

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030035

This is to certify that Johnson Scott W &/Applicant
has permission to Change of Use from 2 Units with Additions Doorways
AT 493 Ocean Ave 163 D003001

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 procured before this building or part thereof is occupied or closed-in. **HEAR 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] 8/12/03
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: 03-0035	Issue Date:	CBL: 163 D004001 - R ⁵ 163 D003001 - R ^B
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Location of Construction: 493 Ocean Ave	Owner Name: Johnson Scott W &	Owner Address: 493 Ocean Ave	Phone: 773-4994
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zoning: R-5 front lot R-3 rear lot
Past Use: Multi Family/ 2 Units	Proposed Use: Multi Family/ 3 Units	Permit Fee: \$105.00	Cost of Work: \$750.00
<i>per new fire legal 2 D.U</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB 5/12/03
Proposed Project Description: Change of Use from 2 Units to 3 with Alterations to Doorways.		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Permit Taken By: gad		Date Applied For: 01/15/2003	
Zoning Approval			

<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 checked="" type="checkbox"/> Site Plan <i>required</i> <i>received from plan 4/25/03</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>all with conditions</i> Date: <i>4/25/03</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:
	<i>NO new parking spaces per owner all exist</i>		

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

6/13/03

~~6/13/03~~

No

one

on

premises.

Card left AC

5-28-04 Need to increase grade on
FRONT STAIRS. Bedroom door needs to
be shaved to open easier. Secure
Sliding glass door (no deck yet.)

TURN in interior ~~hand~~ rail to basement
in new unit.

Replace missing switch cover + receptacle
cover in bedroom. Need Receptacle
on peninsula. Need ^{new} meter + house

Need to fire rate attic wall 1 hour.
METER ^{for} M.C.
MN

6/23/04 Checked all of the above issues. on site w/ owner
AND m. Collins. All of the above noted deficiencies have been
corrected. OK. For issuance of clo gr

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0035	Date Applied For: 01/15/2003	CBL: 163 D003001
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Location of Construction: 493 Ocean Ave	Owner Name: Johnson Scott W &	Owner Address: 493 Ocean Ave	Phone: () 773-4994
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Multi Family/ 3 Units	Proposed Project Description: Change of Use from 2 Units to 3 with Alterations to Doorways.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/25/2003

Note: 3/24/03 - A) needs a site plan review or exemption -I put a form in the mail to owner
 B) needs to show the setbacks for the new front stoop and stairs.- ok per phone conversation
 4/25/03 received the site plan exemption from planning

Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) You SHALL NOT add any additional kitchen equipment to make more than three (3) units, including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/12/2003

Note:

- 1) Met w/ owner on 5/9/03 The following was resolved:
 - 1) A layer of 5/8" type "x" gypsum wall board will be installed between the proposed unit and the existing units.
 - 2) The room with the walkout door will be the sleeping room and the room marked "den" will never be used as a sleeping room unless an egress window is installed and this permit is amended to rectify this record.

Ok to Issue: **Dept:** Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 04/28/2003

Note:

- 1) the boiler shall be separated with a one hour fire separation or smoke protected with a domestic sprinkler
- 2) smoke detectors shall be installed in accordance with NFPA 72 standards
- 3) vertical openings shall be fire rated with a minimum of one hour fire rating

Ok to Issue: **Comments:**

04/30/2003-mjn: vague technical submissions, left message w/ owner

03-0035

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.

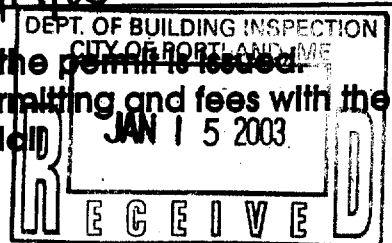
Location/Address of Construction: <u>493 OCEAN AVE</u>		
Total Square Footage of Proposed Structure <u>1200</u>	Square Footage of Lot <u>21,250</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>163</u> Block# <u>D</u> Lot# <u>003</u>	Owner: <u>SCOTT + MARYLOU JOHNSON</u>	Telephone: <u>207-773-4994</u>
Lessee/Buyer's Name (if Applicable) <u>004</u>	Applicant name, address & telephone: <u>SCOTT W JOHNSON</u> <u>493 OCEAN AVE</u> <u>PORTLAND, ME 04103</u> <u>773-4994</u>	Cost Of Work: \$ <u>750⁰⁰</u> Fee: \$ <u>30.00</u>
Current use: <u>2 FAMILY</u>	<u>Cost 75.00</u>	
If the location is currently vacant, what was prior use:	<u>Total 105.00</u>	
Approximately how long has it been vacant:		
Proposed use: <u>3-FAMILY</u>	<u>Change of use</u>	
Project description: <u>ADDING ENTRY DOOR, PASS THROUGH DOOR AND BLOCKING 2 DOORS</u>		
Contractor's name, address & telephone: <u>SCOTT W JOHNSON</u> <u>xx call</u>		
Who should we contact when the permit is ready: <u>SCOTT W JOHNSON</u> <u>xx call</u>		
Mailing address: <u>493 OCEAN AVE PORTLAND, ME. 04103</u> <u>773-4994</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. PHONE: <u>773-4994</u> <u>xx</u>		

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: <u>Scott W Johnson</u>	Date: <u>1/14/03</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



Return with appropriate info to 4th floor

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: SCOTT W. JOHNSON
Applicant's Mailing Address: 493 OCEAN AVE. PTD, 04103
Consultant/Agent/Phone Number: 714-11041(DAY)

Application Date: 4/2/03
Project Name/Description: NEW UNIT
Address of Proposed Site: 493 OCEAN AVE, PTD.

Description of Proposed Development: CBL: 163 DD03
SEPARATION OF ONE APARTMENT INTO TWO BY BLOCKING 2 DOORS
ADDING A KITCHEN AND SECOND ENTRY DOOR

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft. ^{APARTMENT 1}
- 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 ^{APART 1}
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)
YES
YES 5x6 PORCH/STEPS
NO
YES
ADD 1 CAR - PRG EXIST
NO
YES
YES

Planning Office Use Only
✓
✓
✓
✓
✓
✓
✓
✓

Planning Office Use Only:

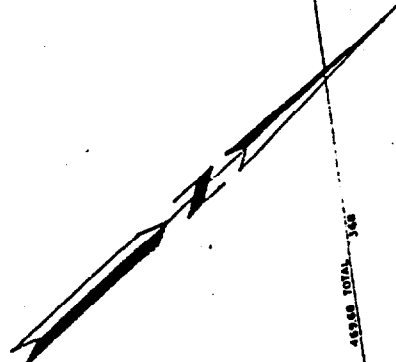
Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature: Kandice Galt

Date: 4/23/03

SHEET 162-B

SHEET 159-B



(A)

72712
1

96562
2

15550
3

45810
4

37538
5

9
12500

6
119

1214
7

OCEAN

OCEAN AVENUE OFFICE CONDOMINIUM

4
10625

1
13563

1
7581

2

3
43,085

5
7468

3
10625

2
12781

12
8094

11

9
15045

8
16000

NOTE: For further reference see Cumberland County Registry of Deeds Declaration recorded in Book 10, Page 10-21-87

(D)

(E)

TERRACE

R-5 ↑
R-3 ↓

COBURN

STREET

PAYSON PARK

FERNALD

ALVIA ROAD

LYNDA ROAD

(L) 2
6483

1
5442

2
5374

4
4631

5
4628

6
4870

3
5400

8
4972

3
4831

11
4650

6
4650

13
5688

4
5400

7
5098

4
4831

10
4805

(O) 7
4805

12
6466

5
5400

6
6195

5
5723

9
5408

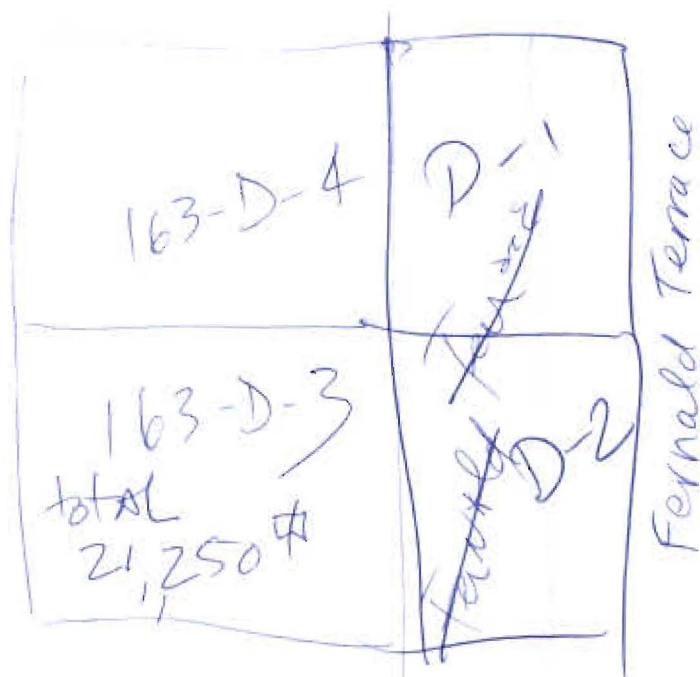
8
5408

11
791

SHEET 164-A



Ocean Ave



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	163 D003001
Location	493 OCEAN AVE
Land Use	TWO FAMILY
Owner Address	JOHNSON SCOTT W & MARY LOU JTS 493 OCEAN AVE PORTLAND ME 04103

Book/Page	
Legal	163-D-3-4 OCEAN AVE 493 21250 SF

Valuation Information

Land	Building	Total
\$40,110	\$106,890	\$147,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1873	Old Style	2	3168	0.488	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
7	3	1	16	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1900	17X20	C	A

Sales Information

Date	Type	Price	Book/Page
05/26/1992	LAND + BLDING	\$89,000	10080-203

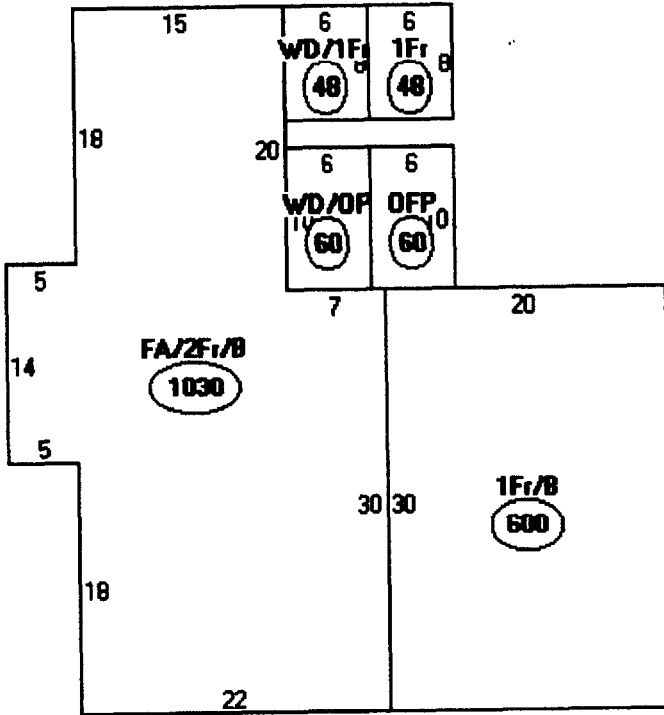
Picture and Sketch

Picture	Sketch
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[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](#).





Descriptor/Area

- A: FA/2Fr/B
1030 sqft
- B: WD/1Fr
48 sqft
- C: WD/OP
60 sqft
- D: 1Fr
48 sqft
- E: OFF
60 sqft
- F: 1Fr/B
600 sqft

Scott W. Johnson
493 Ocean Avenue
Portland, Maine 04103
207-773-4994

COVER LETTER

The work to be performed at 493 Ocean Ave is to separate the first floor apartment into two apartments.

?
A new entry door and porch with steps will be added on upper floor.

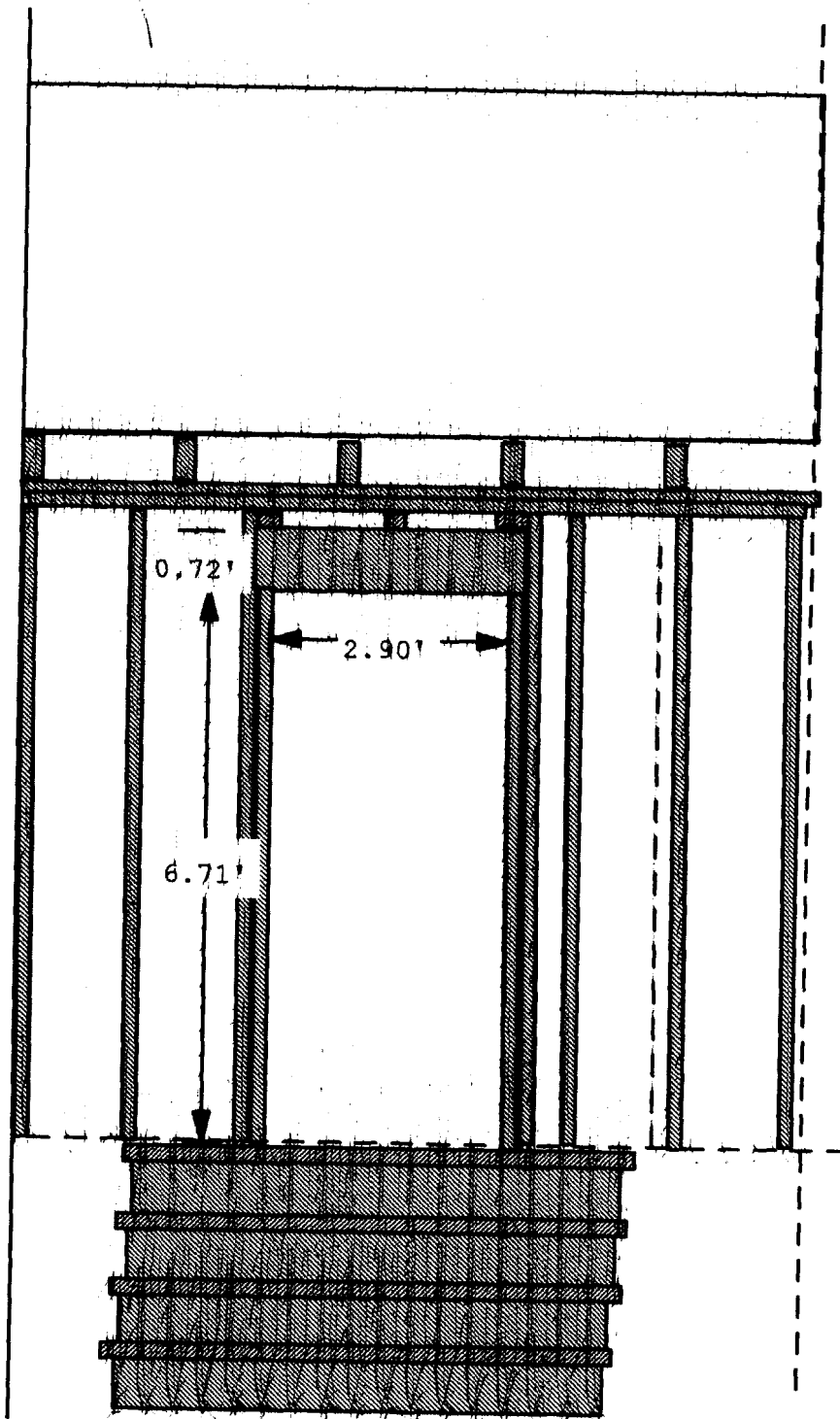
? not exterior

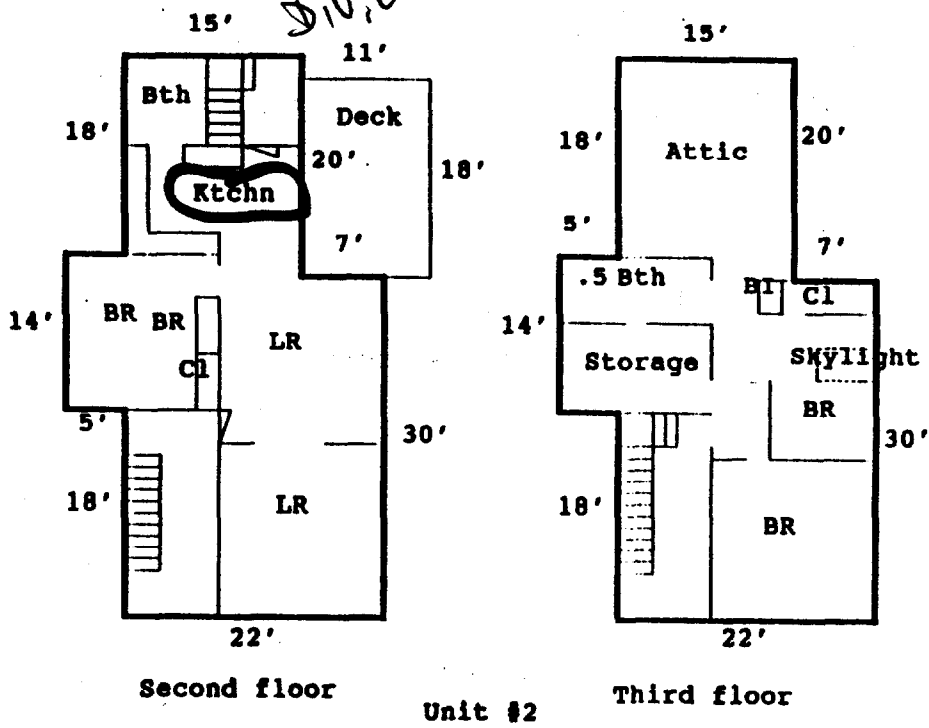
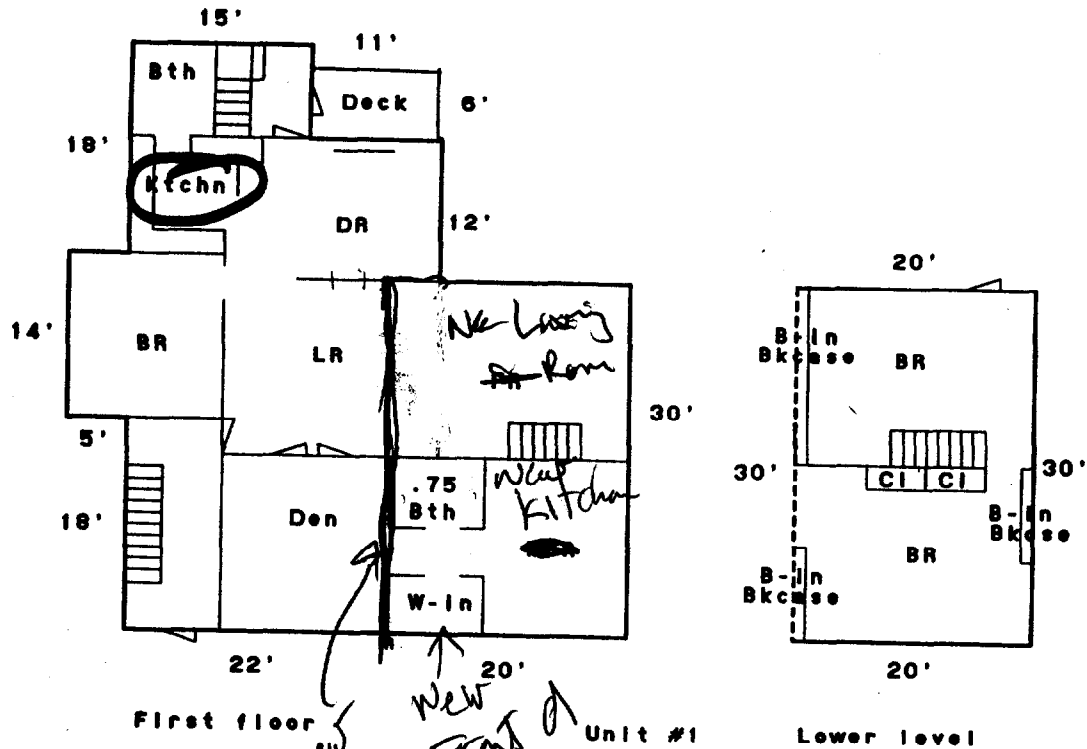
A kitchen will be installed.

Two existing doorways will be blocked with 2x6 studded wall insulated and drywall to complete separation.

Submitted by:

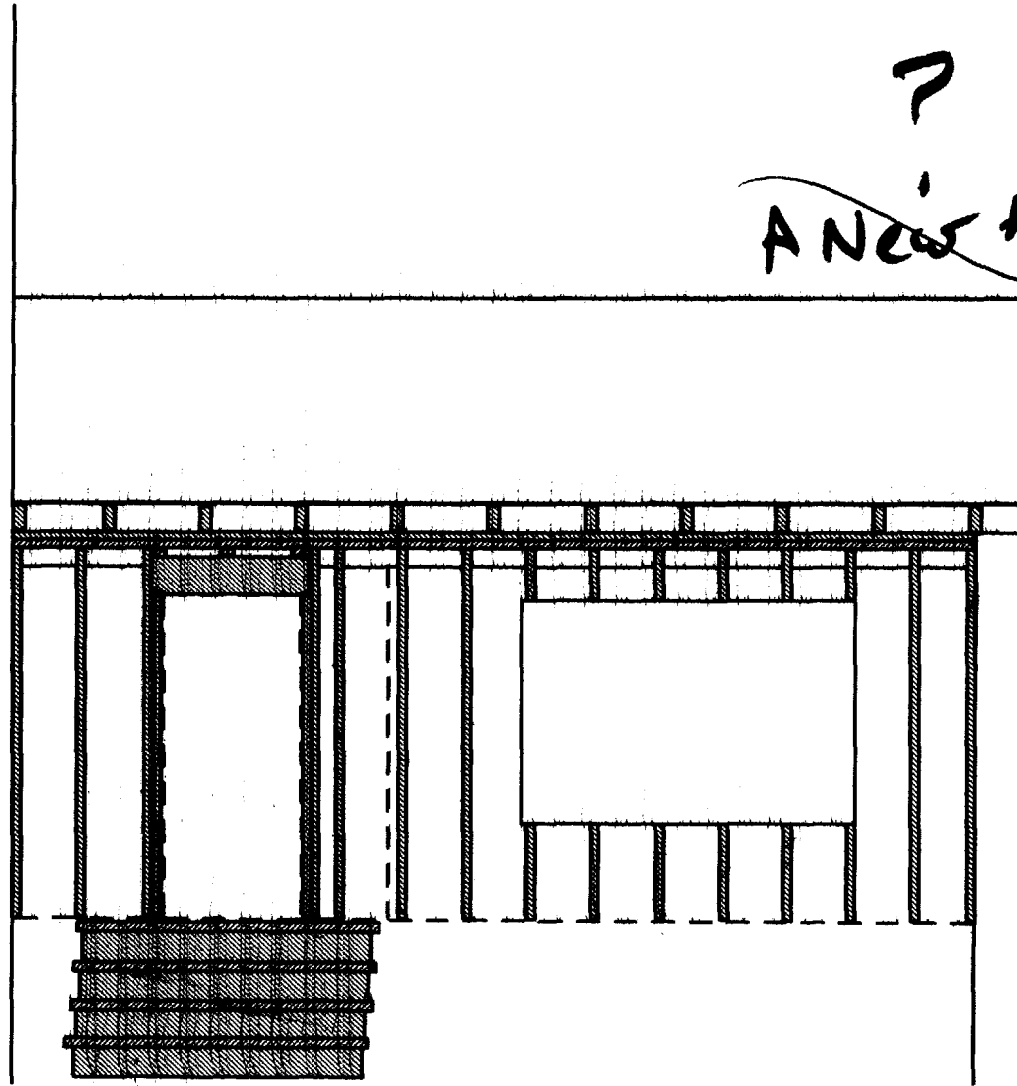
Scott W. Johnson





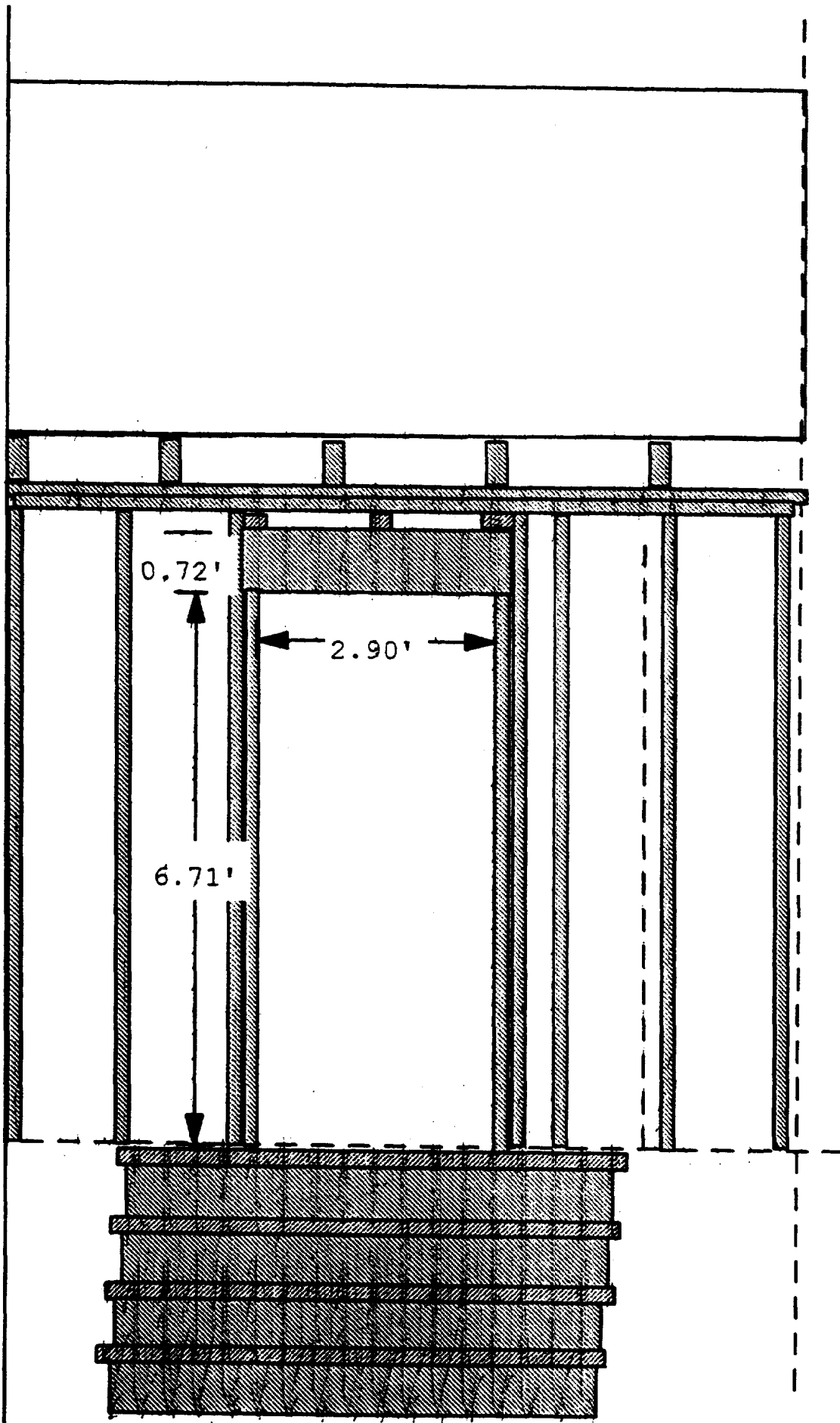
New Apt. Div. Line.

New Front of



?
A New addition?

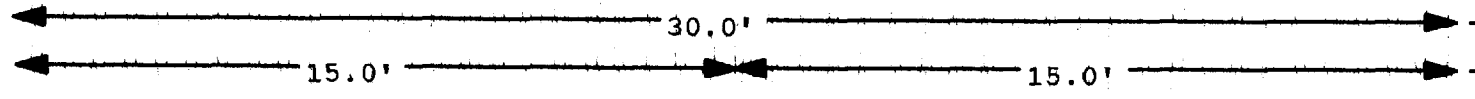
NO
New
Addition



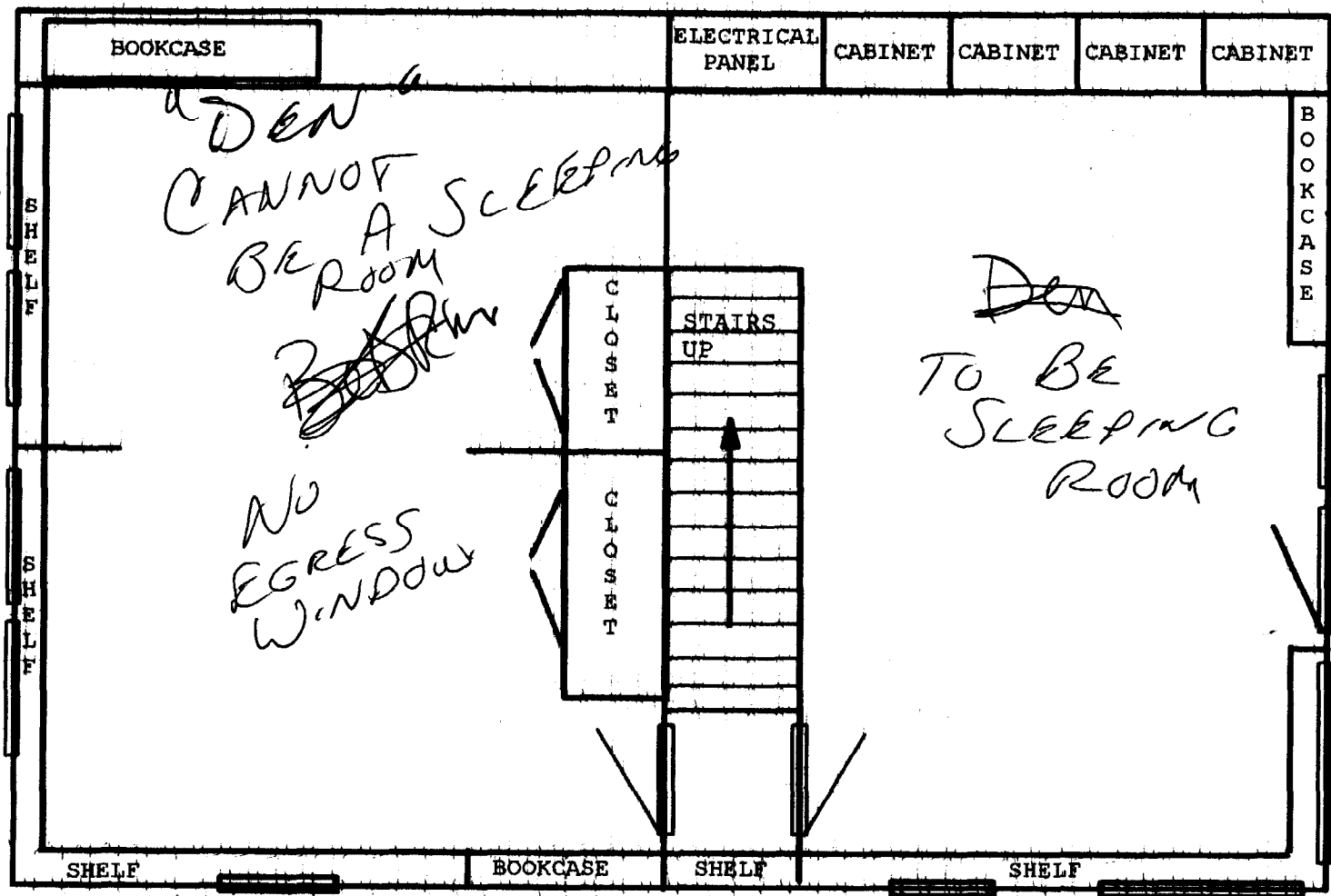
ADDITION/APARTMENT DOWNSTAIRS

GIS

Bedroom sizes below 15' N.O.



20.0'



"DEN"
CANNOT BE ROOM
SLEEPING

NO EGRESS WINDOW

~~DEN~~
TO BE SLEEPING ROOM

SHELF
SHELF

BOOKCASE

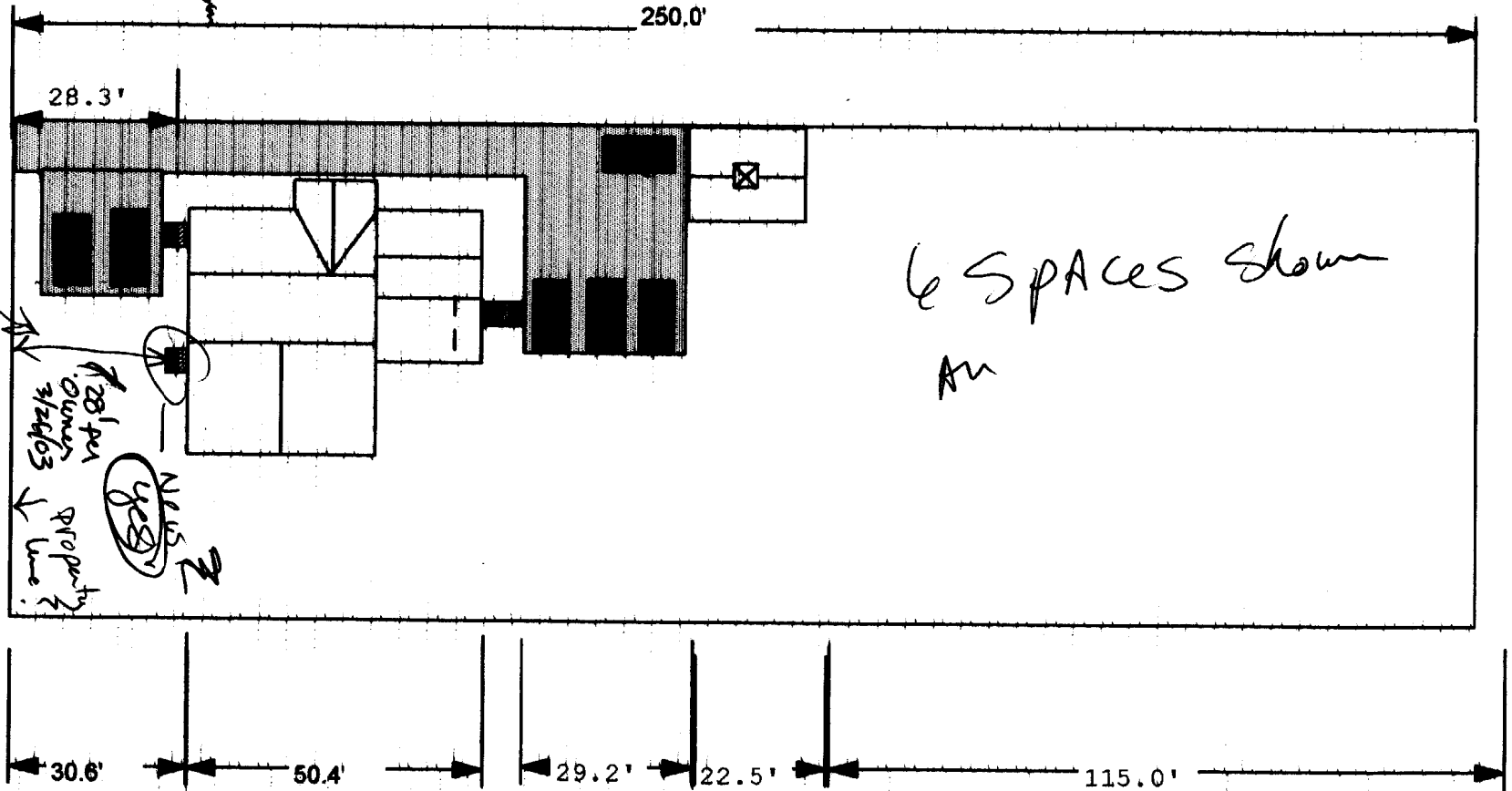
493 OCEAN AVE., PORTLAND, MAINE 04103

EXISTING FOOTPRINT DOESN'T CHANGE

3/24/03
owner will get me the
setback from front of
to edge of stairs

R-5 Zone
Front: 20' Reg-28' Min

A plot plan?

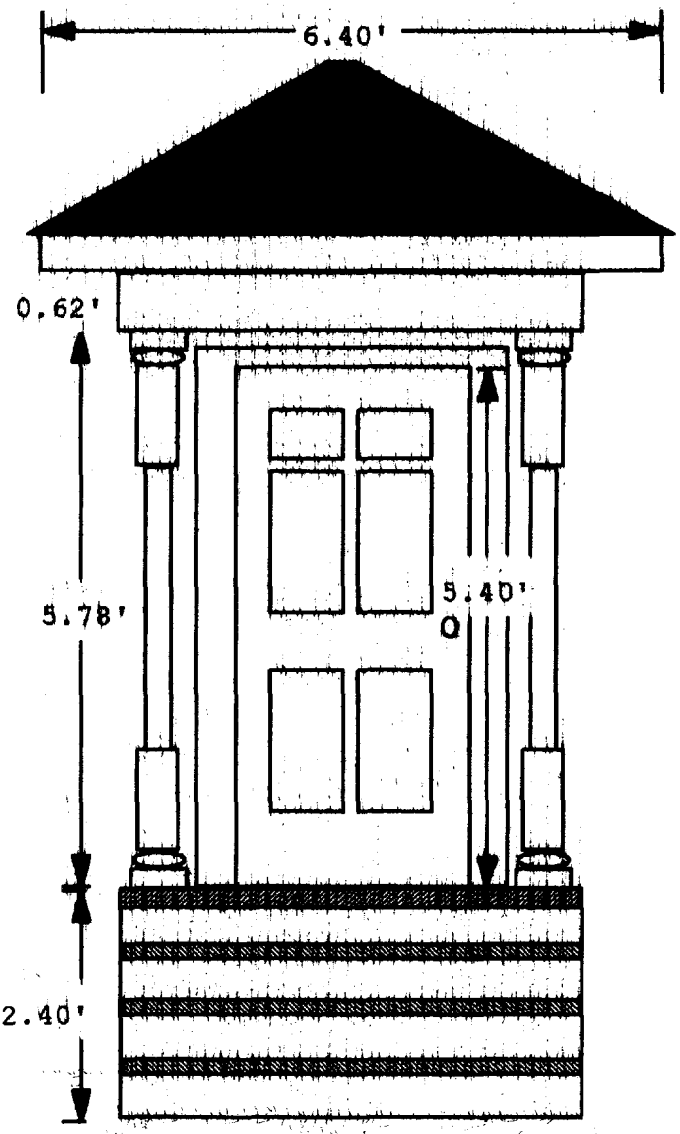
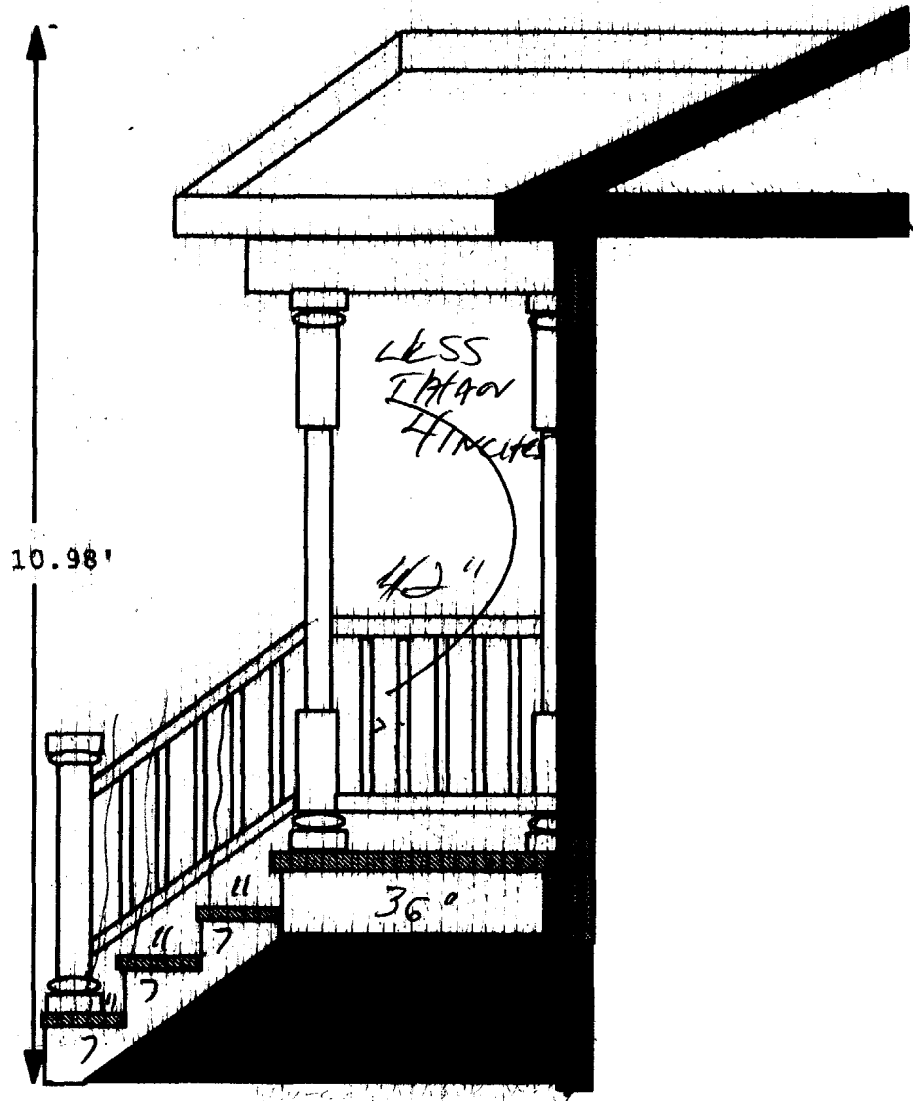


Ocean Ave



New Exterior Door!

Not included! New Deck entry



← Setbacks →
 6

can not be exterior?
 above 1st floor
 'whe

15 x 20'

1100 sq ft

