

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 091081

RECEIVED

DEC - 7 2009

This is to certify that MCVEY MARY E & A HUGH KRAFT Mary E Hughes Kraft

has permission to Change of use on 2nd floor from office to 2 bedroom apartment

AT 440 FOREST AVE

CB 116 B025001

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.

Dept. of Building Inspections
City of Portland

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 lathed or otherwise worked-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

Carrie Bente 12/7/09
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: 09-1381	Issue Date:	CBL: 116 B025001
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Location of Construction: 440 FOREST AVE	Owner Name: MCVEY MARY E & A HUGHES	Owner Address: 41 WARREN AVE	Phone:
Business Name:	Contractor Name: Hughes Kraft	Contractor Address: 41 Warren Ave Cape Elizabeth	Phone 2077740110
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial - Office -2nd floor	Proposed Use: Residential -2d floor - Change of use on 2nd floor from office to 2 bedroom apartment	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2	Abutting R-5
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Proposed Project Description: Change of use on 2nd floor from office to 2 bedroom apartment <i>Associated w/ BP # 09-1276</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/conditions</i> <i>per BP# 09-1276</i>	INSPECTION: Use Group: <i>B/R</i> Type: <i>SB</i> <i>IBC-2003</i> Signature: <i>JMB 12/7/09</i>
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Permit Taken By: Ldobson	Date Applied For: 12/04/2009	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 information may invalidate a building permit and stop all work. <div style="text-align: center; font-size: 2em; font-weight: bold;">RECEIVED</div> <div style="text-align: center;">DEC -7 2009</div> Dept. of Building Inspection City of Portland Maine	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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>12/7/09</i>	Date: <i>12/7/09</i>	Date:

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: 09-1381	Date Applied For: 12/04/2009	CBL: 116 B025001
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Location of Construction: 440 FOREST AVE	Owner Name: MCVEY MARY E & A HUGHES	Owner Address: 41 WARREN AVE	Phone:
Business Name:	Contractor Name: Hughes Kraft	Contractor Address: 41 Warren Ave Cape Elizabeth	Phone (207) 774-0110
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Residential -2d floor - Change of use on 2nd floor from office to 2 bedroom apartment	Proposed Project Description: Change of use on 2nd floor from office to 2 bedroom apartment
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/07/2009

Note: **Ok to Issue:**

- 1) This property shall remain as Professional offices on the 1st floor with a single family unit on the second floor with the issuance of this permit and subsequent certificate of occupancy issuance. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/07/2009

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. See permit #09-1276 for construction plans and conditions.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/07/2009

Note: **Ok to Issue:**

- 1) See conditions on permit #09-1276

Comments:

12/7/2009-jmb: This permit is associated with BP # 09-1276

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

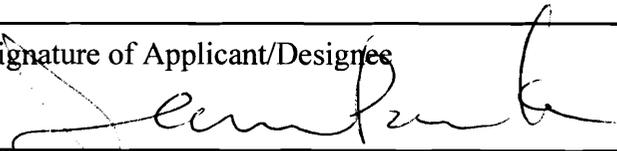
A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee


Signature of Inspections Official

Date
 12/7/09

Date

RECEIVED

DEC -7 2009

Dept. of Building Inspections
City of Portland Maine



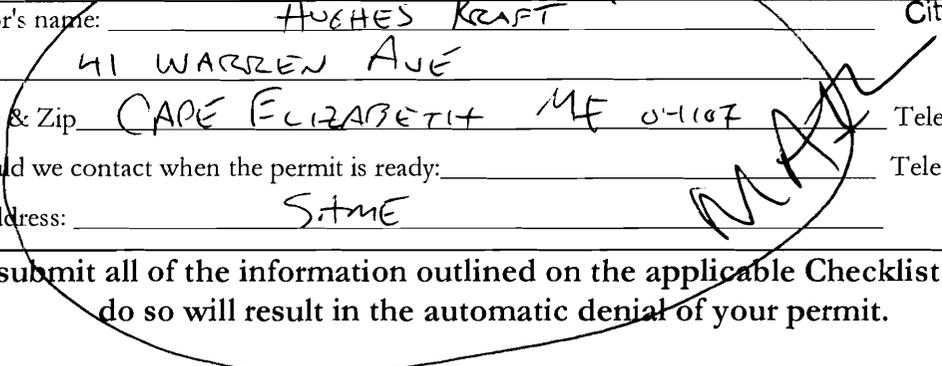
General Building Permit Application

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>440 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area <u>980</u>	Square Footage of Lot <u>1882</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>116</u> <u>B</u> <u>25</u>	Applicant * must be owner, Lessee or Buyer * Name <u>HUGHES KRAFT/MARY McVEY</u> Address <u>41 WARREN AVE</u> City, State & Zip <u>CAPE ELIZABETH ME 04107</u>	Telephone: <u>207-774-0110</u> <u>207-450-7082</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>X</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>BUSINESS</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>Real Estate Office</u> Proposed Specific use: <u>Apartment</u> Is property part of a subdivision? <u>NO.</u> If yes, please name _____ Project description: <u>Change of use. 2nd floor to be converted from professional office to 2 bedroom apartment.</u>		
Contractor's name: <u>HUGHES KRAFT</u> Address: <u>41 WARREN AVE</u> City, State & Zip: <u>CAPE ELIZABETH ME 04107</u> Telephone: <u>207-774-0110</u> Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: <u>SAME</u>		

RECEIVED

DEC 5 4 2009
Dept. of Building Inspections
City of Portland Maine



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: Hughes Kraft Date: 12.4.09

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

PITT STREET

2ND EGRESS -
FIRE ESCAPE

SINK

TOILET

SHOWER

[BATH]

FLOOR PLAN
2ND FLOOR
440 FOREST
AVE

SINK

STOVE

[KITCHEN]

CLOSET

LIVING
AREA

SMOKE
DETECTORS

STAIRS
TO FIRST
FLOOR

[BEDROOM]

FOREST AVE

Warranty Deed
(Maine Statutory Short Form)

Know All Men By These Presents That, MCR Commercial Interests, Inc., a Maine Corporation, having a place of business in Portland, County of Cumberland, State of Maine, for valuable consideration, *grants* to Mary McVey & A. Hughes Kraft, having a residence in Cape Elizabeth, County of Cumberland, State of Maine, as Joint Tenants, **with Warranty Covenants**, a certain lot or parcel of land with the buildings thereon, situated on the westerly side of Forest Avenue, in said Portland, bounded and described as follows:

Beginning at a point made by the intersection of the westerly side line of Forest Avenue with the northerly side line of Pitt Street; thence westerly, on said northerly side line of Pitt Street, eighty-nine and sixty-five hundredths (89.65) feet, more or less, to land now or formerly of George H. Pitcher; thence northerly, on the line of said George H. Pitcher land, fifty-one (51) feet, more or less, to land now or formerly of Frank H. Butler; thence easterly, at right angles to Forest Avenue, on the line of said Butler land, to the westerly side line of Forest Avenue; thence southerly, on the westerly side of Forest Avenue, to the point of beginning.

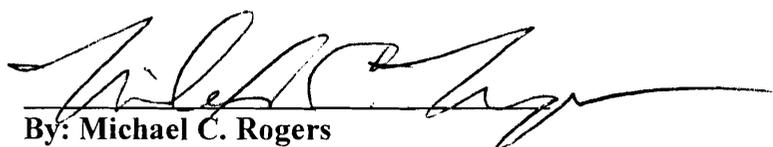
Meaning and intending to convey and hereby conveying the same premises described in a deed from Onex Co., dated October 28, 2004, to MCR Commercial Interests, Inc. and recorded in the Cumberland County Registry of Deeds in Book 21947, Page 231.

In Witness Whereof, Onex Co. has caused this instrument to be executed by Michael C. Rogers, its President, thereunto duly authorized this 9th day of October 2009.



Witness

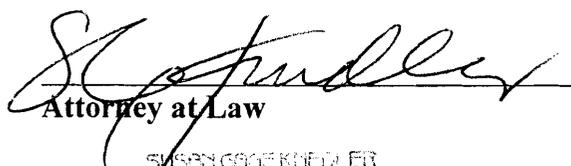
MCR Commercial Interests, Inc.



By: **Michael C. Rogers**
Its: **President**

State of Maine
County of Cumberland, ss

On this 9th day of October, 2009, personally appeared before me Michael C. Rogers, President of MCR Commercial Interests, Inc., and acknowledged the foregoing instrument to be his free act and deed in his authorized capacity and the free act and deed of MCR Commercial Interests, Inc.



Attorney at Law
SUSAN GROEKNEBLER
Notary Public, Maine
My Commission Expires November 22, 2011

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MORTGAGE INSPECTION OF: DEED BOOK 21947 PAGE 231 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 440 Forest Avenue, Portland, Maine

Job Number: 672-77

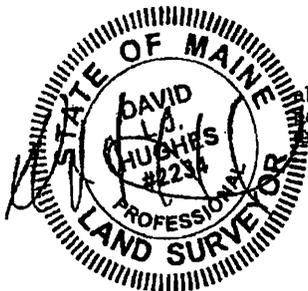
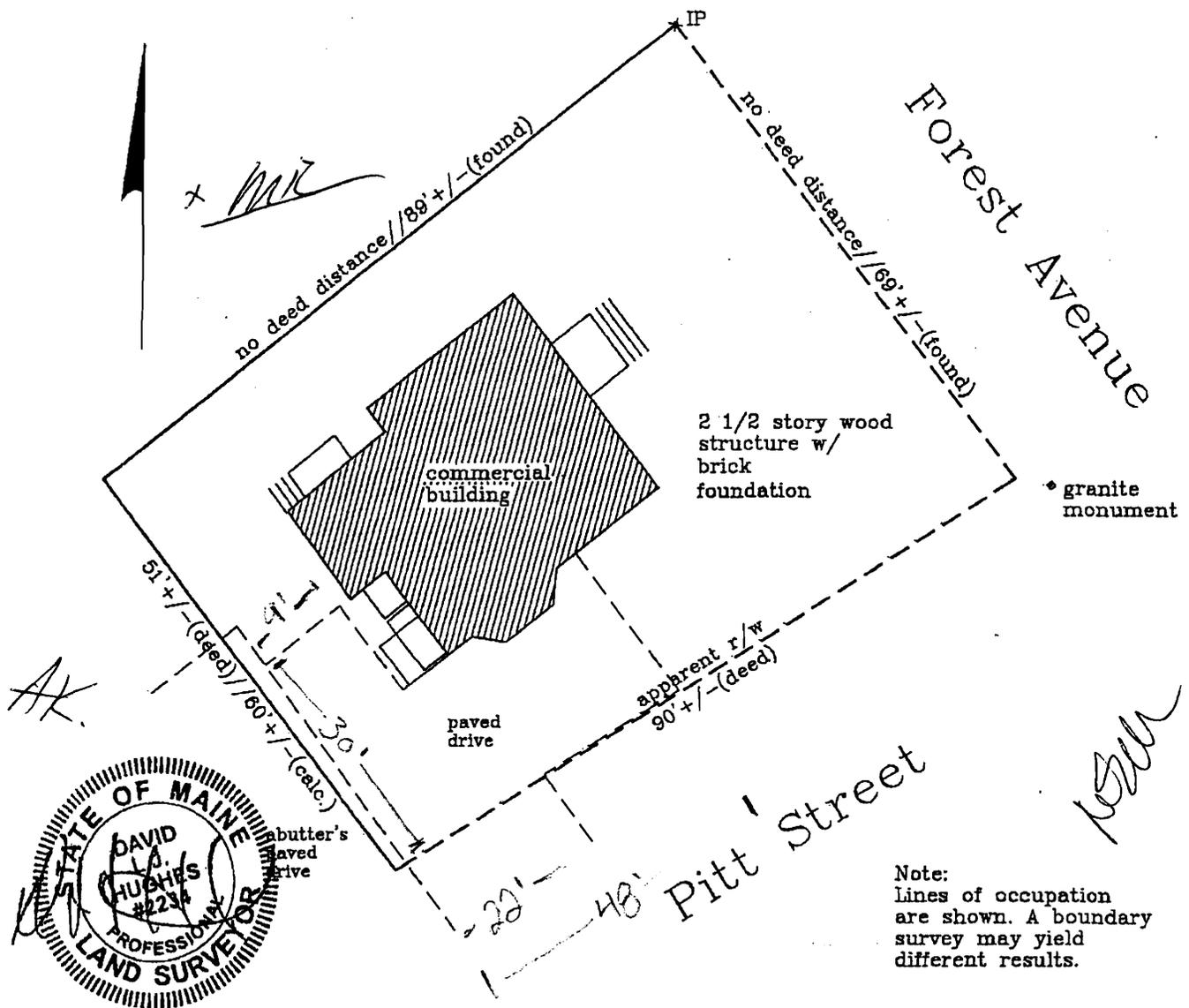
Buyers: Mary McVey & A. Hughes Kraft

Inspection Date: 9-09-09

Scale: 1" = 20'

Seller: MCR Commercial Interests, Inc.

Client File #: 90629



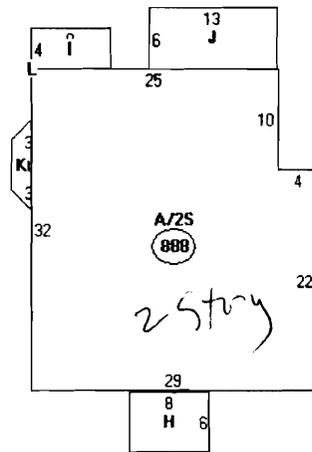
Note:
 Lines of occupation
 are shown. A boundary
 survey may yield
 different results.

I HEREBY CERTIFY TO: Bay Area Title Services, Inc.; Mary McVey & A. Hughes Kraft and its title insurer.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 230051-0013 B :
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Descriptor/Area	Area
A: 086	980 sqft
B: 082	980 sqft
C: 082	902 sqft
D: 086	444 sqft
E: PORCH COVERED	48 sqft
F: PORCH, OPEN	32 sqft
G: A/2S	888 sqft
H: 1S PORCH	48 sqft
I: 1S WD DK	32 sqft
J: 1S	78 sqft
K: 1S	14 sqft

$25 \times 32 = 800 \text{ sqft} \div 334 = 2.39$

2 pkg for 1st floor
 1 pkg for 2nd floor

3 shown - on sketch & site visit

R-5 - 3,000 sqft per DU - ok

Also Residential Section ^{23.2} allow Spec. Above
 B-2b (no min lot size)