

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

## PERMIT

Permit Number: 040275

This is to certify that Crawford Carol Starbird

has permission to Change of Use: First floor to piano studio

AT 182 Woodford St 124 J010001

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 laid or closed-in. **48 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. W.M.J.

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

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

Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
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: 04-0275	Issue Date: 03/22/2004	CBI.: 124 J010001
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Location of Construction: 182 Woodford St	Owner Name: Crawford Carol Starbird	Owner Address: 384 Ludlow St	Phone: 207-772-5607
Business Name: n/a	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: B2

Past Use: Duplex	Proposed Use: Duplex: first floor to be piano studio <i>front room only</i>	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Change of Use: First floor to be piano studio <i>front room only</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R</i> Type: <i>SB</i> <i>BOLA 1999</i>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</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: 03/22/2004	<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, 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>3/22/04</i>	Date:	Date:

*separate permits required for any new work*

*ok with conditions*

**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

<b>Permit No:</b> 04-0275	<b>Date Applied For:</b> 03/22/2004	<b>CBL:</b> 124 J010001
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<b>Location of Construction:</b> 182 Woodford St	<b>Owner Name:</b> Crawford Carol Starbird	<b>Owner Address:</b> 384 Ludlow St	<b>Phone:</b> 207-772-5607
<b>Business Name:</b> n/a	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Duplex: first floor to be piano studio	<b>Proposed Project Description:</b> Change of Use: First floor to be piano studio
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/02/2004**Note:** **Ok to Issue:** 

- 1) Please note that the B-2 Zone in which you are located has very specific noise regulation standards that shall be met at all times.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) family dwelling with a piano studio in the first floor front room with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 04/09/2004**Note:** **Ok to Issue:** 

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 04/06/2004**Note:** **Ok to Issue:**

# 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>182 Woodford St.</u>		
Total Square Footage of Proposed Structure <u>24x56 1456 sq. Footage</u>	Square Footage of Lot <u>50x80 4000 sq. Ft. <del>24x56</del></u>	
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>5</u> Lot# <u>010</u>	Owner: <u>Carol Starbird Crawford</u>	Telephone: <u>207-772-5607</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Carol S. Crawford</u> <u>384 Ludlow St.</u> <u>Portland, Me. 04102</u>	Cost Of Work: \$ <u>0.00</u> Fee: \$ <u>30.00</u>
Current use: <u>tenant on top floor; bottom floor is <del>vacant</del> vacant</u>		
If the location is currently vacant, what was prior use: <u>tenant</u>		
Approximately how long has it been vacant: <u>December 2003</u>		
Proposed use: <u>I would like to have my Piano Studio located on</u> Project description: <u>the first floor.</u>		
Contractor's name, address & telephone: <u>None</u>		
Who should we contact when the permit is ready: <u>No contractor needed</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit, inspect 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. PHONE:		

COST OF BUILDING INSPECTION  
 ORDER NUMBER ISSUED  
**MAR 22 2004**  
 DEPARTMENT OF BUILDING INSPECTION  
 PERMITS DIVISION

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.

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 of applicant: Carol S. Crawford Date: 3/22/04

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 4th floor of City Hall



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Carol Starbird Crawford  
Applicant x384 Ludlow Street

182 Woodford St. Portland, Me.  
Applicant's Mailing Address

Consultant/Agent/Phone Number

November 15, 2004  
Application Date

Project Name/Description

182 Woodford St. Portland  
Address of Proposed Site

CBL: 124-J-10

Description of Proposed Development:

I would like to plan a Piano Studio in the front room of Apartment One.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	
<del>No</del> Yes	
Yes	
Yes	

March 1, 2004

Dear Sarah Hopkins,

I met with you briefly in late November to discuss the paper work needed to open my Piano Teaching business at 182 Woodford Street, Apartment 1. In review, I do own the building and it has been zoned for business.

Enclosed is the diagram needed for the building versus the property. It is approximate footage. Also enclosed is the Change of Use Form.

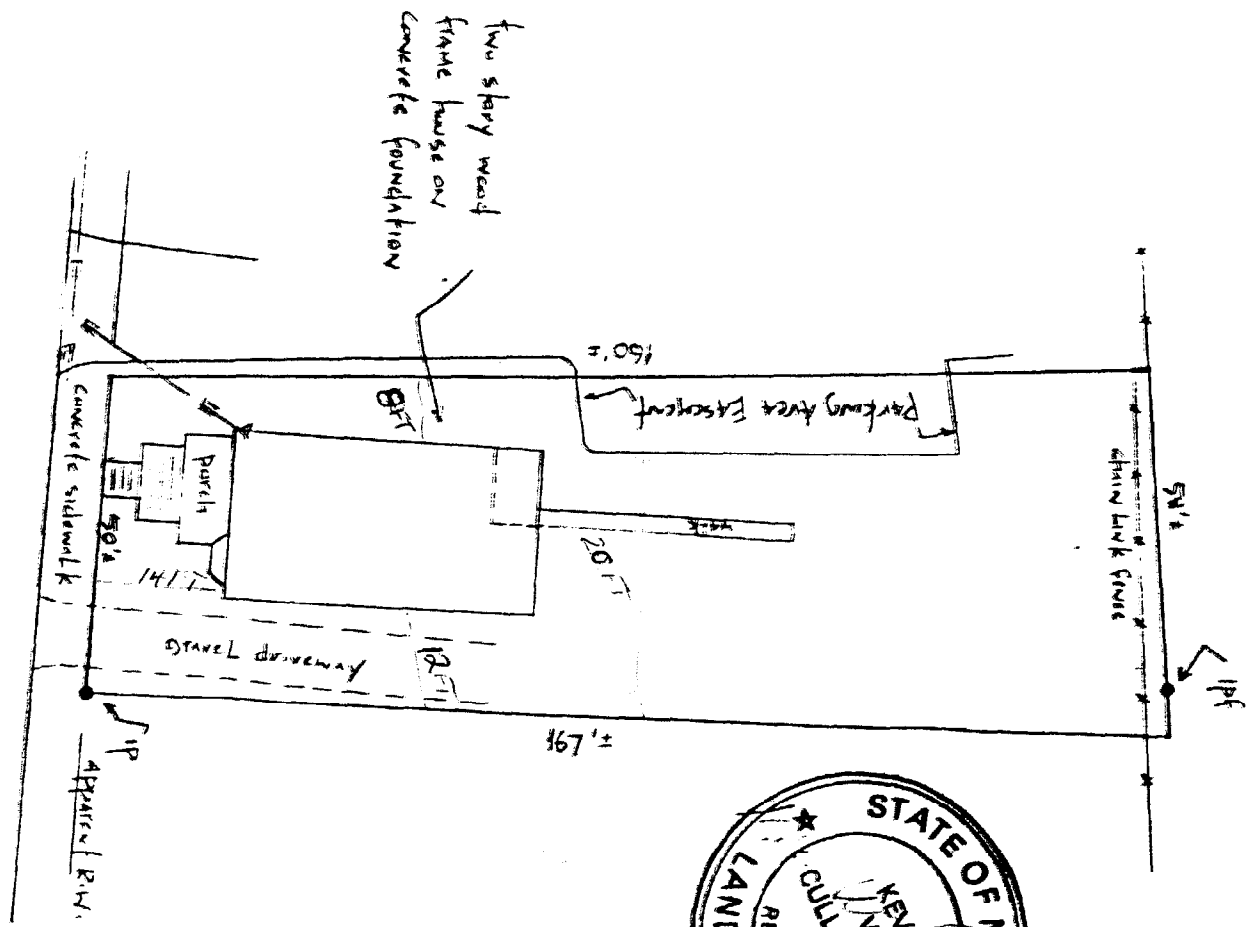
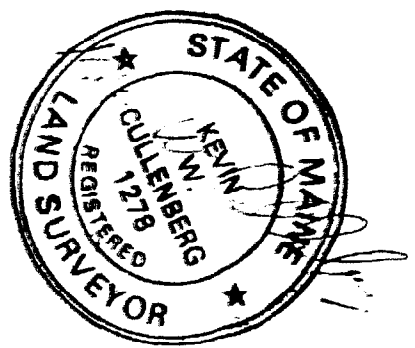
I appreciate your time in this matter and I am looking forward to hearing from you.

Thank You

Sincerely,

  
Carol Starbird Crawford  
772-5607

N  
 182 Woodford St  
 Portland, Maine  
 No. 512



Woodford Street (6.6m wide)

→ to Forest Avenue

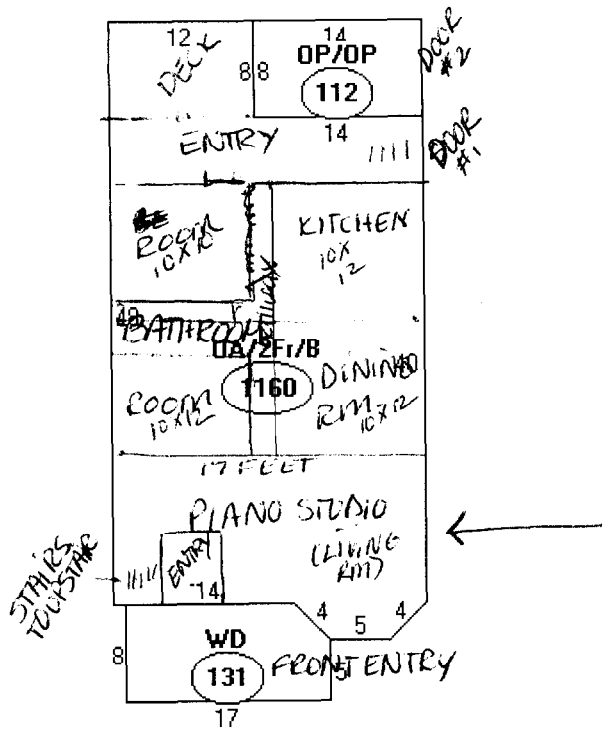
to Broken St →

Scale 1" = 30'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn by PLS

**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. The plan was not made from an instrument survey. The certifications are for mortgage purposes only. The plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.



Descriptor/Area

- A: UA/2Fr/B  
1160 sqft
- B: OP/OP  
112 sqft
- C: WD  
131 sqft

PRIOR USE OF APARTMENT  
1 WAS USED FOR  
TENANCY

THE LIVING ROOM OF APT. 1  
WOULD BE USED FOR A  
PIANO STUDIO.