

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2517-CH OF USE	Date Applied: 10/21/2011	CBL: 112- C-019-001	
Location of Construction: 331 FOREST AVE (337)	Owner Name: LYLOD LATHROP CO	Owner Address: 10 MOULTON ST PORTLAND, ME 04101	Phone: 207-772-1131
Business Name:	Contractor Name: Slocum, Todd	Contractor Address: 796 Lawrence RD POWNAL ME 04069	Phone: (207) 899-5024
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: USM Bookstore	Proposed Use: Three dwelling units – convert bookstore area to three dwelling units	Cost of Work: 120000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Signature:
Proposed Project Description: USM Bookstore to 1 (2 bedrm) and 2 (1 bedrm) apt.		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval
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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, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:	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 Dist 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:
	EXPIRED		

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 appication 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

Department of Building Inspections

Original Receipt

Oct 21 2011

Received from S. J. Ocean Custom Builders

Location of Work 337 Forest Ave.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 117 0019

1,220.00
225.00

Check #: 0315 Total Collected \$ 1,445.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: *Hayes*

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

11-3-11 Permit is on hold. Spoke to Todd Slocum, contractor. To convert commercial space to three dwelling units is subdivision. Need to do Level III Site Plan review. Todd is not sure they want to do that. Might just add two dwelling units. He will get back to me. -amachado

1-16-13 Did not have land are per dwelling unit requirement or parking. Applied for Practical difficulty Appeal on November 21, 2011. Did not have parking. Applied for Variance appeal to waive the off street parking requirement for all the units. Not clear how many off street parking spaces they already own. Questions about ownership of Fenwick Road & Bank Road. Appeal has been postponed indefinitely. Last communication was January of 2012. -amachado

EXPIRED

11/3/11 Splice to Todd Stoen.

3rd change from commercial space to
3 du = subdivision

Level III Site Plan review

11/10/11 straight B-2 BARBARA - MARGE
~~RAVIA~~ - 70 EXISTING UNIT
if detail to remain on lot

require a Boundary Survey

Bank St Discontinued?

tel: ~~311~~ - 5178

58
14

72

1912 Division of Land & Reg. of Deeds

1A-332 → 1 per DU

Tree Fund -

cut-off 65 - facing downward density?

John Palmer Surveyor

B-2

2011-10-2517



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>337 Forest Ave Portland Maine (331 Forest)</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>.706</u>
Tax Assessor's Chart, Block & Lot Chart# <u>112</u> Block# <u>C019</u> Lot# <u>001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Lloyd Lathrop Gr.</u> Address <u>16 Mountain St</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>772-1131</u>
<p style="text-align: center; font-size: 2em; opacity: 0.5;">RECEIVED</p> <p style="text-align: center;">OCT 21 2011</p> <p style="text-align: center;">Dept. of Building Inspections City of Portland Maine</p>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>120,000.00</u> C of O Fee: \$ <u>(3) 225.00</u> Total Fee: \$ <u>120,225.00</u>
	Current legal use (i.e. single family) <u>N/A</u> If vacant, what was the previous use? <u>DSM Book Store</u> Proposed Specific use: <u>Apartments</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Convert old campus Book Store in to (1) Two Bedroom Apartments and (2) One Bedroom Apartment</u> <p style="text-align: right; font-size: 1.5em;">Change of use</p>	<p style="font-size: 2em; opacity: 0.5;">APPROVED</p> <p>\$ <u>1,445.00</u></p>
Contractor's name: <u>Stacum Custom Builders</u> Address: <u>796 Lawrence Road Portland Maine</u> City, State & Zip: <u>Portland Maine 04109</u> Telephone: _____ Who should we contact when the permit is ready: <u>Todd Stacum</u> Telephone: <u>(207) 899-5024</u> <u>Todd Ryan</u> Mailing address: <u>Same</u> Telephone: <u>(207) 319-5178</u>		

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: Linnette Diale / Auth. Agent Date: 8/30/11

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



Certificate of Design

EXPIRED

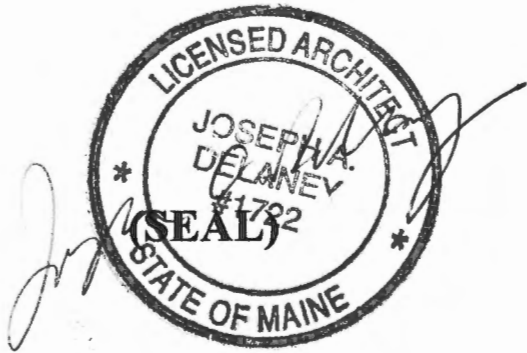
Date: 10/21/11

From: _____

These plans and / or specifications covering construction work on:

(7) NEW APARTMENTS @ 337 FOREST AVE.
AT FORMER BOOKSTORE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.
2009



Signature: Joseph A. Delaney
Title: ARCHITECT
Firm: WITPAVE-CALLENDER ARCHTS
Address: P.O. BOX 1276
PORTLAND, ME 04101
Phone: (207) 775-2696

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

EXPIRED

Designer:

JOSEPH DELANEY

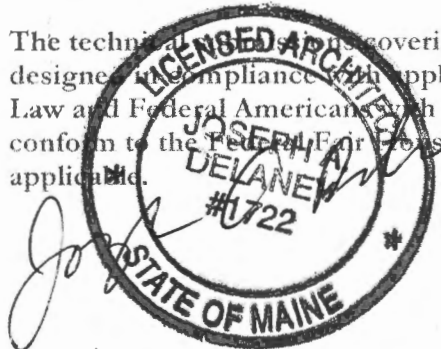
Address of Project:

337 FOREST AVENUE

Nature of Project:

(3) NEW APARTMENTS IN
FORMER COMMERCIAL SPACE

The technical drawings covering the proposed construction work as described above have been designed for compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature:

Joseph A. Delaney

Title:

ARCHITECT

Firm:

WITIPPE CALLENDER ARCH'T

Address:

P.O. BOX 1270
PORTLAND 04101

Phone:

(207) 775-2696

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



WHIPPLE-CALLENDER ARCHITECTS

Code Summary

DATE: October 21, 2011

City of Portland Inspections Department
386 Congress Street
Portland, Maine 04101

RE: 337 Forest Avenue

General-

NFPA 101 (2009) New apartments

- Travel distance is much less than 200 l.f.
- Fully sprinkled building
- Heavy structural slab floor system typical
- 2hr. rated separation between units
- Existing alarm/emergency lighting/exit sign system to remain
- Provide 20 min. door assemblies at hallway doors typical
- 2 means of egress from corridor, units located at grade.

IBC (2009)

- Provide one HC accessible unit of the three proposed new units
- Building currently an existing apartment complex
- Provide lever-handled hardware typical

EXPIRED

Applicant: ~~Wyo~~ Lyndal Lathrop Con

Date: 11/3/11

Address: 337 Forest Ave. (331)

C-B-L: 112-C-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2 (R-6 closest residential - allows multi family)

Interior or corner lot -

Proposed Use/Work - change of use from bookstore → 3 apartments

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - 32775[±]

Lot Coverage/ Impervious Surface -

Area per Family - 1,000[±] - need 3,000[±] (OP)

Off-street Parking - need 3 parking spaces - lot ^{big} behind (OP)

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

EXPIRED