

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

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

Permit No: 04-0826	Issue Date:	CBL: 129 GO02001
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<b>Location of Construction:</b> 29 Ocean Ave	<b>Owner Name:</b> Williams Walter S Iii &	<b>Owner Address:</b> 142 Pleasant St	<b>Phone:</b> 772-2053
<b>Business Name:</b>	<b>Contractor Name:</b> Tom Williams	<b>Contractor Address:</b> 12 Valley Street Portland	<b>Phone:</b> 2078384360
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b> B-1
<b>Past Use:</b> 2 family residence	<b>Proposed Use:</b> retail home furnishings store	<b>Permit Fee:</b> \$132.00	<b>Cost of Work:</b> \$3,500.00
<b>Proposed Project Description:</b> change of use-residential/retail on 1st & 2nd floors storage in attic		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: U Type: 55
		Signature: <i>WAM</i>	Signature: <i>[Signature]</i>
<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

<b>Permit Taken By:</b> jodinea	<b>Date Applied For:</b> 06/16/2004	<b>Zoning Approval</b>		
1	<b>Special Zone or Reviews</b>	<b>Zoning Appeal</b>	<b>Historic Preservation</b>	
2	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark	
3	<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>7/8/04</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

Form # P 04

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 040826

This is to certify that Williams Walter S Iii & Tom Williams  
has permission to Change of use-residential/retail

AT 129 G002001

provided that the person or persons, firm or corporation 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.

and grade if nature of work requires  
Application inspection must  
and when permission procured  
before this building or part thereof  
is occupied or closed-in.  
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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**Mr. & Mrs. Walter Williams  
142 Pleasant Street  
Portland, ME 04101  
772-2053  
671-1193 - cell**

August 3, 2004

Aug a'

Ladies & Gentlemen,

Enclosed please find our plan for a wheelchair ramp in the rear of our property located at 29 Ocean Avenue. The front survey sheet shows the location for the ramp, the second shows the ramp design & the third shows the railing that will run the entire length. (Location photo #3) This **will** allow access to the 1<sup>st</sup> floor of the building which **will** be our display area, the 2<sup>nd</sup> floor would display additional similar items. The front entrance stairs (photo #1) to the building will be replaced in kind but will meet all codes in reference to height, risers & ballister spacing.

Front stairs dimensions going from the 1<sup>st</sup> floor to the second floor (photos - 2, 4, 5, 7). Handrail is 33" tall, each stair is 32" across/8 1/4" high. The stair width varies from 12 1/2" deep on the outside to 6' on the inside. Rear stair (photos - 6 & 8) dimensions are 32" wide x 9" deep x 8 tall.

The building will not have any heavy display items but will be ~~set~~ up like rooms in any home displaying home furnishings & home items, these items will be for sale. I hope this answers the additional questions you have had. Please call me with any other concerns.

Sincerely,

  
Walter Williams

Photo #6

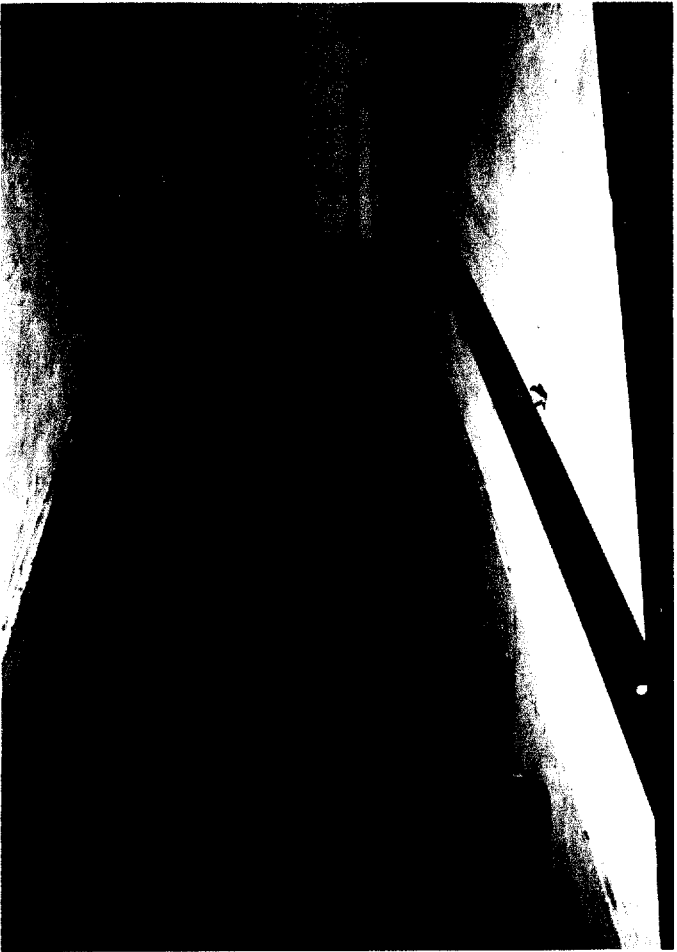


Photo #8

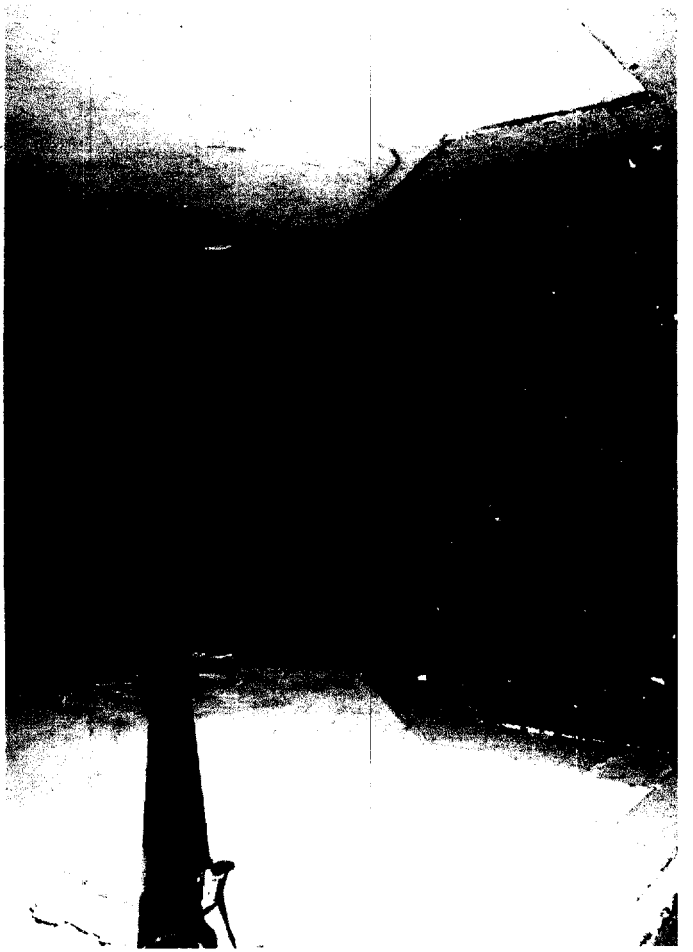


Photo #5

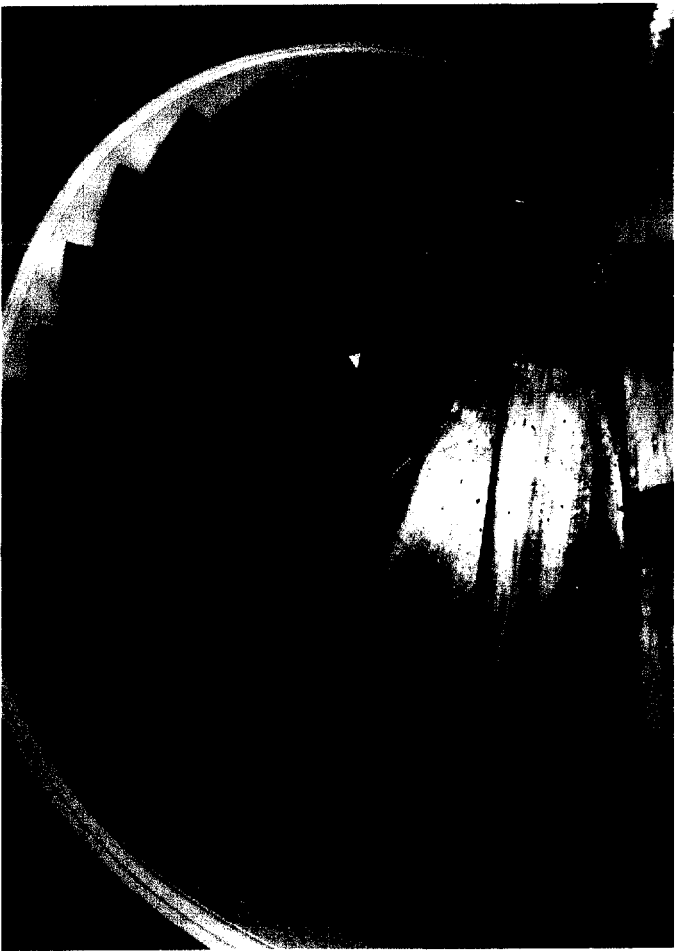
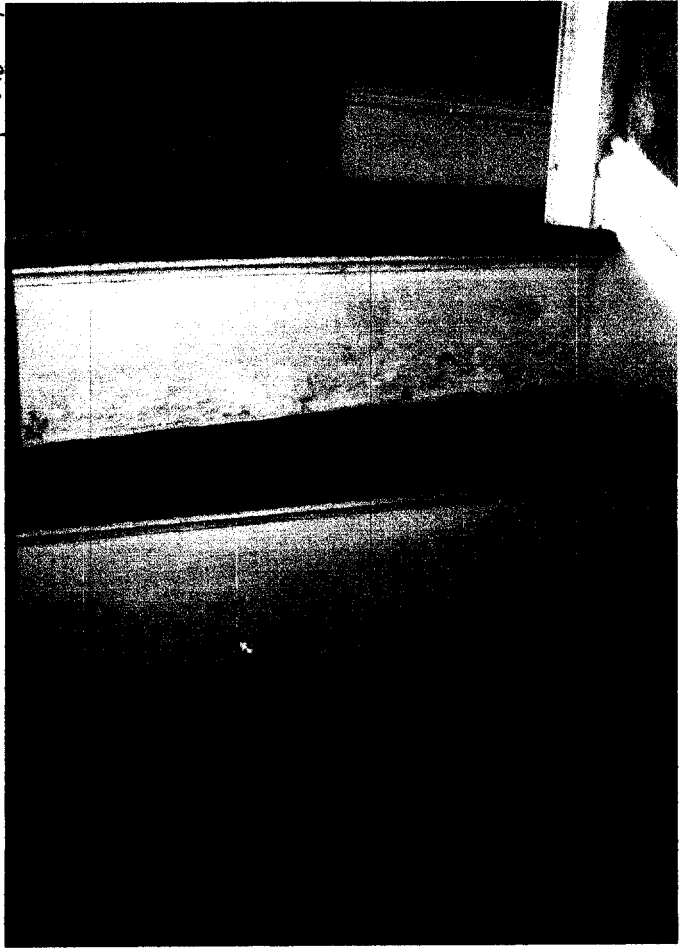


Photo #7



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<b>Business Name:</b>	<b>Contractor Name:</b> Tom Williams	<b>Contractor Address:</b> 12 Valley Street Portland	<b>Phone:</b> (207) 838-4360
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	
<b>Proposed Use:</b> retail home furnishings store		<b>Proposed Project Description:</b> change of use-residential/retail	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/08/2004**Note:**      **Ok to Issue:** 

- 1) 14-162 states that no retail establishment shall operate between the hours of 11:00 pm and 6:00 am; AND no retail establishment shall accept deliveries or services between 10:00 pm and 7:00 am.
- 2) Separate permits shall be required for any new signage.
- 3) 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      **Reviewer:** Mike Nugent      **Approval Date:** 08/24/2004**Note:**      **Ok to Issue:** **Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 07/08/2004**Note:**      **Ok to Issue:** 

- 1) illuminated exit signs shall be provided
- 2) fire extinguishers shall be provided in accordance with NFPA 10 standards
- 3) emergency lighting shall be provided
- 4) vertical openings shall be enclosed with smoke protection

**Comments:**

6/17/2004-jodinea: Applicant was charged 49.00 for fee, should have been 132.00. Will pay remainder of fee when he picks up permit.

JLH

7/12/2004-mjn: Need egress elements, Access, Floor loads etc. Owner coming in on 7/15/04 at 9:30 am

8/16/2004-mjn: Need Details on stairs and Ramp, owner notified.

Photo #2



Photo #4



Photo #1



Photo #3



**Mr. & Mrs. Walter S. Williams  
142 Pleasant Street  
Portland, ME 04101  
772-2053  
671-1193-cell**

August 17,2004

Mr. Mike Nugent  
City of Portland Building Inspections  
389 Congress St.  
Portland, ME 04101


Dear Mr. Nugent,

I hope this information will answer your request for additional information on our property located at 29 Ocean Avenue.

1. The ramp we propose to build on the **back** of the building will be on 10" round x 4' deep concrete filled tubes, there will be a total of 8 columns to support the **ramp**.
2. **Railing** construction for the *ramp* will be 36" high, supported by 4"x 4" verticals with 2"x 4" **handrails**. 2" x 2" balusters will be set approximately every 3 inches.
3. Front stairs will have **similar** construction **as** the railings & the rise on the stairs will be corrected to a 7' **rise**.

Please call me if more information is needed. Thank you.

Sincerely,



Walter Williams

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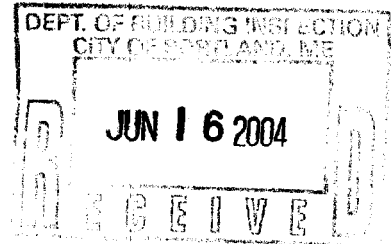
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**Mr. & Mrs. Walter Williams  
142 Pleasant Street  
Portland, ME 04101  
772-2053 – Home  
671-1193 – Cell**



June 16,2004

To Whom It May Concern:

My wife & I have recently purchased a piece of property located at 29 Ocean Avenue. The building is currently a legal two family, it is currently vacant. We would like to do a change of use with the City to allow retail space, specifically home furnishings/goods.

We would be using the entire 1<sup>st</sup> & 2<sup>nd</sup> floors of the building for the sale of items, the 3<sup>rd</sup> floor would be storage space. We plan on removing both kitchens of all appliances and the 2<sup>nd</sup> floor bathroom of tub, toilet & sink.

Very little will change in the interior and the exterior will change **only** in replacing both the rear & front stairs. We also plan on laying out crushed stone in the drive way & back parking areas to level them off & give a neater appearance. Please call myself or Kelly with any question. Thank you.

Sincerely,

Handwritten signature of Walter Williams

Walter Williams

WARRANTY DEED

Joint Tenancy

Maine Statutory Short Form

**KNOW ALL PERSONS BY THESE PRESENTS, That**

Phillip J. Rando, Jr. of Portland, County of Cumberland, State of Maine, for consideration paid, grant to Walter S. Williams, 111 and Kelly A. Williams of Portland, County of Cumberland, State of ME, whose mailing address is 142 Pleasant Street, Portland, ME 04102, with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes **all** rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our/my hand(s) and seal(s) this Twenty-third day of March, 2004.

**Signed, Sealed and Delivered in presence of:**

\_\_\_\_\_  
Witness

Phillip J. Rando, Jr.

STATE OF MAINE  
COUNTY OF CUMBERLAND

Then personally appeared the above named Phillip J. Rando, Jr. and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,   
\_\_\_\_\_  
Notary Public  
Printed Name:   
My Commission Expires:

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** 129 G002001  
**Location** 29 OCEAN AVE  
**Land Use** TWO FAMILY  
  
**Owner Address** WILLIAMS WALTER S III & KELLY A WILLIAMS JTS  
 29 OCEAN AVE  
 PORTLAND ME 04103  
  
**Book/Page** 21010/069  
**Legal** 129-G-2  
 OCEAN AVE 27-29  
 8286 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$32,450	\$90,820	\$123,270

**Property Information**

<b>Year Built</b> 1890	<b>Style</b> old style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2471	<b>Total Acres</b> 0.19		
<b>Bedrooms</b> 7	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 14	<b>Attic</b> Full Finish	<b>Basement</b> Full	

**Outbuildings**

<i>Type</i>	<b>Quantity</b>	<b>Year Built</b>	<b>Sire</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
03/24/2004	LAND + BLDING	\$240,000	21010-69
09/05/2000	LAND + BLDING	\$141,000	15704-334

**Picture and Sketch**

[Picture](#)
[Sketch](#)

**Click here to view Tax Roll Information.**

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-mailed.

**New Search!**

**RECEIVED**  
JUN 16 2004

# 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>29 Ocean Avenue</u>		
Total Square footage of Proposed Structure <u>000</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>129</u> <u>G</u> <u>002</u>	Owner: <u>Walter Williams</u>	Telephone: <u>772-2053</u> <u>671-1193</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>142 Pleasant St</u> <u>Portland, ME 04101</u> <u>772-2053 / 671-1193</u>	Cost Of Work: \$ <u>3500.00</u> Fee: \$ <u>4900</u>
Current use: _____		
If the location is currently vacant, what was prior use: <u>2 family</u>		
Approximately how long has it been vacant: <u>2 months</u>		
Proposed use: <u>Retail</u>		
Project description: <u>furnishings - change use of building to retail</u>		
Contractor's name, address & telephone: <u>Tom Williams 12 Valley St. 838-4360</u>		
Who should we contact when the permit is ready: <u>Walter Williams (671-1193)</u>		
Mailing address: <u>142 Pleasant St.</u> <u>Portland, ME 04101</u>		
We will contact you by phone when the permit is ready, You must come in and pick up the permit 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. <b>PHONE: 671-1193</b>		

**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: [Signature] Date: 6/15/04

**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**

CK# 807

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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

retail home furnishings store	change of use-residential/retail
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JLH

DEPT. OF  
CITY

SEP 24 14

**Mr. & Mrs. Walter S. Williams**  
**142 Pleasant Street**  
**Portland, ME 04101**  
**(207) 772-2053**  
**(207) 671-1193: cell**

*2<sup>o</sup> Ocean  
Avenue*

August 24, 2004

Mr. Mike Nugent  
City of Portland Building Inspections  
389 Congress St.  
Portland, ME 04102

Dear Mr. Nugent,

We will have the following specifications for the wheelchair Ramp.

- 4x4 P.T. posts
- All deck construction 2x8 P.T.
- **All** secured by 3/8" galv. lags & bolts.
- Ramp **will** be secured to the building every 16'.
- Entire ramp length is 65', with 1" rise per 12" in length
- 

Please call me with any questions, if you need more information I can meet you with the builder. Thank you.

Sincerely,

  
Walter Williams

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15704 PAGE 334 COUNTY Cumberland  
PLAN BOOK 12 PAGE 99 LOT p/e 1 & 5

ADDRESS: 29 Ocean Avenue, Portland, Maine

Job Number: 465-06

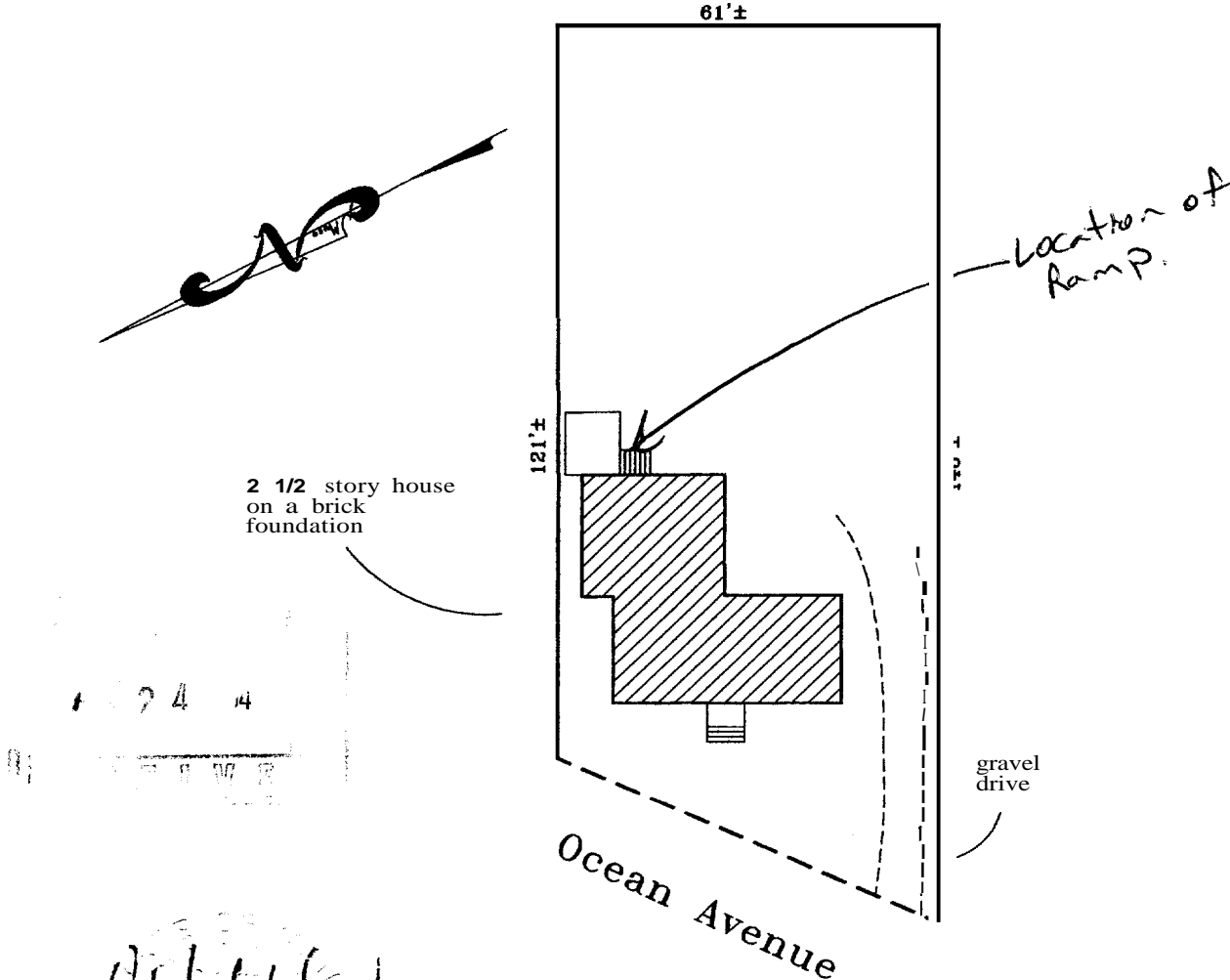
Inspection Date: 02-23-04

Scale: "=

File No: 61135 24\_0289

Buyer: Walter Williams

Seller: Phillip Rando



I HEREBY CERTIFY TO: Guaranty Title Corporation  
Stepstone Mortgage Group  
and its title insurer.

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community

The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1994

**Livingston - Hughes**  
Professional Land Surveyors & Foresters  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



