

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 070181  
MAR 22 2007  
CITY OF PORTLAND

This is to certify that Fresh Start Properties  
has permission to Change of use 5 unit to 4 unit interior renovation remove section of wall and remove kitchen appliances

AT 254 SPRING ST 057 C002001

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.

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 altered or closed-in.  
FOUR 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jeanne Bouke* 3/20/07  
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: 07-0181	Issue Date:	CBL: 057 C002001
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Location of Construction: 254 SPRING ST	Owner Name: Fresh Start Properties	Owner Address: P O Box 15391	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R6

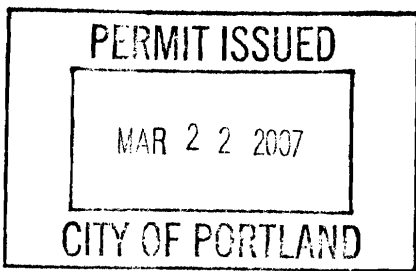
Past Use: Residential 5 unit	Proposed Use: Residential 5 unit Change of use 5 unit to 4unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances	Permit Fee: \$30.00	Cost of Work: \$200.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB	

Proposed Project Description: Change of use 5 unit to 4 unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances.	Signature: <i>Loree Cruz</i>	Signature: <i>[Handwritten Signature]</i> 3/20/07
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: 02/20/2007	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

<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  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 2/21/07 <i>AM</i>	<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  Date: _____	<b>Historic Preservation</b> yes <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 requires a separate review: approved thru Historic Preservation.
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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



# General Building Permit Application

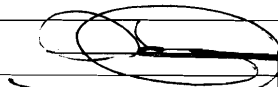
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>254 Spring ST.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>57            C            002</u>	Owner: <u>Fresh Start Properties LLC</u>	Telephone: <u>2720574</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>P.O. Box 15391 Portland, ME 04112</u>	Cost Of Work: \$ <u>200-</u> Fee: \$ <u>30-</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Residential 5-unit</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>residential 4-unit</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>change of use 5-units to 4-units w/Interior Renovations (remove one wall)</u>		
Contractor's name, address & telephone: <u>SHAWN TAMIR P.O. Box 15391 Portland ME 04112</u>		
Who should we contact when the permit is ready: <u>SAB</u> Mailing address: _____ Phone: <u>2720574</u>		

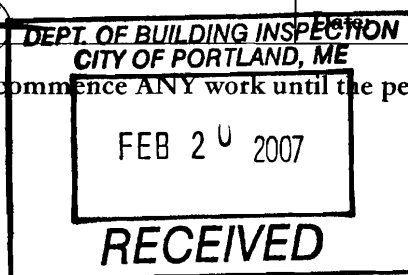
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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:  DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME 2-20-07

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



#704

254 SPRING ST

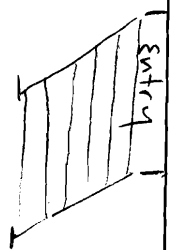
Prop Line

Prop Line

PARKING

Prop Line

PARKING

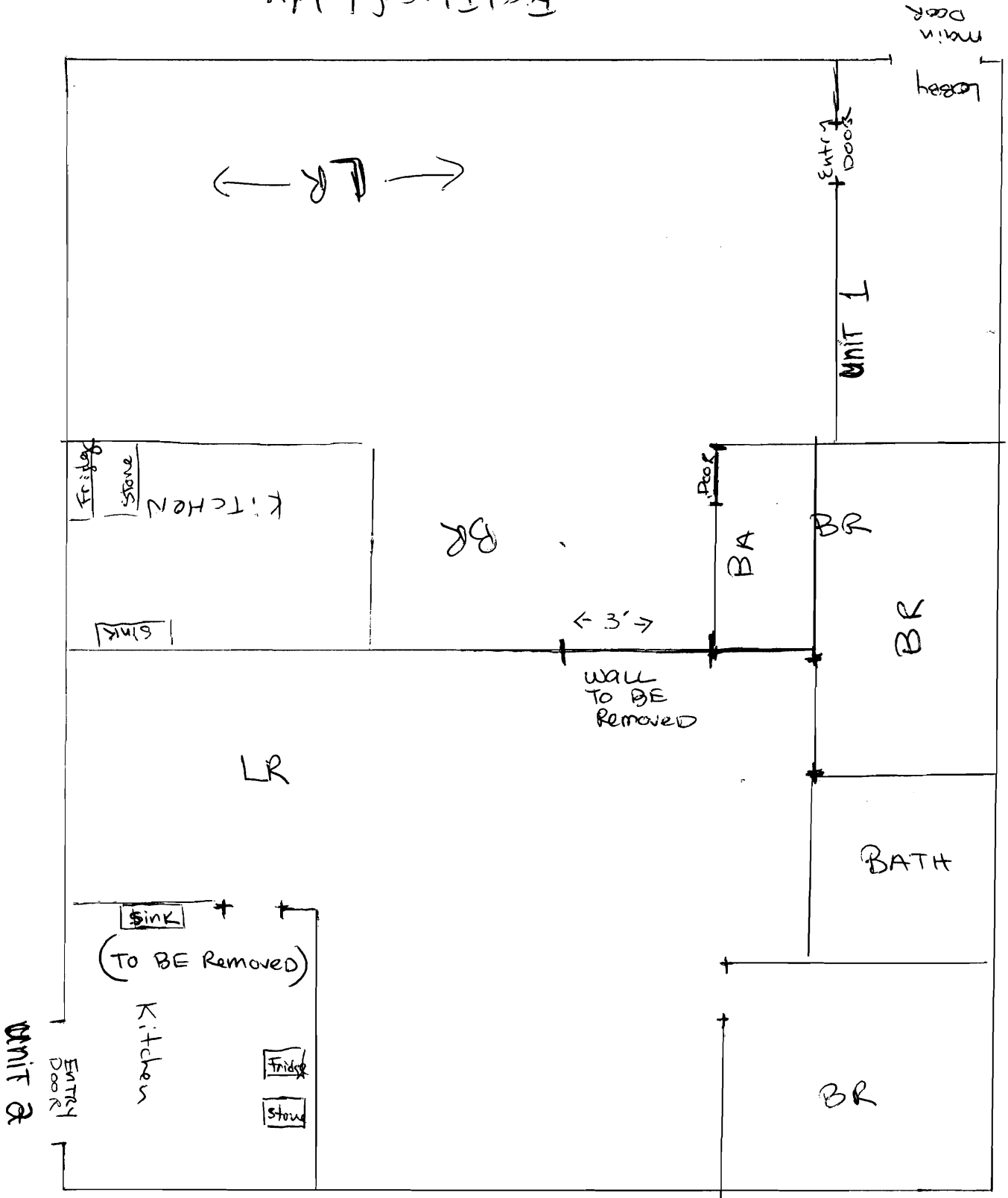


Prop Line

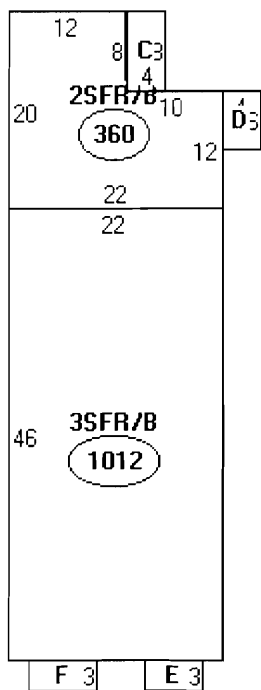
Prop Line

Bottom

254 SPRING ST.  
First Floor of building.







Descriptor/Area

A: 3SFR/B  
1012 sqft

B: 2SFR/B  
360 sqft

C:WD  
32 sqft

D:WD  
24 sqft

E: 1SFRBAY/B  
18 sqft

F: OFF  
21 sqft

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>	1 of 1
<b>Parcel ID</b>	057 C002001
<b>Location</b>	254 SPRING ST
<b>Land Use</b>	FIVE TO TEN FAMILY
<b>Owner Address</b>	LOURIE RAYMOND H 21506 KING HENRY AVE LEESBURG FL 34748
<b>Book/Page</b>	11655/1
<b>Legal</b>	57-C-2 SPRING ST 254 2819 SF

Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$120,800	\$246,700	\$367,500

Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1900	5	0	1
<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.065	0		APARTMENT - GARDEN	

Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	1390	UNFINISHED RES BSMT
1	01/01	1390	APARTMENT
1	02/02	1372	APARTMENT
1	03/03	1012	APARTMENT
	<b>Height</b>	<b>Walls</b>	<b>Heating</b>
	6		NONE
	9	FRAME	HW/STEAM
	9	FRAME	HW/STEAM
	9	FRAME	HW/STEAM
			NONE
			NONE
			NONE
			NONE
			NONE
			NONE
			NONE
			NONE
			NONE
			NONE

Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	PORCH - OPEN	1
2	PORCH - OPEN	1
2	PORCH - COVERED	1

Yard Improvements

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0181	<b>Date Applied For:</b> 02/20/2007	<b>CBL:</b> 057 C002001
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<b>Location of Construction:</b> 254 SPRING ST	<b>Owner Name:</b> Fresh Start Properties	<b>Owner Address:</b> P O Box 15391	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Residential 5 unit Change of use 5 unit to 4unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances	<b>Proposed Project Description:</b> Change of use 5 unit to 4 unit w/ interior renovations: remove 3 ft section of wall and remove kitchen appliances.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/21/2007

**Note:** Fifth unit is being removed from the first floor. **Ok to Issue:**

- 1) The use of this building as a five family is legally nonconforming, and once the use is legally changed to a four family the building will not be able to be converted back to a five family in the future.
- 2) With the issuance of this permit and the certificate of occupancy, this property will become a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) 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:** Jeanine Bourke      **Approval Date:** 03/20/2007

**Note:** **Ok to Issue:**

- 1) The Certificate of Occupancy will be issued on the Condo conversion permit.
- 2) This permit approves the removal of a 3' wall only. If this is a bearing wall a header detail must be submitted to this office prior to the close in inspection.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 02/23/2007

**Note:** **Ok to Issue:**

- 1) Entire structure shall comply with NFPA 101 " existing apartments"

**Comments:**

2/21/2007-amachado: Left message for Shawn Tamir. Need to know what floor the second dwelling unit is coming out of.

2/21/2007-amachado: According to Donna, the owner is planning to turn the four units into residential condos and will get four separate certificates of occupancies then.

3/20/2007-jmb: Left a vmail w/Shawn about header detail if this is a bearing wall.....ok to issue

# 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

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

NA CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

  
Signature of Applicant/Designee

3/23/07  
Date

Donna Martin Admin  
Signature of Inspections Official

3.22.07  
Date

CBL: 57 C 002 Building Permit #: 07-0181