

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Permit No:</b> 06-1569	<b>Issue Date:</b>	<b>CBL:</b> 125 N003001
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<b>Location of Construction:</b> 615 FOREST AVE	<b>Owner Name:</b> KOW INVESTMENTS LLC	<b>Owner Address:</b> 16 GOODRIDGE AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Brian Stone	<b>Contractor Address:</b> 16 Goodridge Rd Portland	<b>Phone:</b> 2078076178
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	<b>Zone:</b> B-2b

<b>Past Use:</b> Multi use - first floor retail, one dwelling unit 2nd floor & one dwelling unit 3rd floor.	<b>Proposed Use:</b> Commercial - Change of use - convert the second and third floor dwelling units into a lodging house with <del>with</del> three bedrooms & a shared kitchen & living room on each floor - add three walls	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> convert the second and third floor dwelling units into a lodging house with three bedrooms & a shared kitchen & living room on each floor - add three walls on each floor.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 10/26/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Date:	<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 AEU Date:
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**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





**From:** Jeanie Bourke  
**To:** Ann Machado  
**Date:** 7/25/2007 9:58:09 AM  
**Subject:** Re: Brian Stone

Have you responded to the plans he left for 615 Forest? He stated he would be in on the following day to meet with you.

I believe his compliance dates are Aug. 1, and he is aware of that...so fees and notices will be sent if he continues to delay in submitting the required documents.

Thanks....and let me know if you would like me to speak with him.

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning & Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Ann Machado 07/25 9:00 AM >>>

Jeanie -

Brian Stone brought the plans in for 615 Forest Ave on July 19. He still needs to apply to legalize the illegal unit on the first floor and explain what the business is in the front of the first floor since it was retail before and it is probably a change of use. He also needs to give us the dimensions of the parking in the back. He needs to apply for a sign permit for the business.

We have not received anything for 1920 Forest Avenue.

What course of action are we taking with him?

Thanks, Ann

**From:** Jeanie Bourke  
**To:** Ann Machado; Jonathan Rioux; Suzanne Hunt  
**Date:** 5/21/2007 2:55:24 PM  
**Subject:** Re: 615 Forest..Brien Stone Property

The legal use of the building was 2 business and 2 residential units. Any new sign would require a permit. Did it appear that the residential units were being used as a boarding house? They have not been issued the permit for a change of use, Ann is still waiting for information.

I left a voicemail for Brian to call me.

Thanks

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Suzanne Hunt 05/18 2:43 PM >>>

I called Brian a couple of weeks ago to ask that he meet me to confirm no occupation of 3rd floor. I never got a call back. Today I went to building for a complaint from a tenant. I decided to check out the third floor. I found two men and one woman living there. I also noted a new business sign on building "Signature Roofing". I sent Brian a letter. copy is on my desk. This is the property that has a legalization in process. I will be gone next week, I wanted to get the letter out. also, should we post the third unit? Sorry if will miss it!!!

Suzanne Hunt Code Enforcement, 874-8707

**CC:** Arthur Rowe ; Chris Hanson; Donna Martin; Lannie Dobson; Michael Collins ;  
Tammy Munson; Tom Markley; Zak Horton

**From:** Suzanne Hunt  
**To:** Bourke, Jeanie; Machado, Ann; Rioux, Jonathan  
**Date:** 5/18/2007 2:44:19 PM  
**Subject:** 615 Forest..Brien Stone Property

I called Brian a couple of weeks ago to ask that he meet me to confirm no occupation of 3rd floor. I never got a call back. Today I went to building for a complaint from a tenant. I decided to check out the third floor. I found two men and one woman living there. I also noted a new business sign on building "Signature Roofing". I sent Brian a letter. copy is on my desk. This is the property that has a legalization in process. I will be gone next week, I wanted to get the letter out. also, should we post the third unit? Sorry if will miss it!!!

Suzanne Hunt Code Enforcement, 874-8707

**CC:** Inspectors

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

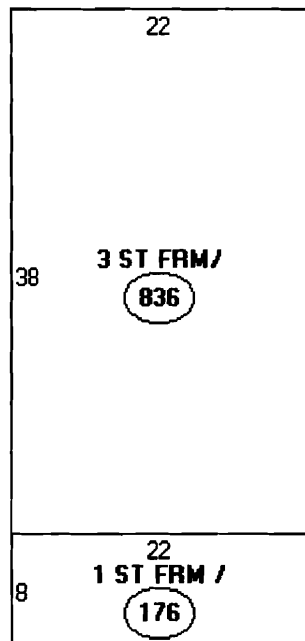
**Inspection Violations**

<b>Owner/Manager</b> KOW INVESTMENTS LLC		<b>Inspector</b> Suzanne Hunt	<b>Inspection Date</b> 5/18/2007
<b>Location</b> 615 FOREST AVE	<b>CBL</b> 125 N003001	<b>Status</b>	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 6-109/5.2	Interior	1	1		
<b>Violation:</b>	Interior floors, walls, ceilings, doors.				
<b>Notes:</b>	stained ceiling tiles in bathroom indicated past or current leak. Ceiling tiles must be repaired and painted.				
2) 6-108.3	Interior	1	1		
<b>Violation:</b>	Exterior windows, doors and skylights				
<b>Notes:</b>	Weatherstrip on exit door unit 1 must be replaced. Doors must be weather tight				
3) 14-187 (B)					
<b>Violation:</b>	Zoning Ordinance				
<b>Notes:</b>	Unpermitted Business sign on front of building "Signature Roofing".				
4) 14-187 (B)		3	3		
<b>Violation:</b>	Zoning Ordinance				
<b>Notes:</b>	Apartment on top floor which has not be legalized is occupied. 3 units in this building are currently occupied. The building is a legal 2 unit.				
<b>Comments:</b>	2 new business signs attached to building, no permit. 3 people "living" on third floor apartment. I walked through 3rd floor unit, spoke to two men and one woman who are "staying there".				







Descriptor

A: 3 ST FRM  
836 sqft

B: 1 ST FRM  
176 sqft

836 $\phi$

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 N003001  
**Location** 615 FOREST AVE  
**Land Use** MULTI-USE COMMERCIAL

**Owner Address** KOW INVESTMENTS LLC  
 16 GOODRIDGE AVE  
 PORTLAND M3 04103

**Book/Page** 23404/092  
**Legal** 125-N-3  
 FOREST AVE 615  
 ARLINGTON PL  
 2183 SF

## Current Assessed Valuation

**Land** \$79,200  
**Building** \$153,500  
**Total** \$232,700

## Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1914	3	3520	1

**Total Acres** 0.05    **Total Buildings Sq. Ft.** 3520    **Structure Type** MIXED RES/COMM    **Building Name** PAGE ME / WIRELESS

## Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	836	UNFINISHED RES BSMT
1	01/01	440	CONVERTED SALES
1	01/01	572	APARTMENT
1	02/03	836	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
10	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

## Building Other Features

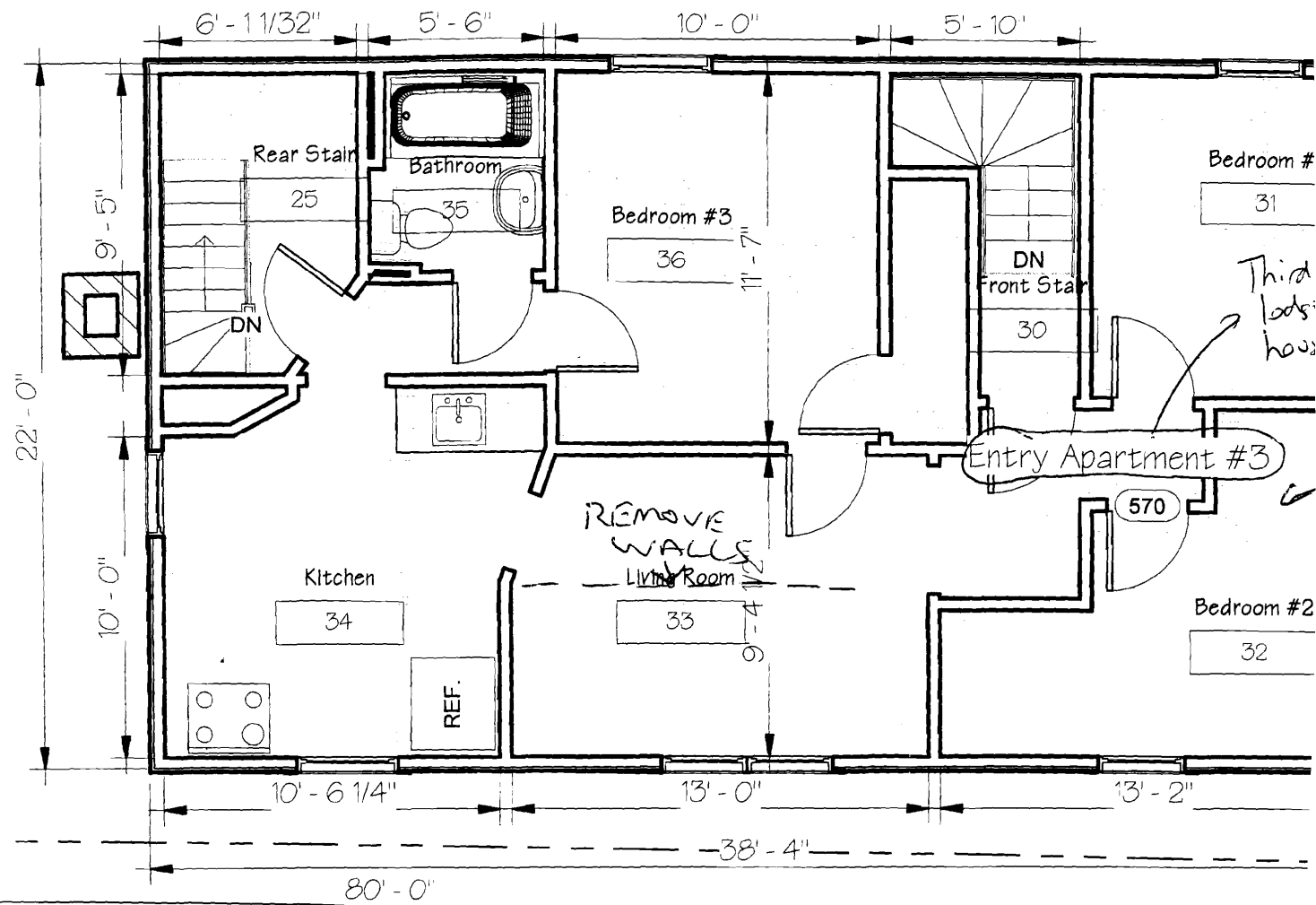
Line	Structure Type	Identical Units
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## Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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1st floor apt  
 illegal  
 legalize or  
 get rid of.  
 other  
 lodging house  
 no lot area  
 in B2b

. Property line  
ed description)



Existing Third Floor

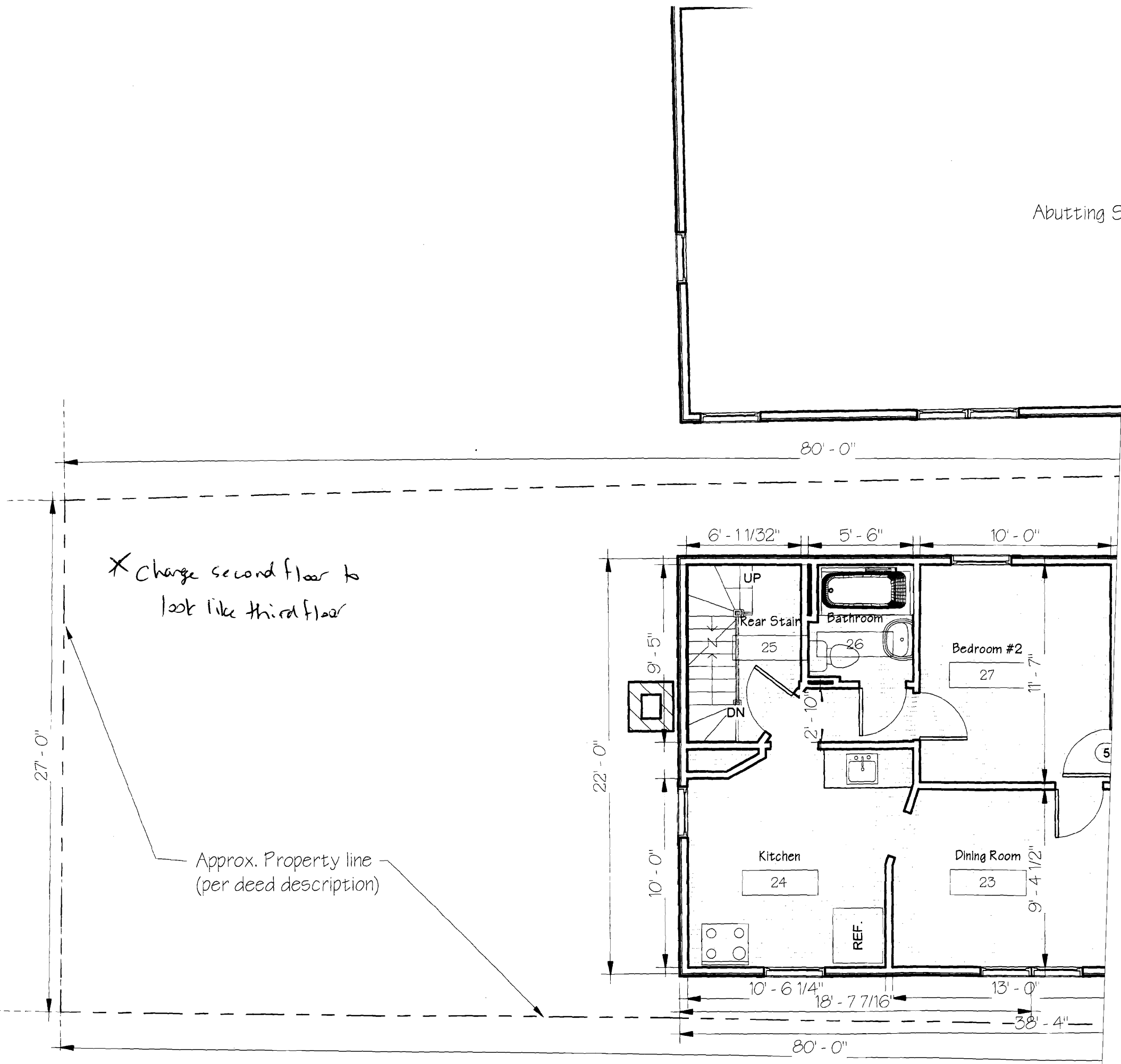
$3/16" = 1'-0"$

CHAMBERLAIN  
DESIGNS

7/11/2007 12:21:20 PM

E

Abutting S



80'-0"

X Change second floor to look like third floor

Approx. Property line (per deed description)

27'-0"

22'-0"

6'-11/32"

5'-6"

10'-0"

UP

Rear Stair

Bathroom

25

26

Bedroom #2

27

Kitchen

24

Dining Room

23

REF.

5

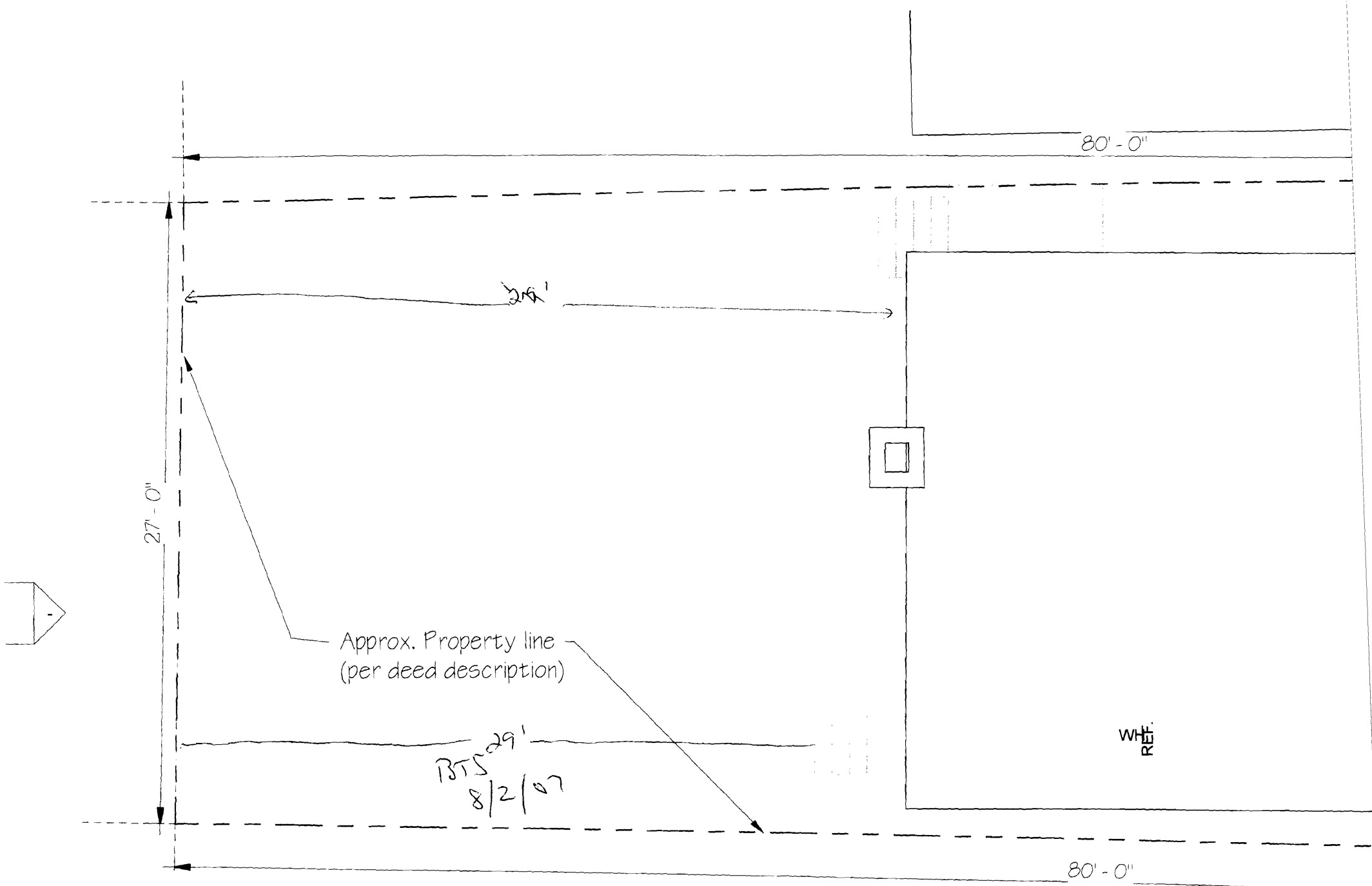
10'-6 1/4"

18'-7 7/16"

13'-0"

38'-4"

80'-0"



615 Forest Ave.

615 Forest Ave. Portland ME

Existing Rc

3/1/07 11/07