

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 060038  
FEB 24 2006

This is to certify that COLIN GREIG GENERAL CONTRACTOR LLC / Colin Greig Ge  
has permission to Change of use to 2 -3 bedroom Dwelling units on second floor interior partitions, tenant fit-up no use interior  
AT 646 FOREST AVE 125 M003001

provided that the person or persons performing or accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or closed-in. 4 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. Cora Case 2-24-06  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Jennie Burke 2/23/06  
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

|   |  |  |
|---|--|--|
| <b>PERMIT ISSUED</b>                    |  |  |
| Permit No:<br>06-0038                   | Issue Date:<br>FEB 24 2006                             | CEL:<br>125 M003001                        |
| Owner Name:<br>COLIN GREIG GENERAL CONT | Owner Address:<br>PO BOX 324                           | Phone:<br>2073292387                       |
| Business Name:                          | Contractor Name:<br>Colin Greig General Contractor, LL | Contractor Address:<br>PO Box 324 Caseo    |
| Lessee/Buyer's Name                     | Phone:   | Permit Type:<br>Change of Use - Commercial |
|   |  | Zone:<br>B2b                               |

|                               |  |
|-------------------------------|--|
| Past Use:<br>Commercial - Bar | Proposed Use:<br>Tenant fit up - 2 -3 bedroom -<br>Dwelling units on second floor,<br>interior partitions, - no use intended<br>for first floor at this time |
|-------------------------------|--|

|                         |                             |                    |
|-------------------------|-----------------------------|--------------------|
| Permit Fee:<br>\$141.00 | Cost of Work:<br>\$5,000.00 | CEO District:<br>3 |
|-------------------------|-----------------------------|--------------------|

|  |  |
|--|--|
| FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>See conditions</i>   | INSPECTION:<br>Use Group <i>R3/B</i> Type <i>SB</i><br><i>IRC-2003</i> |
| Signature <i>Colin Greig</i>   | Signature <i>JMB 2/23/06</i>   |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  |  |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |  |
| Signature:   | Date:  |

**Proposed Project Description:**  
Change of use to 2 -3 bedroom -Dwelling units on second floor, interior partitions, tenant fit-up - no use intended for first floor at this time

|                             |                                 |                        |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>Idobson | Date Applied For:<br>01/09/2006 | <b>Zoning Approval</b> |
|-----------------------------|---------------------------------|------------------------|

| 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                                 |
| <i>or w/ conditions</i>   |  | <i>ABM</i>  |
| Date: <i>2/8/06 ABM</i>   | Date:                                    | 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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>06-0038 | <b>Date Applied For:</b><br>01/09/2006 | <b>CBL:</b><br>125 M003001 |
|------------------------------|--|----------------------------|

|  |   |   |                                |
|--|---|---|--------------------------------|
| <b>Location of Construction:</b><br>646 FOREST AVE | <b>Owner Name:</b><br>COLIN GREIG GENERAL CONT                | <b>Owner Address:</b><br>PO BOX 324               | <b>Phone:</b>                  |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Colin Greig General Contractor, LL | <b>Contractor Address:</b><br>PO Box 324 Casco    | <b>Phone</b><br>(207) 329-2387 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>   | <b>Permit Type:</b><br>Change of Use - Commercial |                                |

|   |  |
|---|--|
| <b>Proposed Use:</b><br>Tenant fit up - 2 -3 bedroom -Dwelling units on second floor, interior partitions, - no use intended for first floor at this time | <b>Proposed Project Description:</b><br>Change of use to 2 -3 bedroom -Dwelling units on second floor, interior partitions, tenant fit-up - no use intended for first floor at this time |
|---|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/08/2006

**Note:** 02/06/06 Left message with Colin Greig He needs to file a miscellaneous appeal since he cannot show parking within 100' of the building. He will have to submit a site plan with the appeal to show exactly how far the parking is. **Ok to Issue:**

Original permit had 2 parking spaces located at Vose-Smith Florist, 669 Forest Ave. which is 220' plus from building. The parking spaces need to be within 100' of the building. Colin Greig would have had to go to ZBA to be allowed to park at Vose-Smith. He got two parking spaces next door at 640 Forest Ave, so he is set for the moment.

- 1) Separate permits shall be required for any future work.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being approved with the understanding that the two required parking spaces are located next door at 640 Forest Ave. If this ever changes and the new parking spaces are more than 100' from the property than you will need to file a miscellaneous appeal with the Zoning Board of Appeals ASAP.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 02/23/2006

**Note:** **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) Separate permits are required for any electrical, plumbing, or heating.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 02/21/2006

**Note:** **Ok to Issue:**

- 1) NFPA 101 Chapter 30 shall apply.
- 2) No residential area shall pass through a non residential area. Separation shall be one hour.

**Comments:**

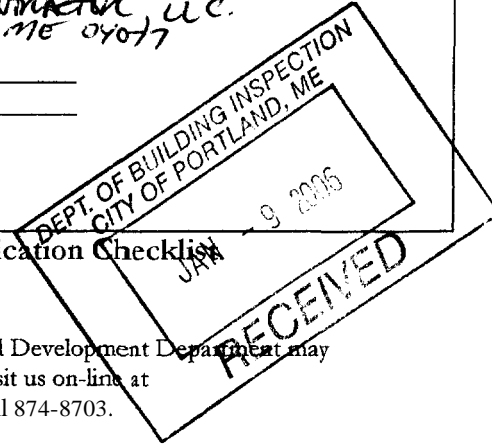
2/23/2006-jmb: Spoke w/Colin G. For more details as noted on plans, ok to issue



# 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>646 FOREST AVE</u>  |   |   |
| Total Square Footage of Proposed Structure<br><u>---</u>   | Square Footage of Lot<br><del>---</del>   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>125</u> Block# <u>M</u> Lot# <u>3</u>   | Owner:<br><u>COLIN GREGG GENERAL CONTRACTOR, LLC.</u>   | Telephone:<br><u>329-2387</u><br><u>\$15,000</u>  |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone:<br><u>COLIN GREGG</u><br><u>PO BOX 324</u><br><u>S. CASCO ME</u><br><u>04077</u> | Cost Of Work: \$ <u>20,500</u><br>Fee: \$ <u>120 66</u><br>C of O Fee: \$ <u>200 75</u> |
| Current Specific use: <u>Residential 2 Unit Vacant Space</u>   | Proposed Specific use: <u>2 3 BEDROOM RESIDENTIAL UNITS</u> <u>199 00</u><br><u>141 00</u>                            |   |
| project description:<br><u>CONSTRUCT INTERIOR PARTITIONS HANG DRYWALL &amp; TAPE</u><br><u>INSULATE, PAINT, INTERIOR DOORS, FLOORING, KITCHEN CABINETS</u> |   |   |
| Contractor's name, address & telephone: <u>COLIN GREGG GENERAL CONTRACTOR, LLC.</u><br><u>PO BOX 324 S. CASCO ME 04077</u>                                 |   |   |
| Who should we contact when the permit is ready: <u>COLIN GREGG</u>   |   |   |
| Mailing address: <u>PO BOX 324</u><br><u>S. CASCO, ME. 04077</u>   |   |   |
| Phone: <u>329-2387</u>   |   |   |



**Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [http://www.portland.gov](#) or stop by the Building Inspections 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 of applicant: | Date: <u>1/10/06</u> |
|-------------------------|----------------------|

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

*125*

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**

Card Number 1 of 1  
 Parcel ID 125 M003001  
 Location 646 FOREST AVE  
 Land Use RETAIL & PERSONAL SERVICE  
 Owner Address COLIN GREIG GENERAL CONTRACTOR LLC  
 PO BOX 324  
 SOUTH CASCO ME 04077  
 Book/Page 22690/210  
 Legal 125-M-3  
 FOREST AVE 646  
 DEERING AVE 539  
 3189 SF

*3300 sq ft if duplex  
 multi family above 1st  
 1000\$ per sq ft*

**Current Assessed Valuation For Fiscal Year 2006**

|          |           |           |
|----------|-----------|-----------|
| Land     | Building  | Total     |
| \$92,400 | \$162,130 | \$254,530 |

**Estimated Assessed Valuation For Fiscal Year 2007\***

|           |           |           |
|-----------|-----------|-----------|
| Land      | Building  | Total     |
| \$107,200 | \$150,900 | \$258,100 |

*2 units  
 2 spaces  
 100' ~~measured~~  
 along road*

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

**Building Information**

|             |            |                 |              |                 |               |
|-------------|------------|-----------------|--------------|-----------------|---------------|
| Bldg #      | Year Built | It Units        | Bldg Sq. Ft. | Identical Units |               |
| 1           | 1950       | 1               | 8550         | 1               |               |
| Total Acres |            | Total Buildings | Sq. Ft.      | Structure Type  | Building Name |
| 0.073       |            | 8550            |              | RESTAURANT      |               |

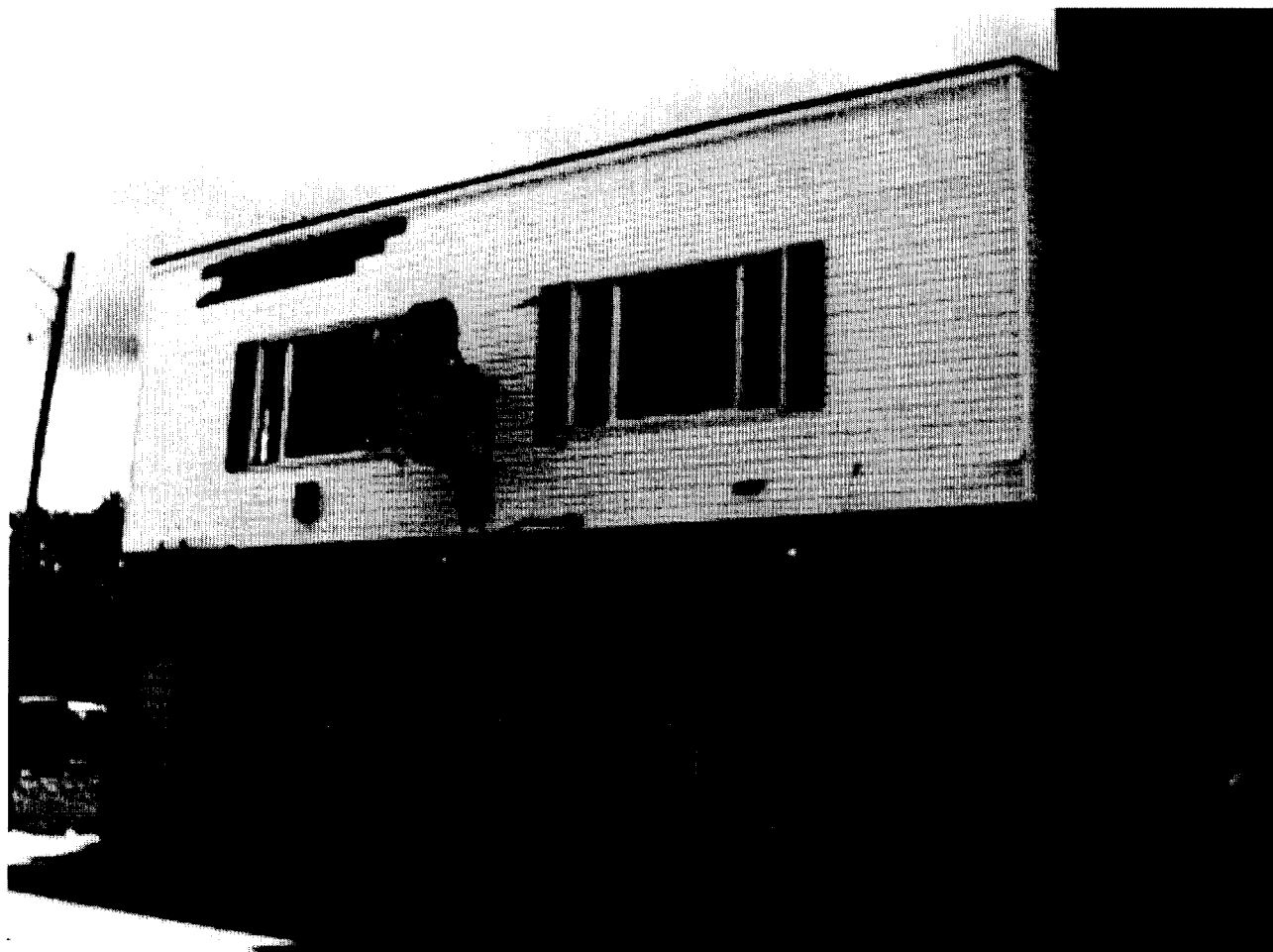
**Exterior/Interior Information**

|         |        |      |                   |
|---------|--------|------|-------------------|
| Section | Levels | Size | use               |
| 1       | B1/B1  | 2850 | SUPPORT AREA      |
| 1       | 01/01  | 2850 | RESTAURANT        |
| 1       | 02/02  | 2850 | MULTI-USE STORAGE |

|        |       |         |      |
|--------|-------|---------|------|
| Height | Walls | Heating | A/C  |
| 6      |       | NONE    | NONE |
| 12     | FRAME | NONE    | NONE |
| 10     | FRAME | NONE    | NONE |
|        |       | NONE    | NONE |
|        |       | NONE    | NONE |
|        |       | NONE    | NONE |
|        |       | NONE    | NONE |
|        |       | NONE    | NONE |

**Building Other Features**

|      |                |                 |
|------|----------------|-----------------|
| Line | structure Type | Identical Units |
|------|----------------|-----------------|



**City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

|  |  |  |  |
|--|--|--|--|
| Location of Construction:<br>646 Forest Ave<br>Owner Address:<br>640 Forest Ave. Portland, ME 04103<br>Contractor Name:<br>GPG Struicos<br>Past Use:<br>Commercial <b>BAR.</b> | Owner: Fox Island LLC<br>Phone: 874-9900<br>Business Name:<br>PO Box 287 Standish, ME 04084<br>Phone: 650-04084<br>Proposed Use:<br>Commercial<br><b>BAR</b>   | Permit No:<br><b>001146</b><br>Permit _____<br>Zone: <b>2B</b> CBL: 125-M-003<br>Zoning Approval: <i>2B w/ conditions</i><br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland <i>MA</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input checked="" type="checkbox"/> Interpretation<br><input checked="" type="checkbox"/> Approved <i>9/9/2000</i><br><input type="checkbox"/> Denied<br>Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br>Action:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied<br>Date: _____ |
| Proposed Project Description:<br>Amendment to Permit # 000779<br>Renovation on 1st & 2nd floor<br>Bar  | FIRE DEPT. <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Signature: <i>[Signature]</i><br>Use Group: <i>3</i><br>Signature: <i>[Signature]</i><br>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied | COST OF WORK:<br>\$ 230,000.00<br>PERMIT FEE:<br>\$ 1,404.00<br>INSPECTION:<br>Use Group: <i>3</i><br>Signature: <i>[Signature]</i>  | Signature: _____ Date: _____<br>Signature: _____ Date: _____<br>Signature: _____ Date: _____   |

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.

**① Applicant shall provide valet parking to and from lots for patrons make**

**② Applicant shall satisfactory arrangements with PERMIT ISSUED WITH REQUIREMENTS turn out of patron vehicles at property so that deer Avenue Traffic HAS adequate room to pass, such arrangements shall be provided in writing to the CERTIFICATION Zoning Administrator and to the**

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 provisions of the code(s) applicable to such permit

**Satisfactions of the building Authority.**

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 DATE: October 2, 2000

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS  
 CEO DISTRICT

2

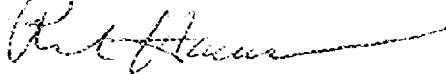
*February 7, 2006*

*Rick Harmon's Automotive Service  
And Repair Co., Inc.  
640 Forest Avenue  
Portland, Maine 04101*

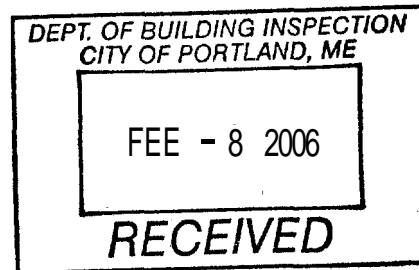
*To: Colin Greig*

*As discussed, we agree to supply you with 2 parking spots on our premises @ 640 Forest Avenue as needed for tenant parking. This parking is for tenants at your building @ 646 Forest Avenue only. This parking is supplied until your meeting with the City of Portland Board of Appeals on February 17, 2006.*

*Sincerely,*

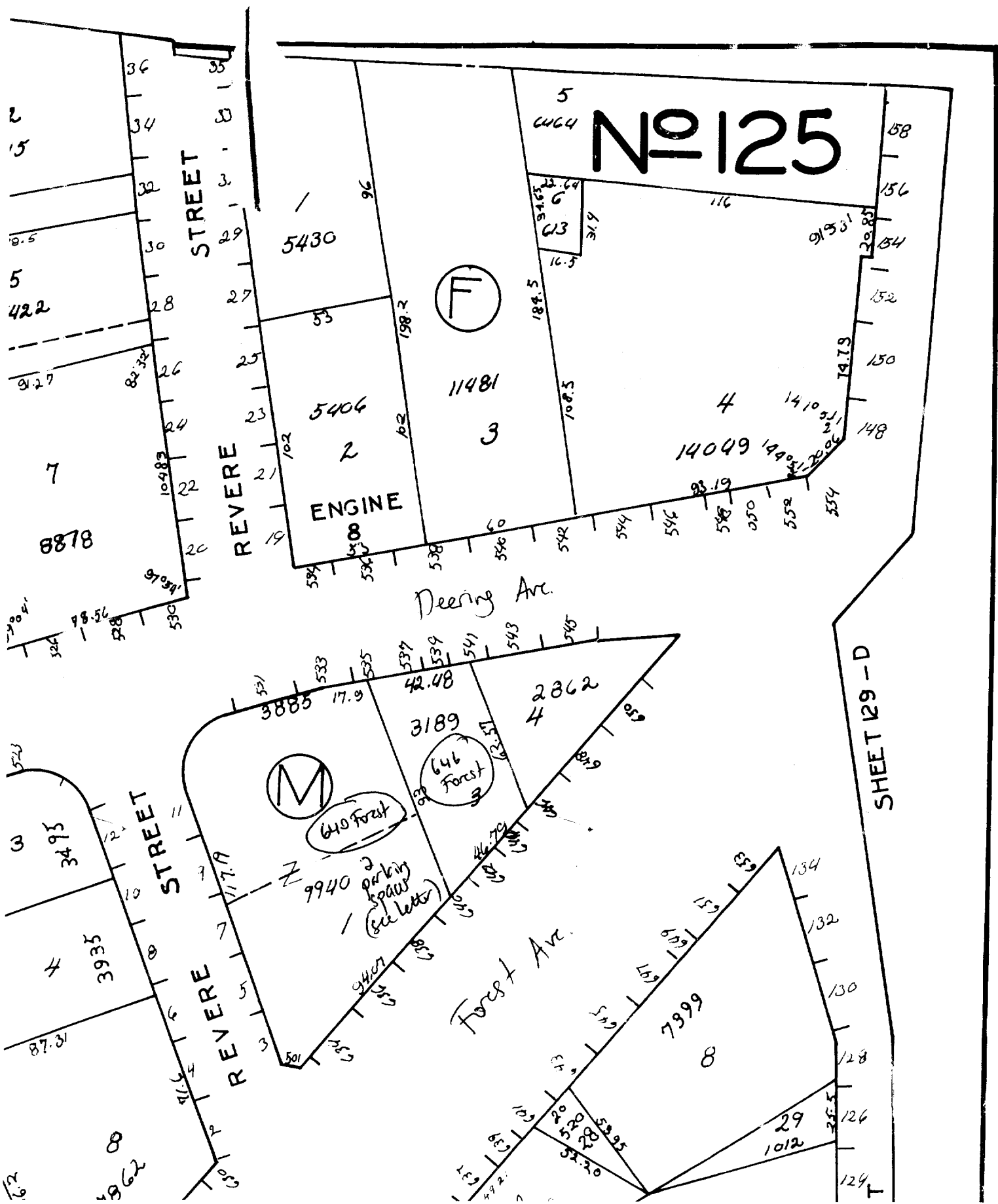


*Rick Harmon  
Harmon's Automotive*





1" = 50'



SHEET 129 - D


Untitled

January 10, 2006

To The City of Portland  
or  
To Whom it may concern

Colin Greg (owner of 64~~6~~ Forest Ave.) and myself Donald W. Harford Jr. have an agreement that I will rent him three parking spaces in my lot at 669 Forest. Ave. for future tenants of his building at a mutually agreed upon price effective as of January 15, 2006.

Donald W. Harford Jr.



DBA Vose-Smith Florist

125 m<sup>3</sup>

