

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040856

This is to certify that Eyler Carolyn S / Steven Bau

has permission to expand existing dormer/change roof style above bathroom to 2nd floor

AT 451 St John St 066A F015001

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 of inspection must be given and written permission procured 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

*Janis Bourke* 7/1/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 04-0856	<b>Date Applied For:</b> 06/23/2004	<b>CBL:</b> 066A F015001
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<b>Location of Construction:</b> 451 St John St	<b>Owner Name:</b> Eyler Carolyn S	<b>Owner Address:</b> 451 St John St	<b>Phone:</b> ( ) 775-3735
<b>Business Name:</b>	<b>Contractor Name:</b> Steven Bauer	<b>Contractor Address:</b> 22 Fleetwood Street Portland	<b>Phone:</b> (207) 761-3831
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

renovated two family residence	<b>Project Description:</b> expand existing dormer/change roof style,move bathroom to 2nd floor
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/01/2004  
**Note:**      **Ok to Issue:**

2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/01/2004  
**Note:**      **Ok to Issue:**

1) Separate permits are required for any electrical, plumbing, or heating.  
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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

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

Permit No: 04-0856	Issue Date:	CBL: 066A F015001
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Location of Construction: 451 St John St	Owner Name: Eyler Carolyn S	Owner Address: 451 St John St	Phone: 775-3735
Business Name:	Contractor Name: Steven Bauer	Contractor Address: 22 Fleetwood Street Portland	Phone: 12077613831
Tenant/Buyer's Name	Phone:		Zone: R5

Past Use: 2 family residence  <i>Legal use: 2F w/ day care</i>	Proposed Use: renovated two family residence <i>change of use to Two Family</i>	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 3
<i>change of use 2 Family</i>		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		
		Use Group: <i>R2</i> Type: <i>SB</i> Signature: <i>JMB 7/1/04</i> BOCA 1999 Signature: <i>JMB 7/1/04</i>		
ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: jodinea	Date Applied For: 06/23/2004	<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, electrical work, etc.  <i>OWES \$15.00 for C. of U.</i>	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 Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 7/1/04</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: <i>JMB</i>
	<i>approved change of use was 2F w/ day care now: 2 Family</i>		

**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

# 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>451 St. John St., Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>NONE</u>	Square Footage of Lot <u>4820</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>066A      F015001</u>	Owner: <u>Carolyn Eyer</u>	Telephone: <u>207-775-3735</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>775-3735</u> <u>451 St. John St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>5000</u> Fee: \$ <u>66.00</u>
Current use: <u>2 family unit</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 family unit</u>		
Project description: <u>expansion of existing dormer and change of roof style, relocate bathroom on 2nd floor</u>		
Contractor's name, address & telephone: <u>Steven Bauer 761-3831</u> <u>22 Fleetwood St., Portland, 04102</u>		
Who should we contact when the permit is ready: <u>Carolyn Eyer</u>		
Mailing address: <u>451 St. John St. Portland, ME 04102</u>		
<p><b>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.</b>      PHONE: <u>760-5008 (W) until May 17</u> <u>775-3735 (H)</u></p>		

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.

Signature of applicant: <u>Carolyn Eyer</u>	Date: <u>June 23, 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 4<sup>th</sup> floor of City Hall**

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	066A FO15001
Location	453 ST JOHN ST
Land Use	TWO FAMILY
Owner Address	EYLER CAROLYN S 453 ST JOHN ST PORTLAND ME 04102
Book/Page	17033/251
Legal	66A-F-15 ST JOHN ST 449-451  5220 SF

### Valuation Information

Land	Building	Total
\$30,350	#80,430	#110,780

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	1886	0.12	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
6	2		12	Unfin	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
32/04/2003	LAND + BLDING	#168,500	17033-251

### Picture and Sketch

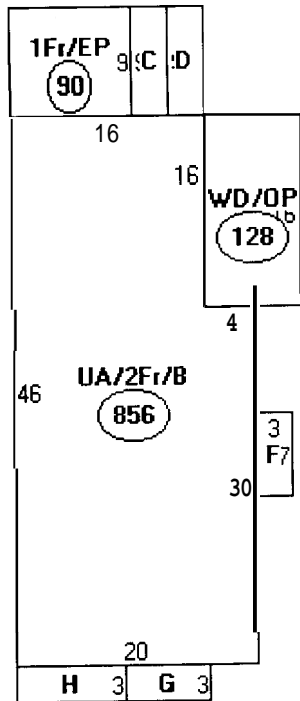
[Picture](#)                      [Sketch](#)

[Click he-re to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).

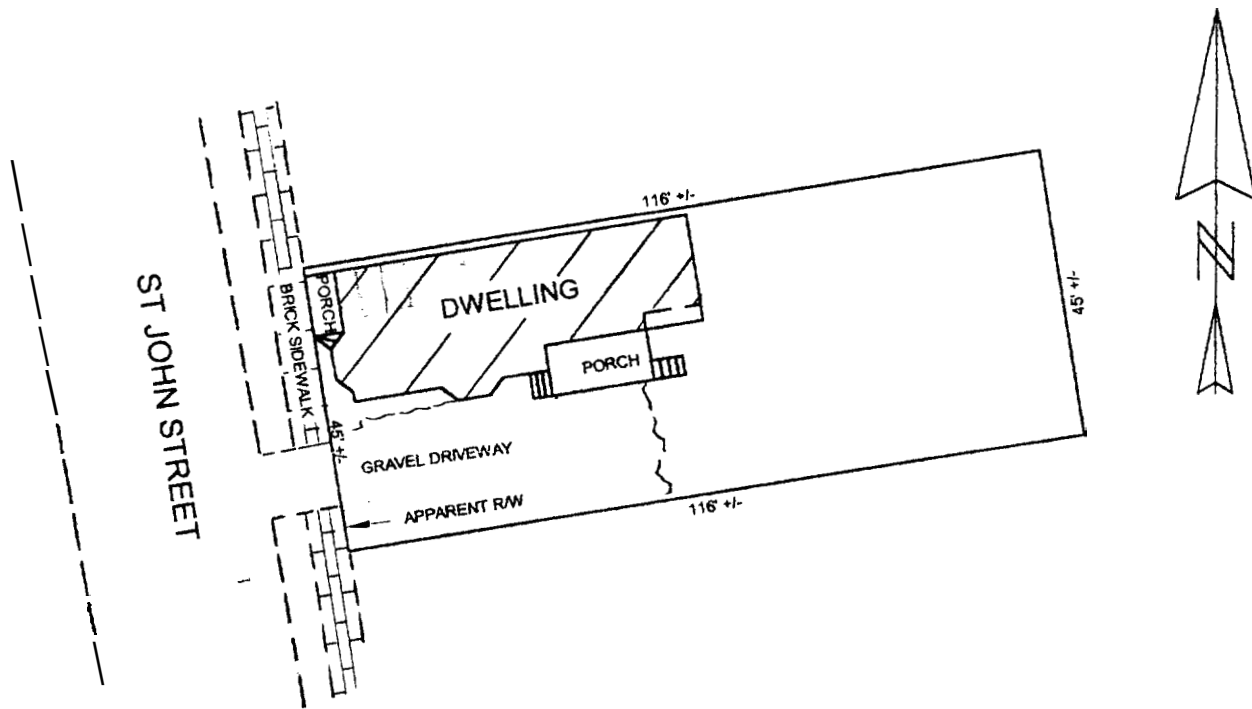






Descriptor/

- A:UA/2Fr/B  
856 sqft
- B: 1Fr/EP  
90 sqft
- C:EP/EP  
27 sqft
- D:EP  
27 sqft
- E:WD/OP  
128 sqft
- F:2FBAY/B  
21 sqft
- G:UA/2sFBAY  
21 sqft
- H:UA/OP  
27 sqft



## MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0013 dated 12-8-1998.

**THIS IS NOT A STANDARD BOUNDARY SURVY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information (referenced below).

**A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property shown on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

### PROPERTY INFORMATION:

Street: 451 ST JOHN STREET City / Town: PORTLAND County: CUMBERLAND, Maine

Buyer: CAROLYN S EYLER

Owner: KIDDIE GARDEN, LLC

Deed Reference: book 13190 page 262

Plan Reference: book page lot

Tax Map #66A Lot 15 Block F

Lending Institution: FIRST MASSACHUSETTS BANK

Scale: 1 inch = 30 Feet Date: NOVEMBER 15, 2001

ATC FILE #2001-2249

**Atlantic Title Company**  
**76 Atlantic Place**  
**South Portland, Maine 04106**

William G. Austin  
 State of Maine  
 Professional Land Surveyor # 2174

11-19-01





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 451 St John St 066A-F-015

Issued to Kiddie Garden LLC

Date of Issue 01 April 1998

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed **as** to use under Building Permit No. 971057, has had final inspection, **has** been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, **as** indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Two Family Dwelling  
w/daycare/First Floor

**Limiting Conditions:**

Maximum Twelve (12) children

This certificate supersedes  
certificate issued

Approved:

4/2/98

(Date)

Inspector

Inspector of Buildings

Notice This certificate identifies lawful use of building or premises, and ought to be transferred from Owner to m e r when property changes hands. Copy will be furnished to Owner or Lessee for one dollar

CBL: 66A-F-015-001  
: 66A-F-005-001



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Caroline C. Thomas

Applicant's interest in property (e.g. owner, purchaser, etc.):

Owner's name and address (if different): Caroline C. Raymond L. Thomas  
451 ST JOHN ST Portland Me 04102  
Address of property (or Assessor's chart, block and lot number):

Zone: R-6 Present use: residential (2--) by

Type of conditional use proposed: Daycare center (14 children)

Conditional use authorized by: Section 14-(3)(3) d

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 5/4, 1987

Caroline C. Thomas  
Signature of Applicant

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

Peter F. Morelli  
THOMAS F. JEWELL  
DAVID L. SILVERMAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

August 28, 1987

Mr. & Mrs. Raymond Thomas  
451 St. John Street  
Portland, ME 04102

RE: 451 St. John Street

Dear Mr. and Mrs. Thomas:

At the August 27th meeting of the Board of Appeals, the Board voted by a unanimous vote of **6** to **0** to grant your request for a conditional use appeal to change your two-family dwelling to a daycare center for a maximum of **12** children in the R-6 Residence Zone at 451 St. John Street.

You may now apply for a change of use with any alterations which may be needed to effect **this** conversion to a daycare center.

If you have any questions, feel free to call this office.

Sincerely,

Warren J. Turner  
Zoning Enforcement Inspector

WJT:lab

cc: Merrill S. Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Hugh Irving, Code Enforcement Officer

Enclosure: Copy of decision

Aug. 27, 1987



**CITY OF PORTLAND**

**CONDITIONAL USE APPEAL**

451 St. John Street

**DECISION**

For the Record

Names and addresses of witnesses (proponents, opponents and others):

<u>Caroline Thomas, Dir.</u>	<u>Lorraine Marion to Robert &amp;</u>
<u>Julie Franconer, Dir.</u>	<u>Peter Flaherty,</u>

Exhibits admitted (e.g., renderings, reports, etc.):

Amend the application to read 12 rather than 14

Findings of Fact

1. The proposed conditional use is (circle one) Permitted under Section 14-474 of the Zoning Ordinance, for the following reason(s):  
6-0
2. The proposed conditional use does (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):  
6-0
- 3-A. There are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):  
6-0
- 3-B. There will will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):  
6-0

3-C. The impact does does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): \_\_\_\_\_

6-0

Conclusion\*

After public hearing on Aug. 27, 1987, and for the reasons above-stated, the accompanying application is hereby (check one)

6 granted.

\_\_\_\_\_ granted subject to the following condition(s):  
\_\_\_\_\_  
\_\_\_\_\_

0 denied.

Dated: Aug. 27, 1987

John C. Froot  
Secretary of the Board

• The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted

Denied

John C. Froot  
Marion D. Kelly  
Thomas Jewell  
Peter J. Morelli  
Christopher C. Reina

Close

This data is provided by the Assessment Office and is current as of

April 11, 2009

Case	066A F015001	CARD	1 of 1	Property Address	451 ST JOHN ST
Owner Name 1	KIDDIE GARDEN LLC			Property Type	RESIDENTIAL
Name 2				Description	66A-F-15 ST JOHN ST 449-451
Mailing Address	223 BRACKETT ST				5220 SF
City, State, ZIP	PORTLAND	ME	04102		

Land Use	TWO FAMILY	No. of Units	2	Traffic	HEAVY
Zone	R6	Neighborhood	0111		
District	OAKDALE				
Total Sq. Feet/Living Area	1886				
Utilities	PUBLIC WATER	PUBLIC SEWER	NONE		