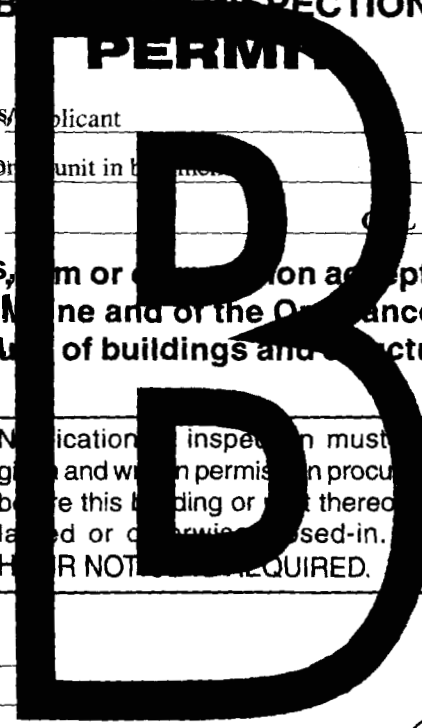


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 040730

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Mushial Erik & Caitlin J Jits Applicant
has permission to Change of use to add 4th con unit in basement
at 42 Clark St 058 A027001

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 permission is procured before this building or part thereof is occupied or otherwise used-in. HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVAL:

Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 04-0730	Issue Date:	CBL: 058 A027001
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Location of Construction: 42 Clark St	Owner Name: Mushial Erik & Caitlin J Jts	Owner Address: 42 Clark St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Tenant/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6
Current Use: 3 Condo Unit	Proposed Use: 4 Condo Unit/ Change of use to add 4th condo unit	Permit Fee: \$204.00	Cost of Work: \$12,000.00
Proposed Project Description: Change of use to add 4th condo unit in basement		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: JS 6/28/04
		Signature: <i>[Signature]</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: Idobson	Date Applied For: 06/03/2004	Zoning Approval	

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption granted</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/24/04</i>	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 checked="" 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 Date: _____
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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	

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0730	Date Applied For: 06/03/2004	CBL: 058 A027001
-----------------------	---------------------------------	---------------------

Location of Construction: 42 Clark St	Owner Name: Mushial Erik & Caitlin J Jts	Owner Address: 42 Clark St	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: 4 Condo Unit/ Change of use to add 4th condo unit	Proposed Project Description: Change of use to add 4th condo unit in basement
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Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 06/22/2004
Note: **Ok to Issue:**

- 1) second means of escape shall be a window (minimum of 5.7 Sq. Ft) or door
- 2) smoke detectors shall be installed in accordance with NFPA 101 life safety code
- 3) the building shall have a fire alarm system installed in accordance with NFPA 72 standards

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>42 Clark St. Portland</u>		
Total Square Footage of Proposed Structure 600 <u>613 sq. feet</u>	Square Footage of Lot <u>4,518.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>58</u> Block# <u>A</u> Lot# <u>27</u>	Owner: <u>Erik & Caitlin Mushral</u>	Telephone: <u>207-774-1496</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Erik & Caitlin Mushral</u> <u>42 Clark St.</u> <u>Portland ME. 04102</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$
Current use: <u>Basement</u>		
If the location is currently vacant, what was prior use: <u>storage</u>		<u>SEE PERM</u> <u>040336</u> <u>FOR CON.</u> <u>CONVERTS</u>
Approximately how long has it been vacant: <u>50+ yrs</u>		
Proposed use: <u>condominium unit - 4TH CONDO</u>		
Project description: <u>CHANGE OF USE FROM 3-D/U TO 4/D/U</u> <u>+ REPAIRS THIRD FLOOR DECK & STAIRS</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Erik or Caitlin Mushral</u>		<u>774-1496</u>
Mailing address: <u>42 Clark St</u> <u>Portland ME. 04102</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. PHONE: <u>774-1496</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>Erik Mushral</u>	Date: <u>5-18-04</u>
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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

42 clark st CBL 58.A.27



e) No Additional Parking/No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature _____

Date _____

White - Planning Office

Pink - Inspections

Yellow - Applicant



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent/Phone Number _____

Address of Proposed Site _____

CBL: 58-A-27

Description of Proposed Development:

existing basement developed into a
condominium unit with parking easement
on adjacent lot.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

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
	<u>yes</u>	✓
	<u>no increase</u>	✓
	<u>yes</u>	
	<u>yes</u>	
	<u>1 space</u>	-
	<u>yes</u>	✓
	<u>yes</u>	✓
	<u>yes</u>	✓

42 Clark St Unit #1

Our intention is to create a 613 sq. ft. condominium unit from **an** area of the basement that has been used as storage. The unit is above ground with daylight windows. We received an exemption from site plan review for this project on 2/25/04 as well as a new parking plan (see attached documents).

The condominium will have **an** open floor plan with a living/sleeping area, full bathroom and a kitchen. We intend to put a new hardwood floor over the existing concrete slab. Pressure treated 2x4's laid first then a plywood sub floor.

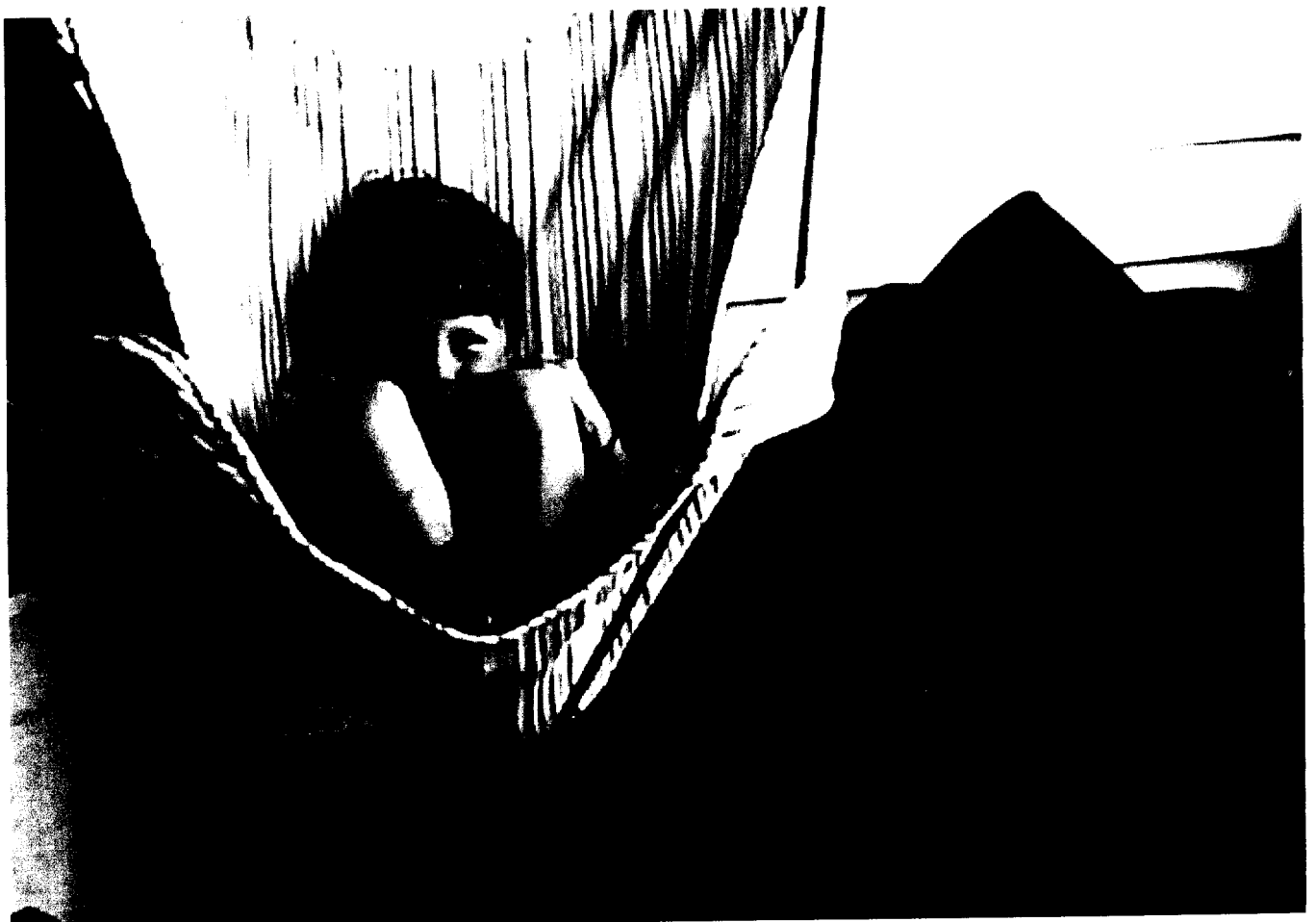
Walls are framed with 2x4 studs 16" on center and will be finished with sheetrock including a 1 hour fire rating on electrical closet and abutting furnace room. Ceiling will be sheetrock with a 50 to 54 sound rating. A smoke detector is planned for the sleeping area.

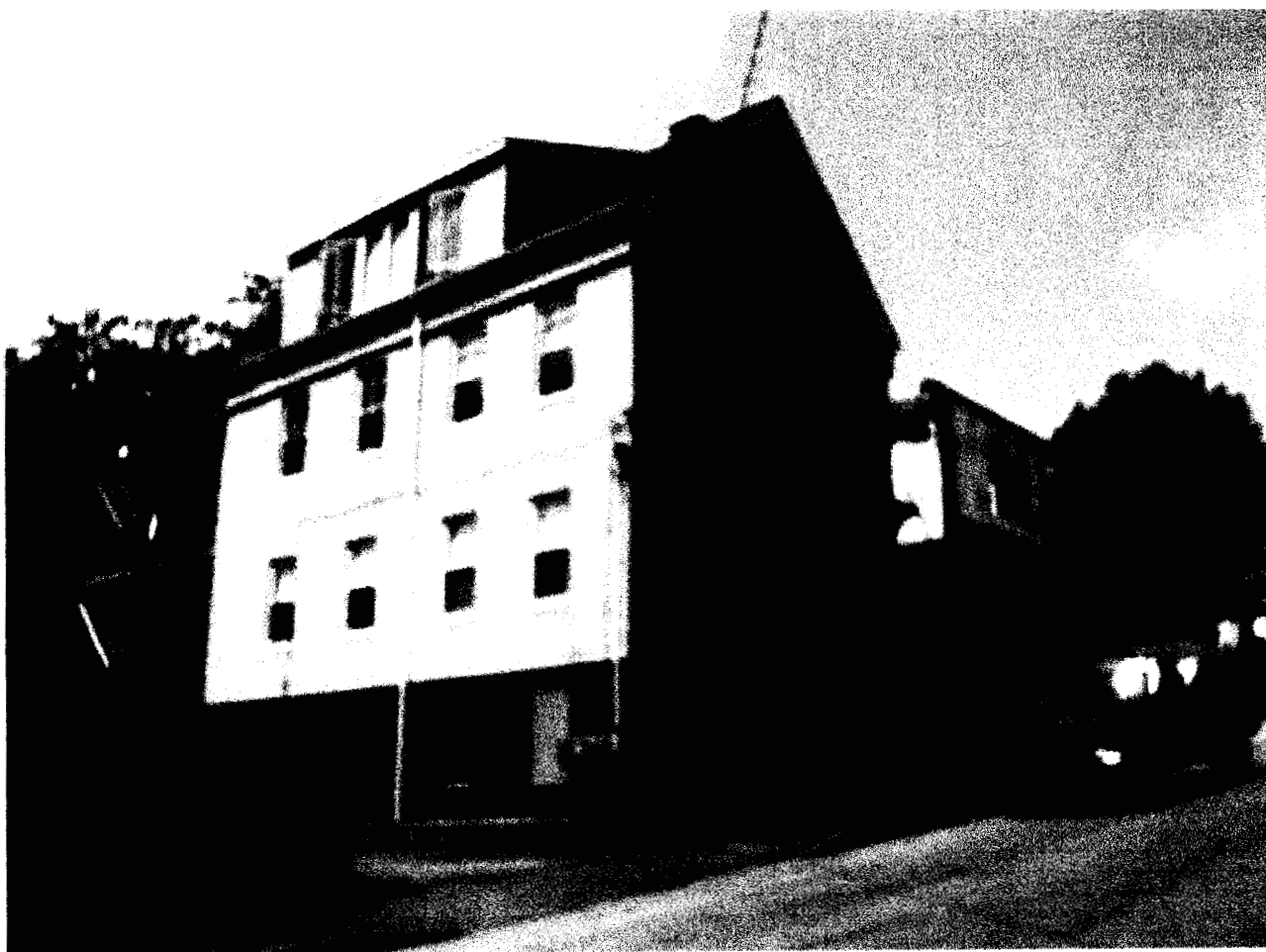
The entrance area floor is slightly higher **than** the rest of the unit. The step down is 3 inches. A gas monitor heater is planned.

Work that has been completed includes:

- 4 4x4 pressure treated posts on 3rd floor deck.
- 2 2x10 pressure treated joists bolted together with $\frac{3}{8}$ inch carriage bolts and hung with joist hangers and lag bolts on 3rd floor deck.







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	058 A027001
Location	42 CLARK ST
Land Use	THREE FAMILY
Owner Address	MUSHIAL ERIK & CAITLIN 3 JTS 42 CLARK ST PORTLAND ME 04102
Book/Page	13540/170
Legal	58-A-27-28 CLARK ST 36-42 9416 SF

Valuation Information

Land	Building	Total
941,060	\$157,020	\$198,140

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	old style	2.5	3922	0.216	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
5	3		15	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
01/01/1998	LAND + BLDING	\$194,500	13540-170
02/01/1990	LAND + BLDING	\$36,386	

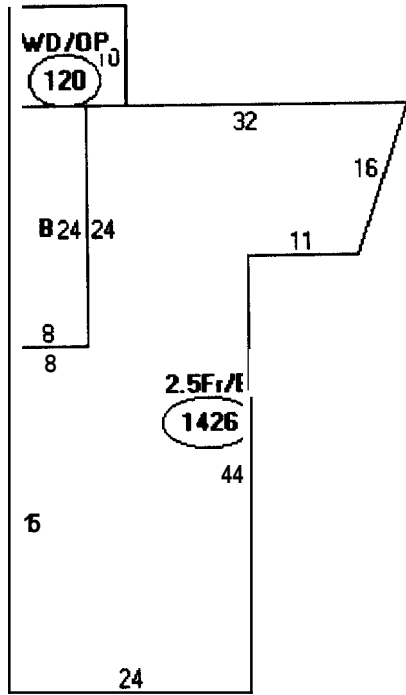
Picture and Sketch

Picture *Sketch*

[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.

New Search!



Descriptor/Area

- A: 2.5Fr/B
1426 sqft
- B: WD/2sOP
192 sqft
- C: WD/OP
120 sqft