

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091050

Please Read Application And Notes, If Any, Attached

This is to certify that KEOGH MEGAN C /property owner

has permission to Interior renovations to create second unit

AT 821 WASHINGTON AVE

CB 163 B001001

RECEIVED
OCT 14 2009

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 finished-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Mabley 10/14/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

To Whom It May Concern -
We are cancelling our permit for
"Interior Renovations to create a
second unit" as of 12/23/2009.
Home will remain a single
family home.
Address: 821 Washington Ave.
Portland, ME 04103
(401) 286-2681

City of Portland, Maine - Building or Use Permit Application

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

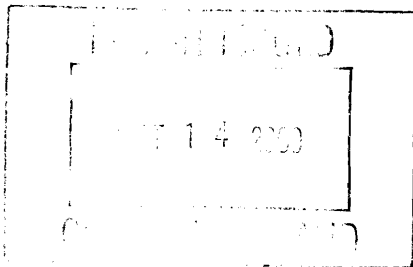
Permit No: 09-1050	Issue Date:	CBL: 163 B001001
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Location of Construction: 821 WASHINGTON AVE	Owner Name: KEOGH MEGAN C	Owner Address: 821 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R5/R3

Past Use: Single Family Home	Proposed Use: 2 Unit residential - Interior renovations to create second unit	Permit Fee: \$115.00	Cost of Work: \$1,500.00	CEO District: 4
Proposed Project Description: Interior renovations to create second unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: Ldobson	Date Applied For: 09/22/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p align="center">Special Zone or Reviews</p> <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"/> <i>OK w/conditions</i> Date: 9/28/09 <i>ABM</i>	<p align="center">Zoning Appeal</p> <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:	<p align="center">Historic Preservation</p> <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: <i>ABM</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: 09-1050	Date Applied For: 09/22/2009	CBL: 163 B001001
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Location of Construction: 821 WASHINGTON AVE	Owner Name: KEOGH MEGAN C	Owner Address: 821 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 Unit residential - Interior renovations to create second unit	Proposed Project Description: Interior renovations to create second unit
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 09/28/2009

Note: Ok to Issue:

- 1) This permit is being issued with the condition that all work is taking place within the existing footprint.
- 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a two family dwelling. 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: Tom Markley Approval Date: 10/14/2009

Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

9/28/2009-amachado: Left vcm on Megan's phone. Need to talk to Aaron. Plot plan shows a proposed lot split. Not what this permit is for. Need a plot plan that shows the whole lot without the division.

9/28/2009-amachado: Spoke to Aaron. See email dated 9/28/09. Lot is not being split at this time.

10/8/2009-tm: Left vcm on Megans phone. Need more info on framing details. Permit is in Tom's Hold Basket

10/14/2009-tm: called home number and no answer called Megans cell phone and left voice mail message.



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>821 Washington Ave, Pthnd, ME, 04103</u>		
Total Square Footage of Proposed Structure/Area <u>24,000 / 500</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>Megan Keogh / Aaron Krajeski</u> Address <u>821 Washington Ave.</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>401-286-2081</u> <u>207-899-2613</u>
Lessee/DBA (If Applicable) <u>N.D.</u>	Owner (if different from Applicant) Name <u>Same N.A.</u> Address City, State & Zip	Cost Of Work: \$ <u>15,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>S.F. Storage/Eating kitchen</u> If vacant, what was the previous use? <u>N.A.</u> Proposed Specific use: <u>Studio Apt.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Secure 2 Fire Doors/Partitions (1 on 1st Flr + 1 on 2nd Flr. Currently are, just walk through passage way w/ Doors.) ALSO will install sink/range for kitchen creation</u> X Change of Use X		
Contractor's name: <u>Owner</u> Address: <u>Same</u> City, State & Zip _____ Telephone: <u>401-286-2081</u> Who should we contact when the permit is ready: <u>See Above</u> Telephone: <u>207-899-2613</u> Mailing address: _____		

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.

Signature: [Signature] Date: 9-22-09

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

See Additional drawings Re: Whole House 1st + 2nd Floor layouts w/ Detail of Apt. Space.
② Plot Plan for 821 Wash. Ave
③ Stair Detail

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

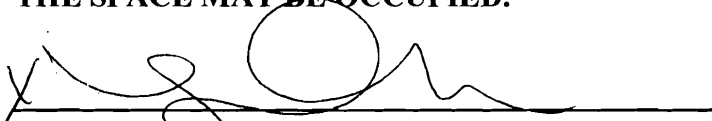
 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

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

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

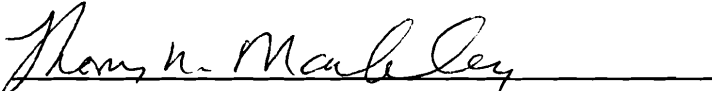
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 10/14/09
Date



Signature of Inspections Official

 10/14/09
Date

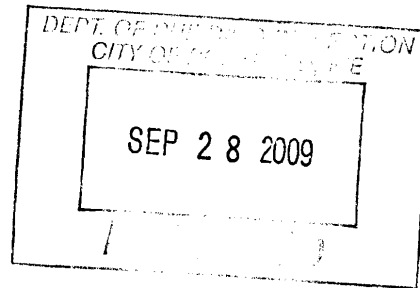
From: Megan Keogh <megankeogh@yahoo.com>
To: <amachado@portlandmaine.gov>
Date: 9/28/2009 11:09:24 AM
Subject: Not Splitting the Lot @ 821 Washington Ave.

Ann Machado --

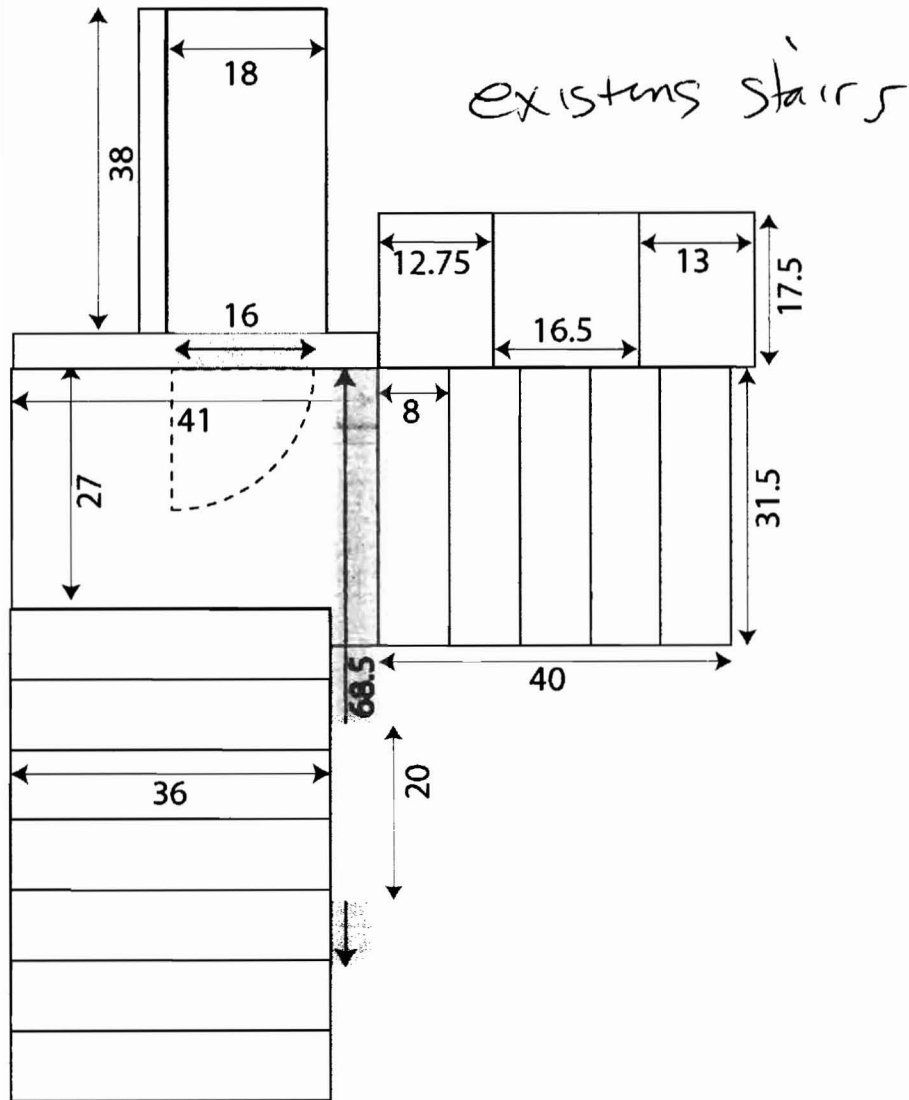
We are not dividing the lot @ 821 Washington Ave at this time. The Plot Plan I submitted has "dotted lines" representing a possible future building lot. In order to clarify this issue for the current building permit submittal -- please refer to and use the Plot Plan submitted with the previous Portland Permit #08-0708 which has no divisional "dotted lines."

Thank you,

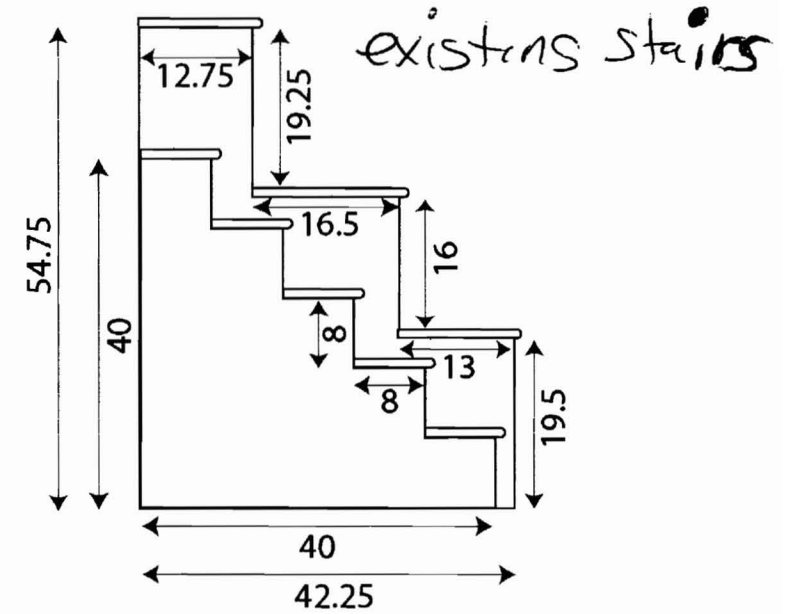
Megan Keogh and Aaron Krajewski
Property Owners



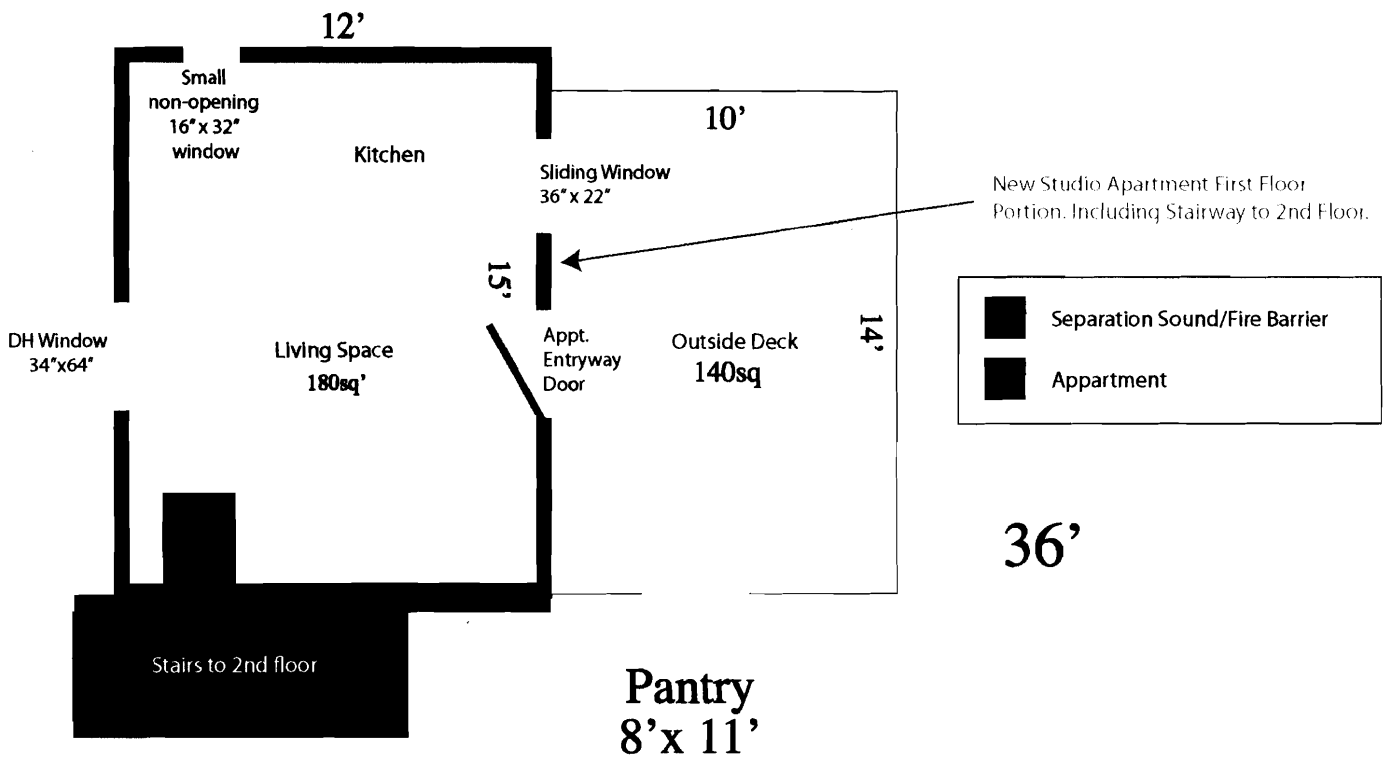
ADDITION STAIRS



STAIRS AND SHELVES DETAIL



MEASUREMENTS IN INCHES



Kitchen
14' x 16'

Double Parlor
14' x 15'

32'

Stairs
to 2nd

Den
14' x 16'

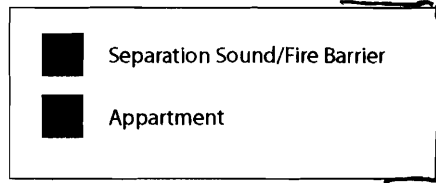
Front Hall
8' x 21'

Double Parlor
13' x 20'

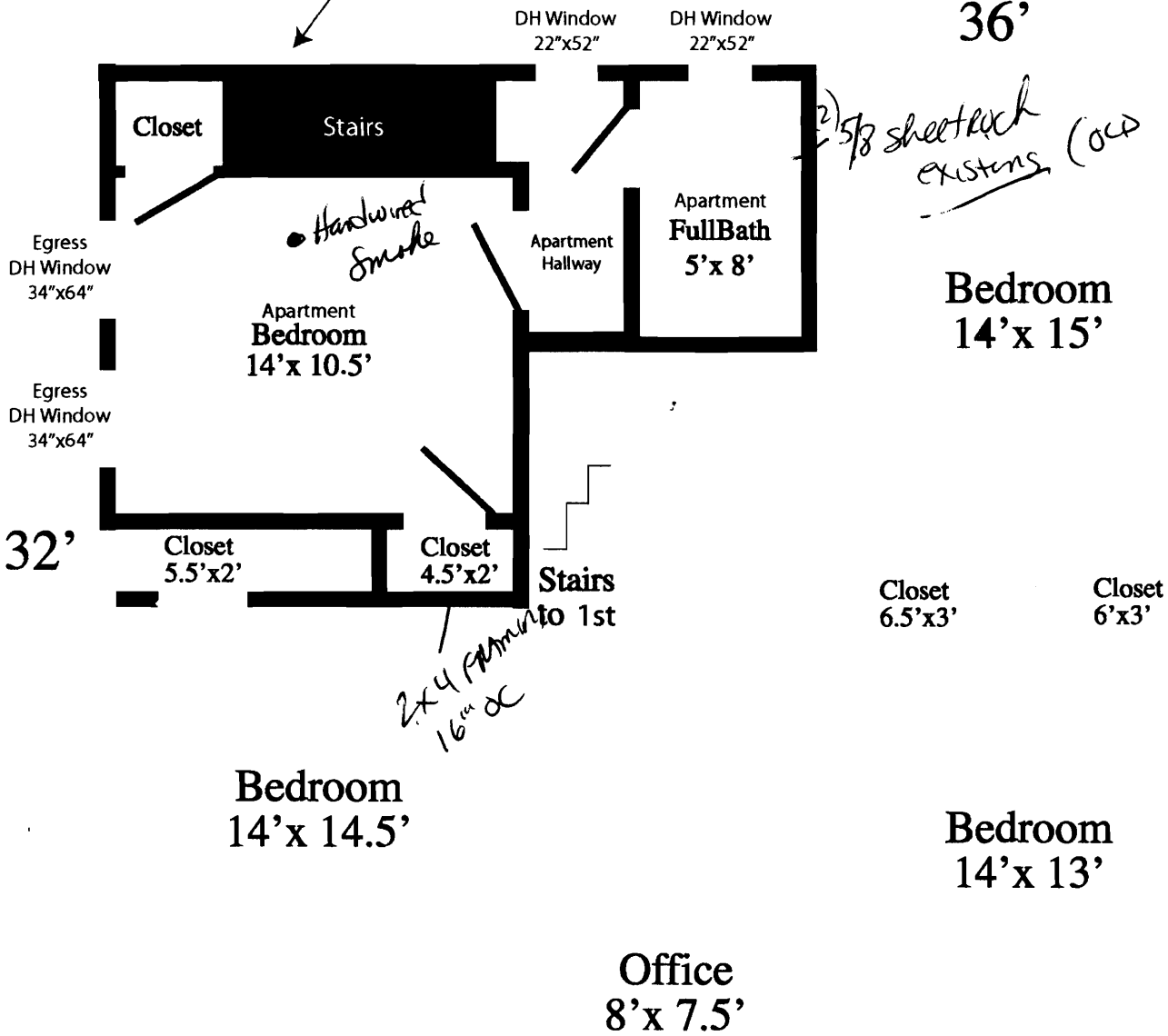
21'
EP/147sq'

7'

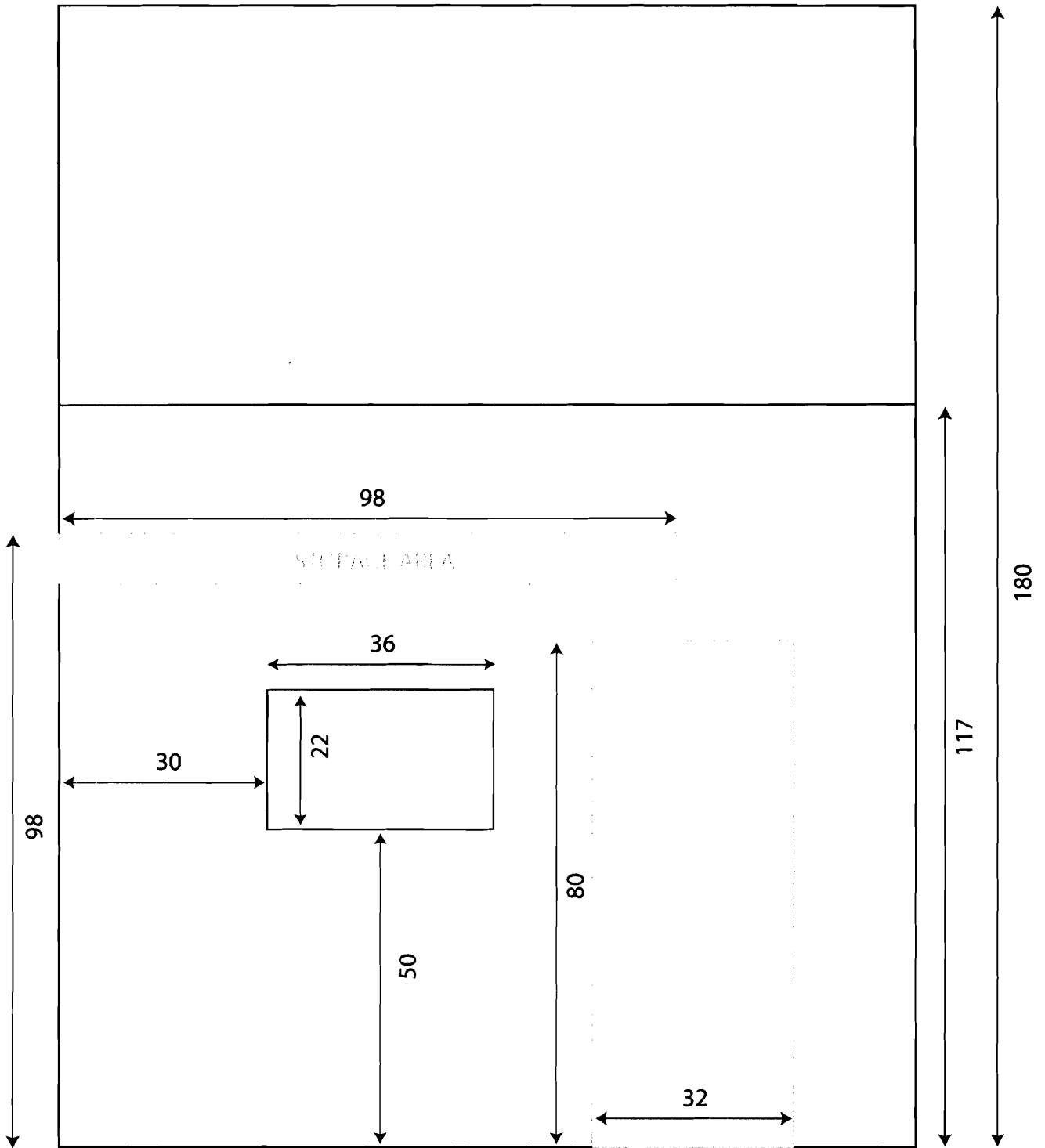
2nd Floor



New Studio Apartment 2nd Floor

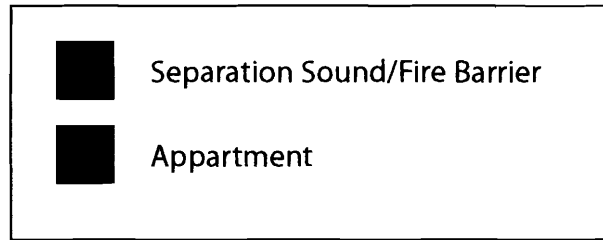


STUDIO SOUTH WALL



MEASUREMENTS ARE IN INCHES

Floor

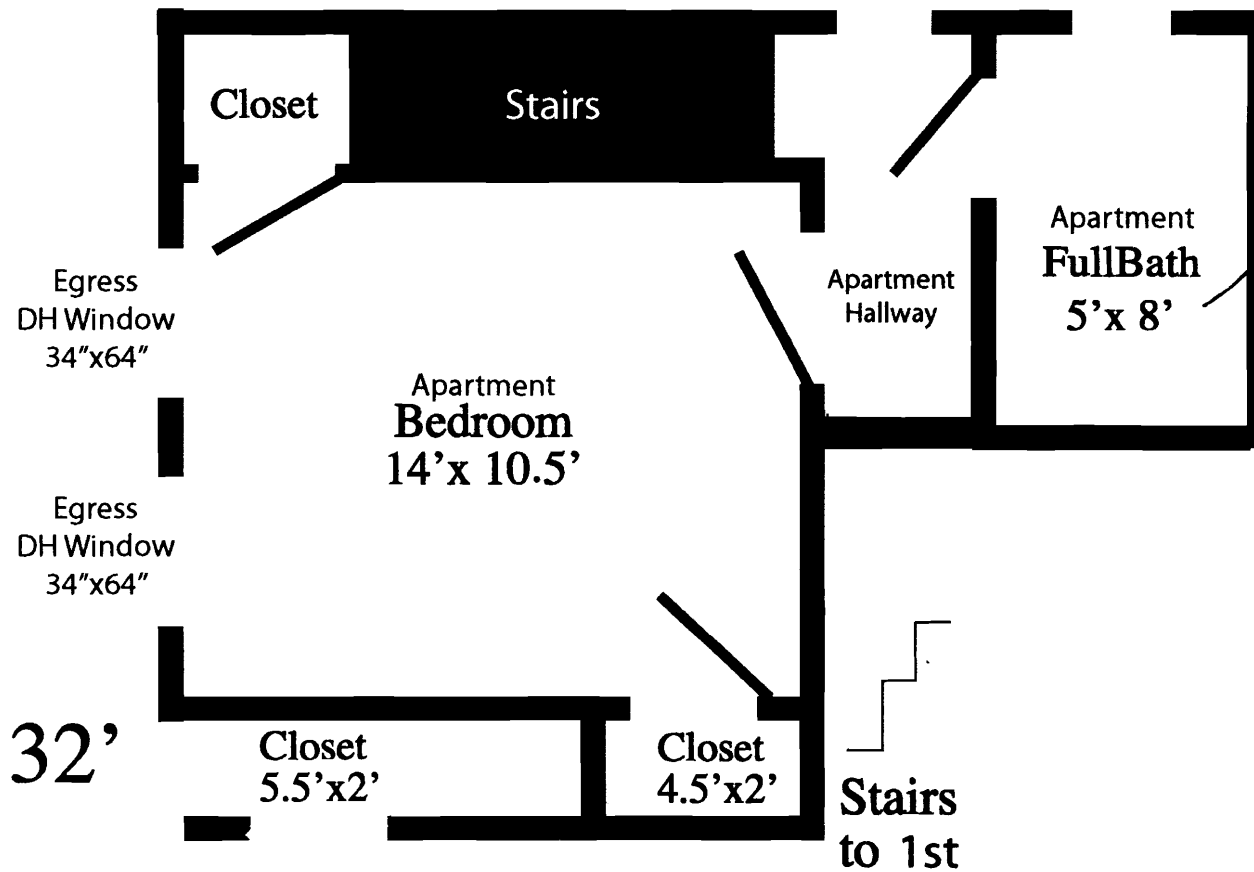


New Studio Apartment 2nd Floor

DH Window
22"x52"

DH Window
22"x52"

36'

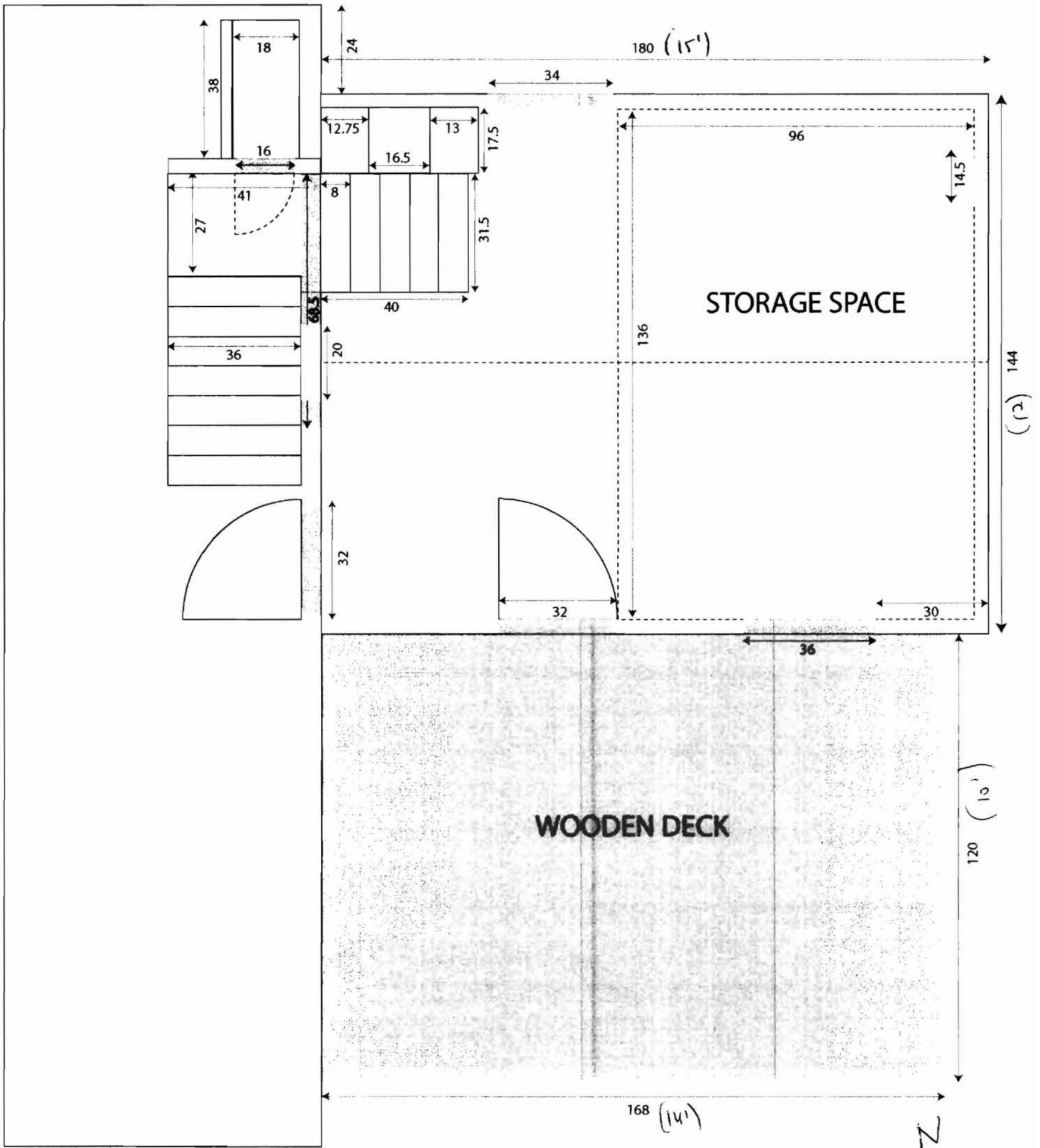


*EXISTING
Double 5/8 sheetrock
(ad boards thru)*

Bedroom
14' x 15

Closet
6.5' x 3'

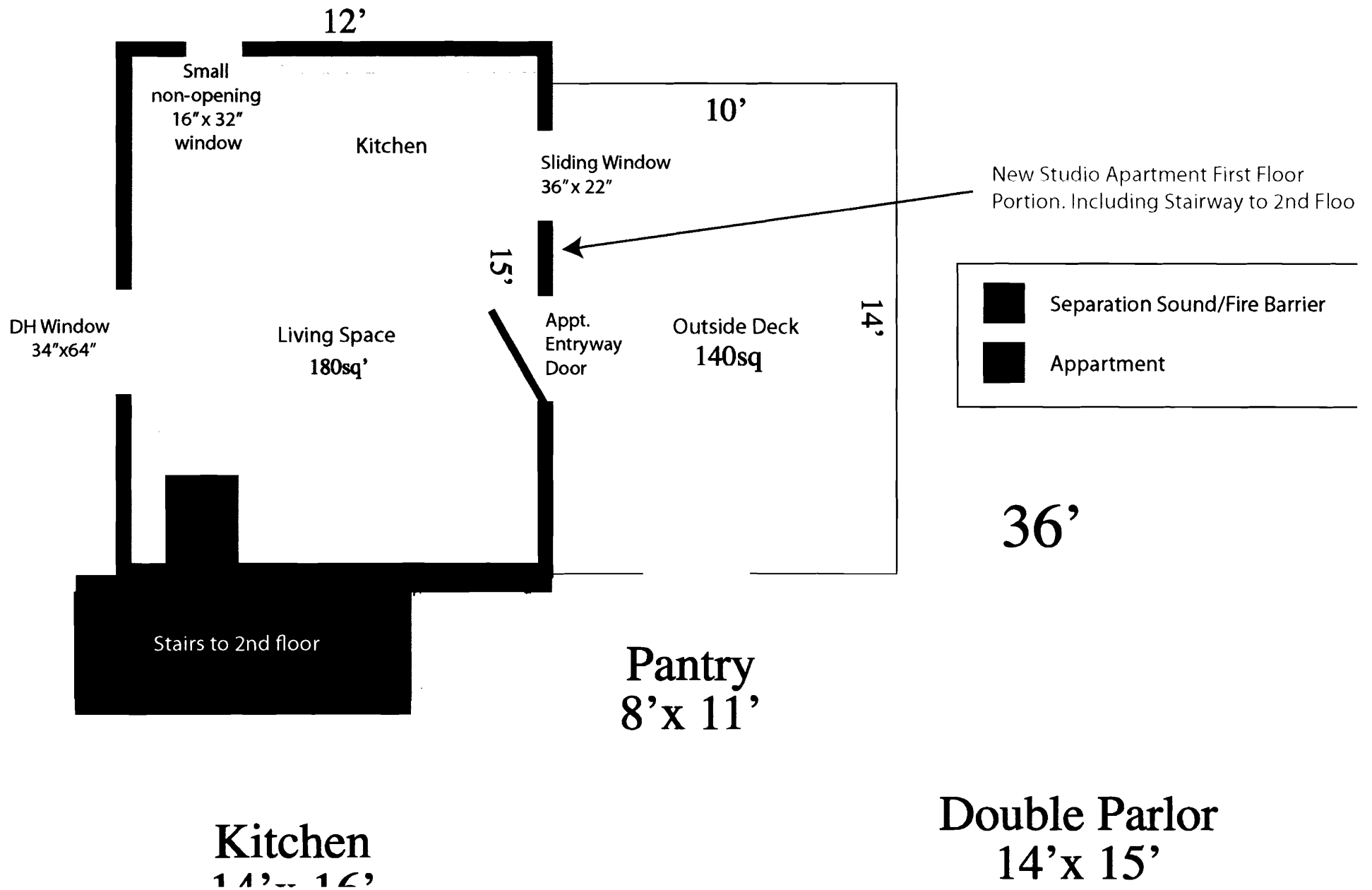
ADDITION FLOOR PLAN

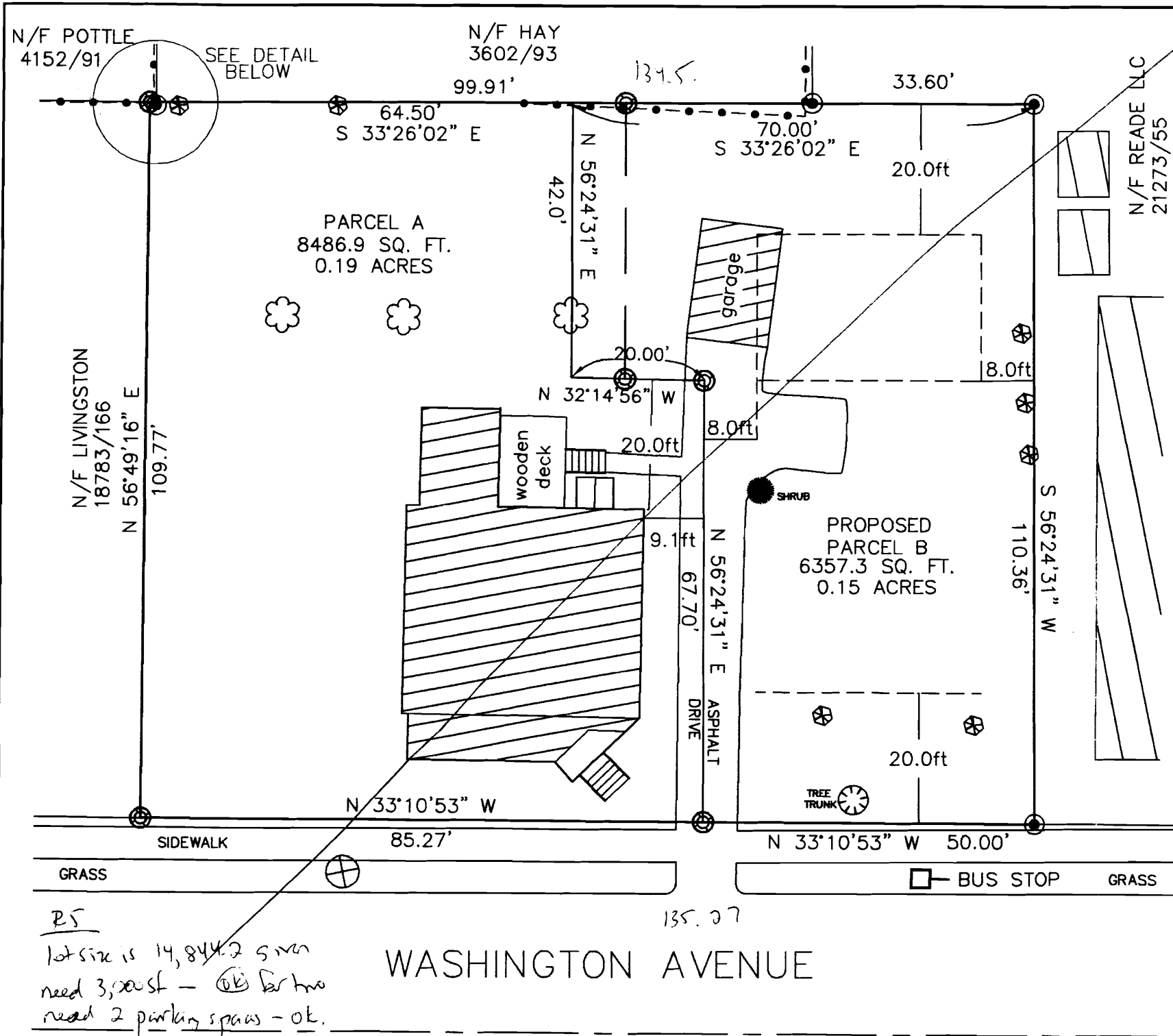


MEASUREMENTS IN INCHES UNLESS OTHERWISE SPECIFIED



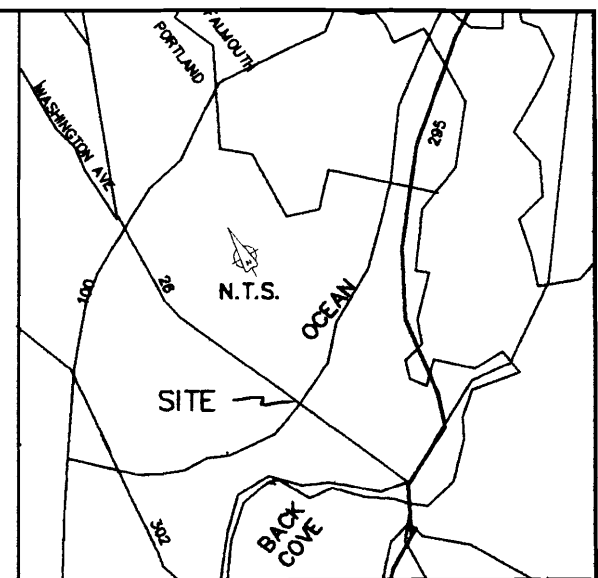
Handwritten mark resembling a stylized 'M' or 'N'.





See email 7/28/07
 lot is not being split
LEGEND
 See old plat plan

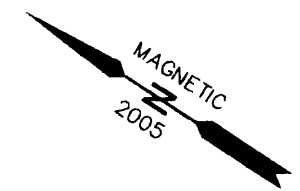
- IRON ROD OR PIN FOUND
- ⊙ SET CORNER
- ☼ TREES
- ⊕ UTILITY POLE
- CENTERLINE ROAD
- - - WOODEN FENCE
- - - BUILDING ENVELOPE



VICINITY MAP

SCALE

1 inch = 20 feet



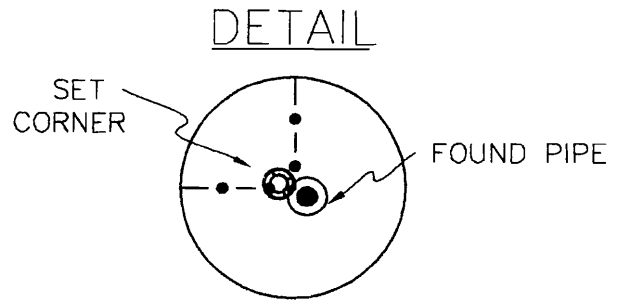
NOTES

- 1) Ownership of record for the parcel as surveyed is Megan C. Keogh, as described by deed recorded in Cumberland County Registry of Deeds in book 22597 page 232.
- 2) The parcel is split between 2 City of Portland Assessor's maps and is shown partially on map #170 as lot E11, with the remainder shown on map #163 as lot B1.
- 3) Total area of the parcel as surveyed is 14,844.2 square feet (.34 acres) more or less.
- 4) All bearings shown are referenced to Magnetic North as observed in October 2005.
- 5) Municipal zoning for the parcel is currently R-5.
- 6) Set corners are a 3/8" diameter iron rod (rebar), with a yellow plastic cap inscribed 'CLAYTON PLS #2017'.
- 7) Reference is made to the following plans:
 'PLAN OF PROPERTY OWNED BY DOROTHY S. TRUE AND HEIRS OF F.W.H. SMITH' MADE BY E. C. JORDAN & CO., dated October 1929, (revised in October 1939), and recorded in said Registry of Deeds in plan book 26 page 35.
 'SURVEY OF LAND ON BYFIELD RD. PORTLAND, MAINE, FOR RAYMOND POTTLE', prepared by PROFESSIONAL LAND SERVICES GRAY, ME., DATED 7/82.

25
 lot size is 14,844.2 given
 need 3,000sf - @k bar has
 need 2 parking spaces - ok.

WASHINGTON AVENUE

REVISED-9/14/07: CHANGED PROPOSED LOT LINE.



R-5 ZONE DIMENSIONAL REQUIREMENTS	
MIN. LOT SIZE	6,000sq ft
MIN. ROAD FRONTAGE	50'
MIN. LOT WIDTH	60'
BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE (2 STORY)	14'

This plan conforms to standards of practice set forth by the MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, in effect at this time.

Don V. Clayton, Jr.
 Don V. Clayton, Jr. PLS #2017

STAMP
 STATE OF MAINE
 DON V. CLAYTON, JR.
 No. 2017
 PROFESSIONAL LAND SURVEYOR

DATE: 7/17/07

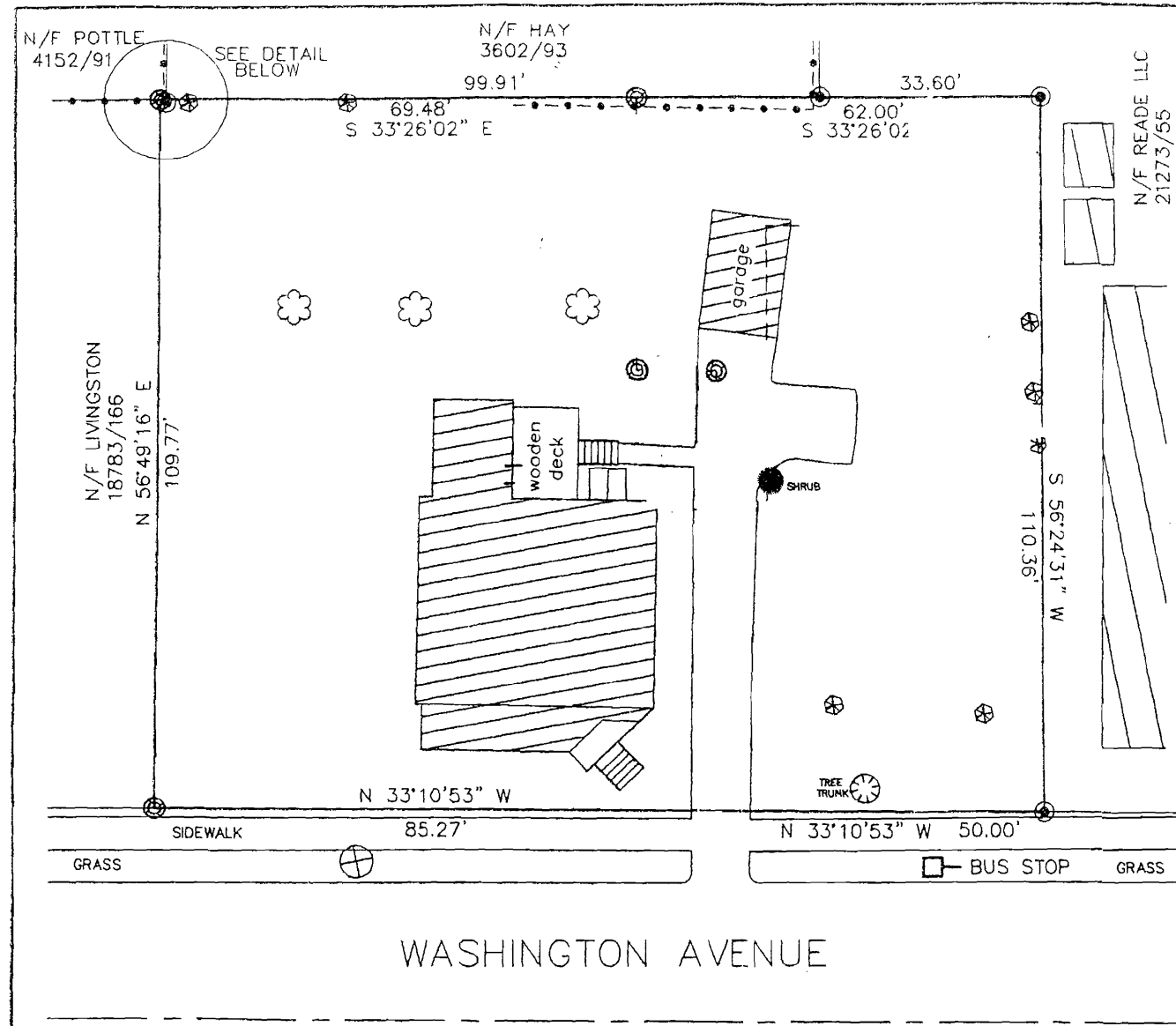
OPINION OF BOUNDARY LOCATION PLAN SHOWING PROPOSED LOT DIVISION
 PREPARED FOR AARON KRAJEWSKI

#821 WASHINGTON AVENUE
 CUMBERLAND COUNTY - PORTLAND, MAINE

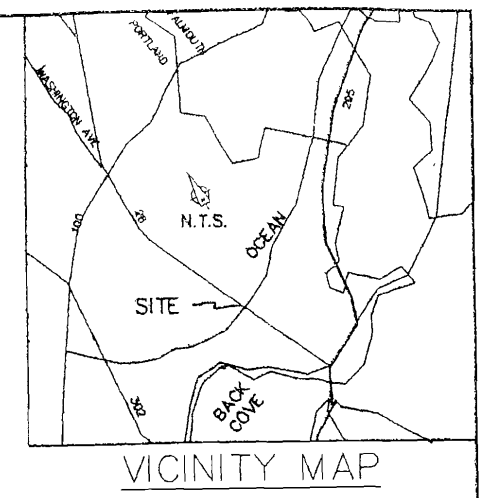
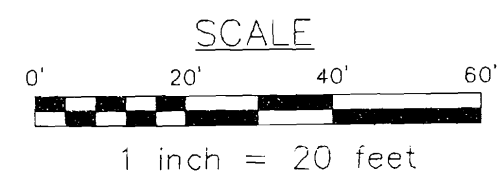
JOB #05014	SCALE 1" = 20'	DATE: 10/20/05
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PREPARED BY
CLAYTON, INC.
 Land Surveying and Mapping
 18 KENNETH RD. SOUTH PORTLAND, MAINE

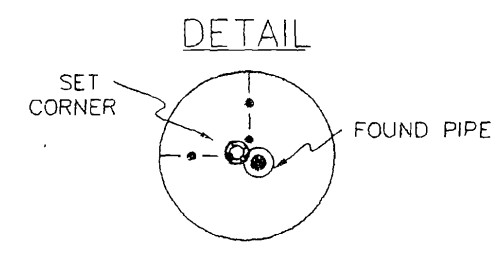
RS
 lot size - 14,840 sq ft
 3,000 sq ft per d.w. = (60)
 need 2 parking spaces (OK)



- LEGEND**
- IRON ROD OR PIN FOUND
 - ⊙ SET CORNER
 - ⊗ TREES
 - ⊕ UTILITY POLE
 - CENTERLINE ROAD
 - - - WOODEN FENCE
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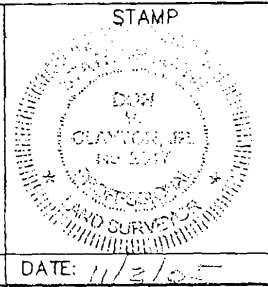


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Don V. Clayton, Jr.
 Don V. Clayton, Jr. PLS #2017



OPINION OF BOUNDARY LOCATION PLAN SHOWING PROPOSED LOT DIVISION

PREPARED FOR AARON KRAJEWSKI

#821 WASHINGTON AVENUE		
CUMBERLAND COUNTY - PORTLAND, MAINE		
JOB #05014	SCALE 1" = 20'	DATE: 10/20/05
PREPARED BY		
CLAYTON, INC.		
Land Surveying and Mapping		
18 KENNETH RD. SOUTH PORTLAND, MAINE		

from permit # 05-0708