

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED	
Permit No: 02-0691	Issue Date: Jul 10 2002
CBL: 163 E001001	

Location of Construction: 509 Ocean Ave		Owner Name: Diocesan Human Relations		Owner Address: 519 Ocean Ave		Phone:	
Business Name:		Contractor Name: Benchmark		Contractor Address: 650 Main St So. Portland		Phone: 2078742963	
Lessee/Buyer's Name:		Phone:		Permit Type: Alterations - Commercial		Zone:	
Past Use: Vacant		Proposed Use: Office with interior renovations to include fire escape repairs, egress window, create handicap bathroom.		Permit Fee: \$338.00		Cost of Work: \$45,000.00	
Proposed Project Description: Interior Renovations.		Signature: <i>MM</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				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: jmy		Date Applied For: 06/19/2002		Zoning Approval			

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 type="checkbox"/> Site Plan NO - under 5,000 sq ft ch of use Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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>3/2/02</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</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

02-0691

All Purpose Building Permit Application

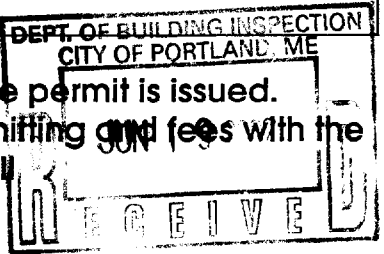
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 519 OCEAN AVE PORTLAND MAINE		
Total Square Footage of Proposed Structure 2688	Square Footage of Lot 36,154	
Tax Assessor's Chart, Block & Lot Chart# 163 Block# E Lot# 13, 11, 12, 93	Owner: RICHARD BELMAN 1 INDIA STREET PORTLAND MAINE 04101	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: BENCHMARK 650 MAINE STREET S. PORTLAND ME 04106	Cost Of Work: \$ 45,000 Fee: \$ 338.00
Current use: VACANT		
If the location is currently vacant, what was prior use: OFFICE <i>Zone Change</i>		
Approximately how long has it been vacant: 6 MONTHS <i>Approved by Council 5/20/02</i>		
Proposed use: OFFICE		
Project description: REPAIR CEILING, PAINT CARPET, ADD H.C. BATH		
Contractor's name, address & telephone: AAA Benchmark		
Who should we contact when the permit is ready: DAVID O'CONNELL		
Mailing address: 90 BENCHMARK, 650 MAIN ST. S. PORTLAND, 04106		
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: 207.874.2963		

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: David O'Connell Benchmark	Date:
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8632~~ 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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**

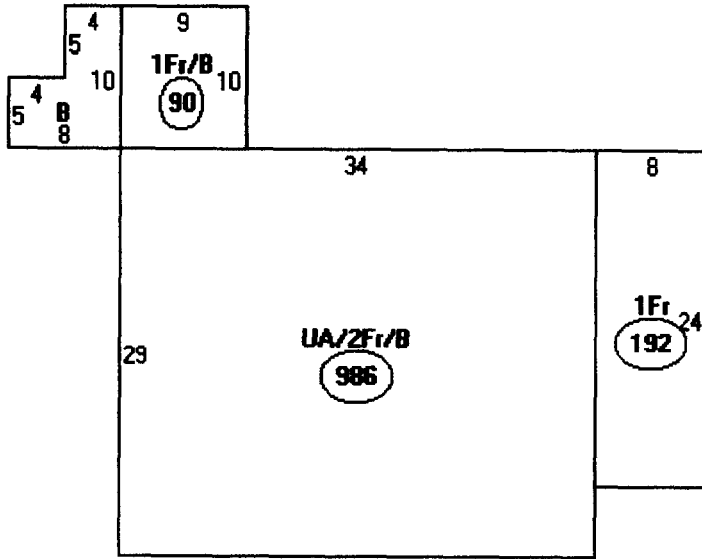
X Y W D. Green
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

7/10/02
Date

CBL: 163 E 001 Building Permit #: 020691



Descriptor/Area

- A: UA/2Fr/B
986 sqft
- B: QFP
60 sqft
- C: 1Fr/B
90 sqft
- D: 1Fr
192 sqft

3
986
192
90
60

1328 #

2

2656 # = 400

= 7 x 5 ft.
reg.

Order 269

KAREN A. GERAGHTY (MAYOR) (2)
PETER E. O'DONNELL (1)
NATHAN H. SMITH (3)
CHERYL A. LEEMAN (4)
JAY M. HIBBARD (5)

CITY OF PORTLAND
IN THE CITY COUNCIL

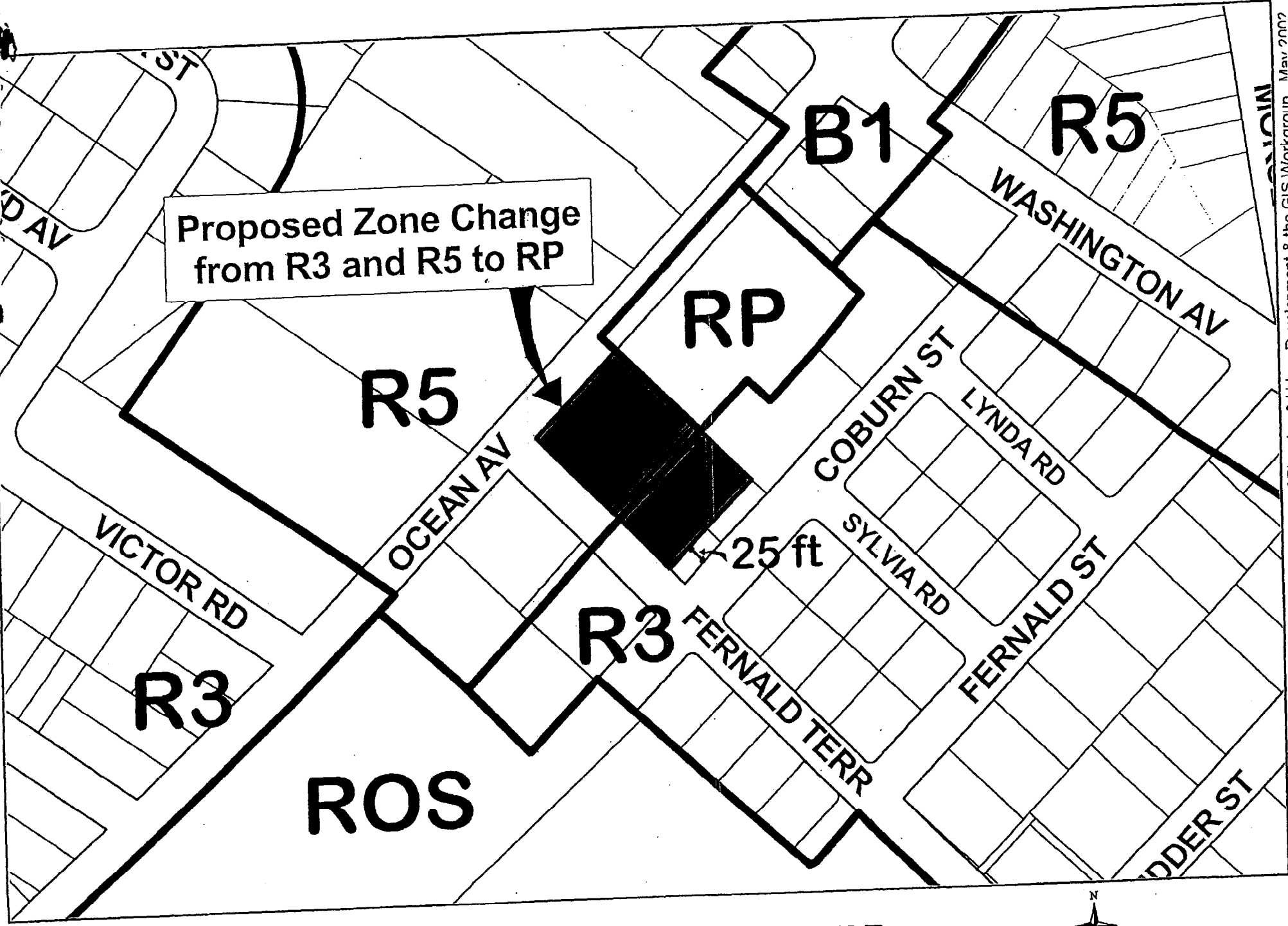
JAMES F. CLOUTIER (A/L)
PHILIP J. DAWSON (A/L)
JILL C. DUSON (A/L)
NICHOLAS M. MAVODONES (A/L)

**ORDER AUTHORIZING AMENDMENT TO CITY CODE
SEC. 14-49 (ZONING MAP AMENDMENT)
RE: REZONING FOR 519 OCEAN AVENUE**

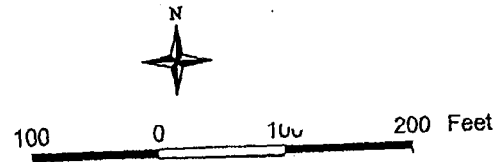
ORDERED, that the Zoning Map of the City of Portland, dated December 2000 as amended and on file in the Department of Planning & Development, and incorporated by reference into the Zoning Ordinance by Sec. 14-49 of the Portland City Code, is hereby amended by rezoning 519 Ocean Avenue from R-5 and R-3 TO R-P, as shown on Substitute Attachment 3.

Approved 5/20/02 Council Meeting

Substitute Alt. # 1



Proposed Zone Change from R3 and R5 to RP
for 509 - 517 Ocean Avenue



Scope of work: Hospice of Maine 519 Ocean Ave. Portland

- 1 Repair Fire Escape, address code issues inc. egress window
2. Repair Slate roof and chimney flashing
3. Laminate damaged ceilings w/ ½ GWB and paint
4. Create H/C accessible toilet at 1st floor
5. Paint office walls and trim to freshen.
6. New carpet on 2nd floor

#15 pd 11/2/67

Granted 11/16/67

67/42 69

**CITY OF PORTLAND, OREGON
BOARD OF APPEALS**

CONDITIONAL USE APPEAL

Roman Catholic Bishop of Portland, owner of property at 509-517 Ocean Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to grant a conditional use of building from a dwelling to a Chancery Building. This permit is presently not allowable under the Zoning Ordinance because the proposed use is not allowable in the Single-Family Residence Zone in which the property is located unless authorized by the Board of Appeals as provided by Section 6-A-5f of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Roman Catholic Bishop of Portland
Michael J. Stauder
APPELLANT
attorney

DECISION

After public hearing held November 16, 1967, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should be issued in this case.

Frederick H. Hibley
James H. Hunt
William H. ...
BOARD OF APPEALS

H15 pd 11/2/67
Granted 1/16/68
6/2/40 69

**CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS
CONDITIONAL USE APPEAL**

Roman Catholic Bishop of Port., owner of property at 509-517 Ocean Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals to change use of building from a dwelling to
a Chancery Building. This permit is presently not issuable under the Zoning Ordinance
because the proposed use is not allowable in the R-5 Residence zone in which the property
is located unless authorized by the Board of Appeals as provided by Section 6-A-2f of the
Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that
such use of the premises will not adversely affect property in the same zone or neighborhood
and will not be contrary to the intent and purpose of the Ordinance.

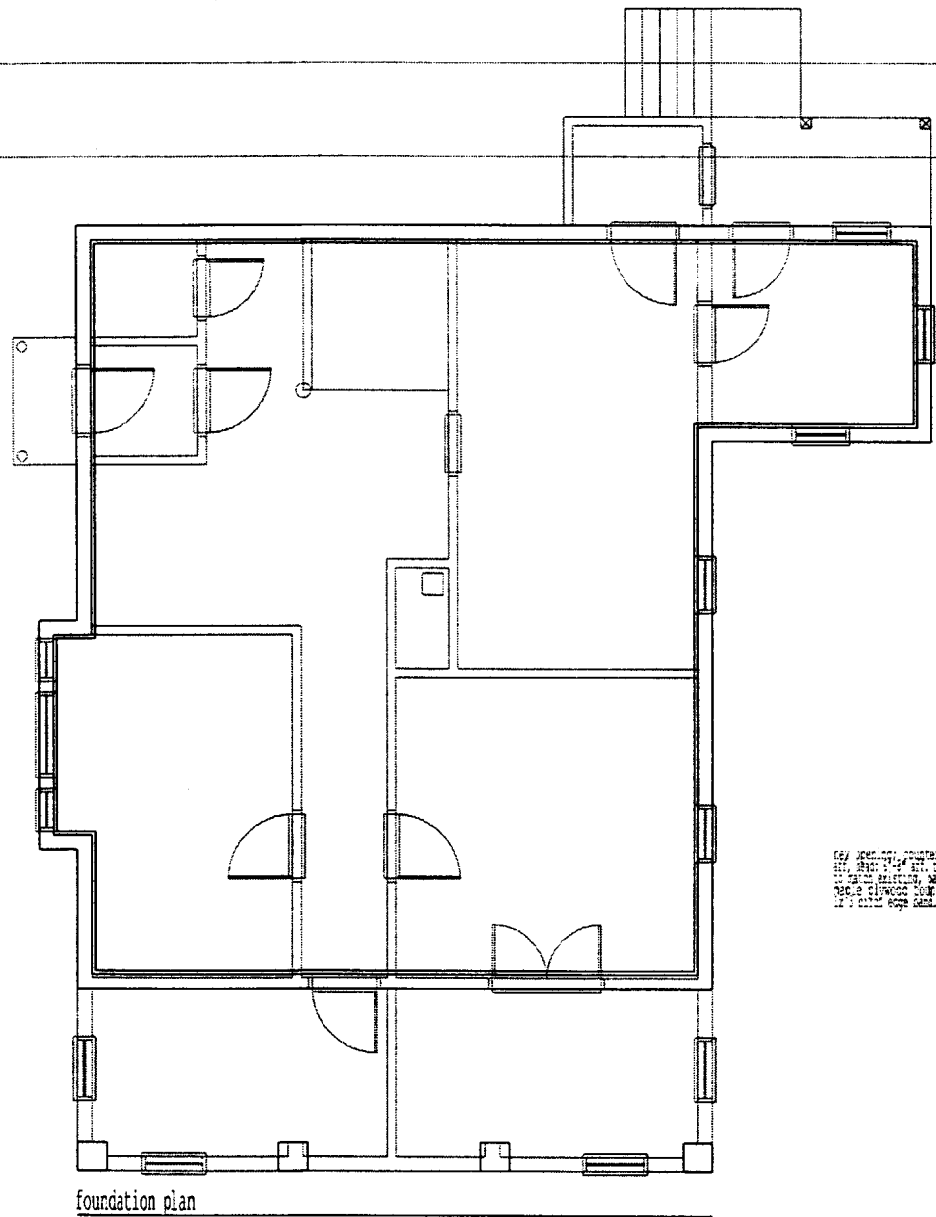
Roman Catholic Bishop of Portland
By *David C. Howard*
ATTORNEY
attorney

DECISION

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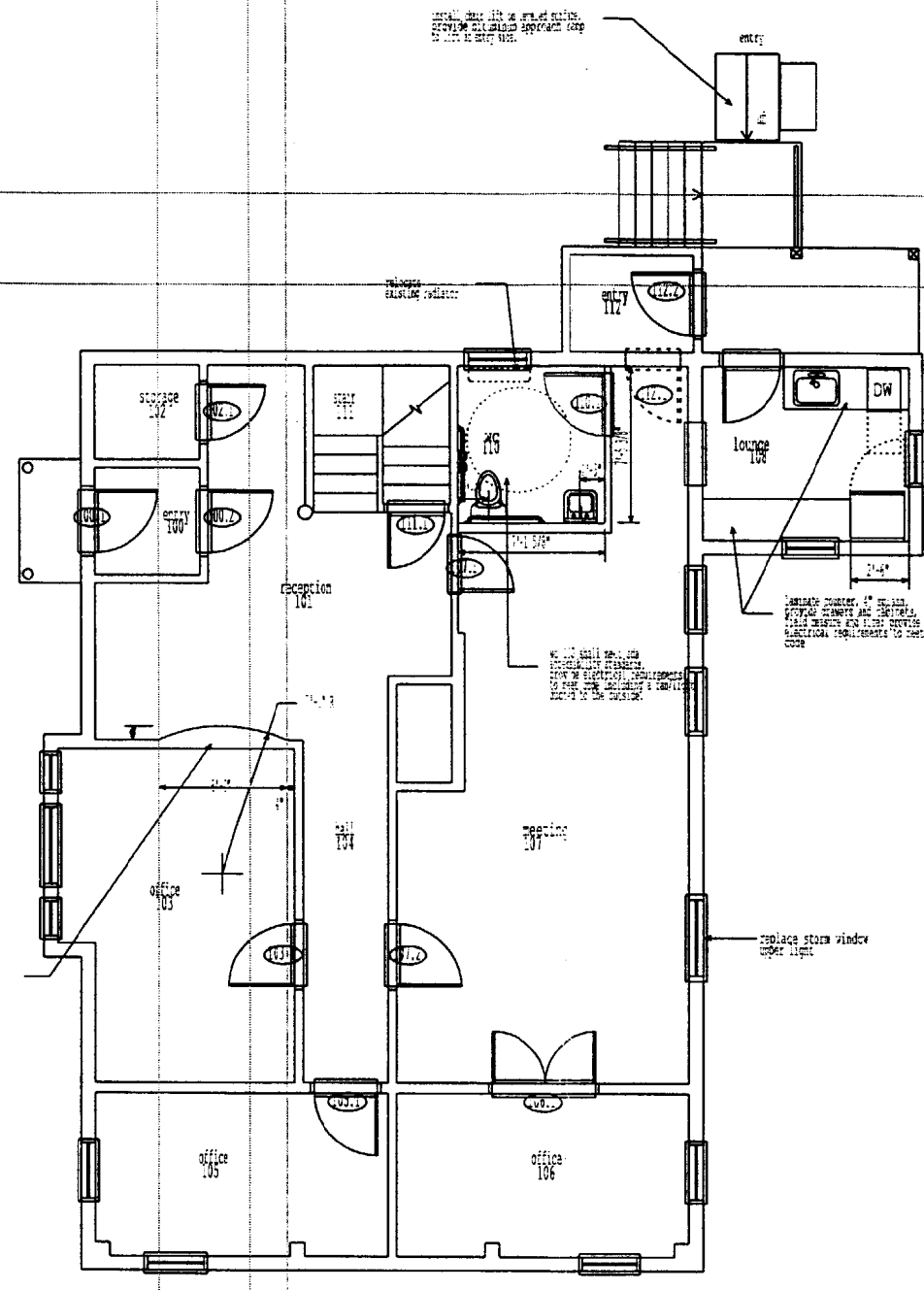
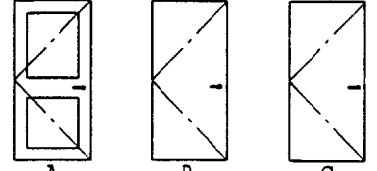
Franklin J. H. Wiley
Henry M. H. H. H.
Ed. J. H. H.
BOARD OF APPEALS



foundation plan

door schedule

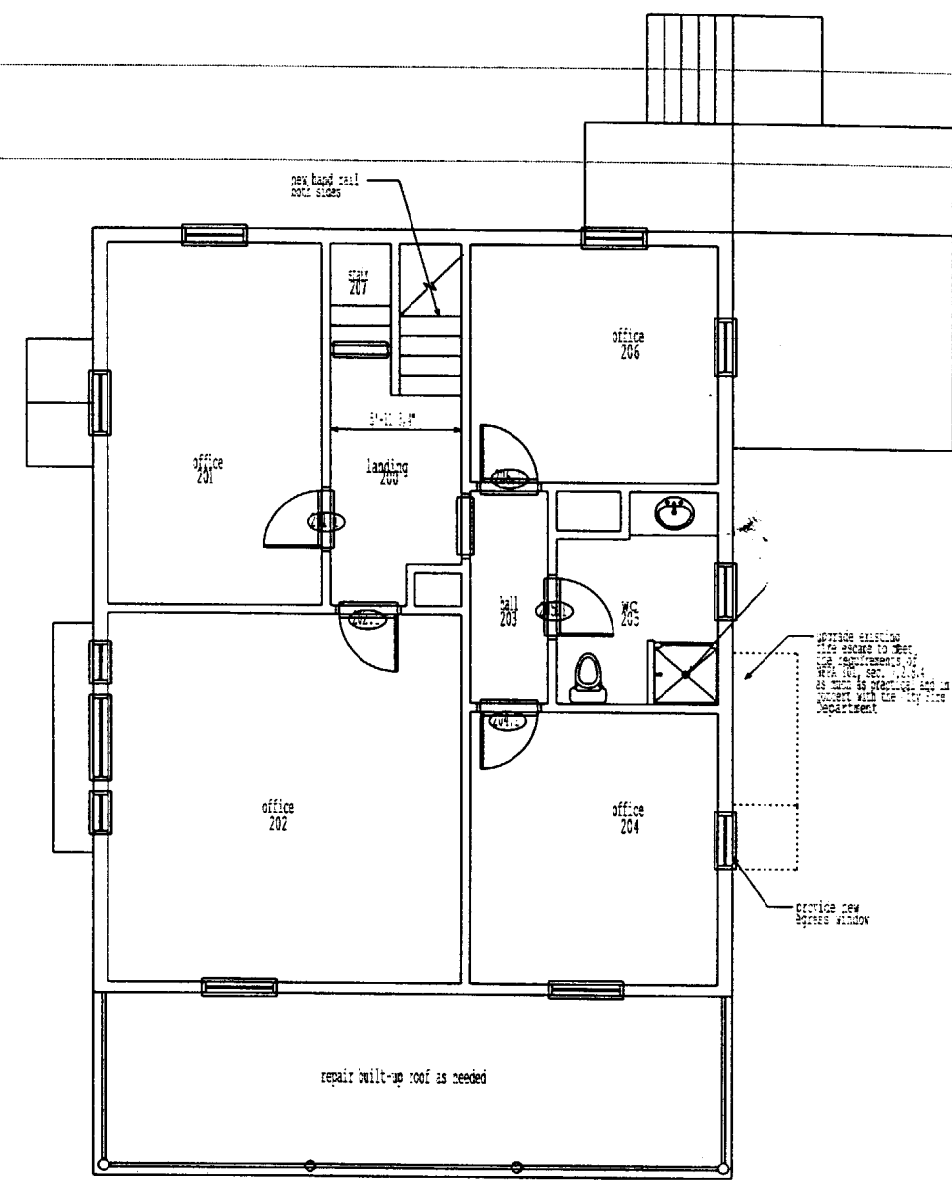
number	door size	thickness	material	finish	type	clear	sect.	threshold	lower	floor	room	ratio	room name / remarks
100.1	3'6" x 2'6"	1 1/2"	MC										entry
100.2			MC										entry
100.3			MC										storage
100.4			MC										office
100.5			MC										office - french doors
100.6			MC										meeting
100.7			MC										meeting
100.8			MC										vc - wc
100.9			MC										WC
100.10			MC										WC
100.11			MC										WC
100.12			MC										entry: remove and score
200.1			MC										office
200.2			MC										office
200.3			MC										office
200.4			MC										office
200.5			MC										WC
200.6			MC										office
200.7			MC										stair to attic



first floor plan

finish schedule

Room Number	Room Name	Floor	Base	Ceiling	Walls	north	east	south	west	Wall Type	Notes
100	entry	1	2	U	2	2	2	2	2		
101	reception	1	2	D	3	3	3	3	3		
102	storage	1	2	D	2	2	2	2	2		
103	office	1	2	D	3	3	3	3	3		
104	office	1	2	D	2	2	2	2	2		
105	office	1	2	D	2	2	2	2	2		
106	office	1	2	D	2	2	2	2	2		
107	meeting	1	2	D	2	2	2	2	2		
108	lounge	1	2	D	1	1	1	1	1		
109	vc wc	2	2	D	1	1	1	1	1		
110	stair	1	2	D	2	2	2	2	2		
111	entry	1	2	D	2	2	2	2	2		
200	landings	4	2	D							
201	office	4	2	D							
202	office	4	2	D							
203	office	4	2	D							
204	office	4	2	D							
205	vc	4	2	D							
206	office	4	2	D							
207	stair	1	2	D							



second floor plan

KEY	DESCRIPTION	NOTES
FLOOR FINISH	1	EXISTING TO
	2	REMOVE VINYL
	3	CARPET
	4	REMOVE CARPET / REFINISH EXISTING WOOD FLOORING
TRIM FINISH	1	BASEBOARDS, CASING AND
	2	REMOVE TO
	3	RE-GRIND WOOD
CEILING FINISH	1	EXISTING
	2	REMOVE EXISTING PLASTER WITH 1/4" GYP
	3	REPAIR EXISTING SUSPENDED CEILING
WALL FINISH	1	1/2" GYP
	2	EXISTING
	3	REMOVE
PAINT FINISH	1	PRIMER
	2	PRIMER, 1 COAT
	3	PRIMER

Scale: 1/4" = 1'-0"

DATE: 10/10/78

PROJECT: 100-100-100

DESIGNER: [Name]

1:1



CITY OF PORTLAND, MAINE

Department of Building Inspections

June 19 20 02

Received from Berchmark

Location of Work 519 Ocean Ave

Cost of Construction \$ _____

Permit Fee \$ 338.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 163 E 001

Check #: 002 354 Total Collected \$ 338.00

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

Dray