

PERMIT ISSUED

DEC - 7 2010

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

Permit Number: 101442

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FIS IN LLC /Property Owner
has permission to Change of use from single family home to Professional office 1st floor and Storage on 2nd floor
AT 918 FOREST AVE CBL 142 E009001

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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. CRPT. N. Jantzen
Health Dept. _____
Appeal Board _____
Other _____

Department Name

James Bonte 12/7/10
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: 10-1442	Issue Date:	CBI.: 142 E009001
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Location of Construction: 918 FOREST AVE	Owner Name: F IS IN LLC	Owner Address: 16 STURBRIDGE LN	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address: P O Box 2353 Portland	Phone: 2078330306
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: RP

Past Use: Single Family Home	Proposed Use: Commercial - Office - Change of use from single family home to Professional office 1st floor and Storage on 2nd floor	Permit Fee: \$125.00	Cost of Work: \$3,000.00	CEO District: 4	res. prof. zone
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B/S Type: SB		

Proposed Project Description:
Change of use from single family home to Professional office 1st floor and Storage on 2nd floor

Signature: *(KG)* Signature: *JMB 12/7/10*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 11/18/2010	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/11/10</i>	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 Date: _____	Historic Preservation <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 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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3-23-11

Open Vents

New Ground Clamps on water Pipe

Panel Schedule + Panel cover

Boxes and covers

Wires removed are put in JCT Box

Basement (B/L)

JL fill in's

Sign Permit Home #5

Open Ball protection, hand rails

Smk in Bath

CLE on FireDose, Sprinkler head JM

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1442	Date Applied For: 11/18/2010	CBL: 142 E009001
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Location of Construction: 918 FOREST AVE	Owner Name: F IS IN LLC	Owner Address: 16 STURBRIDGE LN	Phone:
Business Name:	Contractor Name: Porperty Owner	Contractor Address: P O Box 2353 Portland	Phone (207) 833-0306
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Commercial - Office - Change of use from single family home to Professional office 1st floor and Storage on 2nd floor	Proposed Project Description: Change of use from single family home to Professional office 1st floor and Storage on 2nd floor
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/19/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. 2) This property shall remain professional offices only. Any change of use shall require a separate permit application for review and approval. 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 with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/07/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/02/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Fire extinguishers required. Installation per NFPA 10 2) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval. 3) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection. 			

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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 11-18 20 10 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

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

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

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



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>918 FOREST AVENUE, PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>744 - ON 1st FLOOR - 2nd</u>	Square Footage of Lot <u>5925</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>142</u> Block# <u>E</u> Lot# <u>9</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JOSEPH FLYNN FISHER</u> Address <u>16 STURBRIDGE LANE</u> City, State & Zip <u>CUMBERLAND, ME 04021</u>	Telephone: <u>207-776-5226</u>
Lessee/DBA (If Applicable) <u>JOE FLYNN REAL ESTATE</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>125.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>1ST FLOOR REAL ESTATE OFFICE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>CHANGING USE FROM SINGLE FAMILY RESIDENTIAL TO PROFESSIONAL OFFICE ONLY ON 1ST FLOOR + STORAGE ON SECOND FLOOR. NO CONSTRUCTION ONLY PAINTING-COSMETIC S.</u>		
Contractor's name: <u>JOE FLYNN</u>		
Address: <u>16 STURBRIDGE LANE</u>		
City, State & Zip <u>CUMBERLAND, ME 04021</u>		Telephone: _____
Who should we contact when the permit is ready: <u>JOE FLYNN 207-776-5226</u>		Telephone: <u>207-776-5226</u>
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.

RECEIVED

NOV 18 2010
Dept. of Building Inspections
City of Portland, Maine
Date of Permit: 10/15/10

Signature: _____

This is not a permit; you may not commence ANY work until the permit is issue

OUTLINE FOR CHANGE OF USE PERMIT FOR:
918 FOREST AVENUE, PORTLAND, MAINE 04103

FOR
JOE FLYNN
F IS IN LLC

NOVEMBER 17, 2010

To whomever it may concern,

I am submitting a permit for a change of use for the property located at 918 Forest Avenue, Portland. The property is currently being used as a single family house and I would like to change it back to a professional office use. The building would only be used for my real estate office and I would only be using the first floor which totals 744 square feet. The second floor will only be used for storage and the bathroom is located there. I have attached a layout of both first and second floors along with a lot line survey that shows parking for 4 cars. There is no need for any remodeling; we only need to do cosmetic painting. This is a small real estate office that would have low impact with on average 1-2 people working there. If you need any other information or have questions please don't hesitate to call me at 207-776-5226.

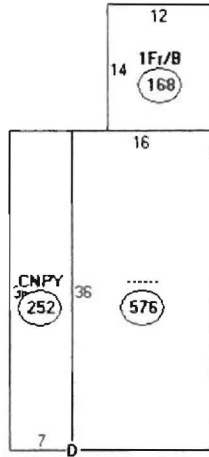


Thank you for your time,

Joe Flynn

F IS IN LLC

RESIDENTIAL PROFESSIONAL
ZONE



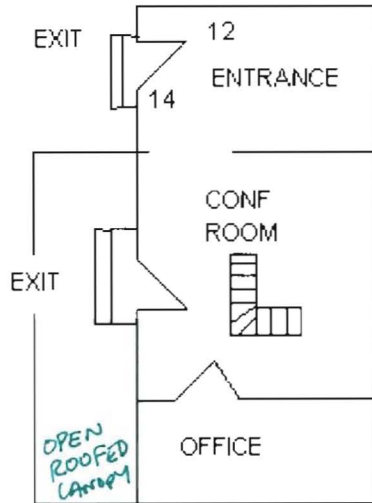
Descriptor/Area
 A:
 576 sqft
 B: CNPY
 252 sqft
 C: 1Fr/B
 168 sqft
 D: RS1
 260 sqft

1
 576
 168
 252

 996 #

$996 \# \div 400 = 2.49$
 pkg
 2 pkg SPCS
 Skill Required

918 FOREST AVENUE, SOUTH PORTLAND



FIRST
FLOOR
PLAN

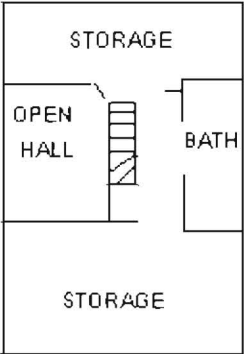
$$744 \text{ SQFT} \div 400 = 1.86$$

at 2 pkg req

4 shown
on plot
no.

918 FOREST AVENUE, PORTLAND

SECOND FLOOR



MORTGAGE LOAN INSPECTION PLAN

I HEREBY STATE TO
THE LENDER AND ITS
TITLE INSURER

LOCUS ADDRESS
FOREST AVENUE
PORTLAND, MAINE

NORTHEASTERN LAND
SURVEYING
16 COLLEGE AVENUE
GORHAM, MAINE 04038
PHONE (207) 839-2090
FAX (207) 839-6361

THE BUILDING SETBACKS ARE
IN CONFORMITY WITH THE
MUNICIPAL ZONING REQUIREMENTS
THE DWELLING DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED BY
F.E.M.A.

OWNER: JOSEPH T. FLYNN

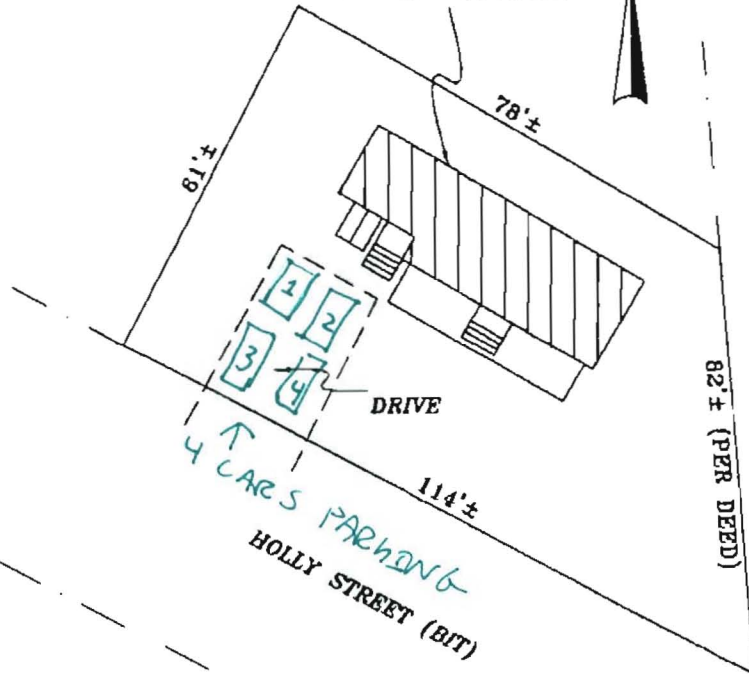
JOB NUMBER 218-10
INSPECTION DATE
11-12-2010

THE LAND DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED
BY F.E.M.A. ON COMMUNITY/
PANEL # 230051 0007C

SCALE: 1" = 30'

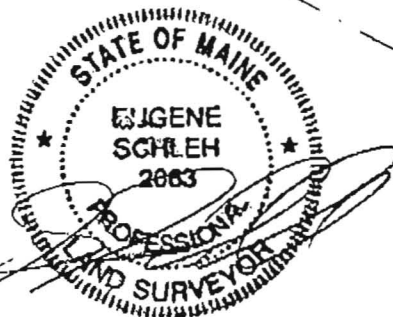


2 STORY WOOD
HOUSE ON A
BRICK FOUNDATION



FOREST AVENUE (BIT)

↑
4 CARS PARKING
HOLLY STREET (BIT)



THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS NOT TO BE USED FOR PROPERTY LINE LOCATION, BUILDING PURPOSES, CONVEYING OR DESCRIBING PROPERTY, OR RECORDING PURPOSES. THIS PLAN IS FOR LENDING PURPOSES ONLY. THIS PLAN MAY NOT REVEAL CONFLICTS WITH ABUTTING DEEDS. THE PARCEL IS SUBJECT TO ALL RIGHTS, COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD. A BOUNDARY SURVEY MAY YIELD DIFFERENT RESULTS.

REFERENCES

PLAN BOOK ___ PAGE ___ LOT ___
DEED BOOK ___ PAGE ___
COUNTY CUMBERLAND

DRAWN BY GRRS





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 918 FOREST AVE CBL 142 E009001

Issued to F Is In Llc /Porperty Owner Date of Issue 04/06/2011

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-1442, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Professional Office
Use Group B
Type 5B
IBC-2003

Limiting Conditions: Upstairs is for storage only.

This certificate supersedes
certificate issued

Approved:

4-6-11

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.