



PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

October 18, 2012

Memo: From Ann Machado, Zoning Specialist

ABU

Re: 158 St. John Street – 068 D006 – I-Mb Industrial Zone – Use of property brought into compliance

History:

- Certificate of occupancy dated April 7, 1975 approved occupancy: “plumbing office and shop on first floor and single family residence on second floor”.
- March 11, 2011, permit #2011-03-585 applied for to legalize the use of the building as three dwelling units. Denied because section 14-391(c) only allows the dwelling units to be legalized if they are in a residential or business zone. Since it is an industrial zone this process could not be used.
- George Froehlich, Code Enforcement Officer, has worked with the owner since 2/14/12 to bring the property back into compliance as an office on the first floor with one dwelling unit above. At his inspection today, 10/18/12 he confirmed that the sink had been removed with the plumbing capped at the wall, and the stove and refrigerator have been disconnected on the third floor and that the use of the property was now an office on the first floor and one dwelling unit on the second floor.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 158 St. John St.

Issued to Robert Curlew

Date of Issue April 7, 1975

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. _____, 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

plumbing office and shop on first floor and single family residence on second floor.

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Building

Notation: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Case History Report

For Case ID: 2012-02-3263-Zone

Report generated on Oct 18, 2012 12:09:43 PM

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Case Type:	Zoning Violations	Last Status Change Date:	10/18/2012
Alternate Description:	Zoned as 1 unit may have 3 Per Ann M	Case Created Date:	02/13/2012
Case Status:	Closed	Case Established Date:	02/13/2012
Case Origination Code:	Interdepartment Complaint	Location ID:	11098
Visibility:	Private		
Primary Address:	158 ST JOHN STREET		

Related Parties

Address

Name	Related Party Type	Address	Address Type
	Property Owner		Mailing

Phone Number

Name	Phone Number	Phone Type
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History

Initial

No Violation for this Case Set

Initial Housing Inspection

Inspector Name	Resulted Inspector	Inspection Timestamp	Insp Time (Min)	Inspection Result Status	Inspection Comments
George Froehlich	George Froehlich	02/14/2012		Violations Exist	Request: Zoned as 1 unit may have 3 Per Ann M Result: Appears to have 3 units and plumbing shop.

Initial Housing Inspection

Inspector Name	Resulted Inspector	Inspection Timestamp	Insp Time (Min)	Inspection Result Status	Inspection Comments
George Froehlich	George Froehlich	10/04/2012		Violations Exist	Request: Sherry 450-9623 Result: owner did not call back to sched insp

Phone Call

Description	Scheduled Date	Result Date	Time Spent
Called left msg for owner 450-9623 (Waynes Plumbing)	02/21/2012	02/21/2012	0

Reinspection

Inspector Name	Resulted Inspector	Inspection Timestamp	Insp Time (Min)	Inspection Result Status	Inspection Comments
George Froehlich	George Froehlich	10/19/2012		Violations Corrected	Request: 450-9623 Sherry Curlew