

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071329

This is to certify that WAGABAZA DAVIS & ASSOCIATES, P.C. /David Martinhas permission to add sheet rock between store & parking area basement ceiling for fire separationAT 211 DANFORTH ST

CBL 057 E008001

PERMIT ISSUED

DEC 14

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 permit on procedure 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janie Bernke 12/11/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

<u>NA</u>	Footing/Building Location Inspection:	Prior to pouring concrete
<u>NA</u>	Re-Bar Schedule Inspection:	Prior to pouring concrete
<u>NA</u>	Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/>	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input checked="" type="checkbox"/>	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.

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

X [Signature]
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

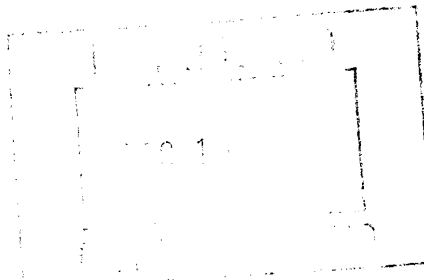
Date

CBL: 57-E-8

Building Permit #: 07-1329

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1329		Issue Date:		CBL: 057 E008001			
Location of Construction: 211 DANFORTH ST		Owner Name: WAGABAZA DAVID A		Owner Address: 211 DANFORTH ST			
Business Name:		Contractor Name: David Martin		Phone: 2076712047			
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Commercial			
Past Use: Commercial - "Vesipucci" grocery store, beauty parlor and tavern		Proposed Use: change of use to remove the tavern and to add a single family dwelling unit & add sheet rock between store & apartment & basement ceiling for fire separation		Zone: B-1			
Proposed Project Description: add sheet rock between store & apartment & basement ceiling for fire separation		Permit Fee: \$50.00		Cost of Work: \$3,000.00			
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		CEC District: 2			
		INSPECTION: Use Group: M/R Type: SB DBL-2003		Signature: [Signature] Date: 12/11/07			
		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: ldobson		Date Applied For: 10/22/2007		Zoning Approval			
<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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/9/07		Zoning Appeal <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:		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 external work Date: February 11, 2008 Separate review and approval	

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:	Date Applied For:	CBL:
07-1329	10/22/2007	057 E008001

Location of Construction: 211 DANFORTH ST	Owner Name: WAGABAZA DAVID A	Owner Address: 211 DANFORTH ST	Phone:
Business Name:	Contractor Name: David Martin	Contractor Address: 21 Purchase St Portland	Phone (207) 671-2047
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: change of use to remove the tavern and to add a single family dwelling unit & add sheet rock between store & apartment & basement ceiling for fire separation	Proposed Project Description: add sheet rock between store & apartment & basement ceiling for fire separation
--	--

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 11/19/2007
Note: Ok to Issue: ☒

- 1) This property shall remain a mixed use with a single family dwelling, a grocery store, and a beauty parlor with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) 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: Approval Date:
Note: Ok to Issue: ☐

- 1) 2 hour fire rating is required at the separating wall and at the floor ceiling of the basement. Any penetrations into these assemblies must be sealed with fire caulking per code.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 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: Capt Greg Cass Approval Date: 11/20/2007
Note: Ok to Issue: ☒

- 1) Requires a 2 hr. Fire rated separation. 2 layers both sides of walls.
Need floor construction to determine separation requirements.

Comments:

11/1/2007-mes: This is actually a change of use which the owner knows about from dealings with the inspection side of our office. This is the tavern being turned into a dwelling unit. No parking plan has been submitted. Good dimensioned floor plans are not submitted. Jeanie also has some building code issues with this permit. See letter.

11/19/2007-mes: On 11/14/07 the owner and contractor came in and gave me a drawing of the entire building showing where the apartment was located. I still need a plot plan. The contractor submitted a plot plan on 11/19/07.



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>209 DANFORTH Street</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>057 - E - 008 - 001</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DAVID WAGABAZA</u> Address <u>211 DANFORTH ST</u> City, State & Zip <u>PORTLAND, MAINE</u>	
Lessee/DBA (If Applicable)		Telephone: <u>761-2556</u> <u>939-4169</u>	
Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ Total Fee: \$ <u>50</u>	
Current legal use (i.e. single family) <u> Tavern - "Vesperecci"</u> If vacant, what was the previous use? Proposed Specific use: <u>apartment</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Add Sheet Rock Between Store and apartment</u> <u>Add Sheet Rock for Fire separation ON Basement Ceiling-</u>			
Contractor's name: <u>David Martin</u>			
Address: <u>21 Purchase St</u>			
City, State & Zip <u>Port ME 04102</u>		Telephone: <u>671-2047</u>	
Who should we contact when the permit is ready: <u>David Wagabaza</u>		Telephone: <u>939-4169</u>	
Mailing address: _____			

Please submit all of the information outlined on the applicable 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; 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: David Wagabaza Date: 9-12-07

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

November 1, 2007

David A. Wagabaza
211 Danforth Street
Portland, ME 04102

RE: 211 Danforth Street – 057-E-008 – B-1 zone using R-6 & Historic Overlay Zone
#07-1329

Dear Mr. Wagabaza,


This office is in receipt of your permit to add sheetrock between a store and apartment. I review the permit for zoning compliance. Your permit should be a change of use from the currently legal "Vespucci" grocery store, beauty parlor and tavern to "Vespucci" grocery store, beauty parlor and one residential dwelling unit. There is a different fee structure for such a change of use which you must pay.

For zoning purposes you will need to submit better floor plans that are to scale and show the entire first floor. You are also required to show a site plan showing available parking. Any new residential change of use within an existing building must show one off-street parking space on site. Your property is also located within a Historic Overlay District. Any exterior work, such as, but not limited to window work, painting or pointing of bricks requires a review by the Historic Preservation reviewer. Please show all details within you plan submittal.

It is also my understanding that there may also be some fire and building code issues. At this time, fire and building code reviewers have not reviewed your application. Your permit can not be issued at this time and will be on hold until this office has received all the required information in which to perform the required reviews under our respective ordinances and codes.

If you have any questions, please do not hesitate to call me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

*See Rest of application submitted
Some of this is old*

Cc: David Martin, 21 Purchase St., Portland, ME 04102

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	057 E008001
Location	211 DANFORTH ST
Land Use	RETAIL & PERSONAL SERVICE
Owner Address	WAGABAZA DAVID A 211 DANFORTH ST PORTLAND ME 04102
Book/Page	8112/208
Legal	57-E-8 CLARK ST 79-83 DANFORTH ST 209-211 3344SF

*No more parking
than what is in
existence needs
to be provided
due to being located
in a Historic District*

Current Assessed Valuation

Land	Building	Total
\$129,400	\$120,900	\$250,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.
1	1915	1	5456
Total Acres	Total Buildings Sq. Ft.	Structure Type	
0.077	5456	RETAIL - MULTI OCCUPANCY	

*The parking regulations
give an exemption
for such a bldg.*

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2728	SUPPORT AREA
1	01/01	2728	RETAIL STORE

Height	Walls	Heating	A/C
7		NONE	NONE
12	FRAME	UNIT HEAT	UNIT
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	COOLEP CHILLER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------





DRIVE way

Barber shop

NOV 12

Clark St.

Stove

Bedroom

Bath

SINK

apt.

Trash
cans

Danforth St.

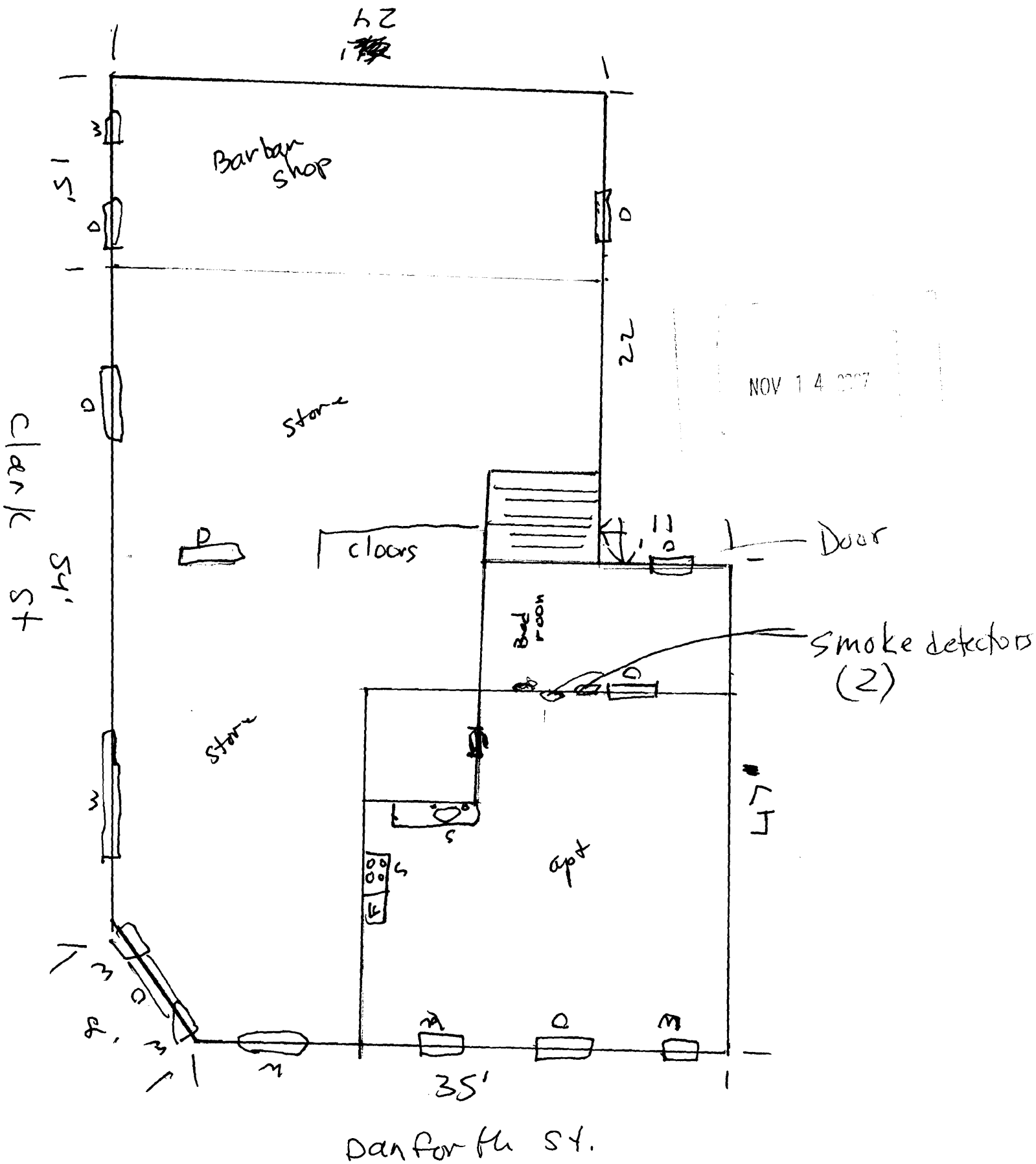
13' 6"

15' 2"

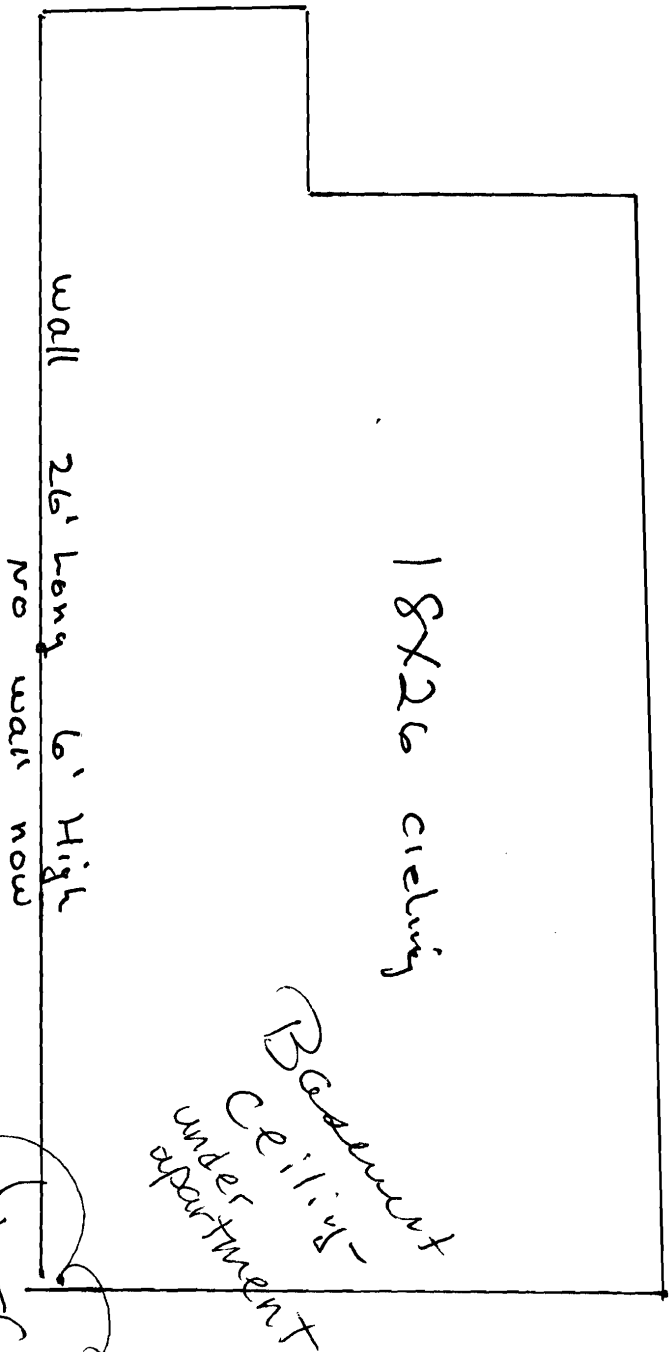
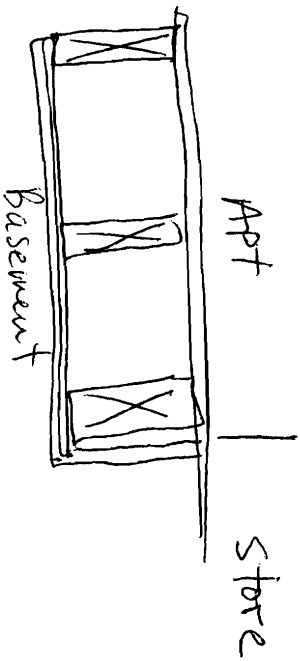
4'

18'

8'



NOV 14 2007



To add 28' long

ceiling 18x26

30 shed fc. 247.50

25 - 2x4x8
2 - 2x4 10
2 - 2x4 16

28 - 5/8 fc
sheets

75 -
20
20

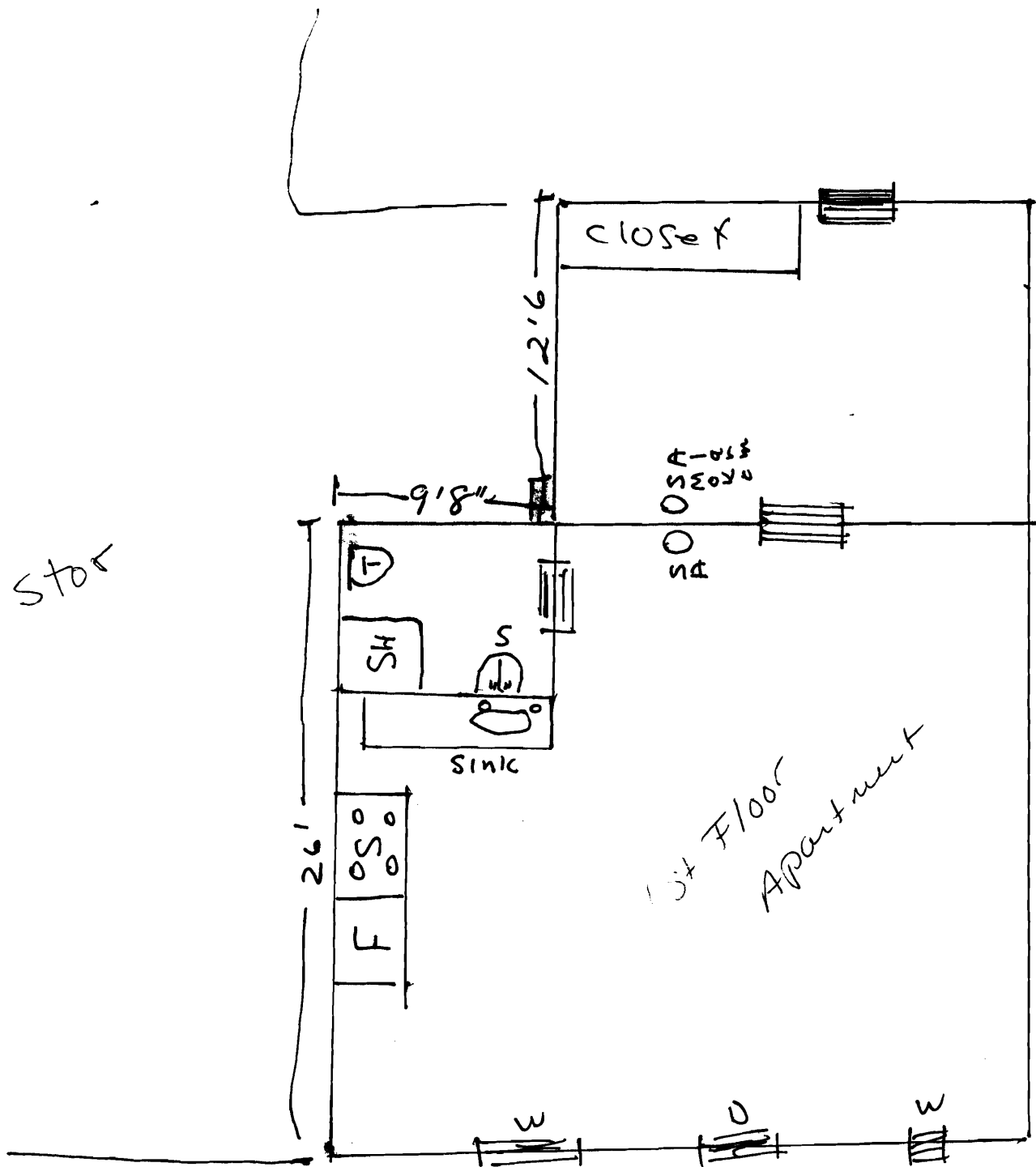
231.-

346.-

↪ If No wall 115 needed, will add 2 layers 5/8 X to ceiling

Basement Ceiling -
under apartment

30 ft



Has A 2x4 wall with $\frac{1}{2}$ " sheetrock and planing on it, on store side, apt side $\frac{1}{2}$ " sheetrock only.

Need To add one layer of $\frac{3}{8}$ and $\frac{5}{8}$ f.c. on Both side of wall.

One of one


To: Whom it May Concern

Regarding: Parking for 209 Danforth Street in Portland, Maine

Date: August 28, 2007

As of September 1, 2007, David Wagabaza will be renting a parking space from my property located at 187-193 Danforth Street in Portland, Maine for an indefinite period of time. This parking space is to be used by the tenant of apartment 209 on Danforth Street in Portland, Maine. If there are any questions or concerns regarding this matter, please feel free to call me at 207-772-4949 or 207-712-9315.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Doherty". The signature is stylized with a large, looped "D" at the end.

Thomas Doherty

