

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
 Permit Number: 050266
APR - 5 2005
CITY OF PORTLAND

This is to certify that WARMING DIANE L / Applicant
 has permission to Change of Use to 2 Family Home Add kitchen to second floor
 AT 255 CONCORD ST W City of Portland 133 G005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 enclosed-in. **48 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. _____
 Health Dept. _____
 Appeal Board _____
 Other _____

Department Name

Jeanie Bourke 4/?/a-
 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

Permit No:	05-0266	Issue Date:	APR - 5 2005	CBL:	133 G005001
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Location of Construction: 255 CONCORD ST W	Owner Name: WARMING DIANE L	Owner Address: 255 CONCORD ST	Phone: 615-5405
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Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-5
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Past Use: Single Family Home	Proposed Use: Change of Use to 2 Family Home Add kitchen to second floor	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 8b	
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Proposed Project Description: Change of Use to 2 Family Home Add kitchen to second floor	Signature:	Signature: <i>DMB 4/4/05</i>
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Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 03/15/2005	Zoning Approval	
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption given to planning Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> J OK <i>S with conditions</i> Date: 3/21/05	Zoning Appeal <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	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 Date: <i>[Signature]</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0266	Date Applied For: 03/15/2005	CBL: 133 G005001
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Location of Construction: 255 CONCORD ST W	Owner Name: WARMING DIANE L	Owner Address: 255 CONCORD ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of Use to 2 Family Home Add kitchen to second floor	Proposed Project Description: Change of Use to 2 Family Home Add kitchen to second floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/21/2005

Note: 3/21/05 site plan exemption passed on to Planning **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) family dwelling with the issuance of this permit and certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) 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 with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/04/2005

Note: 3/28/05 left vm w/Diane W. To call for details on intentions of the change to a 2 unit, due to potential fire & sound separation requirements. Diane called back and we discussed her options. If the units are not fire separated per code, we will put restrictions on the CO to allow her parents to live there, but no rental of the unit is allowed per the building code. She needs to assess the situation and notify, put on hold. **Ok to Issue:**

03/29 Diane W. Left vm saying she would like to resume the review with the restrictions on the CO for building code compliance. Ok to issue pending site plan exemption approval
4/4 Received site plan exemption, ok to issue

- 1) This permit approves the addition of a 2nd floor kitchen to provide privacy for the owner while her parents occupy the first floor. The required fire & sound transmission separations will not be installed, therefore, per the building code, this is not a legitimate 2 family dwelling unit. The Certificate of Occupancy shall state specific language restricting the use of this property and should be approved by the Division Manager.
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Zoning **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Comments:

04/04/2005-gg: received granted site exemption. /gg

All 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>255 Concord St. W</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>8,272 Sq. Ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>133</u> Block# <u>G</u> Lot# <u>3</u>	Owner: <u>Diane Warming</u>	Telephone: <u>207-780-1354</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Diane Warming</u> <u>255 W. Concord St</u> <u>Portland, ME 04102</u> <u>207-780-1354</u>	cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>1 Family Residential</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 Family Residential</u>		
Project description: <u>Add a kitchen to the 2nd Floor requiring plumbing for a sink and electrical for electric stove and outlets over countertops.</u>		
Contractor's name, address & telephone: <u>Diane Warming</u> <u>SAA</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
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. PHONE: <u>605-5405</u> or <u>780-1354</u>		

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: <u>Diane Warming</u>	Date: <u>3/12/05</u>
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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 # 3948



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

DIANE Warming
Applicant

3/21/05
Application Date

255 Concord St W,
Applicant's Mailing Address

Project Name/Description

owner - 615-5405 or 780-1354
Consultant/Agent/Phone Number

255 Concord St W
Address of Proposed Site

R-5 Zone lot size = 8316 sq ft CBL: 133-G-005
Description of Proposed Development:
change the use from a single family to a two family

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4) on back side of form		✓
a) Within Existing Structures; No New Buildings, Demolitions or Additions		✓
b) Footprint Increase Less Than 500 Sq. Ft.		✓
c) No New Curb Cuts, Driveways, Parking Areas		✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA		✓
e) No Additional Parking/ No Traffic Increase		✓
f) No Stormwater Problems		✓
g) Sufficient Property Screening		✓
h) Adequate Utilities		✓

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
MAR 31 2005
 RECEIVED

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

Planner's Signature Jankh Date 3/31/05

Applicant: Diane Warrington
Address: 255 Concord St. W.

Date: 3/21/05
C-B-L: 133-G-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev.

05-0266

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to change the use from single family to 2 family with no additions

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard - N/A

Side Yard -

Projections -

Width of Lot -

Height - No change

Lot Area - 6,000 sq ft - 8,316 sq ft given OK

Lot Coverage/Impervious Surface - 40% - No change

Area per Family - 3000 sq ft per DU (6,000 sq ft)

Off-street Parking - 2 pkg spaces each - showing 4 pkg spaces behind the front setback

Loading Bays - N/A

Site Plan - site plan exemption passed on to Sarah

Shoreland Zoning/Stream Protection - N/A

Flood Plains -





Front View

255 W. Concord St



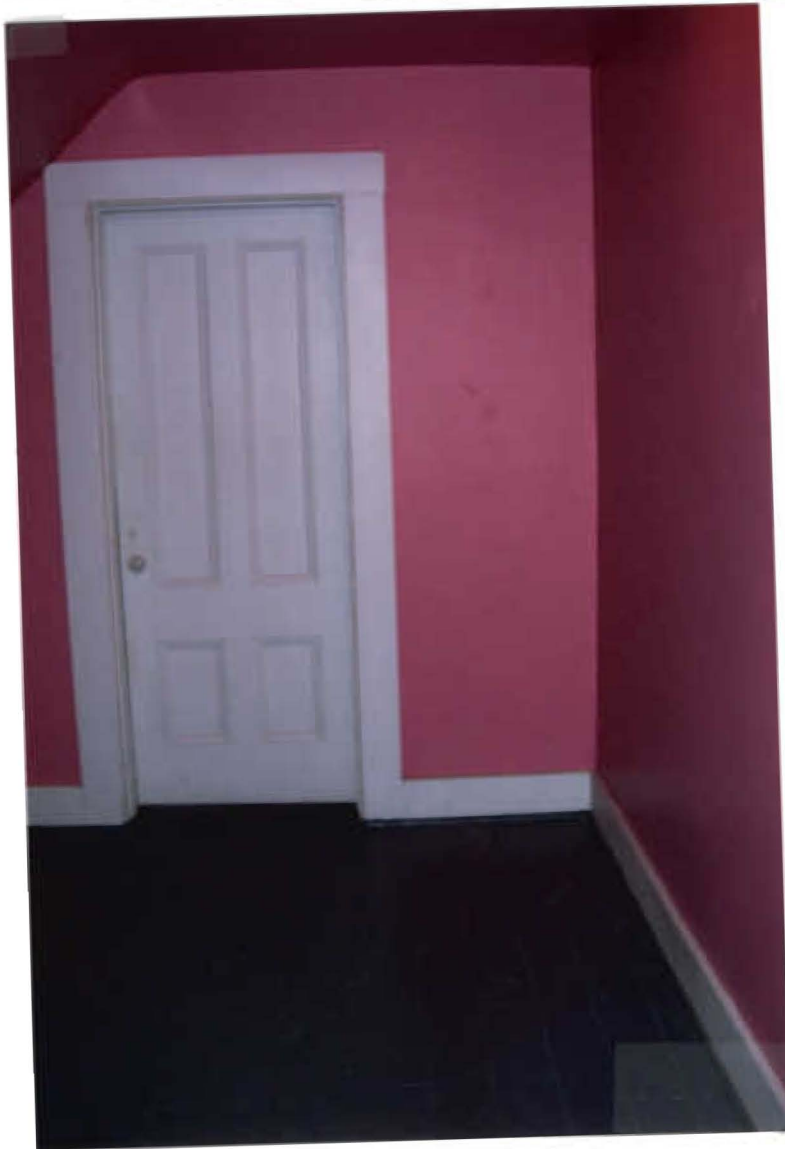
West view: parking



East View

over →

255 W. Concord St.



Room
where
kitchen
will
be
added.

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	133 G005001
Location	255 CONCORD ST W
Land Use	SINGLE FAMILY
 Owner Address	 WARMING DIANE L 255 CONCORD ST PORTLAND ME 04103
 Book/Page	 11760/112
Legal	133-G-5 CONCORD ST W 251-257 8316 SF

Valuation Information

Land	Building	Total
\$32,450	\$58,690	\$91,140

Property Information

Year Built 1900	Style old style	Story Height 1.5	Sq. Ft. 1750	Total Acres 0.191	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 8	Attic None	Basement Full

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2001	Size 8X12	Grade C	Condition A
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Sales Information

Date 12/01/1994	Type LAND + BLDING	Price \$93,000	Book/ Page 11760-112
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Picture and Sketch

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

[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](#).



Change of Use for 255 W. Concord St.

I would like to change my one family house to a two family residence. My parents who are in their 80's have moved in with me and have their living space on the first floor. They are not able to walk up the stairs to the second floor. I would like to add a kitchen on the 2nd floor for my own privacy. This would, in effect, make my home into a two family dwelling.

Work that would be done is that I would add plumbing for a kitchen sink and electrical for an electric stove, kitchen outlets and lighting. I would add interconnected smoke detectors in the basement, 1st and 2nd floors. A grounded safety outlet would be added to the 2nd floor bathroom. Kitchen cabinets will be installed.

The entrance for the 2nd floor apartment would be through the front door. There is an additional exit in the rear bedroom. The first floor entrance would be through the door in the kitchen. There is an additional exterior door in the hallway between the kitchen and living room.

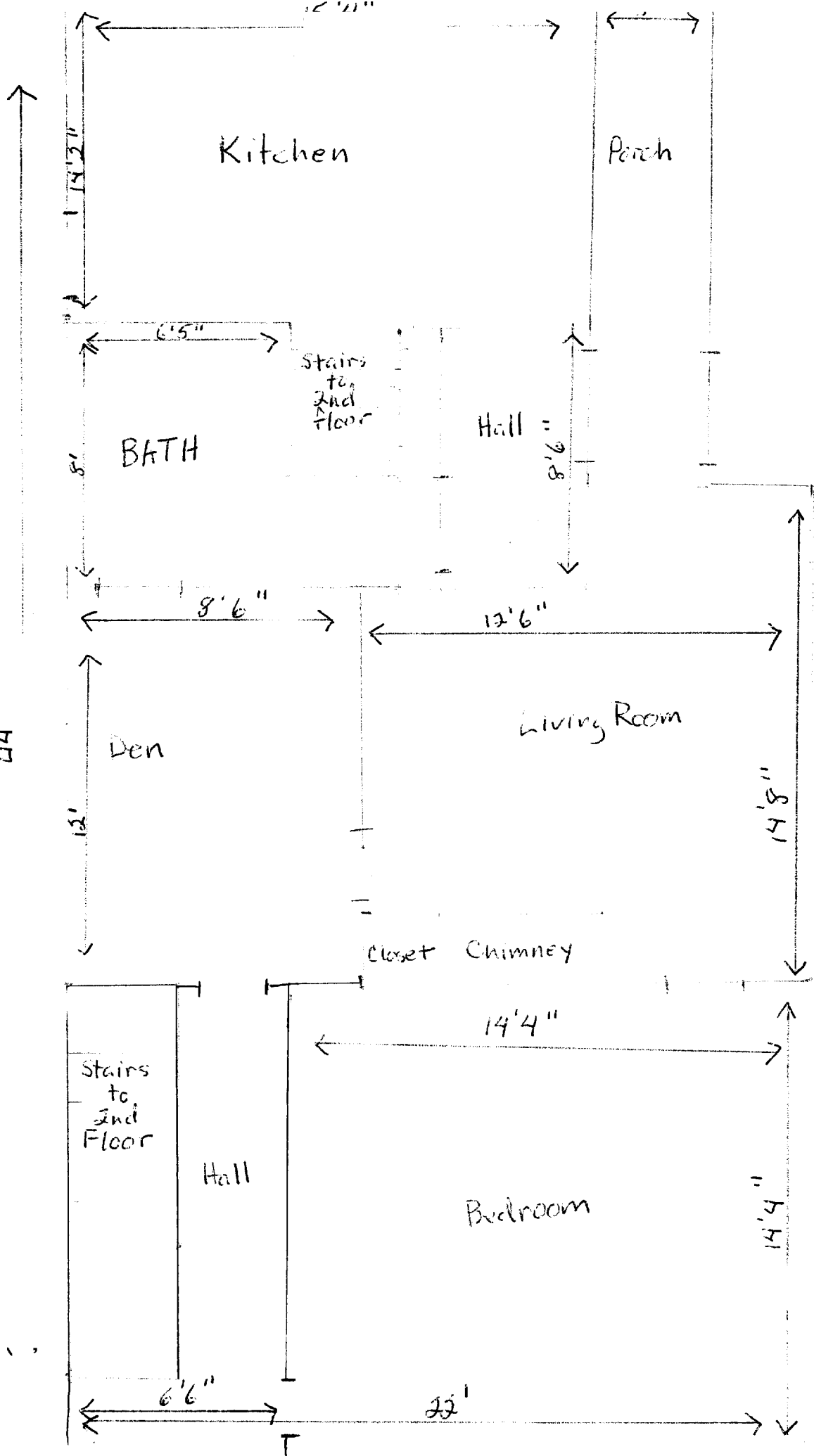
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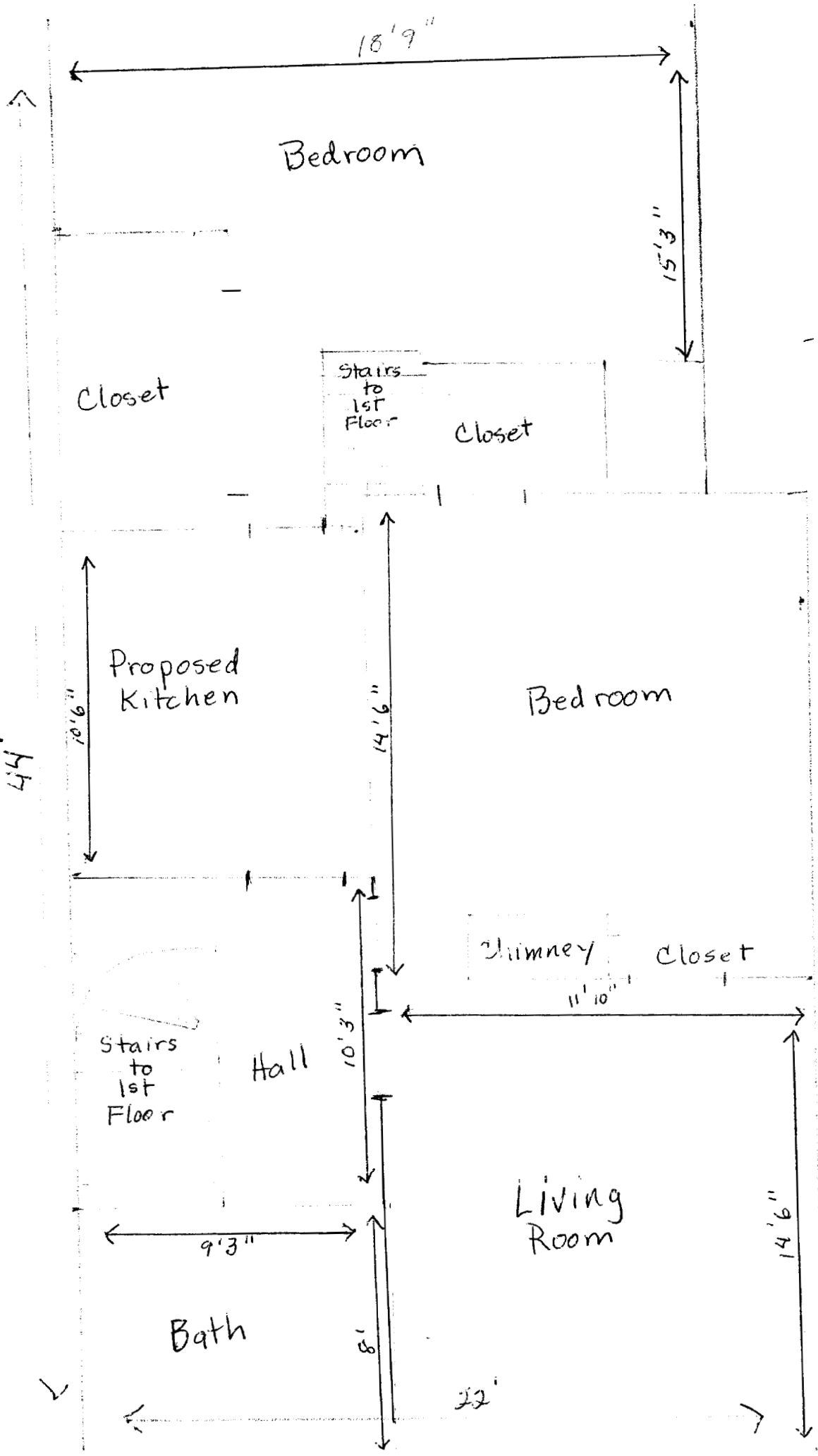
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Scale 1/4" = 1' 1st Floor 255 w. concrete w.



$$\begin{array}{r}
 22 \times 29 = 638 \\
 20.33 \times 15 = 304.95 \\
 \hline
 1st floor \quad 942.95 \text{ ft}^2
 \end{array}$$

Scale 1/4" = 1' CONCERN 2nd Floor



$$15.25 \times 18.75 = 285.94$$

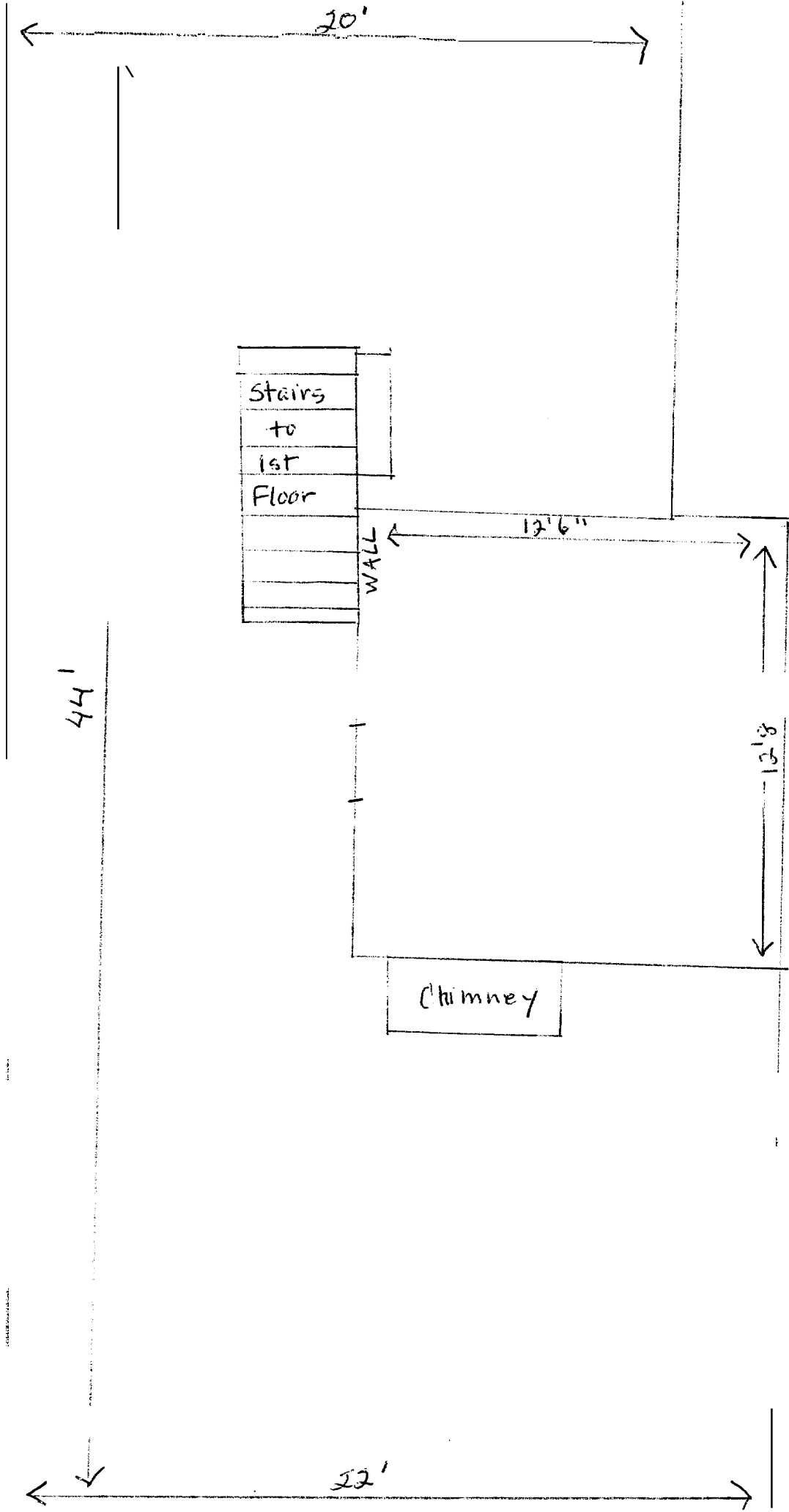
$$22 \times 28.75 = 632.50$$

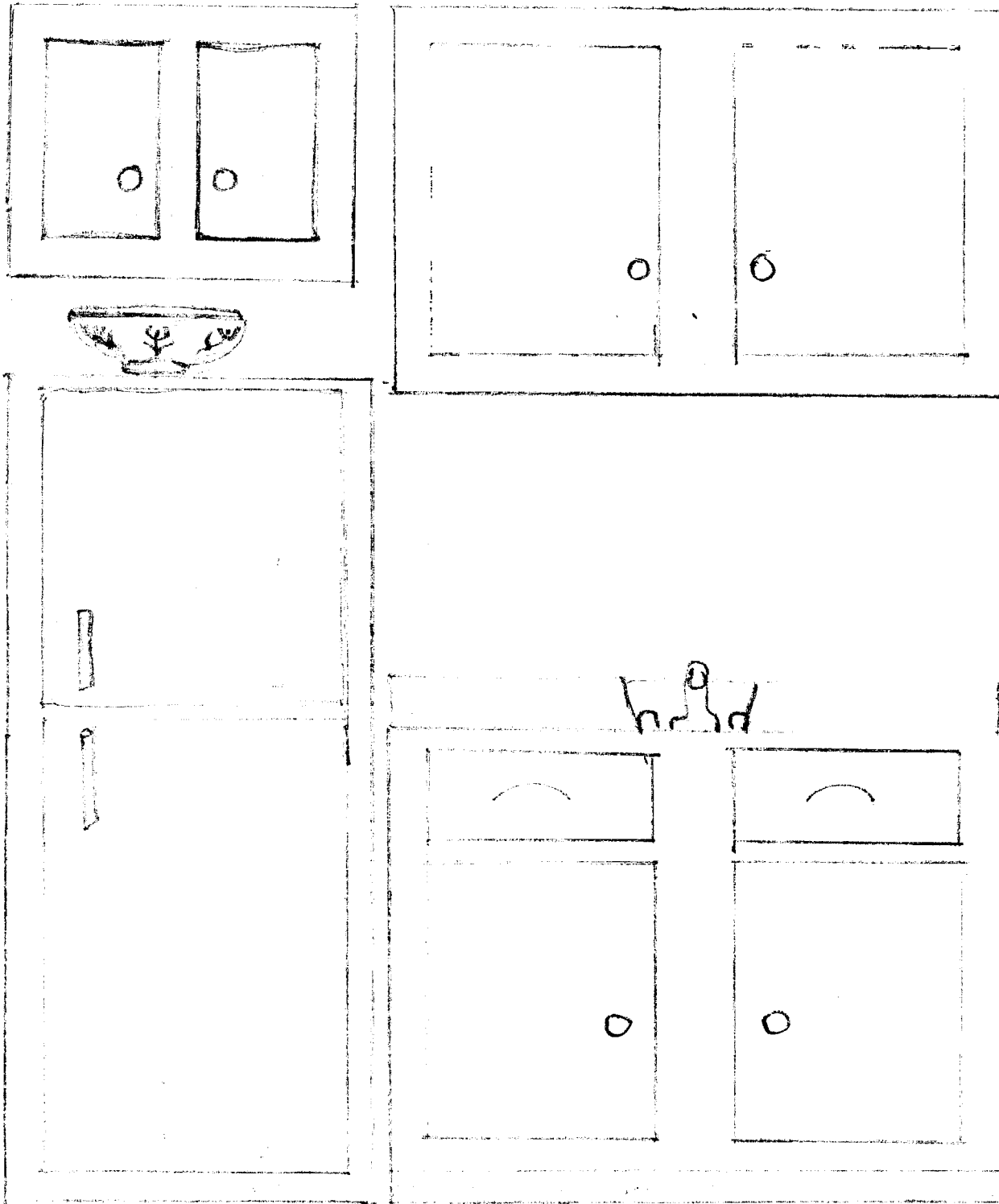
$$\hline 918.44 \#$$

1/4" = 1'

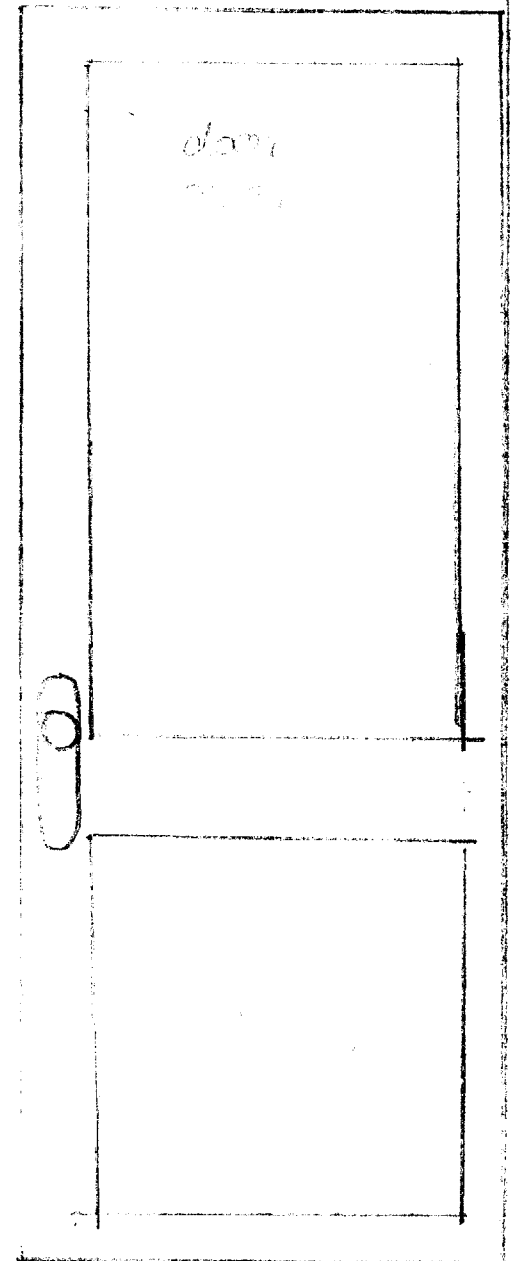
Basement

250 W CONCORD ST.

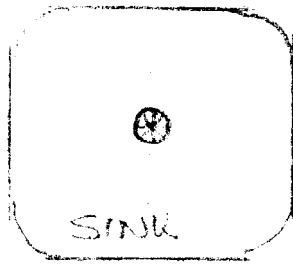




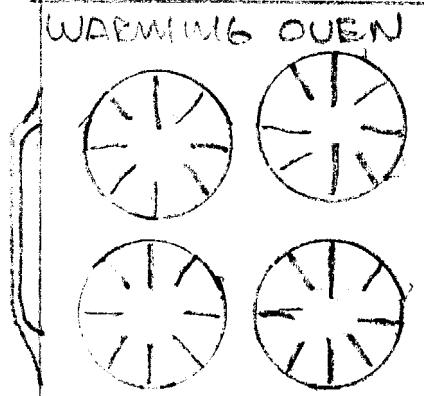
1st drawing



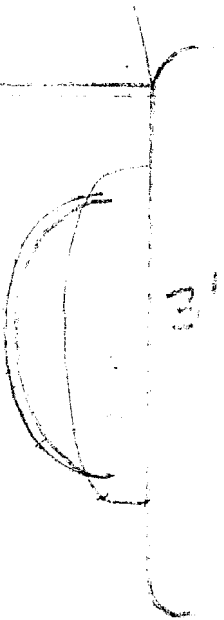
REFRIDGE



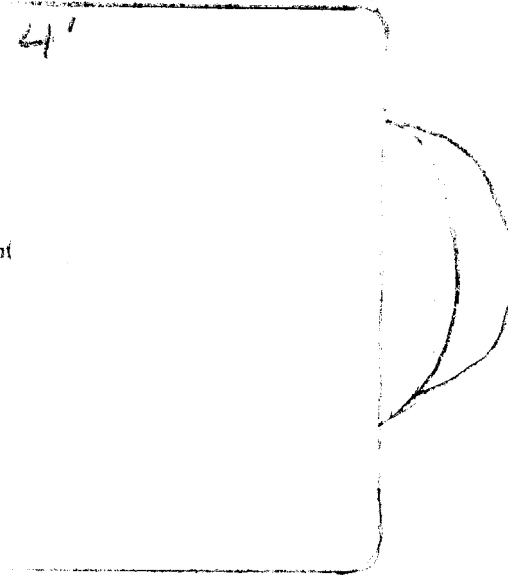
SINK



WARMING OVEN



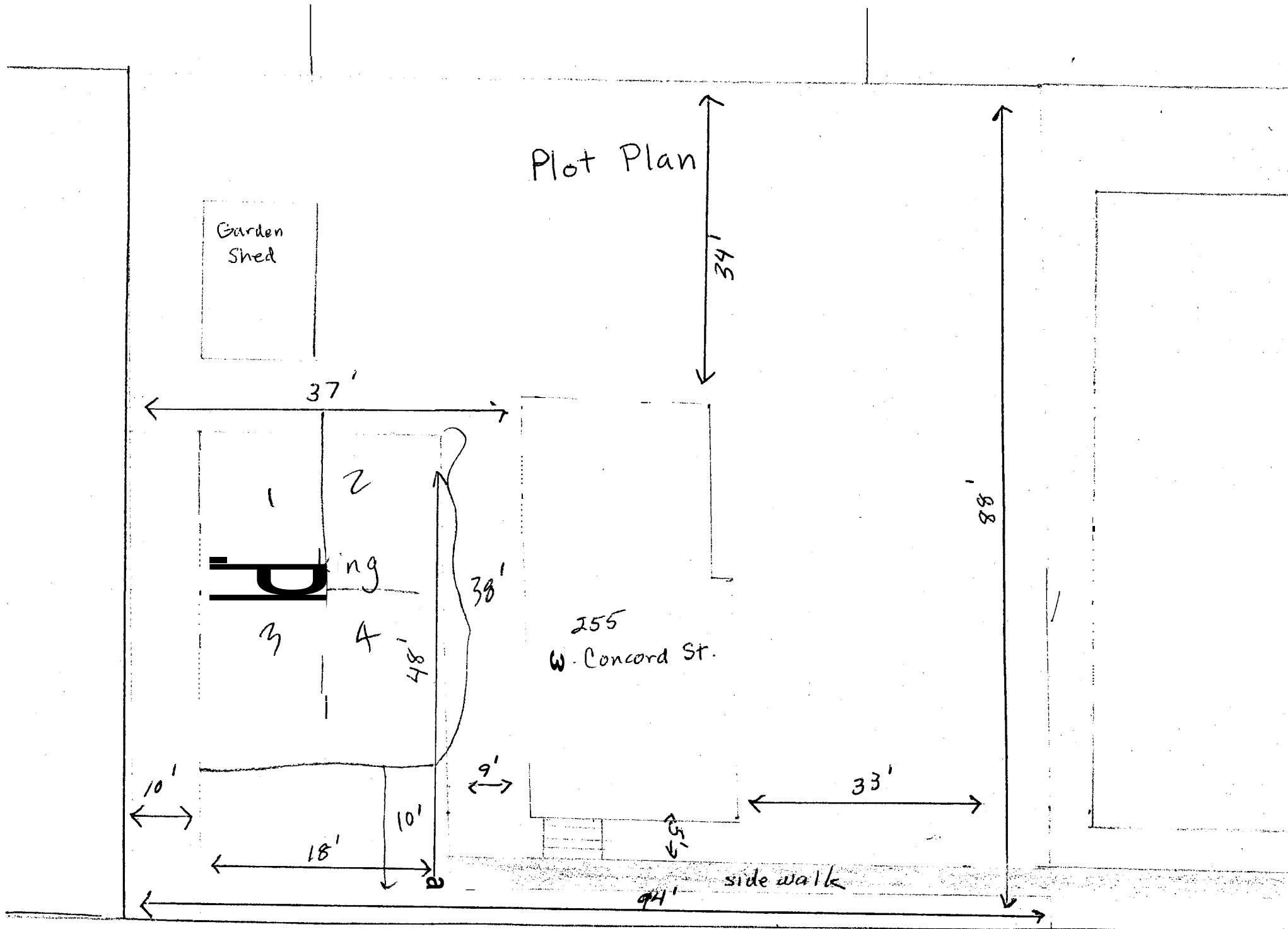
12'



4'

TABLE

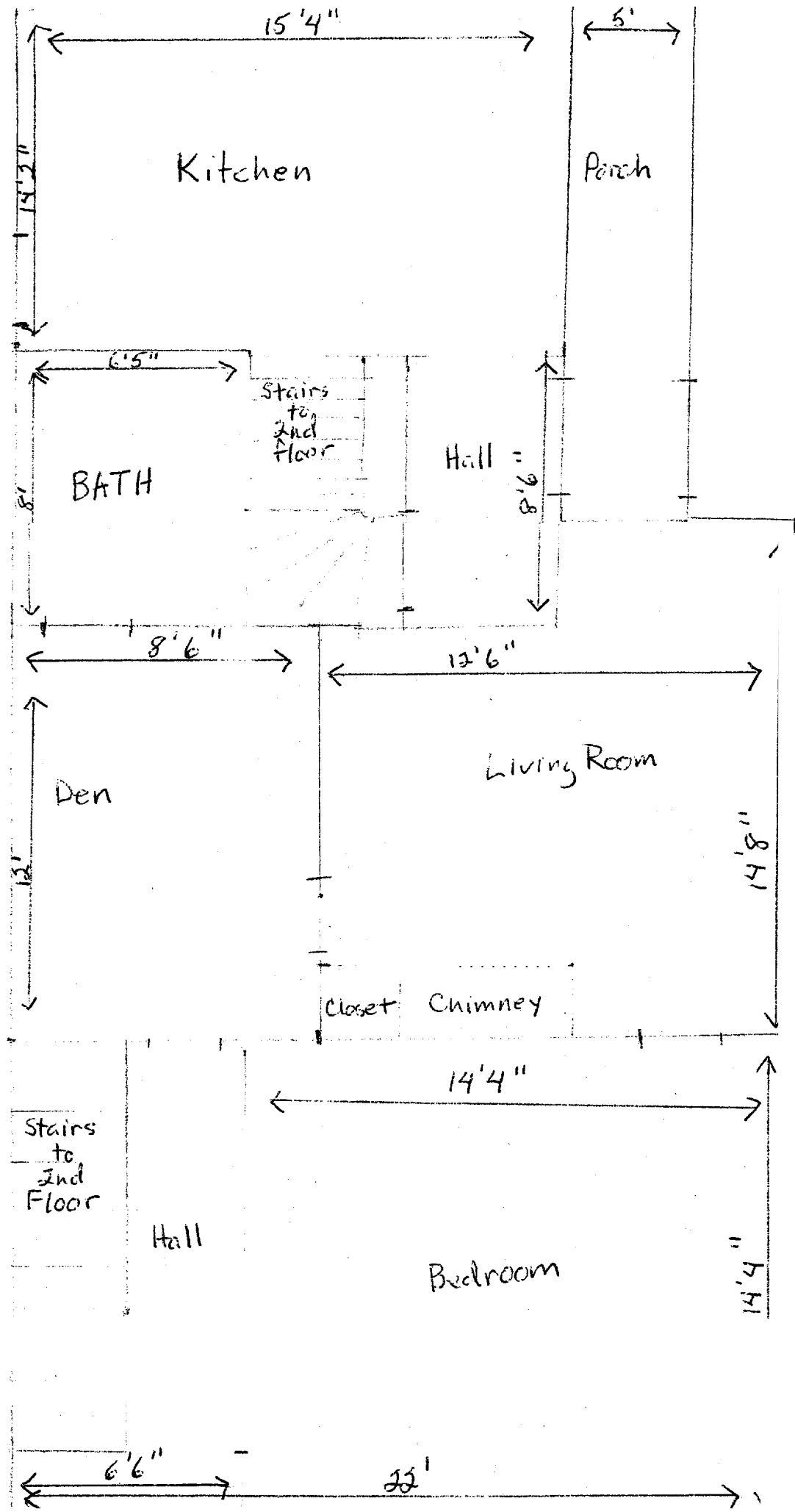
	MO	UA	B
	E	B	B
C	E	E	R
B	O	O	K
+	O	D	
CO	UN	TE	
R			

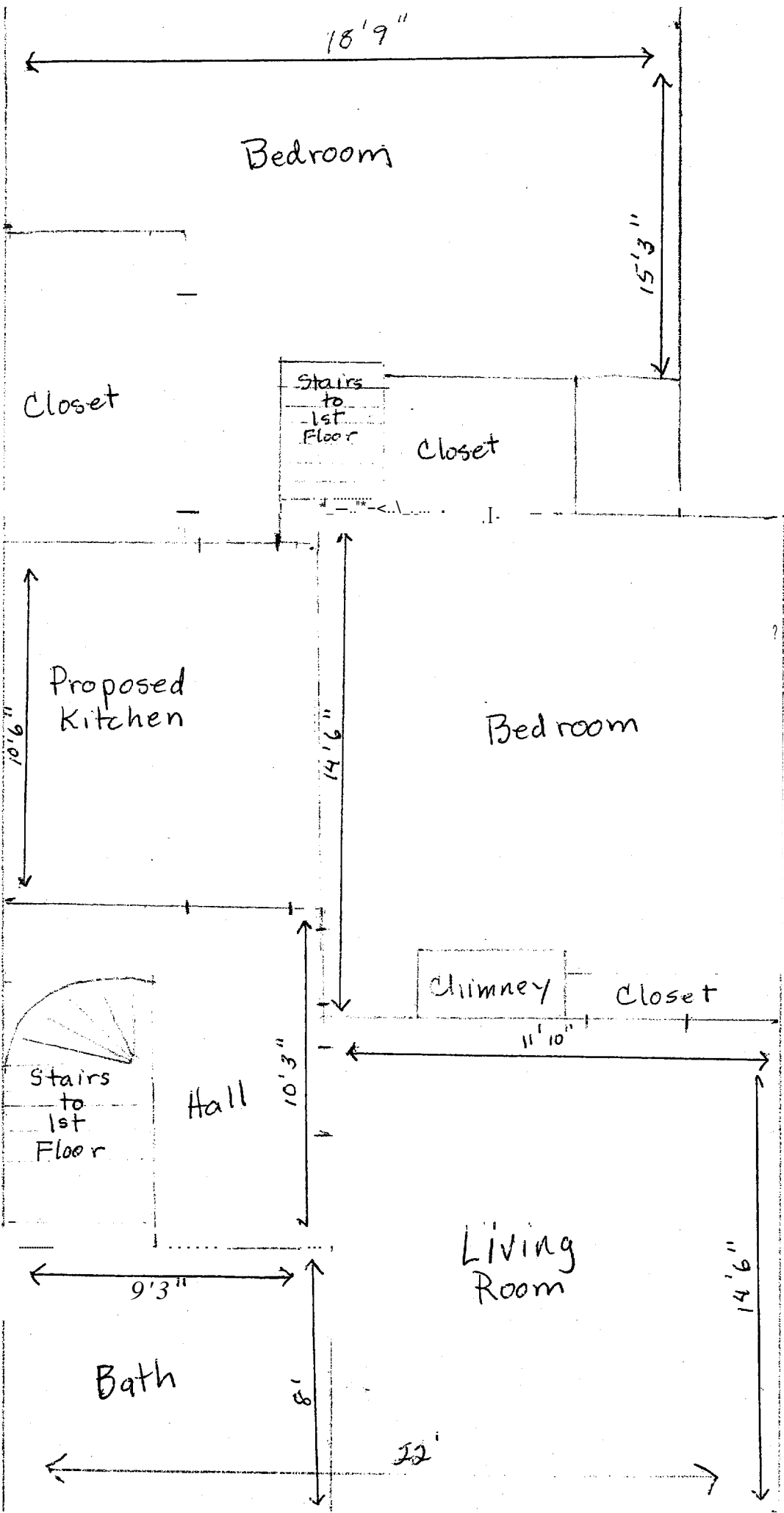


No parking this side of street

STREET

Scale 1/4" = 1' - 1
1st Floor 44'





drawn 1/4 = 1/4

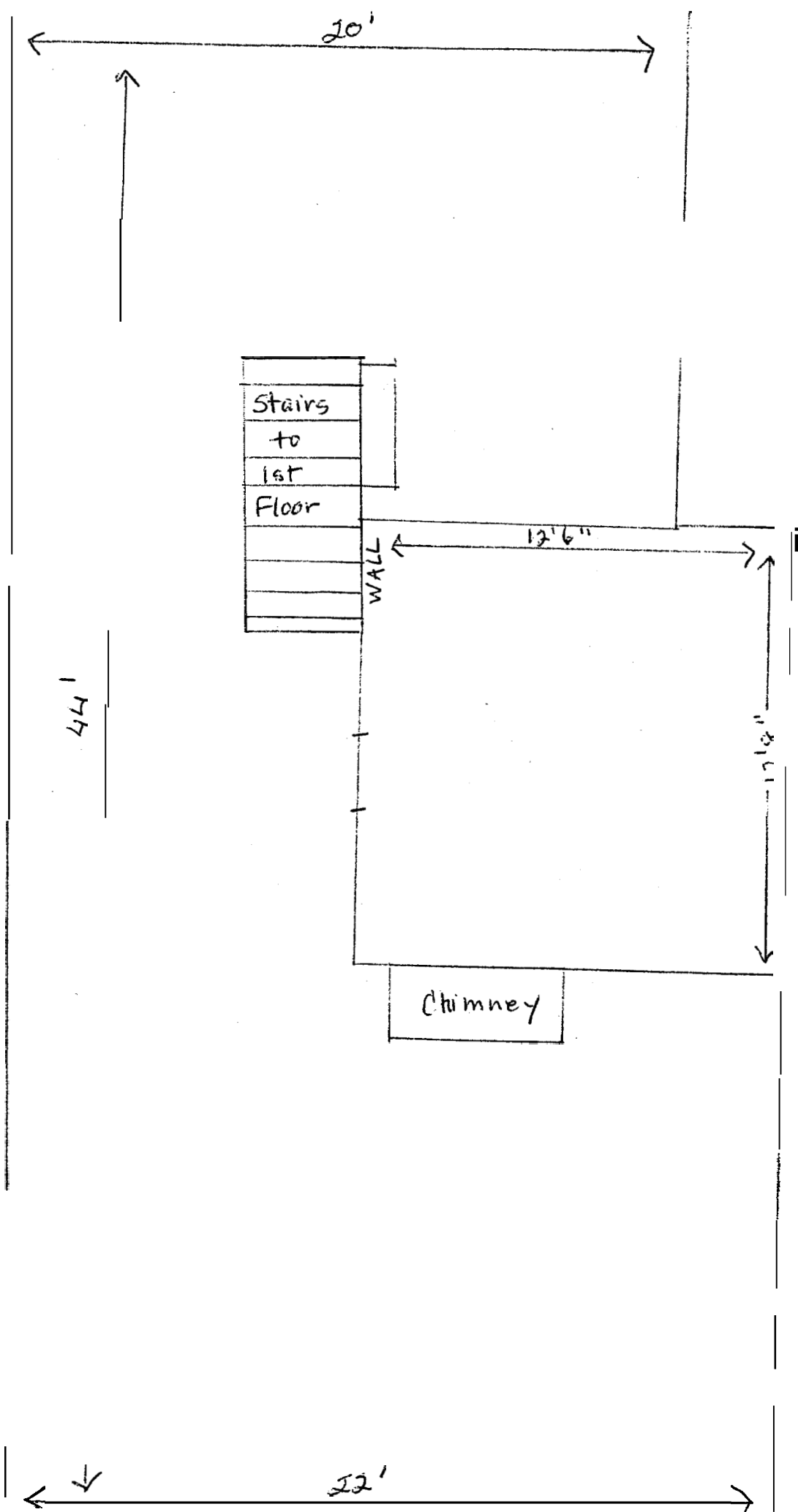
44'

32'

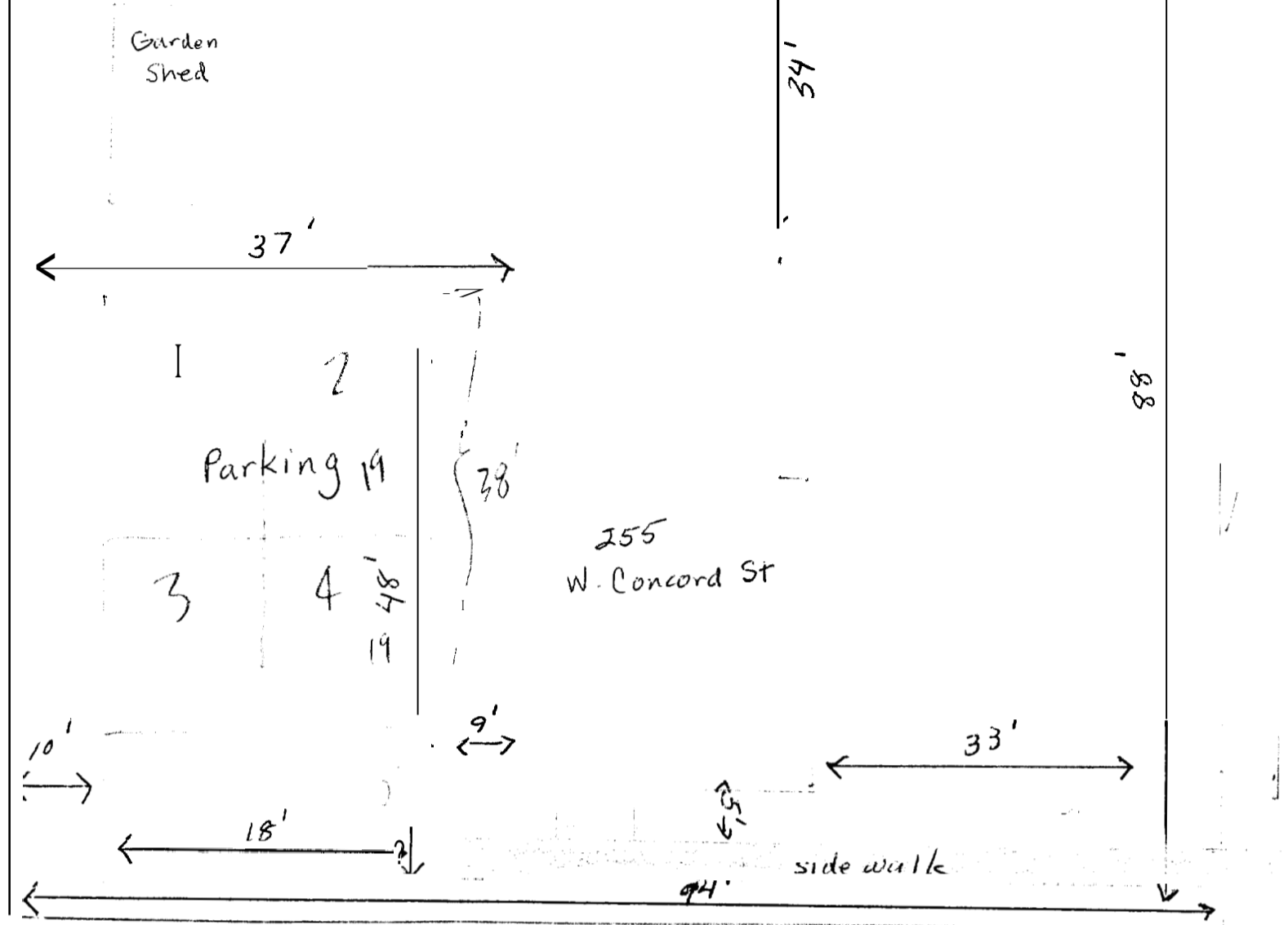
1/4 = 1

Basement

200 W. L. ...



Plot Plan



No parking this side of street

STREET

Park

PARKING

Park

Park

side walk

Driveway

Driveway



CITY OF PORTLAND, MAINE

Department of Building Inspections

3-15 20 05

Received from Diane Warming

Location of Work 255 West Concord

Cost of Construction \$ _____

Permit Fee \$ 114.00

39
+ 75.00
114.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other Change Use

CBL: 133 G 5

Check #: 3948

Total Collected \$ 39.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy