

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8...

Location of Construction: 147 Pleasant Ave		Owner: Walker, James & Monique		Phone: 761-0833		Permit No:	
Owner Address: SAA Apt #1 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: <i>Never Issued</i>	
Past Use: 5-fam		Proposed Use: 6-fam		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Change Use/After the Fact From Five Family Dwelling to Six Family Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 09 June 1997					

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..

Expired see 1/6/98 letter

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>James Walker</i>		ADDRESS:		DATE: 09 June 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Zone: *RS* CBL: 131-E-009

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 6/9/92

J.A.

CEO DISTRICT 6

M. Leavy

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

James & Monique Walker
147 Pleasant Avenue - Apt. #1
Portland, ME 04103

January 6, 1998

RE: 147 Pleasant Avenue - 131-E-009 - R-5 Zone

Dear Mr. & Mrs. Walker,

On June 9, 1997 you applied for a permit to change from 5 to 6 families. On June 17, 1997, I spoke to you concerning more information that I needed to finish reviewing the permit for zoning. Although over the phone, some questions were answered, I was still waiting for floor plans with dimensions on them so I could determine that the ordinances were met. As of this date I have not received this information. This application has been on file over six months and has now expired.

Please note that this unit is to be only 5 units. It has not been approved for 6 units. If you wish to add the sixth unit, it will be necessary to reapply with all the proper information. Please note that I will need dimensioned plans along with all the other required plans.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Housing & Neighborhood Services
Merle Leary, Code Enforcement Officer
File

Applicant: James Walker

Date: 6/17/97

Address: 147 Pleasant Ave

C-B-L: 131-E-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing multiplex - 1951 shows COFO for units

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - ~~6,000 sq ft~~ 14,322 sq ft per CAMA

Lot Coverage/ Impervious Surface -

Area per Family - 6,000 sq ft/unit - 6 x 6,000 = 36,000 sq ft - No less than 600 sq ft/unit

Off-street Parking - 1/2 parking spaces req for new unit

Loading Bays - 5 spaces needed for existing units

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

NO open Exterior fire ESCAPES
NO habitable space below grade

- ① need dimensions
- ② Existing fire escape on fourth floor? New? NO with me with
- ③ 17 parking spaces
ME call 6,000 sq ft/unit multi?

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 4, 1997

Mr. James Walker
147 Pleasant Avenue
Portland, Maine 04103

RE: 147 Pleasant Avenue
131-E-009

Dear Mr. Walker,

It has come to our attention that there are six dwelling units in the building that you own at the above referenced address. According to our files, only five dwelling units are authorized. This is in violation of Section 14-463 of the Portland Land Use Code and Chapter 1, Section 107.0 of the City's building Code and may also be in violation of other sections of these and other codes.

At this time, we request that you correct this situation within 10 days of receipt of this letter. Failure to do so may result in legal action.

Sincerely,

Merle Leary
Code Enforcement Officer
City of Portland

Marge Schmuckal
Zoning Administrator