



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

21 Lawn Ave

CBL 122 1003001

Issued to

Gruftman Gretchen M /n/ a

Date of Issue

08/25/2010

**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. 10-0380 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 Second Floor

APPROVED OCCUPANCY

1 Residential Condo Unit  
Use Group R2  
Type 5B  
IRC-2003

**Limiting Conditions:**

This certificate is issued for a change in ownership. This document certifies compliance with the Housing Code of the City of Portland Code of Ordinances. This does not certify compliance with the current building code (IRC 2003).

**This certificate supersedes  
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: 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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

21 Lawn Ave

CBL 122 1003001

Issued to

Gruftman Gretchen M /n/ a

Date of Issue

08/25/2010

**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. 10-0380, 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 First floor

APPROVED OCCUPANCY

1 Residential Condo Unit  
Use Group R2  
Type 5B  
IRC-2003

**Limiting Conditions:**

This certificate is issued for a change in ownership. This document certifies compliance with the Housing Code of the City of Portland Code of Ordinances. This does not certify compliance with the current building code (IRC 2003).

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: 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.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

21 Lawn Ave

CBL 122 1003001

Issued to

Gruftman Gretchen M /n/ a

Date of Issue

08/25/2010

**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. 10-0380, 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 Third Floor

APPROVED OCCUPANCY

1 Residential Condo Unit  
Use Group R2  
Type 5B  
IRC-2003

**Limiting Conditions:**

This certificate is issued for a change in ownership. This document certifies compliance with the Housing Code of the City of Portland Code of Ordinances. This does not certify compliance with the current building code (IRC 2003).

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: 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.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read  
Application And  
Notes, if Any,  
Attached

<p>PERMIT ISSUED</p> <p>Permit Number: 100380</p> <p>MAY 18 2010</p> <p>CITY OF PORTLAND</p>
--

This is to certify that Gruftman Gretchen M /o/ a

has permission to Condominium conversion from three (3) units to three (3) condominiums.

AT 24 Lawn Ave

CBL 122 1003001

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 lathed or otherwise 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. Sperry 202

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Debbie Bonk* 5/1/10  
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: 10-0380	Issue Date:	CBL: 122 1003001
-----------------------	-------------	---------------------

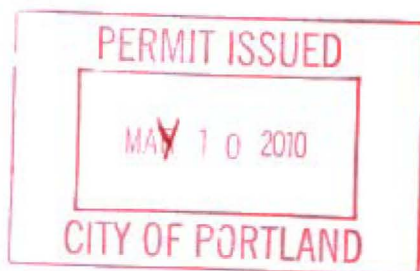
Location of Construction: 21 Lawn Ave	Owner Name: Grufman Gretchen M	Owner Address: Po Box 51	Phone: 207-251-8391
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-5

Past Use: Multi Units / 3 units	Proposed Use: Condominium Conversion / Condominium conversion from three (3) units to three (3 ) condominiums. <i>legation - 3 dv.</i>	Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 4
		FIRE DEPT: <i>w/condominiums</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>4/20/10</i>	INSPECTION: Use Group: <i>R2</i> Type <i>SB</i>	

Proposed Project Description: Condominium conversion from three (3) units to three (3 ) condominiums.	Signature: <i>Gjennick</i>	Signature: <i>AMB 5/7/10</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: gg	Date Applied For: 04/14/2010	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

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..



<b>Special Zone or Reviews</b> <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"/> <i>Ok w/conditions</i> Date: <i>4/21/10</i> <i>ABN</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABN</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
---	------	-------

8-25-10

OK to issue all items have  
been fixed and the builder  
is now a safe 3 unit condo  
NLS