

**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: 02-0146 Issue Date: MAR 18 2002

**PORTLAND**

Location of Construction: 904 Washington Ave	Owner Name: Weinstein King H	Owner Address: 904 Washington Ave	CBL: 170 B005001
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a n/a	Phone: 207-797-6333
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Single Family / Prior Use was Single Family Rental	Proposed Use: Change of Use; to operate as a low-impact private club organization. PER ZBA APPROVAL OF 11/15/01. <i>Women's Literary Group</i>	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 2	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>5B</b> <i>BOCA 1999</i>		

Proposed Project Description: Change of Use from single family to low- impact private club.	Signature: <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 02/19/2002	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>N/A</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok with conditions</i> <i>2/21/02</i></p>	<p><b>Zoning Appeal</b></p> <p><input checked="" type="checkbox"/> Variance <i>(lot size) ZBA approved 11/15/01 with conditions</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use <i>PLANNING BOARD APPROVED 11/16/02</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
---	---	---	--

**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
---	------	-------

2/26/02 - Rec'd message from Mary Kibee - no structural  
changes or work being done. OK to issue TMA.  
Property is for offices - no assembly going on  
and only 20 people allowed on site - B use group.

Application ID Number: 2-0146

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 904 Washington Ave

Approval Date: 02/21/2002

Origin Date: 02/20/2002

OK to Issue Permit Name: Marge Schmuckal Date: 02/21/2002

Developer's Decision:

This approval is conditioned by the Zoning Board of Appeals with three (3) requirements: (a) No more than 20 people (including employees) may be present at one time. (b) Hours of operation will be from 7:00 a.m. To 6:00 p.m. (c) A satisfactory plan as to parking will be submitted for approval to the Planning Authority (note: this was completed with the approval of your conditional use appeal with the Planning Board).

Separate permits shall be required for any new signage using the residential zone requirements for "institutional uses".

Create Date: 02/20/2002 By: gg Update Date: 02/21/2002 By: mes

02 0146

# 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.

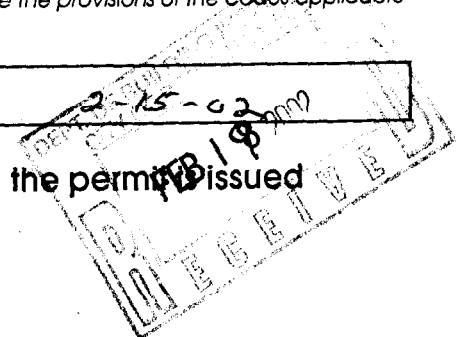
Location/Address of Construction: <u>904 Washington Ave. Portland</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>8100 S.F. ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>170</u> Block# <u>B</u> Lot# <u>5</u>	Owner: <u>Woman's Literacy Union</u>	Telephone: <u>797 6333</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Mary Black Kibbee</u> <u>436 Ocean Ave.</u> <u>772 0857</u>	Cost Of Work: \$ <u>—</u> Fee: \$ <u>30—</u>
Current use: <u>Single Family home</u>		
If the location is currently vacant, what was prior use: <u>Single family rental</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>low impact clubhouse - organization</u>		
Project description: <u>"change of use" to operate a low-impact private club/organization. Per ZBA APPROVAL OF 1115101</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Woman's Literacy Union</u>		
Mailing address: <u>750 Stevens Ave Portland, ME</u>		
<u>CALL 846-9224 Will Hannan</u>	<u>04103</u>	Phone: <u>797 6333</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: Mary Black Kibbee agent for WLU Date: 2-15-02

This is not a permit, you may not commence ANY work until the permit is issued



0004016

BK 17207 PG 248

FEB 07 2002

**SHORT FORM WARRANTY DEED**

**Empire Development, LLC**, a Maine limited liability company, with a place of business at 198 Saco Avenue, Old Orchard Beach, Maine, **FOR CONSIDERATION PAID**, grants to **The Woman's Literary Union**, a Maine non-profit corporation with a place of business at 750 Stevens Avenue, Portland, Maine, with **WARRANTY COVENANTS**, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land with the buildings thereon located on the southwesterly sideline of Washington Avenue, in the City of Portland, County of Cumberland and State of Maine as shown on the plan entitled "Subdivision and Condominium Plan 900 Washington Avenue, Portland, Maine" for K & M Partners dated June, 1996 by BH2M Engineers and beings more particularly described as follows:

Beginning at a point on the southwesterly sideline of said Washington Avenue at the easterly corner of land now or formerly of Philip J. Napolitano; said point being southeasterly 0.95 feet from a #5 iron rod found (PLS#2080); thence

South 42° 59' 37" East along the southwesterly sideline of said Washington Avenue a distance of eighty (80.00) feet to an iron rod set; thence

South 47° 00' 00" West a distance of one hundred forty(140.00) feet to an iron set; thence

North 42° 59' 37" West a distance of eighty (80.00) feet to an iron rod set at and now or formerly of Pine Ledge Condominiums; thence

North 47° 00' 00" East along land of said Pine Ledge Condominiums and land of said Napolitano a distance of one hundred forty (140.00) feet to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of King H. Weinstein dated January 10, 2002 and to be recorded herewith.

MAINE REAL ESTATE TAX PAID

BK 17207PG249

IN WITNESS WHEREOF, Empire Development, LLC has caused this instrument to be executed by King H. Weinstein, its member, thereunto duly authorized, this 10th day of January, 2002 has caused this instrument to be executed this 10th day of January, 2002.

WITNESS

Brenda Blaudette

Empire Development, LLC

By:

King H. Weinstein, its duly authorized member

STATE OF MAINE

County of York, ss.

January 10, 2002

Personally appeared the above named King H. Weinstein, duly authorized member of Empire Development, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Empire Development, LLC.

Before me,

Timothy E. Grant  
Notary Public/Attorney at Law

TIMOTHY E. GRANT  
print name

RECEIVED  
RECORDED REGISTRY OF DEEDS

2002 JAN 15 PM 3:29

CUMBERLAND COUNTY

John B O'Brien

0013271

BK 17324 PG 070



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

RECEIVED  
RECORDED REGISTRY OF DEEDS

2002 FEB 14 PM 3:54

CUMBERLAND COUNTY

*John B. Rubin*

I, Elizabeth Bordowitz, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15<sup>th</sup> day of November 2001, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Property Owner:** King Weinstein
- 2. **Property:** Cumberland County Registry of Book 3660, Page 117  
(Last recorded June 17, 1999 Deed in Chain of Title)  
904 Washington Avenue CBL: 170-B-005

3. **Variance and Conditions of Variance:**

To allow for relief from Section 14-120 of the Zoning Ordinance in regards to dimensional requirement to allow a reduction in lot size, from the required 1 acre to approximately 11, 200 s.f.

**Condition:**

- a. No more than 20 people (including employees) may be present at one time
- b. Hours of operation will be from 7:00 a.m. to 6:00 p.m.
- c. A satisfactory plan as to parking will be submitted for approval to the Planning Authority

IN WITNESS WHEREOF, I have hereto set my hand and seal this 15<sup>th</sup> day of <sup>December</sup> 2001.

*Elizabeth L. Bordowitz*  
Elizabeth L. Bordowitz, Chair  
City of Portland

(Printed or Typed Name)

STATE OF MAINE

Cumberland, ss.

*Kenneth C.*

Then personally appeared the above-named **Elizabeth Bordowitz** and acknowledged the above certificate to be **her** free act and deed in **her** capacity as Chairman of the Portland Board of Appeals.

*Katryn Gabrielson*  
Katryn Gabrielson (Printed or Typed Name)  
Attorney at Law Notary Public

12/14/01

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

---

Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Hagge  
Erin Rodriquez  
Mark Malone  
Orlando E. Delogu

January 9, 2002

Ms. Mary Black Kibbee  
Woman's Literary Union  
750 Stevens  
Portland, ME 04103

Re: 904 Washington Avenue  
(Job #138, CBL #170-B-005)

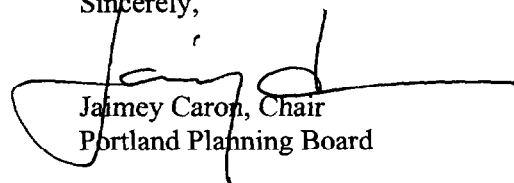
Dear Ms. Kibbee:

On January 8, 2002 the Portland Planning Board voted 5-0 (Cole absent) to approve your application for a private club located at 904 Washington Avenue. The Board found that the application met the standards of the Conditional Use ordinance of the Land Use code.

The approval is based on the submitted site plan and the findings related to conditional use standards as contained in Planning Report #2-02, which is attached.

If there are any questions, please contact the Planning Staff.

Sincerely,

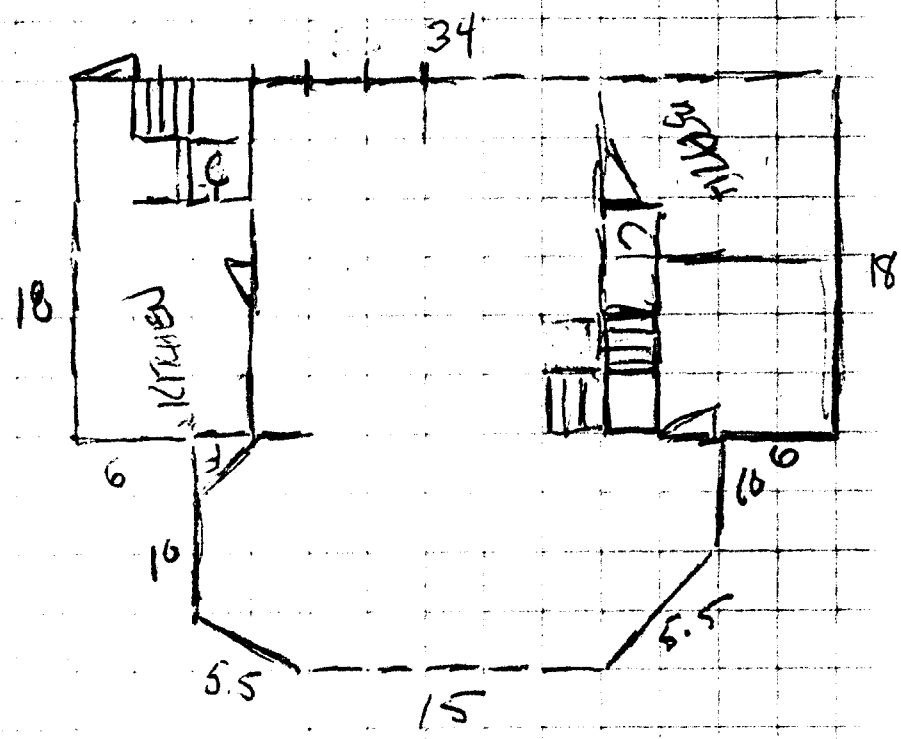
  
Jaimey Caron, Chair  
Portland Planning Board



cc: Alexander Jaegerman, Chief Planner  
Sarah Hopkins, Development Review Program Manager  
Kandice Talbot, Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lee Urban, Director of Economic Development  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

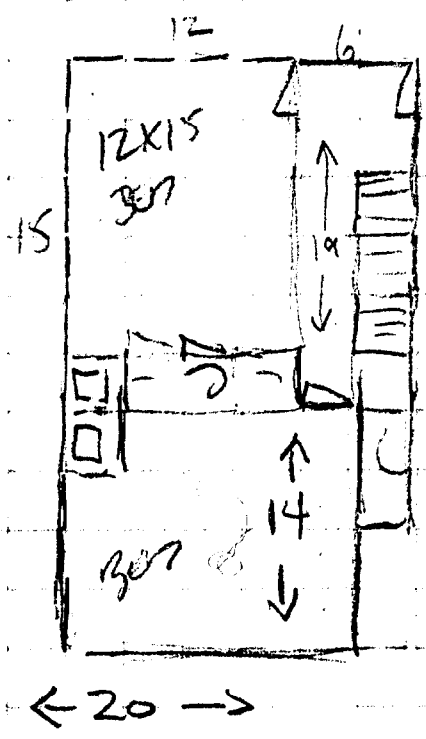
1st Floor 904 Washington Ave.

- KITCHEN 12X18
- LIVING ROOM 33X22
- 2 OFFICES 12X9
- 2 BATHS 6X12



2nd Floor

- BED ROOM 12X15
- BED ROOM 20X14



3/25 AM

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JB **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.

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

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

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

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

CBL **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

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

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

X C Cardinal Zee  
Signature of applicant/designee

3/20/02  
Date

Janie Bourke  
Signature of Inspections Official

3/20/02  
Date

CBL: 170 B005 Building Permit #: 02 0146