

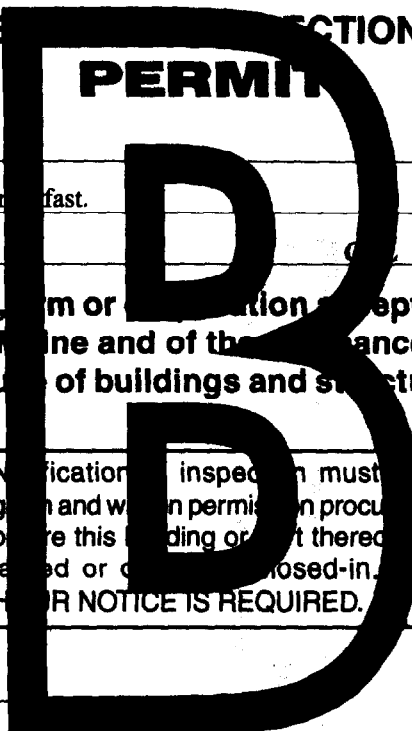
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030148



This is to certify that Laudamus Leif & /n/a
has permission to Change of Use to Bed and Breakfast
AT 198 Danforth St 057 K004001

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 inspection must be given and when permit is procured before this building or part thereof is leased or occupied. 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

[Signature] 3/23/13
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: 03-0148 | Issue Date: | CBL: 057 K004001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--------------------------------|---|------------------------|
| Location of Construction: 198 Danforth St | Owner Name: Laudamus Leif & | Owner Address: 198 Danforth St | Phone: 207-774-5777 |
| 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: R6 |

| | | | | |
|----------------------------|---|-------------------------|-------------------------|--------------------|
| Past Use: Single Family | Proposed Use: Change of Use; from Single Family to 2 room Bed and Breakfast. | Permit Fee: \$105.00 | Cost of Work: \$0.00 | CEO District: 3 |
|----------------------------|---|-------------------------|-------------------------|--------------------|

| | | |
|---|--|--|
| Proposed Project Description: Change of Use to Bed and Breakfast. - 2 guest rooms & owner's dwelling | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: 3B <i>(Handwritten notes and signatures)</i> |
| | Signature: <i>(Handwritten)</i> | Signature: <i>(Handwritten)</i> |
| | 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: gg | Date Applied For: 02/25/2003 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

- 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 | Zoning Appeal | Historic Preservation |
|--|--|--|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> | <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 | <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| Date: <i>3/4/03</i> | Date: | Date: <i>3/7/03</i> |

DA 3/7/03

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: 03-0148 | Date Applied For: 02/25/2003 | CBL: 057 K004001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---------------------------------------|--|-------------------------------|
| Location of Construction: 198 Danforth St | Owner Name: Laudamus Leif & | Owner Address: 198 Danforth St | Phone: 207-774-5777 |
| 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 | |

| | |
|---|---|
| Proposed Use: Change of Use; from Single Family to 2 guest room Bed and Breakfast.(with owner's unit) | Proposed Project Description: Change of Use to Bed and Breakfast. |
|---|---|

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 03/07/2003
Note: **Ok to Issue:**

1) Any exterior or site alteration shall be reviewed separately under the Historic Preservation ordinance.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/11/2003
Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 2) With the issuance of this permit, the use of this property is a Bed and Breakfast with 2 guest rooms and an owner's dwelling unit.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 03/13/2003
Note: **Ok to Issue:**

- 1) Not considered a use change per section 310.5 BOCA
- 2) Hardwired Smoke detectors w/ battery back up must be installed in each sleeping room and in the common hall

Dept: Fire **Status:** Not Applicable **Reviewer:** Lt. McDougall **Approval Date:** 03/12/2003
Note: thsi is a single family under life safety. **Ok to Issue:**

30.00
+ ~~30.00~~

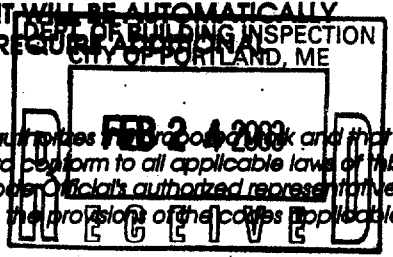
NO PROPOSED CONSTRUCTION

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>198 DANFORTH ST</u> | | |
| Total Square Footage of Proposed Structure <u>3141 - existing</u> | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>K</u> Lot# <u>004</u> | Owner: <u>LEIF LAUDAMUS</u> <u>HILARY Aptowitz</u> | Telephone: <u>207 774 5777</u> |
| Lessee/Buyer's Name (if Applicable) | Applicant name, address & telephone: <u>owners</u> <u>198 Danforth St.</u> <u>Portland 774-5777</u> | Cost Of Work: \$ <u>-0-</u> Fee: \$ <u>3000</u> |
| Current use: <u>SINGLE FAMILY HOME</u> | | |
| If the location is currently vacant, what was prior use: _____ | | <u>Owes 15.00</u> |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>2 ROOM BED AND BREAKFAST</u> | | |
| Project description: <u>Change of use</u> | | |
| Contractor's name, address & telephone: _____ | | |
| Who should we contact when the permit is ready: <u>owner at 774-5777</u> | | |
| Mailing address: _____ | | |
| 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: _____ | | |

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 me to make this application as his/her authorized agent. I agree to perform 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>Hilary Aptowitz</u> | Date: <u>2-25-03</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 4th floor of City Hall

HILARY APTOWITZ AND LEIF LAUDAMUS

198 Danforth Street
Portland, Maine 04102
(207)774-5777

February 25, 2003

Marge Schmuckal
Zoning Administrator
Room 315, 389 Congress Street
Portland, Maine 04101

Dear Marge,

My husband and I are seeking a change of use for our single family home to a two room Bed and Breakfast. Our property has on-site off street parking, and the proposed two rooms use less than 50% of our interior space. The rooms are located on the second floor, providing two exits and appropriate sized windows for fire code. Each room has a private bath, with coded plumbing and ventilation, and individual thermostat control. There is a common double parlor on the first floor as well as a breakfast room. We are not seeking to make any changes to the exterior of the property, and are aware of its historical guidelines. Likewise, we are not seeking to put a sign out front. We are interested in keeping the endeavor decidedly private, (for guests and neighbors alike) and plan to keep the remaining space of the house our private residence. We understand that we will be subject to requirements by the health and fire departments and will do everything required of us to comply. We also understand the concerns of our neighbors in terms of protecting the integrity of the neighborhood and not bringing any negative impacts to their dwelling space. Thank you for your consideration.

Sincerely,

Hilary Aptowitz and Leif Laudamus

ADDRESS: 198 Danforth St.
PERMIT APPLICATION FOR: change of use
BUILDING OWNER: Est. Handbags
PERMIT APPLICANT: "
REVIEWER: J. Andrews
DATE OF DECISION: 3/7/03

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

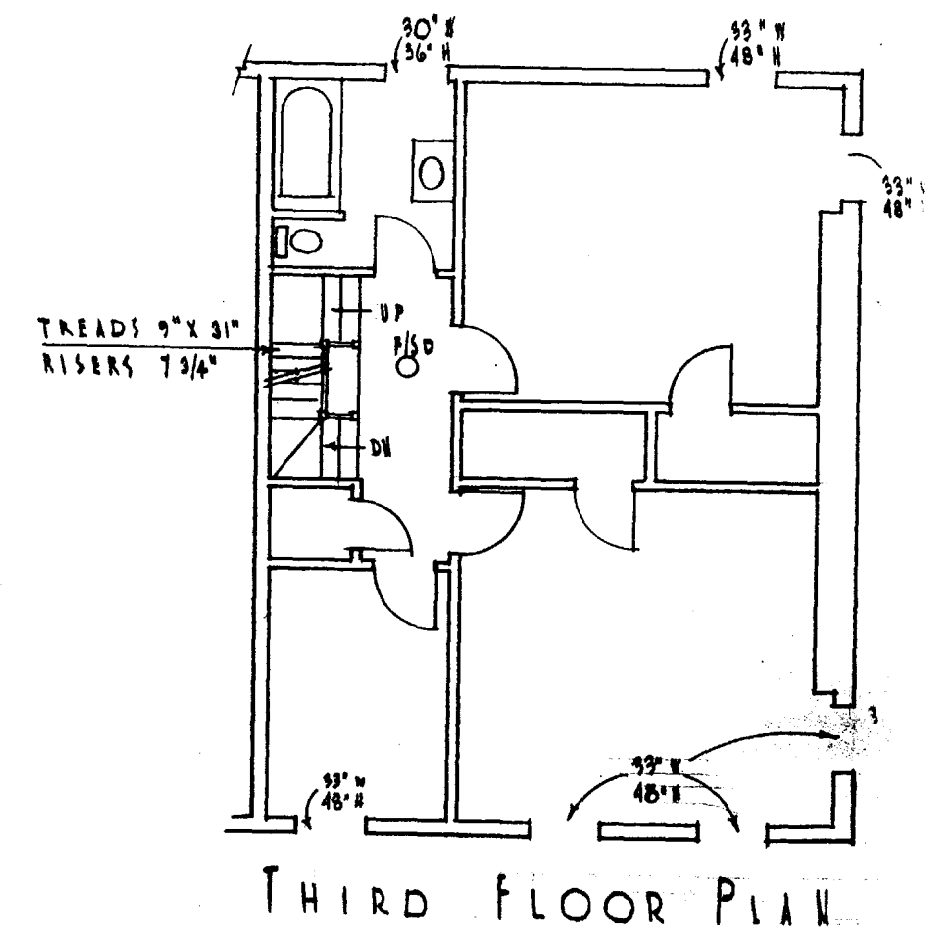
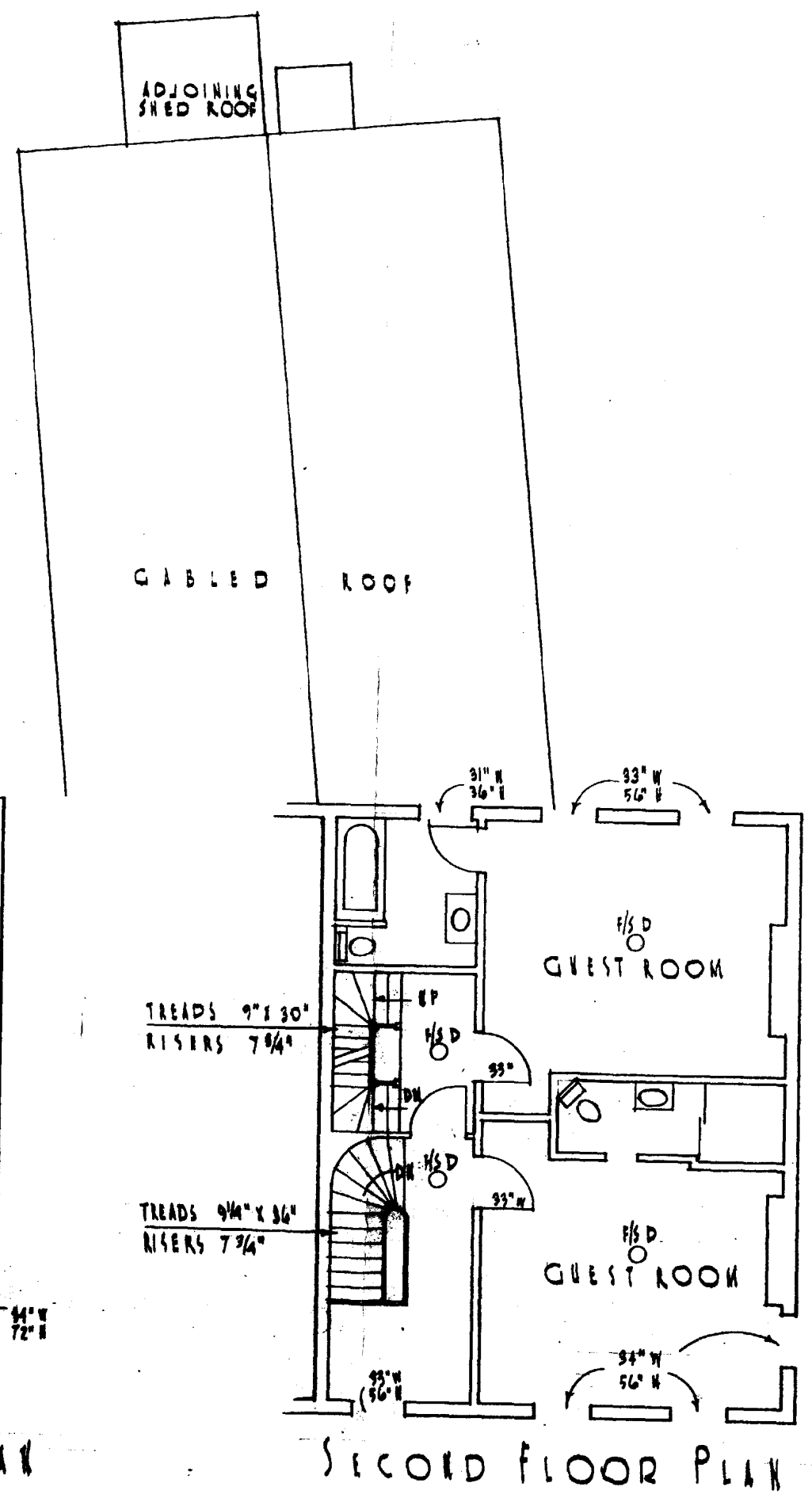
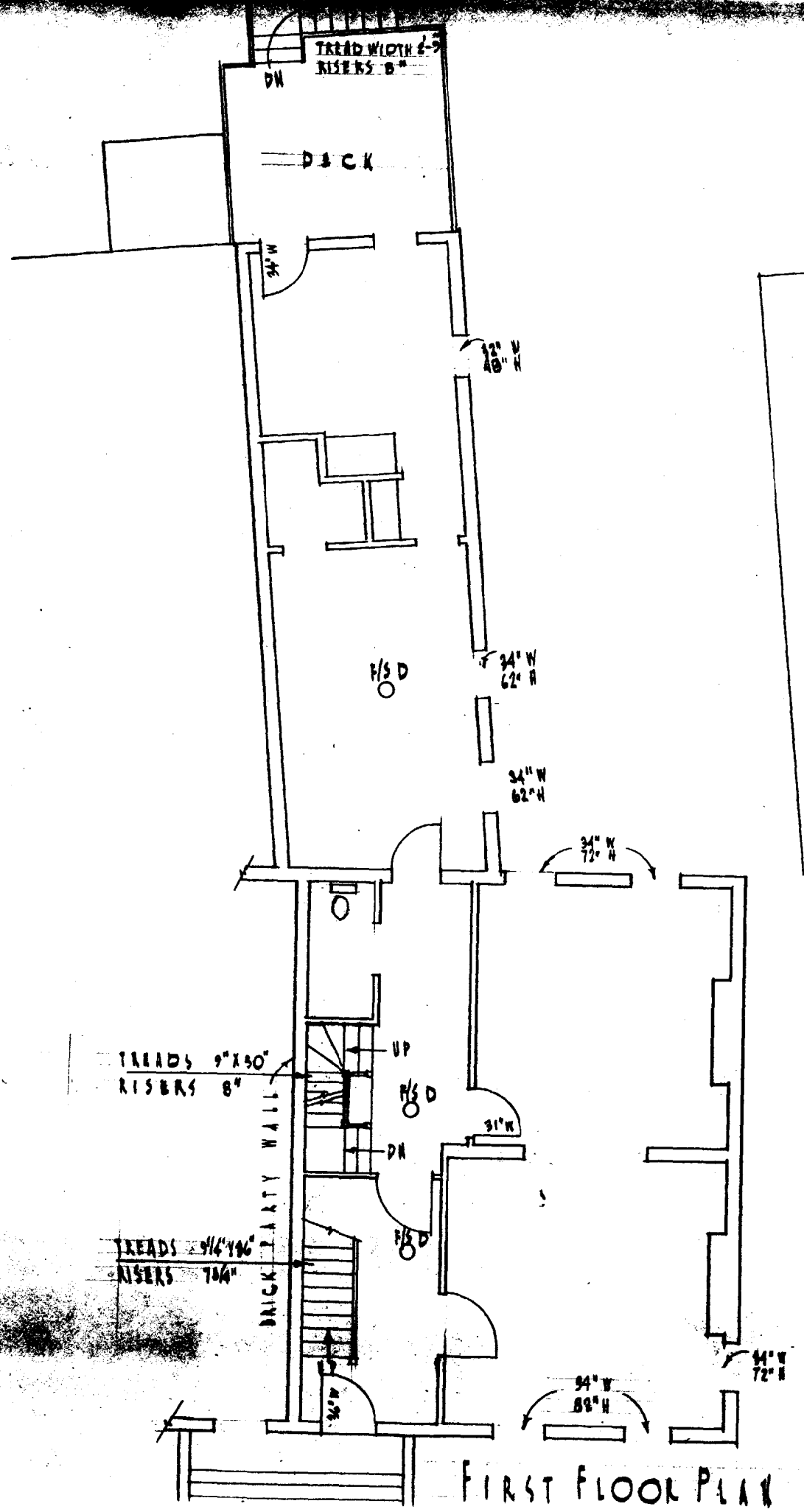
Other conditions:

1. Any exterior or site alteration shall be reviewed separately under the requirements of the historic preservation ordinance.
2. _____
3. _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
FEB 28 2003
RECEIVED

additional plans

FLOOR PLANS
198 DANFORTH ST. PORTLAND
SCALE 1/8" = 1'-0" DATE 2/25/03 BY A. TAYLOR



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

HILARY APTOWITZ

Applicant

198 DANFORTH ST

Applicant's Mailing Address

207 774 5777

Consultant/Agent/Phone Number

2-21-03

Application Date

EDEN HOUSE BEB

Project Name/Description

198 DANFORTH ST

Address of Proposed Site

CDL: 057 K004001

Description of Proposed Development:

A 2 BEDROOM BED AND BREAKFAST

Please Attach Sketch/Plan of Proposal/Development

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
Use Only

yes

yes

yes

yes

yes

yes

yes

yes

Planning Office Use Only:

Exemption Granted

Partial Exemption

Exemption Denied

Planner's Signature

Sahell

Date

3/6/03

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT DALE E. SINCLAIR AND SUSANNE W. SINCLAIR OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, FOR CONSIDERATION PAID, GRANT(S) TO LEIF LAUDAMUS AND HILARY APTOWITZ OF SUNDERLAND, COMMONWEALTH OF MASSACHUSETTS, WITH WARRANTY COVENANTS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, THE FOLLOWING DESCRIBED PREMISES:

A certain lot or parcel of land, together with the buildings thereon, situated in Portland, Cumberland County, Maine, and being bounded and described as follows:

Beginning on the southerly side line of Danforth Street at a point where the extension of a lien passing lengthwise through the center of the division wall between the house belonging now or formerly to Richard Steinman and the house belonging now or formerly to one Shaw, formerly belonging to N. W. and S. V. Rice, would intercept said southerly side line of Danforth Street; thence southeasterly by said extension of said line to said division wall between said houses and continuing southeasterly through the center of said division wall to end of same; thence southeasterly by the division line between land of said Shaw (formerly of Rice) and between land now or formerly of said Steinman and land held in common and known as Brackett Street Lane, to a wooden post set in the ground, which post is at the most easterly corner of the land hereby conveyed and is about one hundred and thirty (130) feet distant from Salem Street; thence southerly parallel with said Salem Street thirty (30) feet, more or less, to a point one (1) foot distant easterly from a house formerly owned by Susan S. Robbins; thence northwesterly, parallel with Clark Street, ten (10) feet, more or less, to land formerly of said Susan S. Robbins (said last mentioned land of said Robbins was at one time occupied by a shed or stable); thence by said Robbins land eight (8) feet, more or less, to the southeasterly corner thereof, which point was formerly at the southeasterly corner of said shed or stable; thence northwesterly by the easterly side of said Robbins land (which course in part formerly ran along the easterly side of said shed or stable) and the continuation of said course to the northwesterly corner of a passageway leading from the land herein described to Clark Street; thence westerly by the northwesterly side of said passageway, eighteen (18) feet, more or less, to land of one Kelly (formerly of Susan Purington); thence northwesterly by said Kelly's land to the said southerly line of Danforth Street; thence by said southerly line of Danforth Street northeasterly to the point of beginning.

MAINE REAL ESTATE TAX PAID

This conveyance is made subject to the easement mentioned in deed from William H. Purington and Susan Purington to Sewall C. Strout, dated October 1, 1860, and recorded in the Cumberland County Registry of Deeds in Book 300, Page 451.

Together with the right-of-way, in common with others, in the said passageway from said premises to Clark Street and all rights and interest said Grantor may have in and to a certain passageway from said premises to Brackett Street.

Being the same premises conveyed to the Grantors by deed of Dale E. Sinclair et al delivered herewith and to be recorded.

Being the same premises conveyed to the Grantors by deed of Susanne W. Sinclair f/k/a Susanne W. Morse dated December 17, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15233, Page 149.

Witness our hand(s) this 15th day of June, 2001.

[Signature] JUN 15 2001
Witness

[Signature] Dale E. Sinclair JUN 15 2001
[Signature] Susanne W. Sinclair JUN 15 2001
Susanne W. Sinclair

State of Maine,
County of Cumberland

June 15, 2001

Then personally appeared the above-named person(s), known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Before me, [Signature] Notary Public/Attorney at Law

JUN 15 2001
RECEIVED
RECORDED REGISTRY OF DEEDS

SEAL

2001 JUN 18 PM 3:41

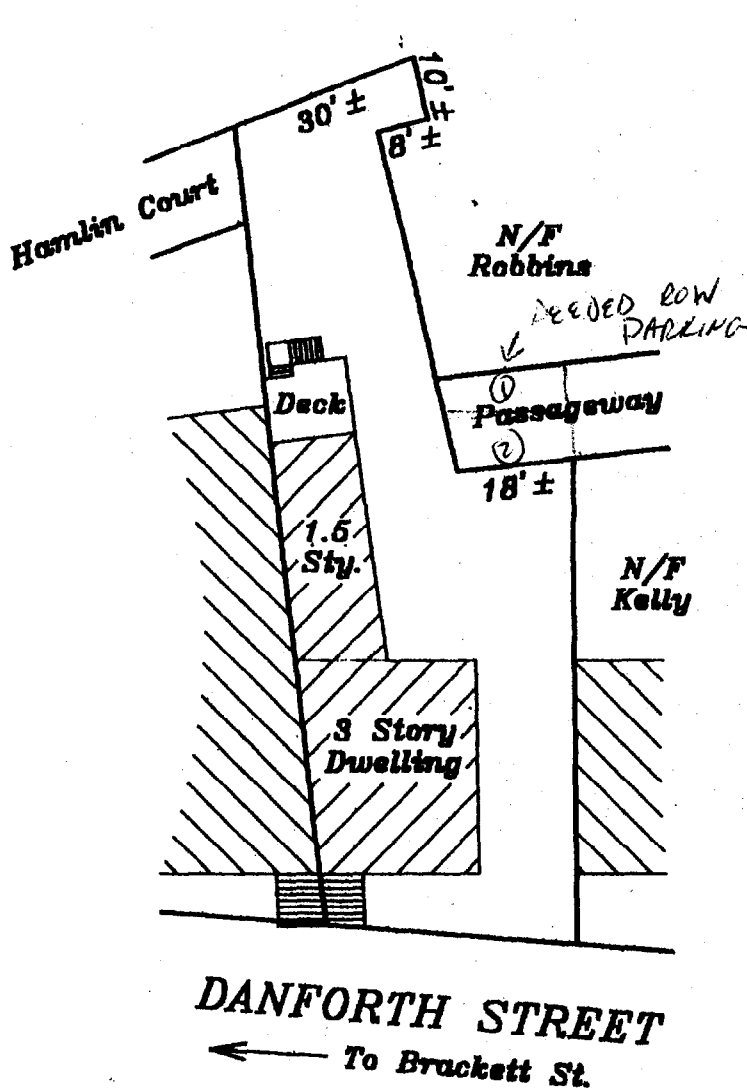
C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

CUMBERLAND COUNTY
John B O'Brien

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 198 DANFORTH STREET INSPECTION DATE: MAY 28, 2001
PORTLAND, MAINE SCALE: 1" = 30'



Requires 1 pkg space for owner's Dwelling + 1 pkg space for the 2 B+B guest rooms

DANFORTH STREET
 ← To Brackett St.

Geometric shape shown per assessor's map.

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: LEIF LAUDAMUS REQUESTING PARTY: NEW ENGLAND TITLE
 OWNER: SUSANNE & DALE E. SINCLAIR ATTORNEY: _____
 LENDER: FIRST FINANCIAL MORTGAGE CORP. FILE No. 2019967 FIELD BOOK: 205

TITLE REFERENCES:
 DEED BOOK: 16233 PAGE: 149
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMBERLAND

YOUR FILE #: NO1-678

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE 832 CLARES WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04002
 (207) 878-7870 (207) 489-2358

MUNICIPAL REFERENCE:
 MAP: 57 BLOCK: K LOT: 4

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051
 PANEL: 00138 ZONE: C DATE: DECEMBER 8, 1999

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS: See deed for appurtenances.
Age of deck unknown.

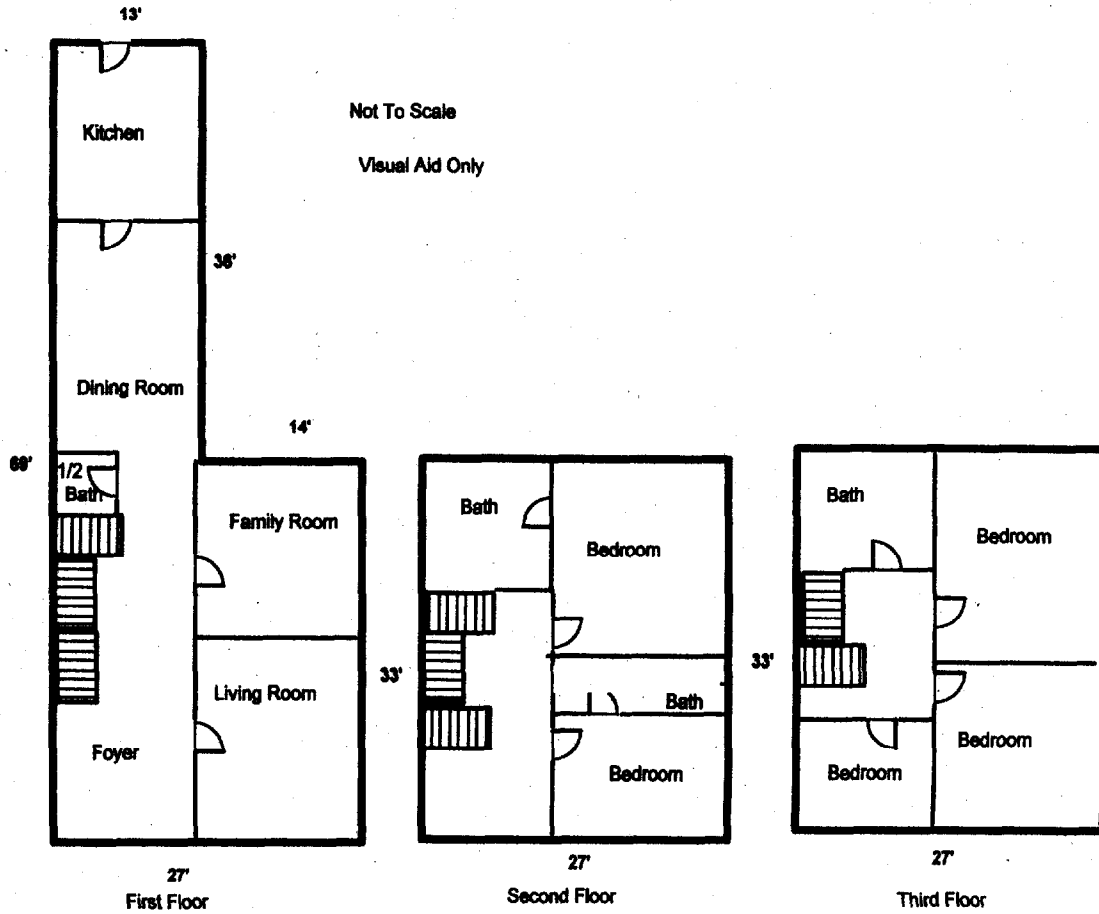
James H. Hark

INSP. BY: TPB

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

SKETCH ADDENDUM

Borrower or Owner **Laudamus/Aptowitz**
 Property Address **198 Danforth Street**
 City **Portland** County **Cumberland** State **ME** Zip Code **04102**
 Lender or Client **First Financial Mortgage**



| SUMMARY | SQ FT AREA | PERIMETER | AREA CALCULATION DETAILS | |
|--------------|------------|-----------|--------------------------|--------|
| Living Area | | | First Floor | |
| First Floor | 1359 | 192 | 13.0 X 89.0 = | 897.0 |
| Second Floor | 891 | 120 | 14.0 X 33.0 = | 462.0 |
| Third Floor | 891 | 120 | Total | 1359.0 |
| Total | 3141 | 432 | Second Floor | |
| | | | 27.0 X 33.0 = | 891.0 |
| | | | Third Floor | |
| | | | 27.0 X 33.0 = | 891.0 |

JORDAN BAY APPRAISAL CO., INC. Bonnie Pierpont

REAL EASY SKETCHES 1-803-607-2633