

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0927	Issue Date:	CBL: 172 F009001
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Location of Construction: 1051 Washington Ave	Owner Name: Mathieu D, Cooney W & R	Owner Address: 38 Hillside Ave	Phone: 878-5877
Business Name:	Contractor Name: Owner	Portland	0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B-1

Past Use: 2 unit apartment building	Proposed Use: <i>Professional offices for REAL ESTATE</i> 1st floor commercial space, 2nd floor 1 unit apartment	Permit Fee: \$159.00	Cost of Work: \$6,650.00	CEO District: 4
Proposed Project Description: convert deck to handicap access ramp, add fire escape and 2 int walls <i>7/29/04 not to be installed</i> CHANGE OF USE TO REAL ESTATE OFFICE FIRST FLOOR		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/R</i> Type: <i>5B</i> <i>8/10/04</i>	
		Signature: <i>ERM</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 Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 07/06/2004	Zoning Approval		
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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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>9/7/29/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved 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>[Signature]</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	

DISPLAY THIS CARD ON 'PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 040927

AUG 16 2004

CITY OF PORTLAND

This is to certify that Mathieu D. Cooney W & R/O is the

has permission to ~~construct a second floor at 1051 Washington Ave~~ CHANGE OF USE 2nd floor

AT 1051 Washington Ave 172 E009001 1ST FLOOR

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or 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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 1st floor commercial space, 2nd floor 1 unit apartment	Proposed Project Description: Change first floor to a Real Estate Office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/29/2004

Note: 7/20/04 actually on Hold - I need more information - **Is** a new drive off of Washington Ave. being proposed? **Ok to Issue:**

Where is the new fire escape going? What are the setbacks? **Is** it enclosed?

7/29/04 per voice mail and site visit and walk-in The new fire escape will not be necessary and is not part of this permit. Also all curb cuts are present. There is no pavement on the 2 entries off of Washington Ave. - No pavement is proposed at this time. When and if it is proposed, it will require a site plan review.

- 1) It is understood that there will be no new pavement for any of the driveways at this time. It is noted that the two drives off of Washington Avenue do have curb cuts but are not paved at this time. PRIOR to any pavement, it will be necessary to file a site plan review permit with the Planning Division for that approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling on the 2nd floor with a professional office on the 1st floor with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for any new signage.
- 5) 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 **Reviewer:** Mike Nugent **Approval Date:** 08/10/2004

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 08/04/2004

Note: **Ok to Issue:**

Comments:

8/9/2004-mjn: Need Handicap access ramp plans, fire separation detail w/ penetration plan and Collar tie detail for "cathedral" ceiling, Diane Matthews, notified.

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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: 1051 Washington Ave

Total Square Footage of Proposed Structure	Square Footage of Lot
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<u>72</u> <u>F 9</u>	Owner: <u>Diane Mathieu</u> <u>William Michael Cooney</u> <u>Rachel Cooney</u> <u>878-5877</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Cooney</u> <u>D. Mathieu</u> <u>38 Hillside Ave</u> <u>3 Hurley Ln</u> <u>Falmouth</u> <u>Falmouth</u> <u>878-3035</u> <u>878-5877</u>	cost Of Work: \$ <u>6650.</u> Fee: \$ <u>84-</u>
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Current use: 2 unit

Proposed use: Real Estate Agency (1st fl.) 1 Res. Apt. (2nd fl.)
 Project description:

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Mike Cooney 878-5877

Mailing address: 38 Hillside Ave
Falmouth, ME 04105

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: 878-5877

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.

Signature of applicant: <u>[Signature]</u>	Date: <u>7-5-04</u>
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Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 08/04/2004
Note: **Ok to Issue:**

Comments:
 08/09/2004-mjn: Need Handicap access ramp plans, fire separation detail w/ penetration plan and Collar tie detail for "cathedral" ceiling, Diane Matthews, notified.

**WARRANTY DEED
(Maine Statutory Short Form)**

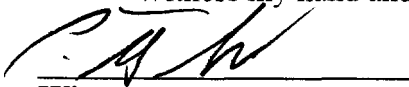
KNOW ALL PERSONS BY THESE PRESENTS, that **Donna Borelli f/k/a Donna Borelli Wax** of Windham, County of Cumberland and the State of Maine, for consideration paid, GRANTS to **Diane W. Mathieu** of Falmouth, County of Cumberland and the State of Maine, whose mailing address is 3 Hurley Lane, Falmouth, Maine 04105 **with WARRANTY COVENANTS as TENANTS IN COMMON** and **Rachel Cooney and William Cooney** of Falmouth, County of Cumberland and State of Maine, whose mailing address is 38 Hillside Avenue, Falmouth, Maine 04105 **with WARRANTY COVENANTS as JOINT TENANTS BETWEEN THEMSELVES**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land together with any improvements thereon situated on the northeasterly side of Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, and being further bounded and described as follows:

BEGINNING at the comer formed by the intersection of the northeasterly side of Washington Avenue with the northwesterly side of Ray Street and running thence northwesterly by said Washington Avenue forty-three (43) feet to a monument set at an angle in said Avenue; thence running northwesterly by said Avenue fifty-six and seven one-hundredths (56.07) feet to an iron pipe and the southeasterly corner of Lot No. 2 as shown on a plan of Washington Terrace recorded in Cumberland County Registry of Deeds Plan Book 13, Page 72; thence running northeasterly by said Lot 2 a distance of one hundred and twenty-three (123) feet, more or less, to the southwesterly comer of Lot 8 as shown on said plan; thence running in a generally southeasterly direction along said Lot 8 a distance of one hundred (100) feet, more or less, to the northwesterly sideline of said Ray Street; thence running in a generally southwesterly direction by said Ray Street a distance of one hundred and twenty (120) feet, more or less, to Washington Avenue and the point of beginning.

Meaning and intending to convey the same premises conveyed to the Grantor(s) by deed from Donna Borelli Wax dated November 23, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15200, Page 141.

Witness my hand and seal this 30th day of June, 2004.



Witness



Donna Borelli

STATE OF MAINE
COUNTY OF CUMBERLAND

June 30, 2004

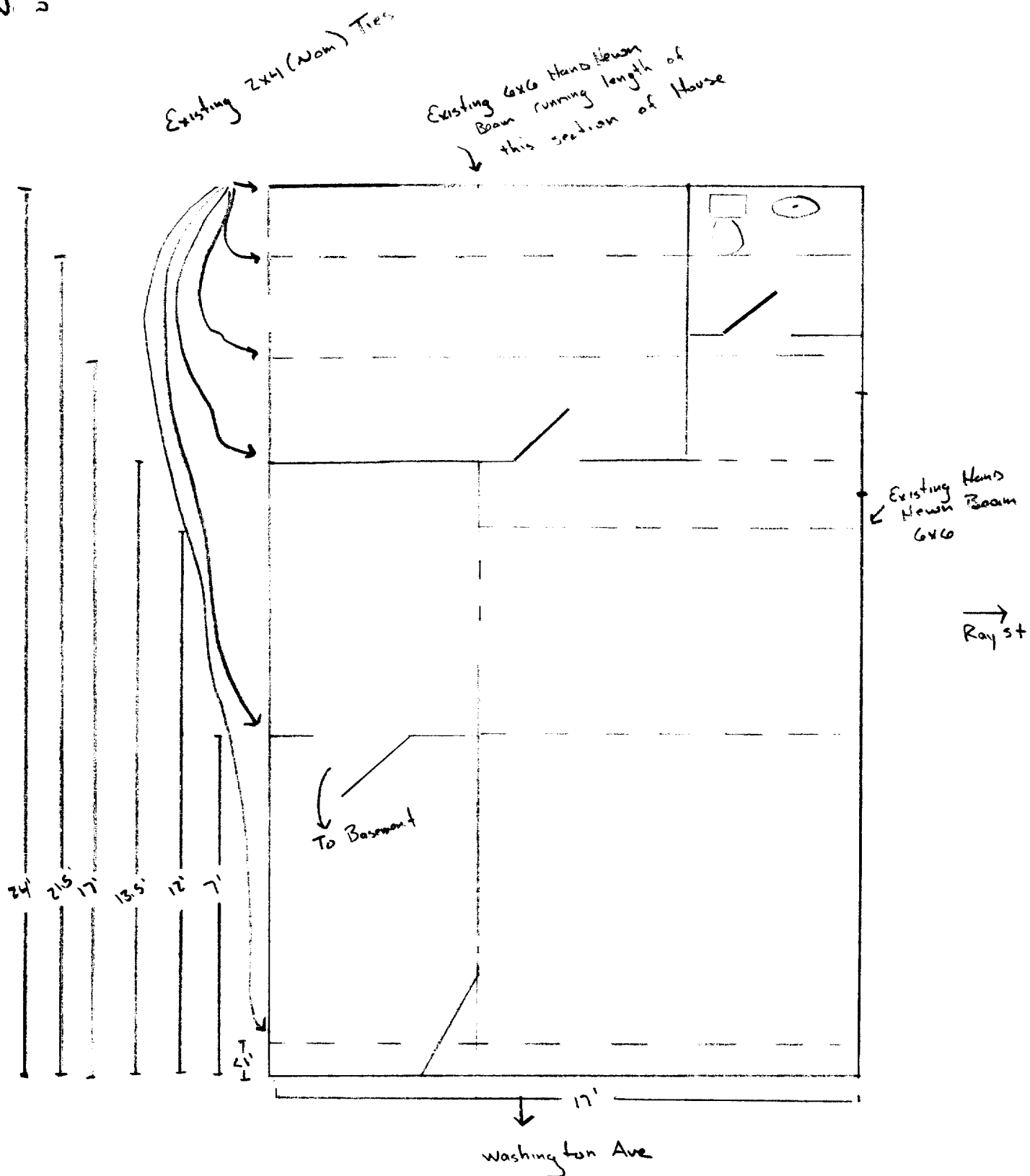
Then personally appeared before me the above named Donna Borelli f/k/a Donna Borelli Wax and acknowledged the foregoing instrument to be her free act and deed.

Before me, 

Notary Public/ Attorney at Law

JUN 30 2004

Top View



- Existing Roof Rafter are $2\frac{3}{4}'' \times 3\frac{7}{8}''$ (Nom) and Roughly 41" OC
- Propose to add supplemental support at Roughly 20.5" w/ 2x4 Construction built up to match $3\frac{7}{8}''$ Dimension.
- Collar Ties will be installed at each Ceiling Joint (Roughly 20" OC) and will span 12'. Collar Ties will be mounted 10' above current Floor. Total Ceiling to include 15 Collar Ties (2x8)

July 6, 2004

To Whom It May Concern:

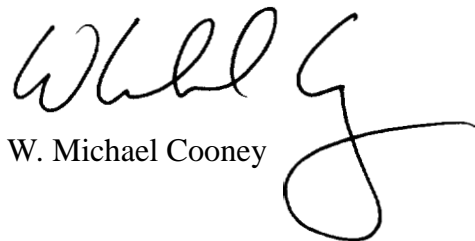
The purpose of this cover letter is to describe our request for a building change of use and building modifications. Our property is located at **1051** Washington Ave in a **B1** zone. It is currently a 2-family apartment building. We would like to convert the first floor apartment into a real estate agency. We would like to keep the second floor and part of the first floor (see floor plan) **as** an apartment. To support this change of use, we would also like to make the following building modifications:

- Convert the existing back deck to a handicap accessible ramp.
- Add a ½ bathroom in the office.
- Remove the existing attic space and make this cathedral ceiling in the office space.
- Add a couple interior walls to enclose a room in the office.
- Add a fire escape to the upstairs apartment through an existing window.

Along with this letter and application, the following supporting documents have been included:

- A copy of the deed.
- **An 11X17** floor plan showing the existing floor layout.
- **An 11X17** floor plan highlighting the proposed changes to the existing floor layout.
- A plot plan showing the building location on the site along with the driveways and parking. This diagram shows that we have room for at least 2 apartment parking spaces and at least **4** office parking spaces.

Please contact Mike at **671-2122** if you should need further information or have any questions about our application. Thank you for your time.


W. Michael Cooney

Cross Section

