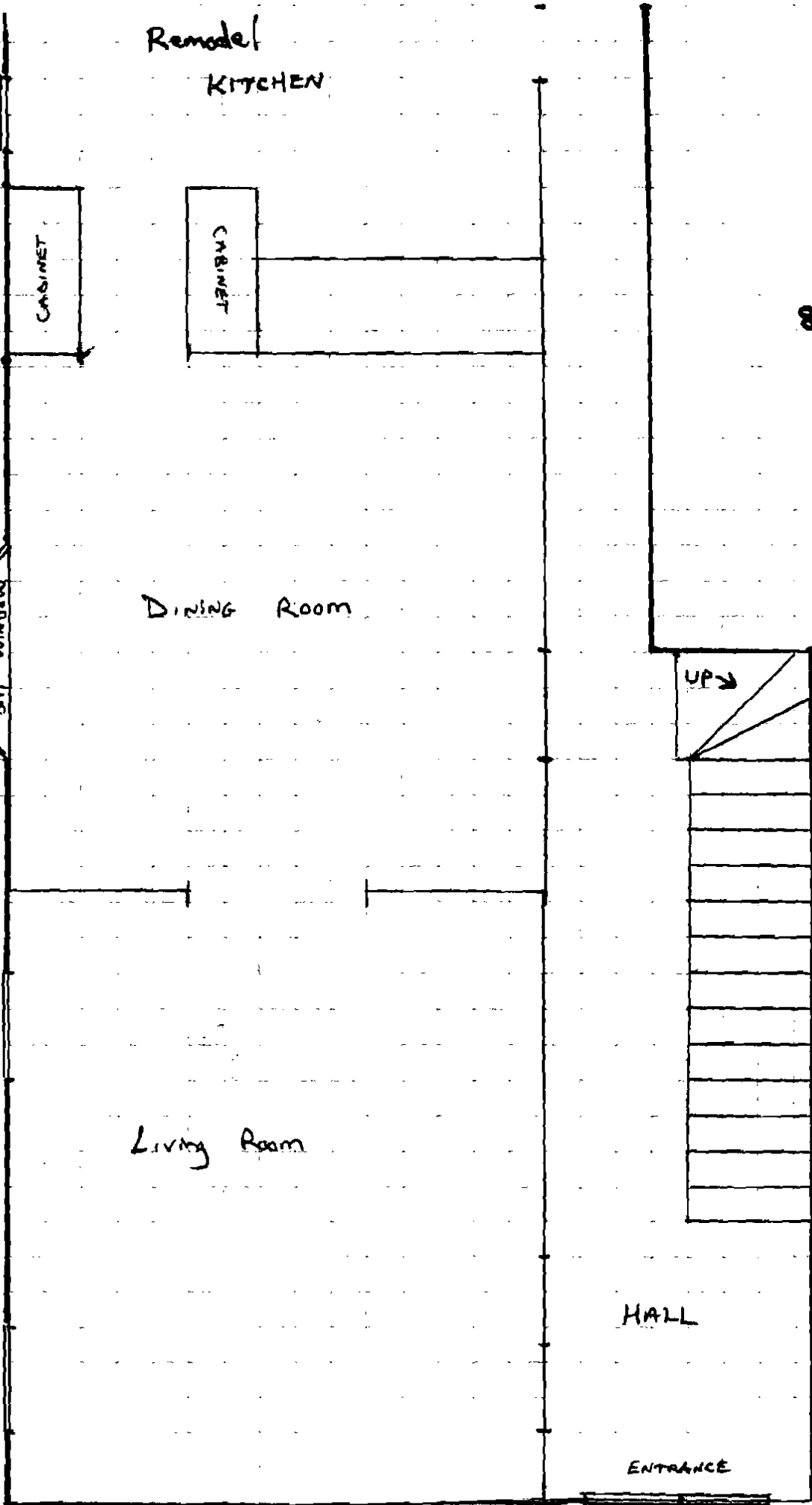
LIVING ROOM

HALL

ENTRANCE

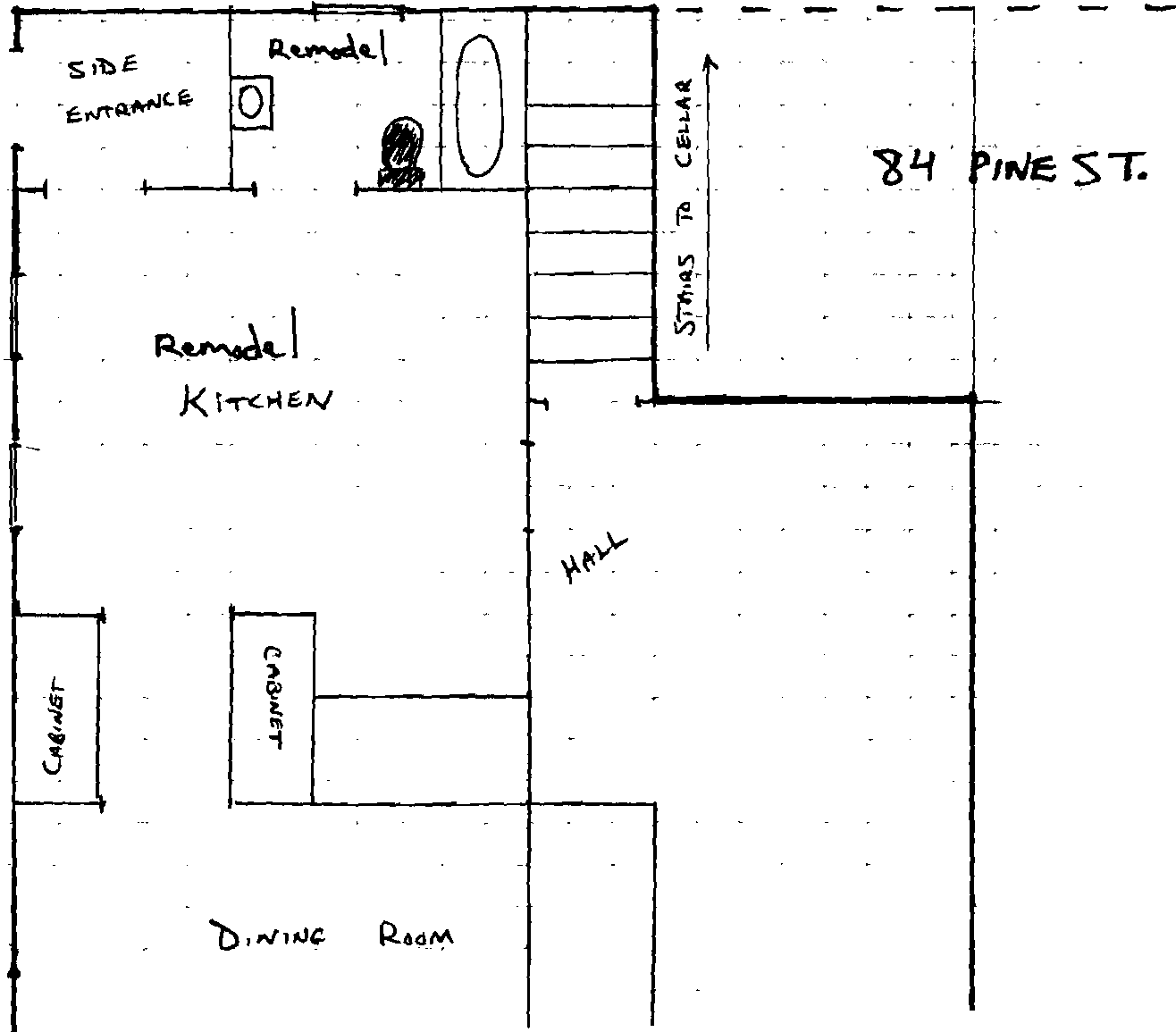
BAY WINDOW

PINE STREET

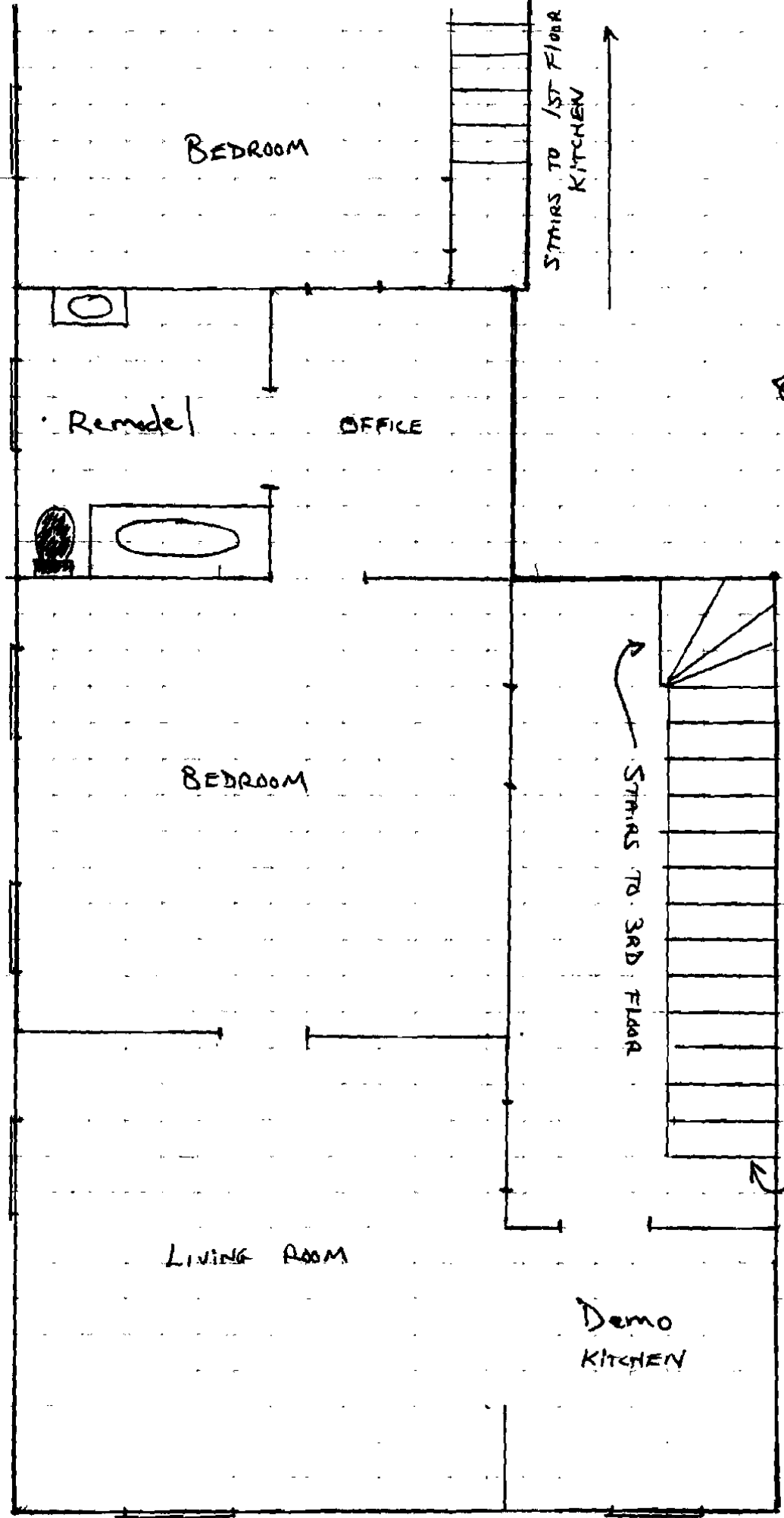


82 PINE ST.

1ST FLOOR (CONT.)



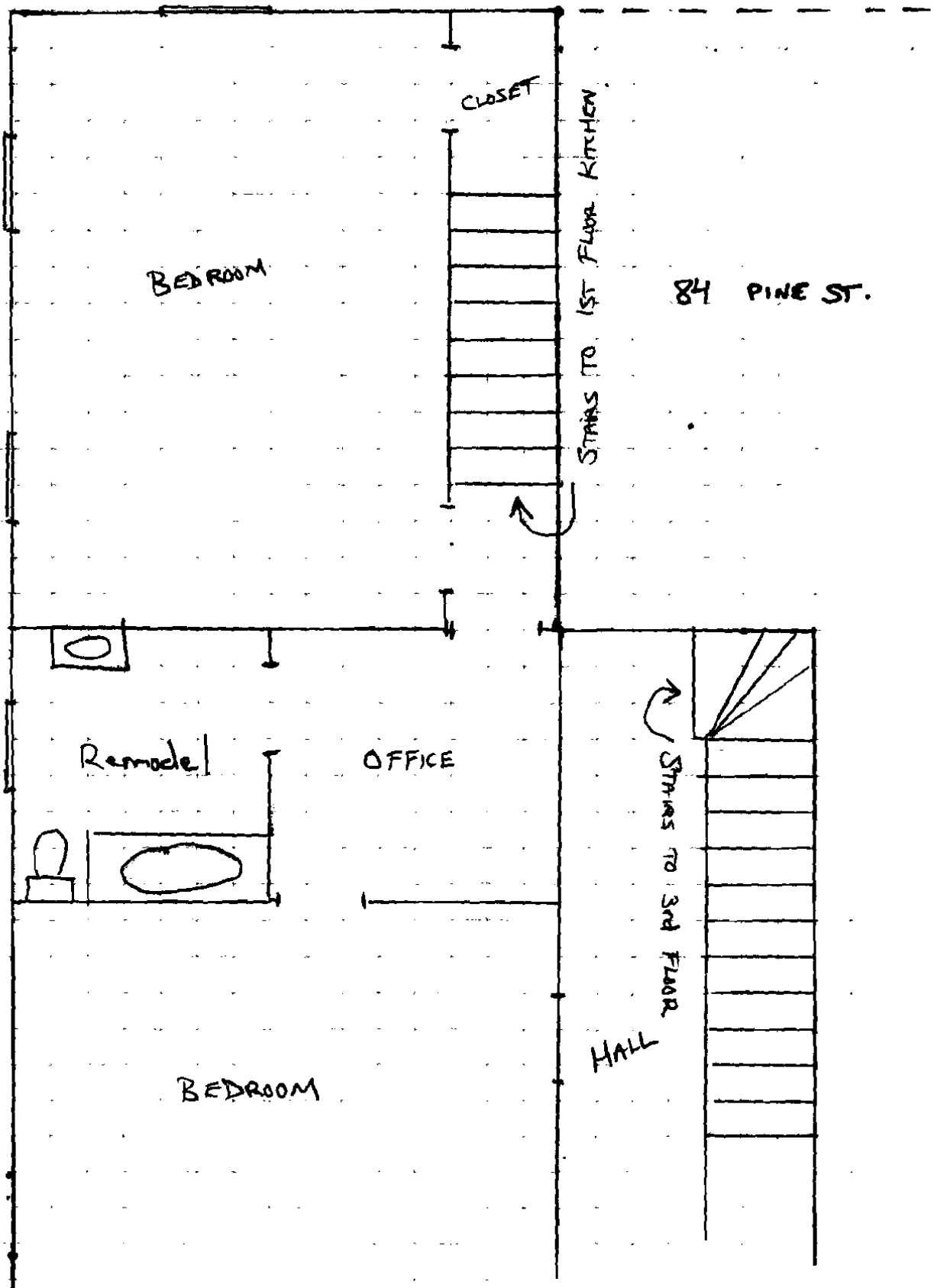
82 PINE ST. 2ND FLOOR



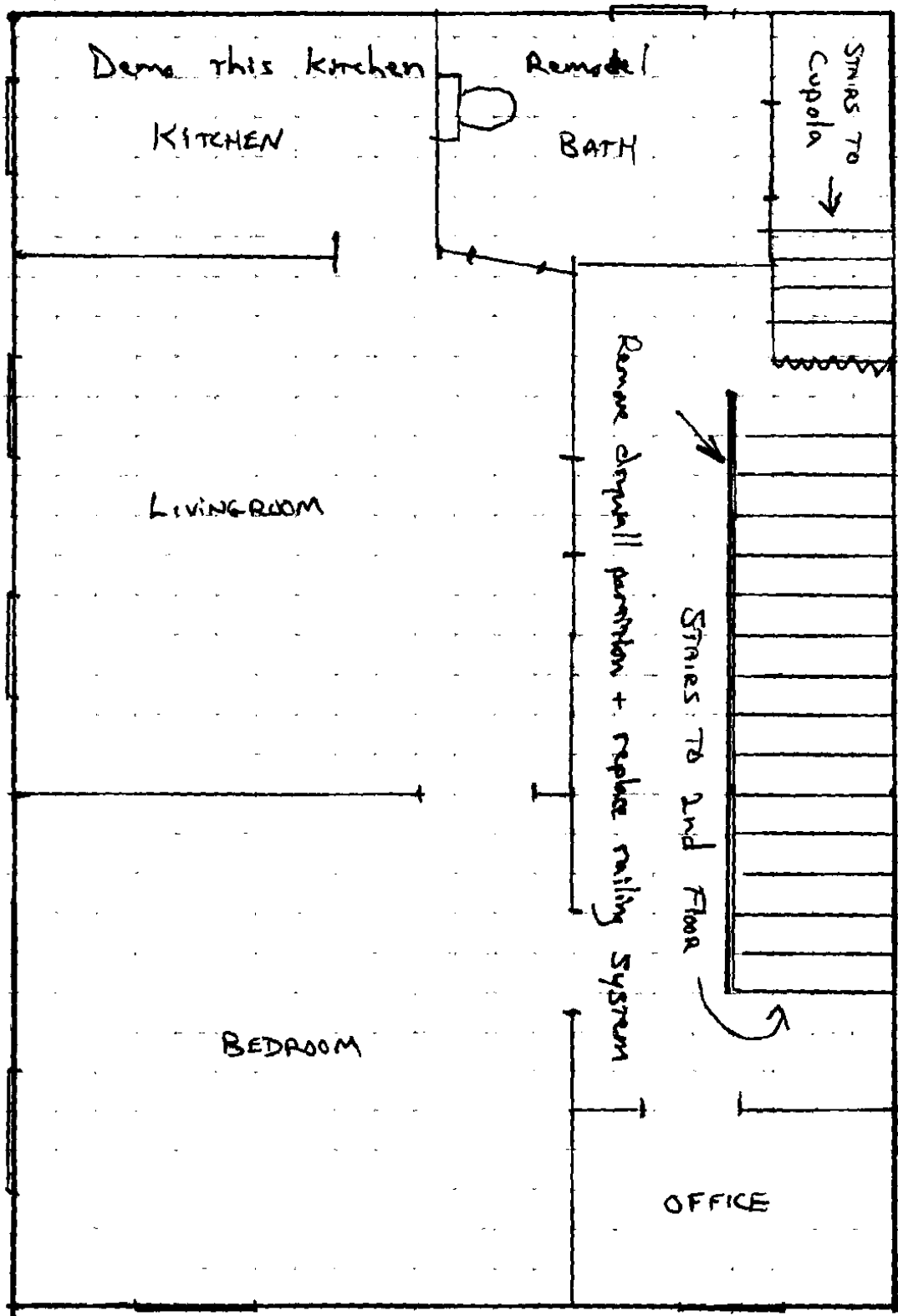
84 PINE ST.

82 PINE ST.

2nd FLOOR (CONT.)

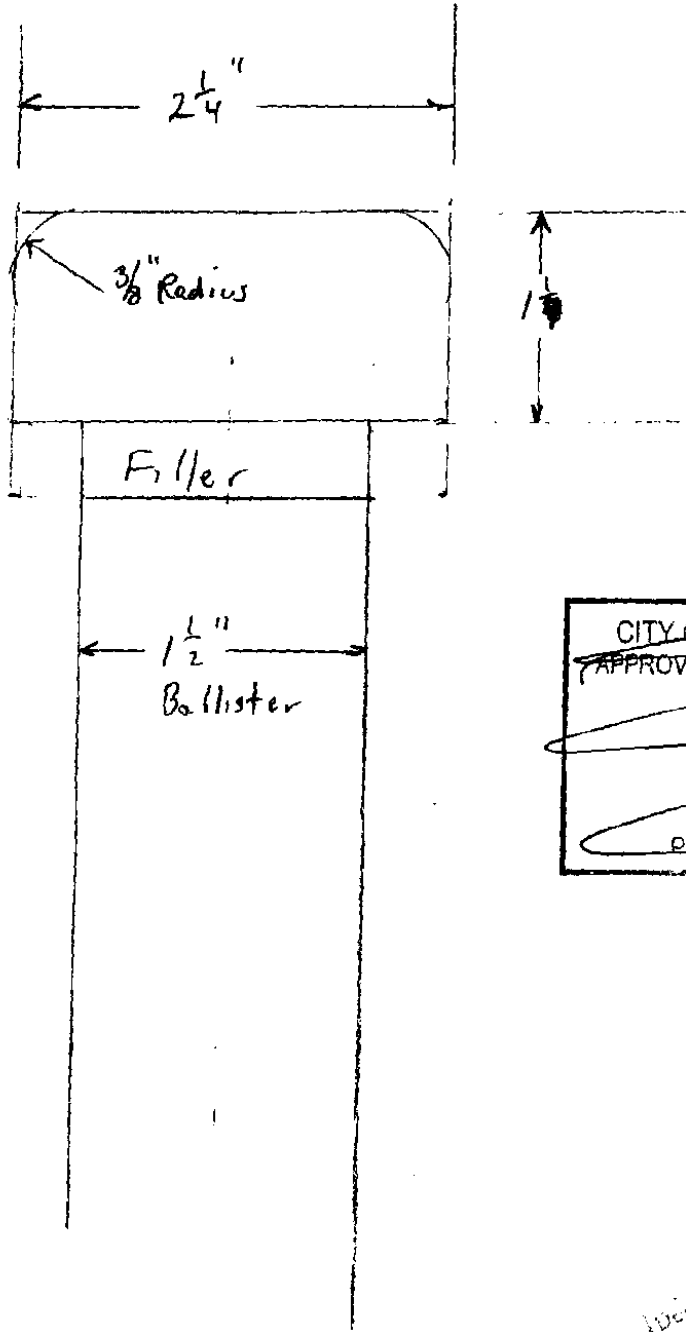


82 PINE STREET 3rd FLOOR



84 PINE ST.

~~33 part of 2 McCannick pl~~
~~44-1-12~~



CITY OF PORTLAND, MAINE
~~APPROVED CONSTRUCTION PLANS~~
~~MAR 24 2004~~
SUPERSEDES ALL
~~PRELIMINARY PLANS~~

~~CITY OF PORTLAND~~
~~MAR 24 2004~~
~~RECEIVED~~

NOV 29 2004
RECEIVED

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.

- If needed* ✓ 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]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

Date

CBL:

56-15-24

Building Permit #:

04-1636



CITY OF PORTLAND, MAINE
Department of Building Inspections

10-27 2004

Applicant: Eric Drew

Address: 82 Pine St.

Cost of Construction \$ _____

Permit Fee: \$ 291 + 75 copy = 366⁰⁰ / 100

Building (12) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other: _____

CBI: SB 24

Check #: 106

Total Collected \$ 366⁰⁰ / 100

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy