

**City of Portland, Maine - Building or Use Permit Application**

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

**PERMIT**

Permit No: 07-1398	Issue Date:	CBL: 056 G018001
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Location of Construction: 58 Spruce St	Owner Name: Seder David B &	Owner Address: 58 Spruce St	Phone: 207-871-0010
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Single Family with child day care	Proposed Use: Change of Use / From a Single Family with Child day care to a 2 family home.	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3	32359
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 1999		

Proposed Project Description:  
Change of use to a two family home

Signature: \_\_\_\_\_ Signature: *T. Murison*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: gg	Date Applied For: 11/08/2001	<b>Zoning Approval</b>	
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<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>NA</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with auditing</i></p> <p>Date: <i>2/14/01</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use <i>NA</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Any exterior work requires a separate review</i></p> <p>Date: _____</p>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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2-28-11

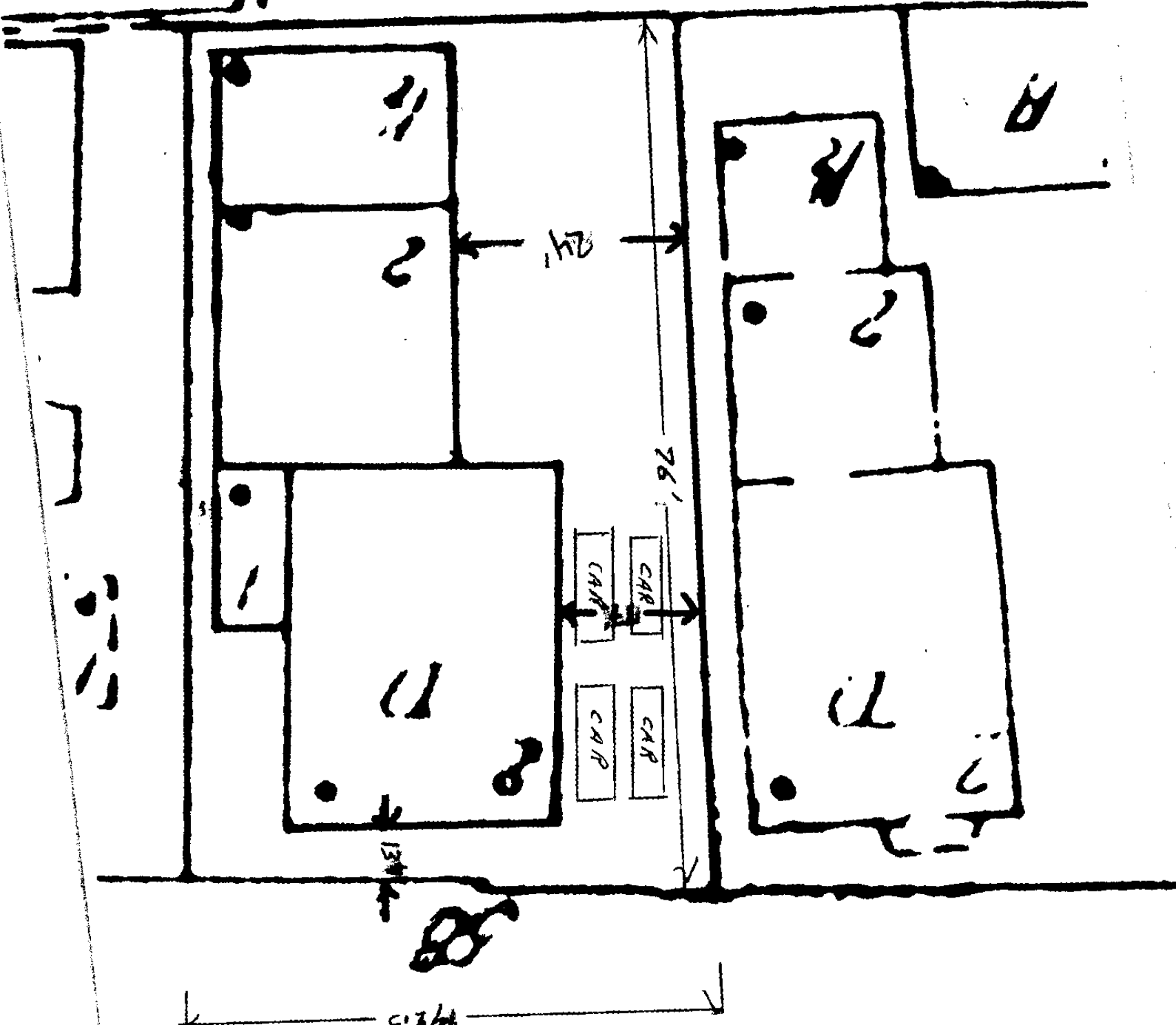
58 Spruce St, Certificate of Occupancy/Final This is to close out old permits and issue c of o and check to see if there is only 1 Kitchen in building never did the change of use needs C of O that is it a single family Home - 899-1179 Morgan as early as possible PLEASE CALL IN A.M w/ time, DWM/BKL,

Contact Lucinda, Results: Current owner just bought the building. Previous permit for a 2<sup>nd</sup> kitchen was never started. The current owner was told by the City that moving the gas stove to the second floor would eliminate the first floor kitchen. They then replaced the gas dryer on the second floor with the gas range, added a sink, counter and cabinets, creating the "one" kitchen on the second floor. They also added a laundry with an electric dryer on the second floor. No permits were applied for to the City. She wants to eliminate the "second" kitchen to lower her taxes. Informed owner of need to get a new permit showing the new kitchen and laundry on the second floor with specifics as to what can remain in the first floor kitchen

3 spaces Required  
4 spaces shown  
3,235 sq ft shown on lot -  
min 2,000 sq ft req  
no other spaces

14

11



# 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.

0111

Location/Address of Construction: 58 SPRUCE ST		
Total Square Footage of Proposed Structure (Existing) 3183	Square Footage of Lot 6500	
Tax Assessor's Chart, Block & Lot Chart# Q56 Block# G Lot# Q18	Owner: DAVID SEDER NISU LOGAN	Telephone: 871-0010 <i>Call</i>
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: _____	Cost Of Work: \$ _____ Fee: \$ <del>15</del> 30.00
Current use: "Child day nursery"		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: Two family home		
Project description: Change of use from 1 family w nursery two a 2 family home		
Contractor's name, address & telephone: N/A		
Who should we contact when the permit is ready: _____		
Mailing address: David Seder <i>Call</i> 58 Spruce 871 0010 Phone:		

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: <i>[Signature]</i>	DEPT. OF BUILDING & PLANNING	Date: 11/6/01
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This is not a permit, you may not commence ANY work until the permit is issued

NOV - 8 2001

11/8/01  
Gayb

1-1398

Zoning

Approved with Conditions

Marge Schmuckal

58 Spruce St

11/14/2001

11/13/2001



Marge Schmuckal

11/14/2001

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

ANY exterior work shall require a separate review and approval thru the Historic Division.

11/13/2001

gg

11/14/2001

mes

Application # Number 1-1398

Department Building

Approved

Tammy Munson

Comments 11/19/01 Im on am that I would be sending out a site plan application today

02/01/2002

02/01/2002



Site plan

Tammy Munson

02/01/2002

Conditions section

Created by

11/13/2001

gg

02/01/2002

imm

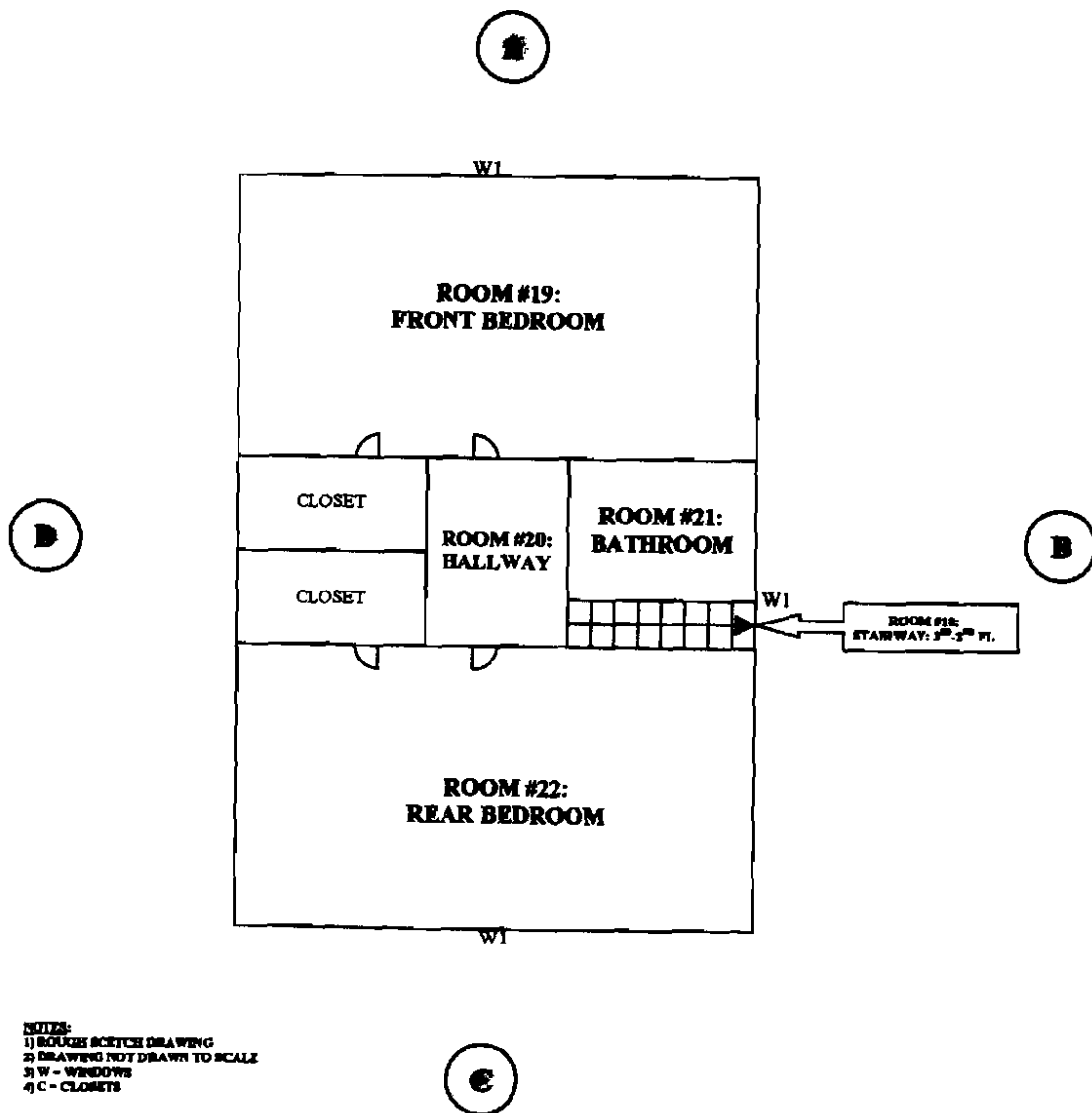


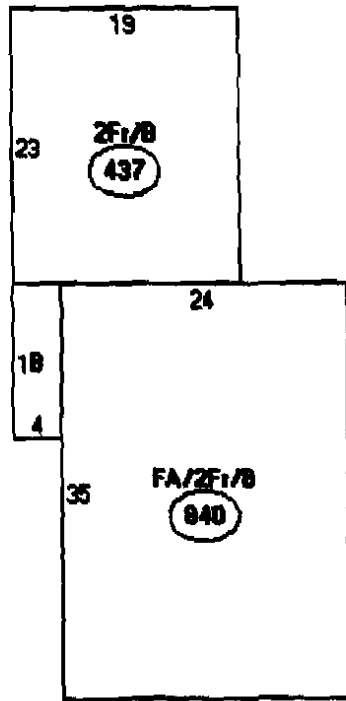




DATE: July 26, 2001  
NTC JOB #: 5331-2001

**58 SPRUCE STREET - 3<sup>RD</sup> FLOOR**  
**PORTLAND, MAINE**





Descriptor/Area  
A: FA/2F1/B  
840 sqft  
B: 1F1/B  
52 sqft  
C: 2F1/B  
437 sqft

840  
437  

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1277 #

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 G018001  
**Location** 58 SPRUCE ST  
**Land Use** TWO FAMILY  
  
**Owner Address** SEDER DAVID B & NISU T LOGAN JTS  
 58 SPRUCE ST  
 PORTLAND ME 04102

**Book/Page** 16340/283  
**Legal** 56-G-18  
 SPRUCE ST 58-60  
  
 3235 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$31,920	\$82,950	\$114,870

**Property Information**

<b>Year Built</b> 1854	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2942	<b>Total Acres</b> 0.074	
<b>Bedrooms</b> 6	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 14	<b>Attic</b> Full Finish	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b> 01/01/1999	<b>Type</b> LAND + BLDING	<b>Price</b> \$110,000	<b>Book/Page</b>
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**Picture and Sketch**

[Picture](#)                      [Sketch](#)

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



DUPLICATE

GENERAL RECEIPT

# CITY OF PORTLAND, MAINE

DEPARTMENT Recreation DATE 11/8/01  
RECEIVED FROM David B. Locke  
ADDRESS 56 [unclear]

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Change of name</u>		<u>30.00</u>
	<u>Check # 622</u>		
	<u>CB 056 Golf</u>		

CASH  CHECK  OTHER TOTAL 30.00

RECEIVED BY [Signature]

**APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW**

David Seder Nise Lager

Applicant

2/1/02

Application Date

58 Spruce St.

Applicant's Mailing Address

58 Spruce St.

Project Name/Description

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:

CPD: 56-G-18

Was a two family changed to one family with day care want to change back to two family. No changes in building

Please Attach Sketch/Plan of Proposal/Development

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

Criteria for Exemptions:

See Section 14-523 (4)

- 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
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Decision
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>
<u>Yes</u>	<u>OK</u>

*[Large dark greyed-out area, likely a signature or stamp that is illegible.]*