

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT  
PERMIT

PERMIT ISSUED  
Permit Number: 050234  
MAR 25 2005  
CITY OF PORTLAND

This is to certify that Diane Warming/Owner

has permission to return 2nd floor to living space apartment

AT 52 PINE ST

056 C024001

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 altered 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. [Signature]

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

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

Other \_\_\_\_\_  
DepartmentName

[Signature] 3/24/05  
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: 05-0234	Issue Date: MAR 25 2005	PERMIT ISSUED	CDL: 056 C024001
-----------------------	----------------------------	---------------	---------------------

Location of Construction: 52 PINE ST	Owner Name: Diane Warming	Owner Address: 255 West Concord St.	Phone: 207-615-5405
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B1

Past Use: Commercial	Proposed Use: Commercial / Residential/ return 2nd floor to living space/apartment	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
-------------------------	--	-------------------------	---------------------------	--------------------

FIRE DEFT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  INSPECTION: Use Group: R/B Type: 5  IBC 2005	Signature:
--	------------

Proposed Project Description:  
return 2nd floor to living space/apartment

*previous use: retail / residential dwelling unit*  
*proposed bldg uses: basement: part of retail, 1st floor - retail, 2nd floor - residential D.U., 3rd floor - residential D.U.*

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Date:

Permit Taken By: Idobson	Date Applied For: 03/09/2005	Land Area = 2,406 sq ft	Zoning Approval
-----------------------------	---------------------------------	-------------------------	-----------------

Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> 1A-332 (in hist. Dis does not require parking) <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 with conditions Date: 03/15/05	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> remove <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 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 my exterior work requires a separate review and approval 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

# 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>52 Pine St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2406 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>056</u> Block# <u>C</u> Lot# <u>024</u>	Owner: <u>Diane Warming</u>	Telephone: <u>207</u> <u>615-5405</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Diane Warming</u> <u>255 W. Concord St.</u> <u>Portland, ME 04103</u>	Cost Of Work: <u>\$ 75.00</u> Fee: <u>\$ Total 105.00</u>
Current use: <u>Commercial</u>		
If the location is currently vacant, what was prior use: <u>2nd floor was part of retail shop on 1st floor</u>		
Approximately how long has it been vacant: <u>1 year</u>		
Proposed use: <u>Change of Use</u> . The 2nd floor was an apartment before it was used as a retail space. I am applying for change of use back to an apartment. See attached.		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Diane Warming</u> Mailing address: <u>255 W. Concord St.</u> <u>Portland, ME 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. <b>PHONE:</b> <u>207-615-5405</u>		

**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>Diane Warming</u>	Date: <u>3-9-2005</u>
--	-----------------------

**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 4<sup>th</sup> floor of City Hall**

Change of Use for 52 Pine St.

3/9/05

The current use is:

Basement-retail

1<sup>st</sup> Floor-retail

2<sup>nd</sup> Floor-retail

3<sup>rd</sup> Floor-residence/apartment—building frontage 16'

I am applying for the following changes:

The basement would not be used for retail. It would just be a basement.

The 2<sup>nd</sup> Floor was previously an apartment before it was approved for retail. I would like to change the use back *to* apartment. The building frontage is 24'.

I would like for the 1<sup>st</sup> floor to continue to be commercial. It will be used for ~~Personal~~ service and retail. I will teach yoga and speech therapy. I will sell yoga supplies. The building frontage is 15'.

Parking is not a consideration because the building is in a historic district.

space for each additional guest room in excess of four (4).

2. *In the I-B zone:* No off-street parking required.

(t) *[Exception:]* Notwithstanding the preceding provisions of this section, the parking requirement for any new structure in excess of fifty thousand (50,000) square feet shall be as established by the planning board pursuant to section 14-526(a) (2).

(u) *[Exception for historic structures.]* 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.

(v) *Private clubs:* One (1) parking space for each one hundred fifty (150) square feet, or major fraction thereof, of floor area.

(w) *Community Centers:* One (1) parking space for each 150 square feet, or major fraction thereof, of floor area, except for community centers which serve primarily clientele from the surrounding neighborhood, the parking requirement shall be one (1) parking space per 1,000 square feet, or major fraction thereof, of floor area.

(Code 1968, § 602.14.B; Ord. No. 268-77, 5-16-77; Ord. No. 431-82, § 2, 2-22-82; Ord. No. 575-86, §§ 1, 2, 5-19-86; Ord. No. 65-87, 11-2-87; Ord. No. 230-90, § 2, 3-5-90; Ord. No. 33-91, § 14, 1-23-91; Ord. No. 243-91, § 1, 3-11-91; Ord. No. 33A-91, § 8, 4-17-91; Ord. No. 125-97, § 10, 3-3-97; Ord. No. 232, §4, 3-15-99; Ord. No. 94-99, 11-15-99; Ord. No. 77-02/03, § 1, 10-21-02)

site plan  
CYCLONE FENCE

52 PINE STREET

TAX MAP 56

LOT C 24

1" = 10'

2/10/05

Lot R3

WOOD FENCE

PARKING 33.6'

OFF STREET

3

2

1

Lot 7

73'

Lot 6

Brick Building

Buildg. Easeme.

3 STORIED WOOD FRAME

SHARED DRIVEWAY easement

Parking for 19' car

59 FEET TO BRACKETT

33.6'

SIDEWALK

3

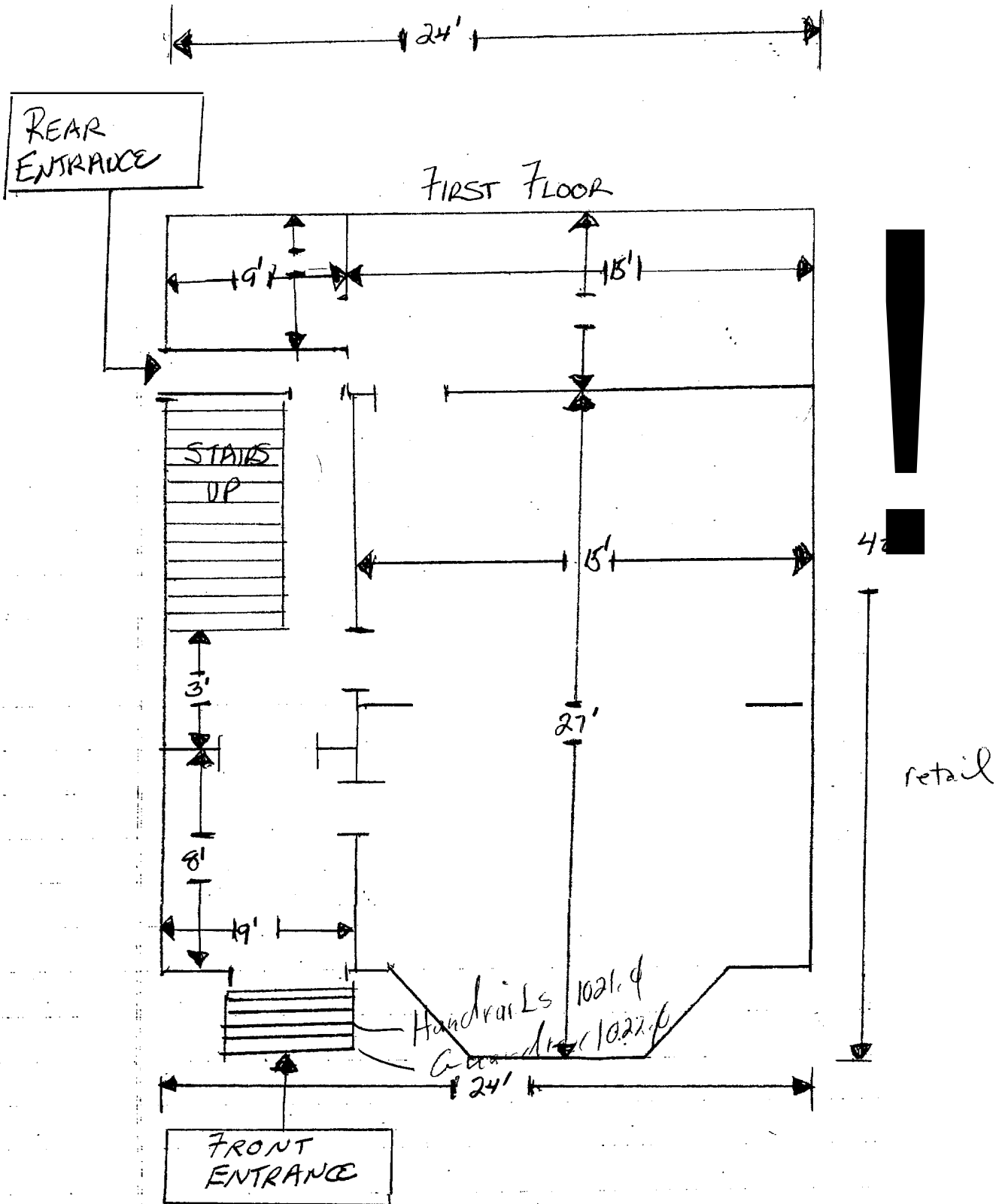
2

1

PINE STREET

← TO BRACKETT STREET

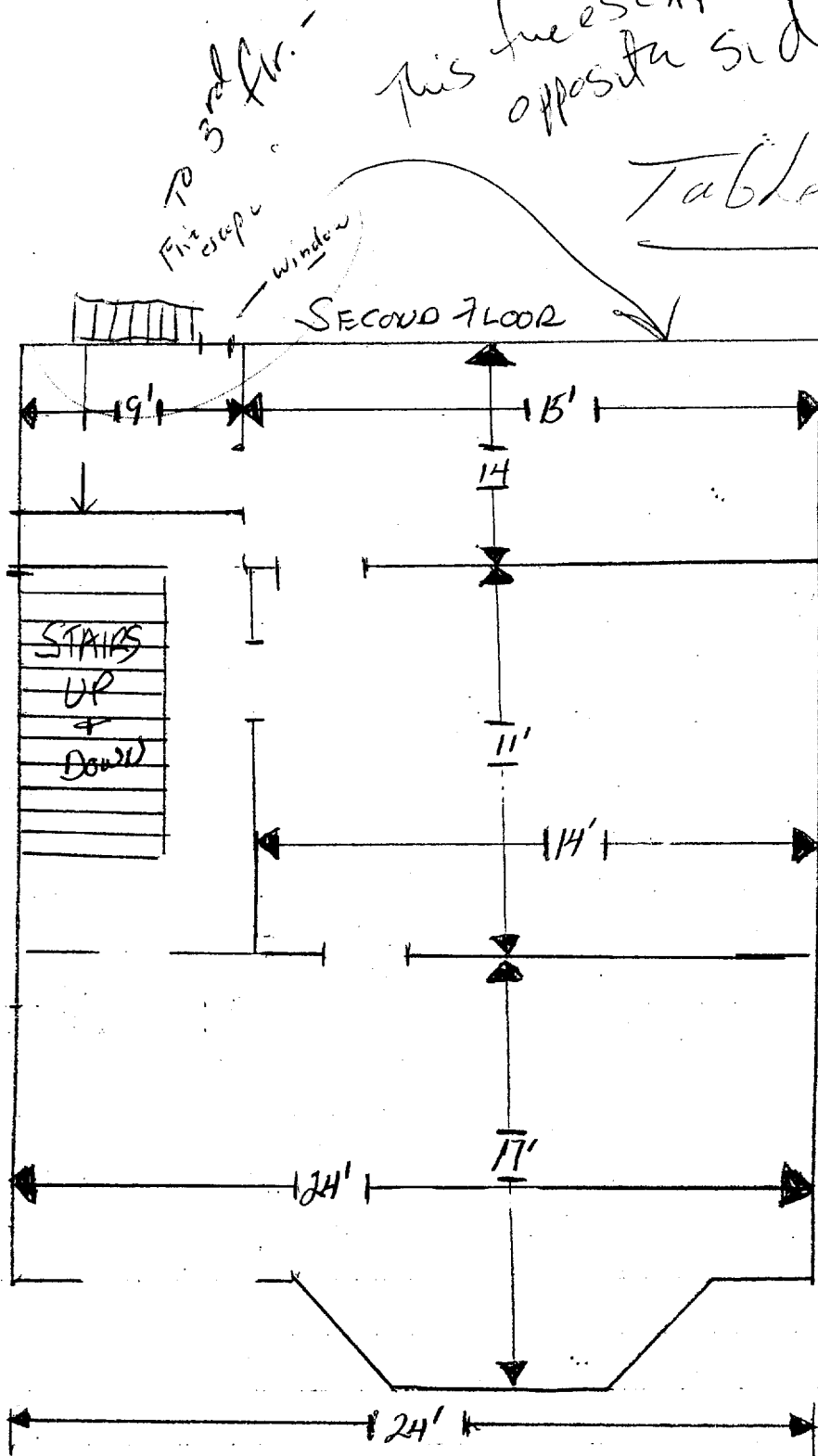
32 PINE STREET



32 PINE STREET

This fire escape is actually on the opposite side per site visit on 3/15/05

Table 1010.3

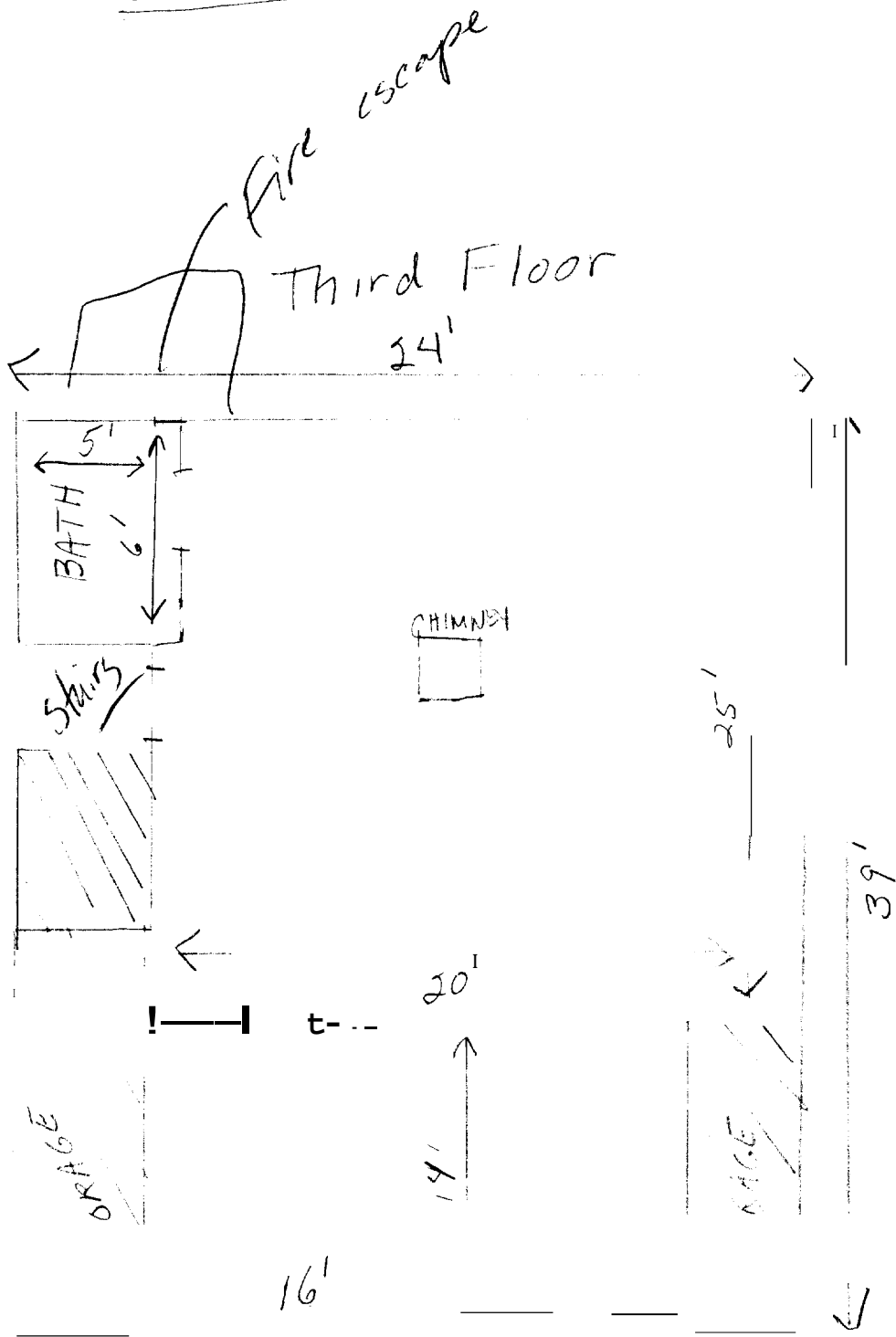


existing Fire escape

24 x 42 = 1008<sup>sq</sup>  
proposed res. D. U



52 Pine St

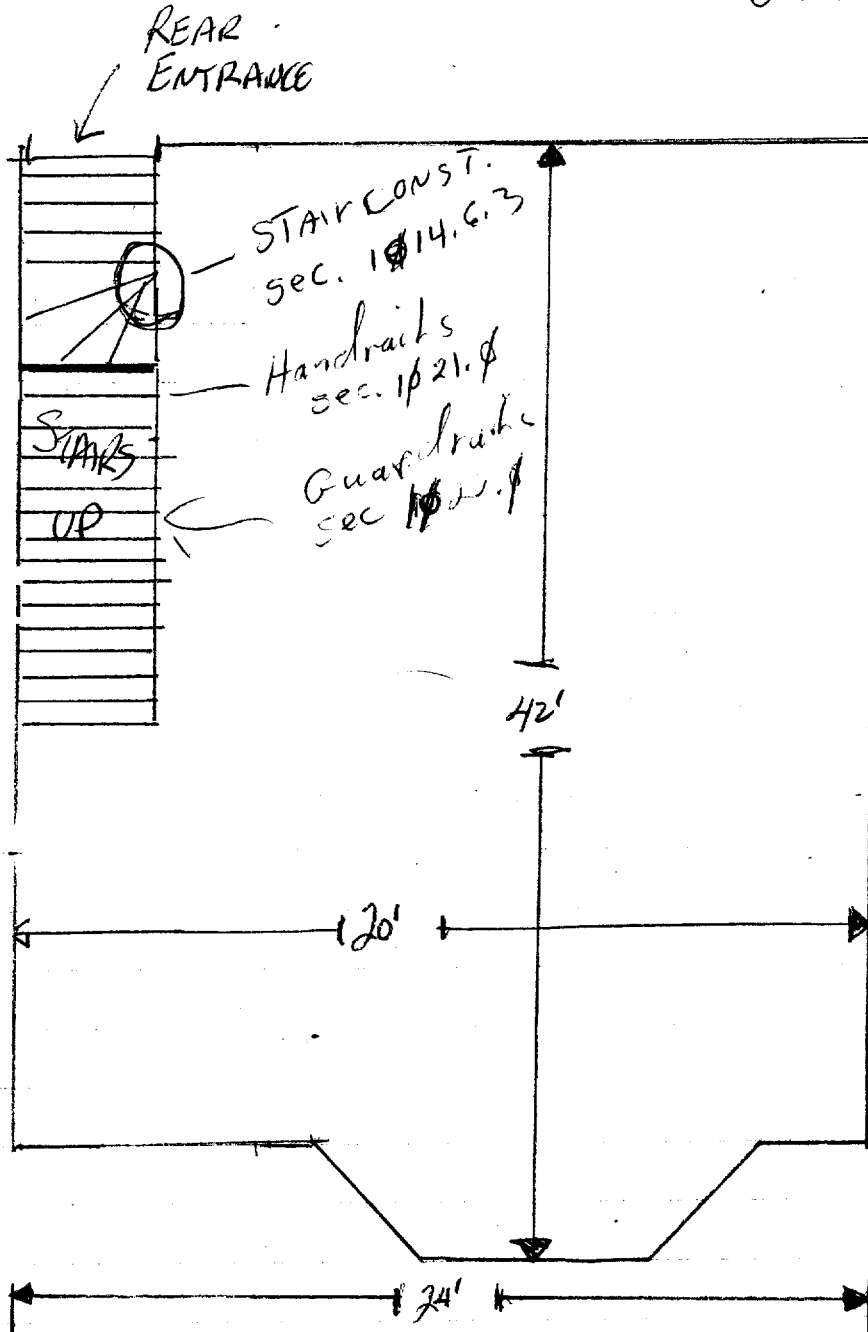


32 PINE STREET

BASEMENT

~~Storage~~

one means of egress?



part of retail use (storage)

24  
42  
---  
48  
Margale  
1008 sq

**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: 01-0272	Issue Date: APR 10 2001	EBL: 056 C024001
-----------------------	----------------------------	---------------------

<b>Location of Construction:</b> 52 Pine St	<b>Owner Name:</b> Milliken Augusta Willcox	<b>Owner Address:</b> 919 Broadway	<b>Phone:</b>
<b>Business Name:</b> Lori Sanford	<b>Contractor Name:</b> no contractor/self	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> Lori Sanford	<b>Phone:</b> 207-761-1666	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b> B-1

<b>Past Use:</b> Vacant / Commercial	<b>Proposed Use:</b> Commercial / Pet Store; Retail space on 1st, 2nd floor and Basement. Call Lessee when ready. 1 apt on 3rd floor	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$0.00	<b>Area:</b> Area 3
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: M Type: 3B	

**Proposed Project Description:**  
Change of use; Set-Up for Pet Shop.

*Basement - part of retail shop  
1st floor - retail shop  
2nd floor - retail shop  
3rd floor - Apartment.*

Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> cjh	<b>Date Applied For:</b> 03/29/2001	<b>Zoning Approval</b>		
--------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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.</li> </ol>	<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 <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM	<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	<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
	<p><i>land area = 2,406 sq ft</i></p> <p><i>no part of job for 2,000 sq ft retail -</i></p> <p><i>OK with conditions</i></p> <p>Date: <i>4/9/01</i></p>	<p><i>my exterior work requires a separate review</i></p> <p>Date: _____</p>	

*Previous permit*

**PERMIT ISSUED WITH REQUIREMENTS**

**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

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**

<b>Card Number</b>	<b>1 of 1</b>
<b>Parcel ID</b>	<b>056 C024001</b>
<b>Location</b>	<b>52 PINE ST</b>
<b>Land Use</b>	<b>THREE FAMILY</b>
 <b>Owner Address</b>	 <b>SIMONDS GORDON D TRUSTEE 104 WEST ST PORTLAND ME 04102</b>
 <b>Book/Page</b>	 <b>17297/295</b>
<b>Legal</b>	<b>56-C-24 PINE ST 50  2406 SF</b>

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
<b>530,660</b>	<b>\$103,950</b>	<b>\$134,610</b>

**Property Information**

<b>Year Built</b> 1875	<b>Style</b> old style	<b>Story Height</b> 2	<b>sq. Ft.</b> 2695	<b>Total Acres</b> 0.055	
<b>Bedrooms</b> 3	<b>Full Baths</b> 3	<b>Balf Baths</b>	<b>Total Rooms</b> 8	<b>Attic</b> Full Fin./wh	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b> 02/07/2002 10/01/1999	<b>Type</b> LAND + BLDING LAND + BLDING	<b>Price</b> \$170,000 \$138,000	<b>Book/Page</b> 17297-295 15082-269
---	---	--	--

**Picture and Sketch**

[Picture](#)      [sketch](#)      [Tax Map](#)

**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.



LAND USE-ZONING REPORT

ADDRESS: 57 Dico SA

DATE: 1/1/11

REASON FOR PERMIT: Change of use to Allow retail Store on base

BUILDING OWNER: Augusta Wilcox Milliken level 1st floor level; 2nd floor level; 3rd floor to remain apartment C-B-L: 056-C-24

PERMIT APPLICANT: Lori Santad

APPROVED: with conditions; #1, #12 Dr Touds

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ or still in effect for this amendment, and/or revised permit.
- 4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any new signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. 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.

Important Notice ->

11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.

12. Other requirements of condition: Please note that when you change this use, you will lose any "Grandfathered" rights to the existing dwelling units will be lost. If you wish to change back to dwelling units at a later date, you need to meet all the requirements of the zoning ordinance (land area per dwelling unit and parking etc), under

Marge Schmuckal, Zoning Administrator

The current regulations, you would not be able to change back to three dwelling units.

Marge Schmuckal

# DEERING HIGH SCHOOL

370 Stevens Avenue  
Portland, ME 04103



Telephone (207) 874-8260 • FAX: (207) 874-8753

Date: 3/10/05

TO: Lannie Dobson

FROM: Diane Warming

Fax: 874-8716

Pages (including cover) 3

RE: 52 Pine St. - Change of Use

Comments:

*I'll call to make sure you got this.*

03-01-2005 01:33PM FROM-ATLANTIC TITLE

207-774-5935

T-386 P.002/004 F-857

A. Settlement Statement		B. Type of Loan	
<b>Atlantic Title Company Final Statement</b>		1-5. Loan Type Conv. Unins.	
		6. File Number 1004562	
		7. Loan Number 38758	
		8. Mortgage Insurance Case Number	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: Diane L. Warming 255 W. Concord Street, Portland, ME 04103			
E. Name of Seller: R.G. Simonds Trust			
F. Name of Lender: NE Moves Mortgage Corporation 1601 Trapelo Road Suite 30 Waltham, MA 02451			
G. Property Location: 52 Pine Street, Portland, ME 04101			
H. Settlement Agent: Atlantic Title Company Address: 76 Atlantic Place, South Portland, ME 04106		I. Settlement Date: 03/02/2005	
Place of Settlement Address: 76 Atlantic Place, South Portland, ME 04106		Print Date: 03/01/2005, 1:18 PM	
Disbursement Date: 03/02/2005			
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price	312,500.00	401. Contract Sales Price	312,500.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	6,487.40	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 03/02/05 to 06/30/05 @\$3571.20/yr	1,174.09	406. City/town taxes 03/02/05 to 06/30/05 @\$3571.20/yr	1,174.09
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due From Borrower	<b>320,161.49</b>	420. Gross Amount Due To Seller	<b>313,674.09</b>
<b>200. Amounts Paid By Or In Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit of earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	250,000.00	502. Settlement charges (line 1400)	16,496.81
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204. Interest on New Loan from NE Moves Mortgage Corporation	38.53	504. Payoff of first mortgage loan - Banknorth, NA	277,202.28
205.		505. Payoff of second mortgage loan	
206.		506. Tax Installment: Due through 8/30/05 to City of Portland	1,785.60
207.		507. Disbursed as Proceeds (\$5000.00)	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	

214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	255,038.53	520. Total Reduction Amount Due Seller	295,484.69
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from Borrower (line 120)	320,161.49	601. Gross amount due to Seller (line 420)	313,674.09
302. Less amount paid by/for Borrower (line 220)	255,038.53	602. Less reductions in amounts due to Seller (line 520)	295,484.69
303. Cash (X From) ( To) Borrower	65,122.96	603. Cash (X To) ( From) Seller	18,189.40

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: \_\_\_\_\_ Date: \_\_\_\_\_

\* See Supplemental Page for details.



# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 05-0234	<b>Date Applied For:</b> 0310912005	<b>CBL:</b> 056 C024001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 52 PINE ST	<b>Owner Name:</b> Diane Warming	<b>Owner Address:</b> 255 West Concord St.	<b>Phone:</b> 207-615-5405
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial / Residential/ return 2nd floor to living space/apartment	<b>Proposed Project Description:</b> return 2nd floor to livingspacelapartment
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/15/2005  
**Note:** **Ok to Issue:**

- 1) Your cover letter mentioned that you would like a yoga studio (personal service use) on the first floor. A personal service use is different from a retail use. You will need to apply for a change of use from the retail use to a personal service use. If you are doing any alterations to the building, we would require specific information regarding those proposed changes.
- 2) With the issuance of this permit and subsequent certificate of occupancy, the legal uses of your building will be:  
 Basement: part of retail  
 1st floor: retail  
 2nd floor: 1 residential dwelling unit  
 3rd floor: 1 residential dwelling unit  
 Any other uses require a change of use permit to be applied for PRIOR to changing the use.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. This permit does not propose, and does not approve any exterior alterations to this structure.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) Separate permits shall be required for any new signage.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 03/12/2005  
**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/16/2005  
**Note:** **Ok to Issue:**

- 1) the boiler shall be protected with a one hour enclosure or smoke protected with a domestic sprinkler
- 2) smoke detectors shall be installed in accordance with NFPA 101
- 3) vertical openings shall be fire rated with minimum of one hour rating