

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that THOMAS M PARCHMAN

Located At 133 COYLE ST

Job ID: 2012-05-4101-CH OF USE

CBL: 125- K-005-001

has permission to Ch of U from 3 family to 2; loss of 1

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before ~~this building~~ or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



Certificate of Occupancy



CITY OF PORTLAND, MAINE Department of Planning and Urban Development Building Inspections Division

Location: 133 COYLE ST

CBL: 125- K-005-001

Issued to: PARCHMAN, THOMAS M

Date Issued: 9/19/2012

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. 2012-05-4101-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3 TWO FAMILY DWELLING
TYPE 5-B
IBC 2009

Approved:

9/19/12

(Date)

Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Inspection Division Director

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required inspections:

Final Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4101-CH OF USE

Located At: 133 COYLE ST

CBL: 125- K-005-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a two family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
3. All kitchen equipment such as stoves, refrigerators and kitchen sinks shall be removed in their entirety. With the removal of one dwelling unit on the third floor, the legal nonconformity rights for that unit have been extinguished for any future restoration of such a use.

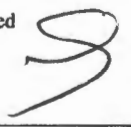
Building

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4101-CH OF USE	Date Applied: 5/29/2012	CBL: 125- K-005-001	
Location of Construction: 133 COYLE ST	Owner Name: THOMAS M PARCHMAN	Owner Address: 133 COYLE ST PORTLAND, ME 04103	Phone: 874-1910
Business Name:	Contractor Name: owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHANGE OF USE	Zone: R-5
Past Use: Three family dwelling	Proposed Use: Change of Use from a legal three family to a two family dwelling	Cost of Work:	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB TRC 09
		Signature: 	Signature: 
Proposed Project Description: Ch of U from 3 family to 2; loss of 1		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>— Maj — Min — MM</p> <p>Date: <i>ok with conditions</i> <i>5/25/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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9-18-12 GF

KITCHEN REMOVED CHG. OK



General Building Permit Application

Entered 5/29/12
R-5 (83)

2012-05-4101 - ch of use

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>133 Coyle Street</u>		
Total Square Footage of Proposed Structure/Area <u>no change proposed 3400</u>	Square Footage of Lot <u>6950</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>125-K-5</u> Block# Lot# <u>Coyle St 129-133</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Thomas Pauchman</u> Address <u>133 Coyle St</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>8741910</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>UA</u> Address City, State & Zip	Cost Of Work \$ <u>0</u> Cof Use Gov Of Fee \$ <u>75</u> Total Fee: \$ _____
<p>Current legal use (i.e. single family) <u>3 family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>3rd floor unit to become storage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Change of legal use from 3 to 2 units</u></p>		
Contractor's name: _____ Address: <u>N/A</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

RECEIVED
MAY 29 2012
Dept of Building Inspections
City of Portland

RECEIVED
MAY 23 2012
Dept of Building Inspections
City of Portland

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: Thomas Pauchman Date: 5/28/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 2969

Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/29/2012

Receipt Number: 44384

Receipt Details:

Referance ID:	6681	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-4101-CH OF USE - Ch of U from 3 family to 2; loss of 1			
Additional Comments: 133 Coyle			

Thank You for your Payment!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

CBL	125 K005001
Land Use Type	THREE FAMILY
Property Location	133 COYLE ST
Owner Information	PARCHMAN THOMAS M 133 COYLE ST PORTLAND ME 04101
Book and Page	24800/139
Legal Description	125-K-5 COYLE ST 129-133
Acres	6958 SF 0.16

Current Assessed Valuation:

TAX ACCT NO.	18018	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$88,400.00	PARCHMAN THOMAS M
BUILDING VALUE	\$235,300.00	133 COYLE ST
NET TAXABLE - REAL ESTATE	\$323,700.00	PORTLAND ME 04101
TAX AMOUNT	\$5,917.24	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:



	Building 1	
Year Built	1896	
Style/Structure Type	OLD STYLE	
# Stories	2	
# Units	3	
Bedrooms	8	
Full Baths	3	
Total Rooms	15	
Attic	FULL FINSH	
Basement	FULL	
Square Feet	3400	

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Building 1
Year Built 1900
Structure GARAGE-WD/CB
Size 18X18
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
1/30/2007	LAND + BUILDING	\$365,000.00	24800/139
6/4/2001	LAND + BUILDING	\$275,000.00	16372/1
8/1/1997	LAND + BUILDING	\$163,000.00	13228/111

New Search!

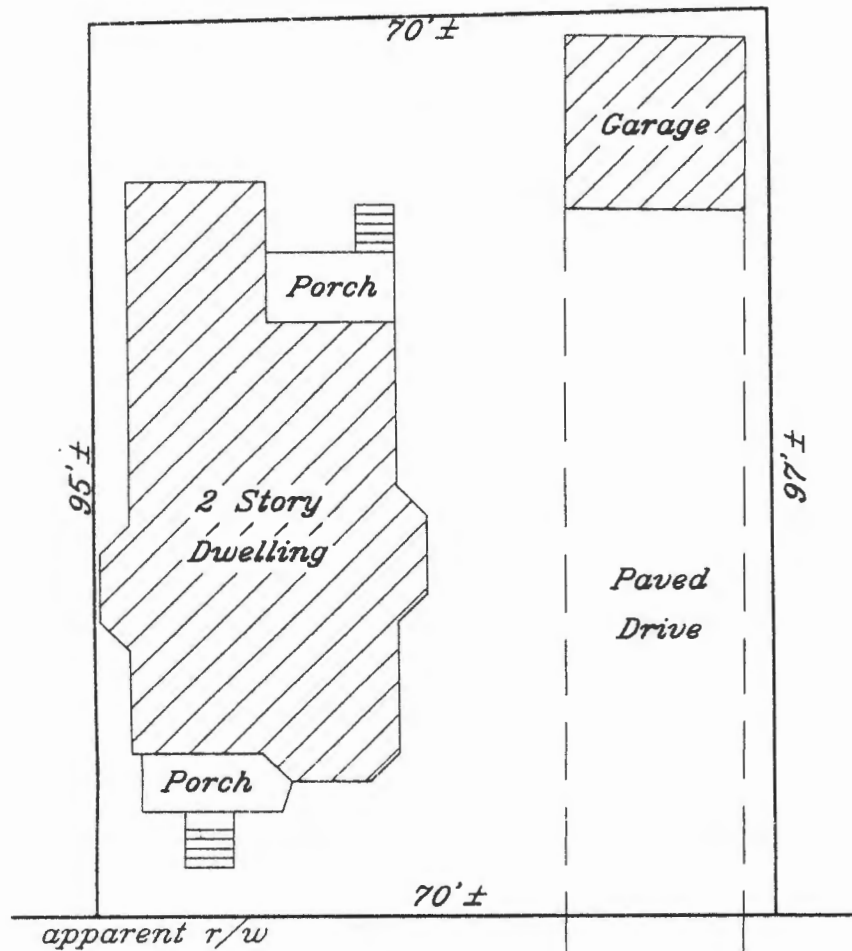
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS.

REV. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 133 Coyle Street INSPECTION DATE: 1-12-07
Portland, Maine SCALE: 1" = 20'



INSP. BY CJF

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Thomas M. Parchman REQ. PARTY: Atlantic Title Company
OWNER: Karen S. Wainberg ATTORNEY: _____
LENDER: Primary Mortgage Corp. FILE No. 20720093 CLIENT No. 1282750

TITLE REFERENCES:

DEED BOOK: 16372 PAGE: 1
PLAN BOOK: _____ PAGE: _____ LOT: _____
COUNTY: Cumberland

James D. Nadeau, LLC
Professional Land Surveyors

Request for change of Legal Use from a 3 unit to a 2 Unit.

133 Coyle Street

Rationale: The building is and has been used as a two-family building, and the legal use should reflect the actual use.

No construction is planned as part of this change of use.

Thomas Parchman, owner

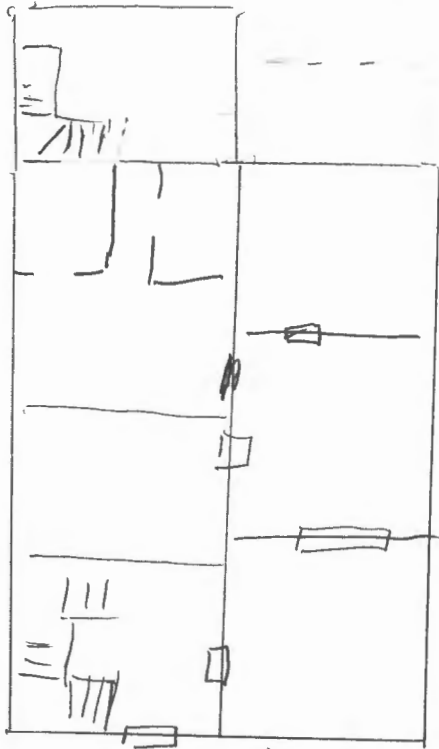
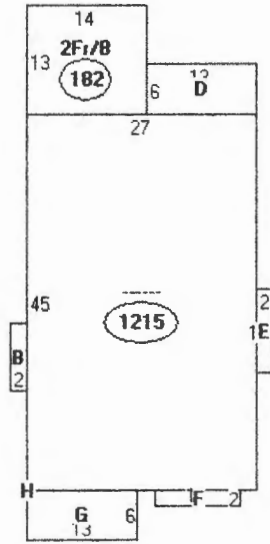
133 Coyle Street

207 450 0282

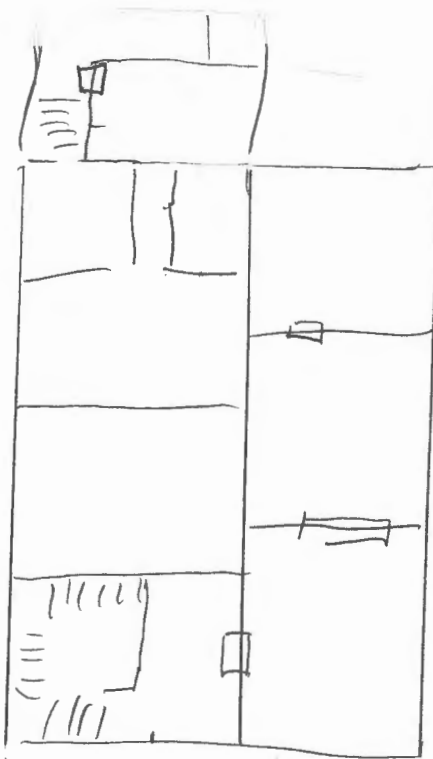
Parchman@maine.rr.com

Descriptor/Area

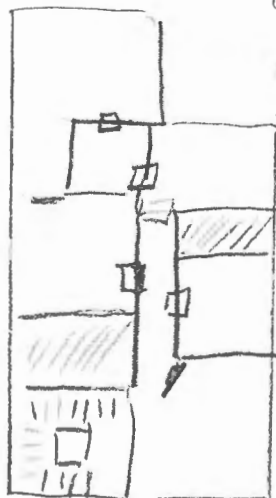
- A:
1215 sqft
- B: 2FBAY/B
16 sqft
- C: 2Fr/B
182 sqft
- D: OP/OP
78 sqft
- E: FA/2sFBAY/B
20 sqft
- F: UA/2sFBAY/B
20 sqft
- G: OFF
78 sqft
- H: RG1
324 sqft



1st floor



2nd floor



3rd floor

← current use = storage
proposed use = storage