

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061821

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
JAN - 3 2007

This is to certify that MURPHY JAMES R & JANET M JTS /n/ a
has permission to Change of use from 3 unit residential to convert barn to professional office.
AT 1023 WASHINGTON AVE PORTLAND OR 97217 H007001

provided that the person or persons who accept 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 service is closed-in. **YOUR NOTIFICATION IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Carr
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 1/3/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1821	Issue Date:	CBL: 172 H007001
-----------------------	-------------	---------------------

Location of Construction: 1023 WASHINGTON AVE	Owner Name: MURPHY JAMES R & JANE M JT	Owner Address: 1 SAWYER RD	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - <i>Commercial Dwellings</i>	Zone: RS/R3

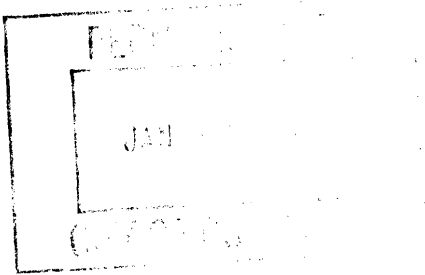
Past Use: Residential 3 unit w/ barn	Proposed Use: Residential Change of use from 3 unit residential to 2 unit & convert barn to professional office. <i>1st floor of</i>	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 4	(CRPermit)
---	--	-------------------------	---------------------------	--------------------	------------

Proposed Project Description: Change of use from 3 unit residential to 2 unit & convert barn to professional office. <i>first floor of</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Permit # 061760</i> Signature: <i>Craig Croso</i>	INSPECTION: Use Group: <i>R</i> Type: <i>SB</i> <i>IBC 2003</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: dmartin	Date Applied For: 12/26/2006	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</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</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Orul condition</i> Date: <i>12/28/06</i> <i>AM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input 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><i>ARM</i></p> <p>Date: _____</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

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.

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

- 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

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

SB CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

<u><i>Donna Martin Admin</i></u>	<u>1/3/07</u>
Signature of Applicant/Designee	Date
<u><i>Donna Martin Admin</i></u>	<u>1 3 07</u>
Signature of Inspections Official	Date

CBL: 1724007 Building Permit #: 00-1821

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1821	Date Applied For: 12/26/2006	CBL: 172 H007001
------------------------------	--	----------------------------

Location of Construction: 1023 WASHINGTON AVE	Owner Name: MURPHY JAMES R & JANE M JT	Owner Address: 1 SAWYER RD	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Residential Change of use from 3 unit residential to 2 unit & convert first floor barn to professional office.	Proposed Project Description: Change of use from 3 unit residential to 2 unit & convert first floor barn to professional office.
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/28/2006

Note: With this change of use there will be one dwelling unit which consists of the first and second floor of the house, and a second dwelling unit which is the second floor of the barn. The use for the first floor of the barn is a professional office. **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall consist of two residential dwelling units and one professional office. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/03/2007

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. Construction activities were applied for under permit # 06-1760.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/02/2006

Note: **Ok to Issue:**

- 1) See conditions on permit # 061760



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: 1023 Washington Avenue		
Total Square Footage of Proposed Structure 3600 sq. ft. +/-		Square Footage of Lot 14,804 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 172 H 7	Owner: James & Jane Murphy	Telephone: 856-1090
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 856-1090 James & Jane Murphy 1 Sawyer Road Westbrook, ME 04092	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: (1) change of use of residence from 3 unit to 2 unit dwelling; (2) change of use of barn to allow professional office use of the first floor.		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Bonnie L. Martinolich</u> Mailing address: _____ Phone: <u>(207)791-3252</u> Preti Flaherty One City Center P.O. Box 9546, Portland, ME 04112-9546		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

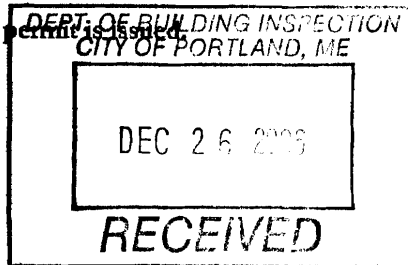
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant:

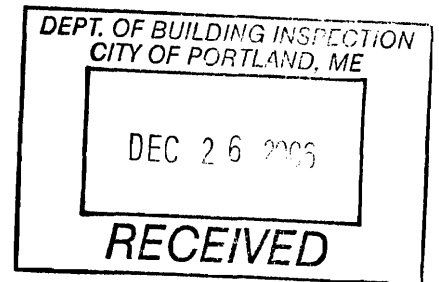
Date:

12/21/06

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



December 21, 2006



Via Hand Delivery

Ms. Ann Machado
Planning and Development Department
City of Portland - Zoning Administration
389 Congress Street, Room 308
Portland, ME 04101

RE: 1023 Washington Ave – Change of Use and Condominium Conversion Application.

Dear Ann:

Per our telephone conversation last week, enclosed are the documents you requested for the Change of Use application for 1023 Washington Ave and filing fee (including the certificate of occupancy fee). I understand that you already have the proposed floor plans for the residence as they were submitted with the building application. I am also enclosing the Condominium Conversion application and filing fee, as you mentioned that we could submit this together with the Change of Use application.

Please find enclosed the following documents:

Change of Use Application Documents:

- 1) Change of Use application;
- 2) Floor plans:
 - a. First floor of residence prior to change;
 - b. Second floor of residence prior to change;
 - c. Current first floor of barn (office);
 - d. Current second floor of barn (residence);
- 3) Plot plan showing location of buildings and parking (to scale);
- 4) Filing fee of \$105 of which \$30 is for the Change of Use application and \$75 is for the Certificate of Occupancy.

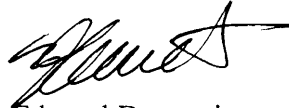
Condominium Conversion Application:

- 1) Condominium Conversion application with attachments;
- 2) Filing Fee of \$675, of which \$450 is the Condominium Conversion application fee and \$225 is for the Certificate of Occupancy fee.

Ms. Ann Machado
December 21, 2006
Page 2

I would be grateful if you could confirm receipt of the above applications and filing fees.
Please do not hesitate to contact me know if you need any additional information.

Sincerely yours,

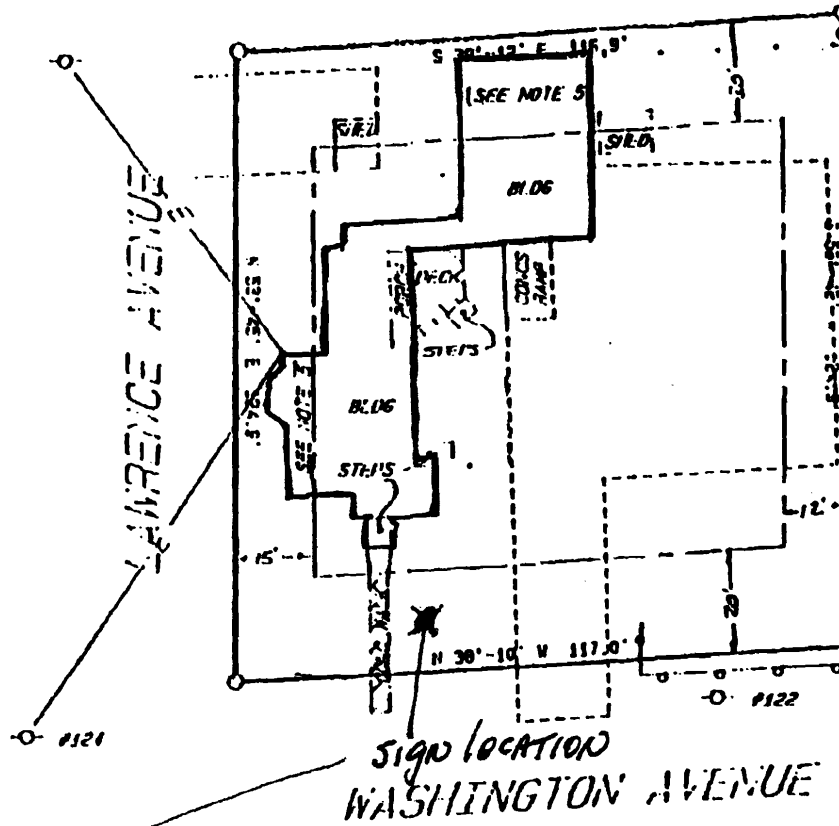
A handwritten signature in black ink, appearing to read 'Edward Demetriou', with a stylized flourish at the end.

Edward Demetriou

encls.

cc: Mr. James Murphy (w/enc.)
Bonnie L. Martinolich, Esq. (w/out enc.)

from permit 00-0210



Sign located
 12' from driveway
 8' from
 WASHINGTON
 AVE.

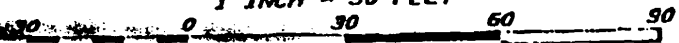
NOTES:

- 1) THIS IS NOT A SURVEY AND IS NOT TO BE USED FOR CONVEYANCE OR RECORDING
- 2) A FIELD INSPECTION WAS MADE ON SUBJECT LOT ON 02/04/99 AND THE RESULTS ARE ACCURATELY SHOWN HEREBY
- 3) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1993
- 4) THIS LOT DOES NOT FALL WITHIN A FLOOD HAZARD ZONE
- 5) STRUCTURES APPARENTLY PREDATE LOCAL ZONING IN REGARD TO SETBACKS AND THIS SHOULD BE GRANDFATHERED WITH THE EXCEPTION OF THE 2 SIEDS
- 6) THERE ARE NO APPARENT ENCROACHMENTS ON TO OR OFF FROM SUBJECT PROPERTY

REFERENCES:

DEED: 8585/130

1 INCH = 30 FEET

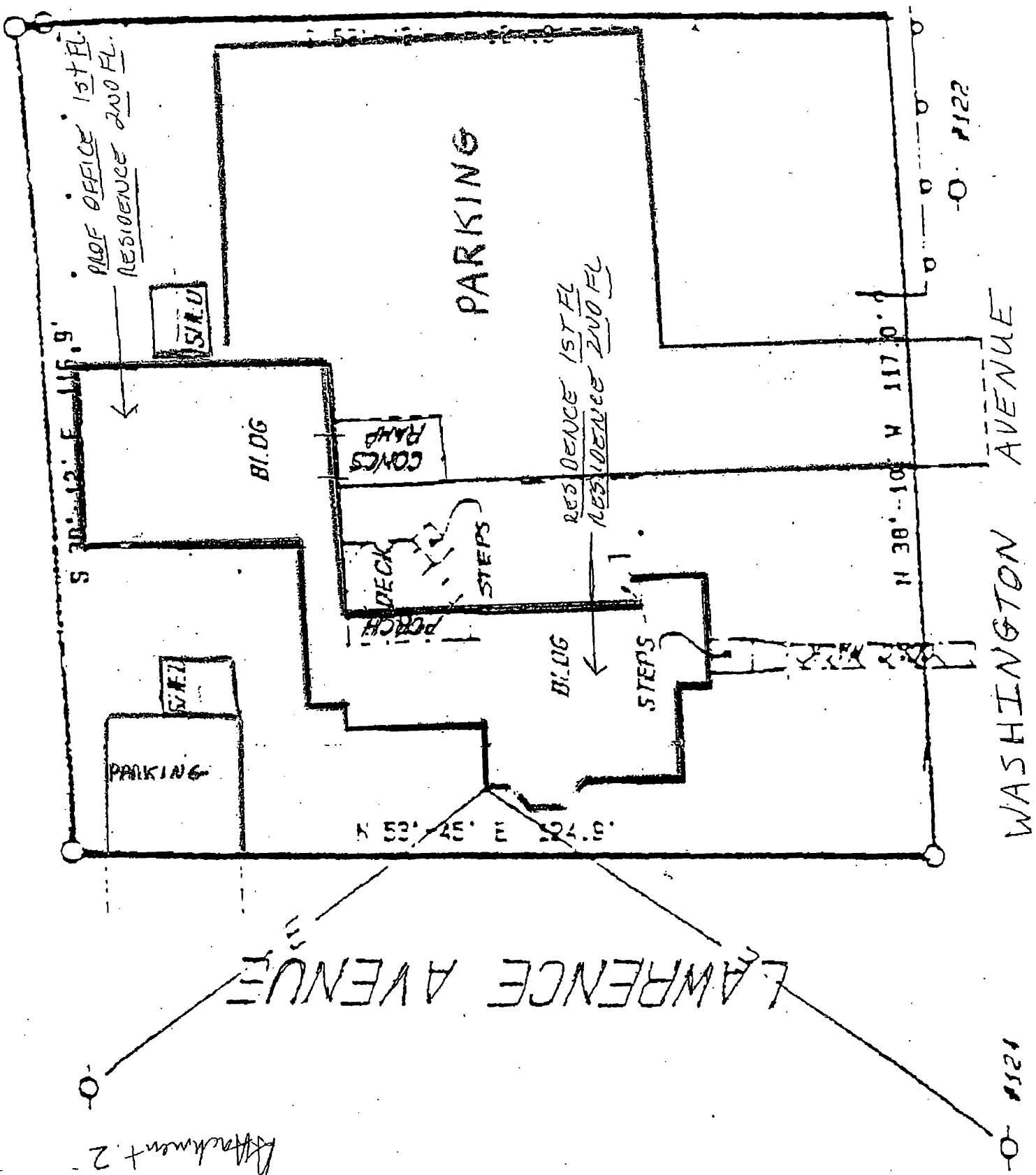


John Palmittie

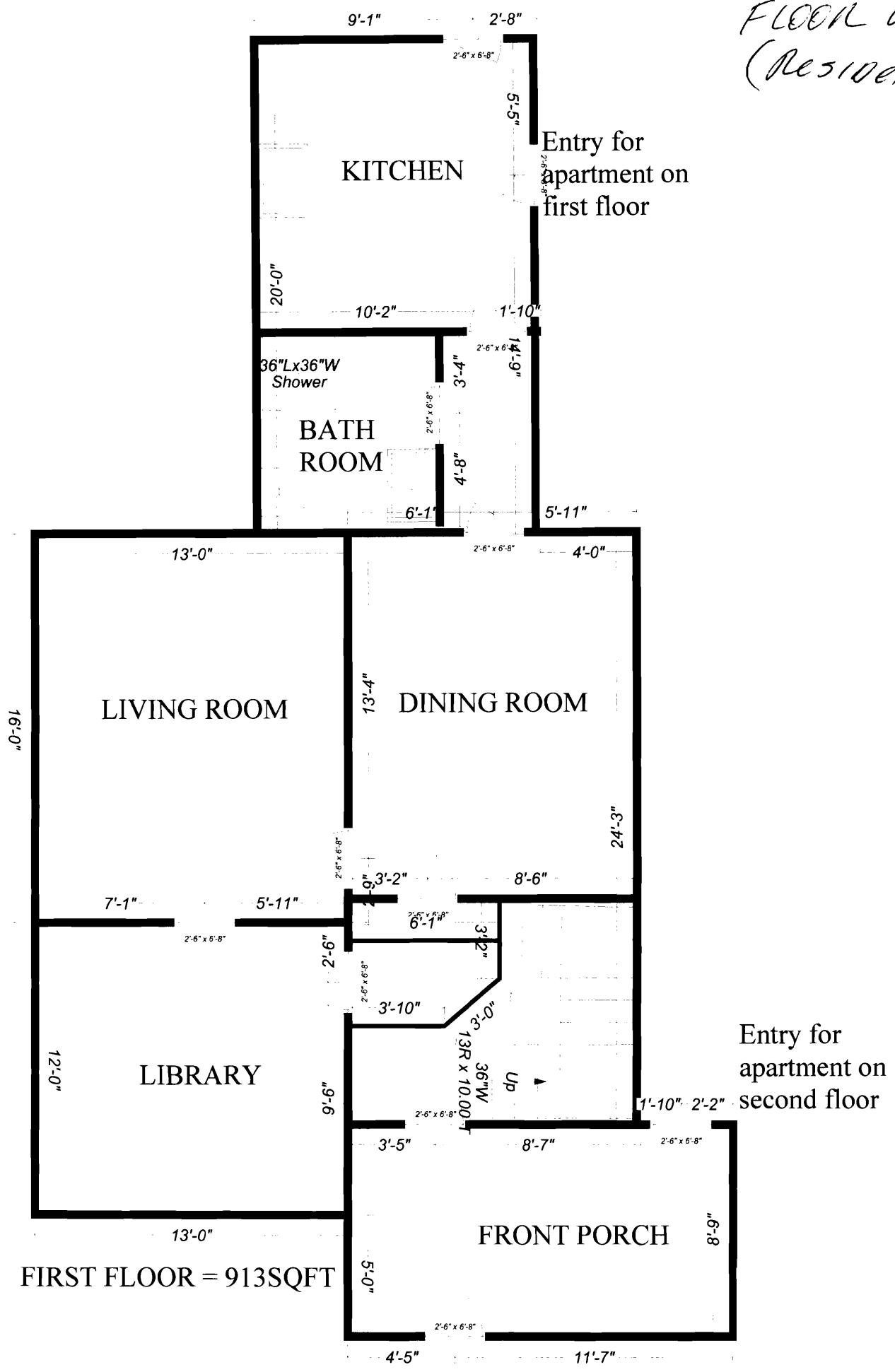
Attachment 2

parking
2 spaces for
offices and for
enchant for a total
of four.

1" = 12.5'

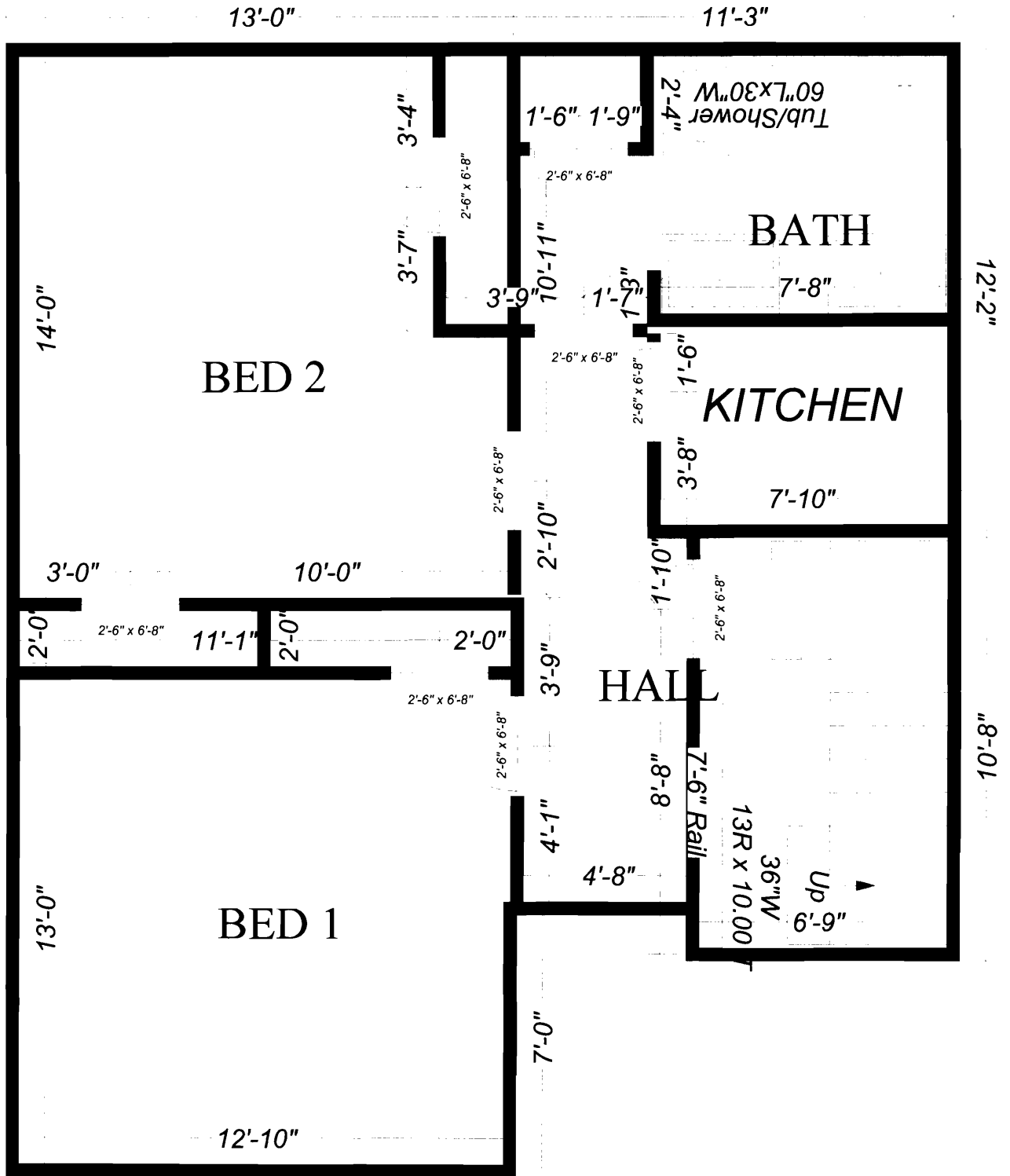


ORIGINAL 1st
FLOOR UNIT
(Residence)



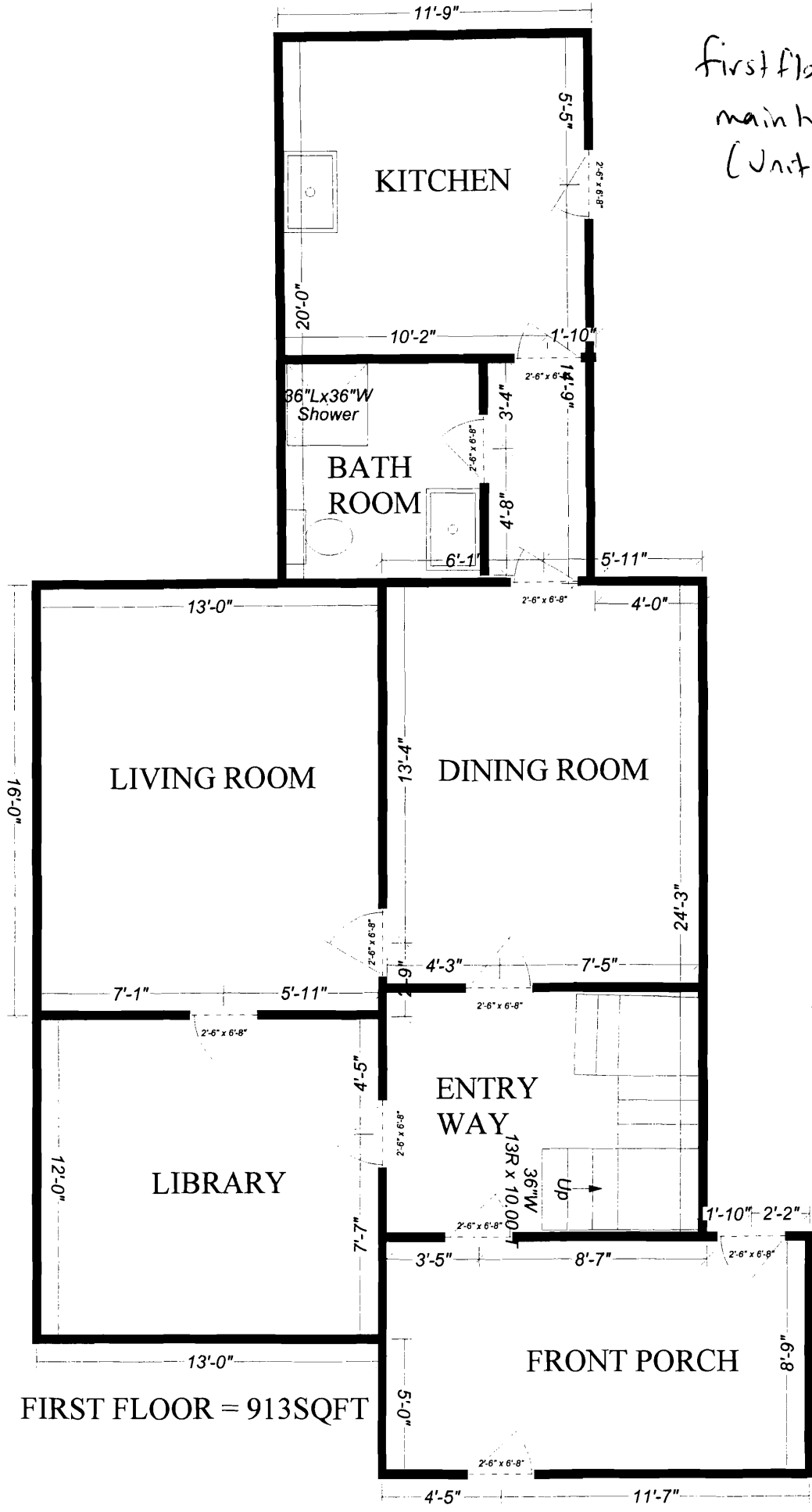
FIRST FLOOR = 913SQFT

ORIGINAL 2ND
FLOOR UNIT
(Residence)



SECOND FLOOR = 650SQFT

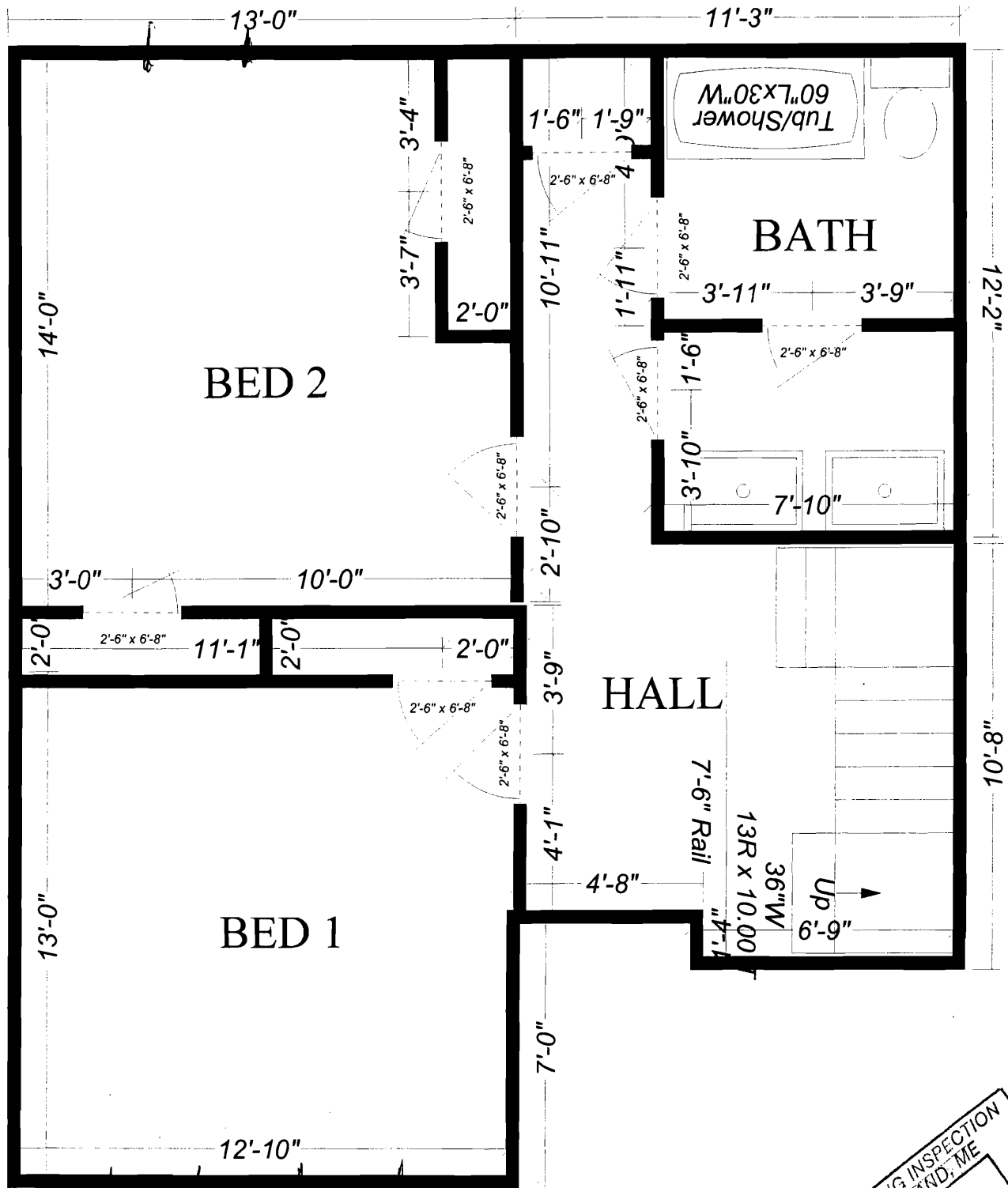
first floor proposed
main house
(Unit 1)



FIRST FLOOR = 913SQFT

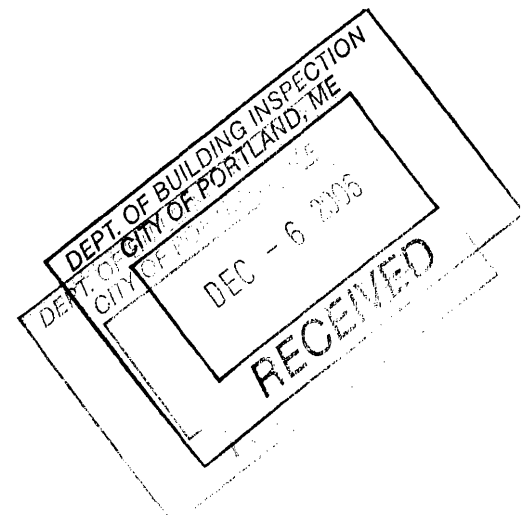
32" x 60" window

Second floor proposed
main house
(Unit 1)



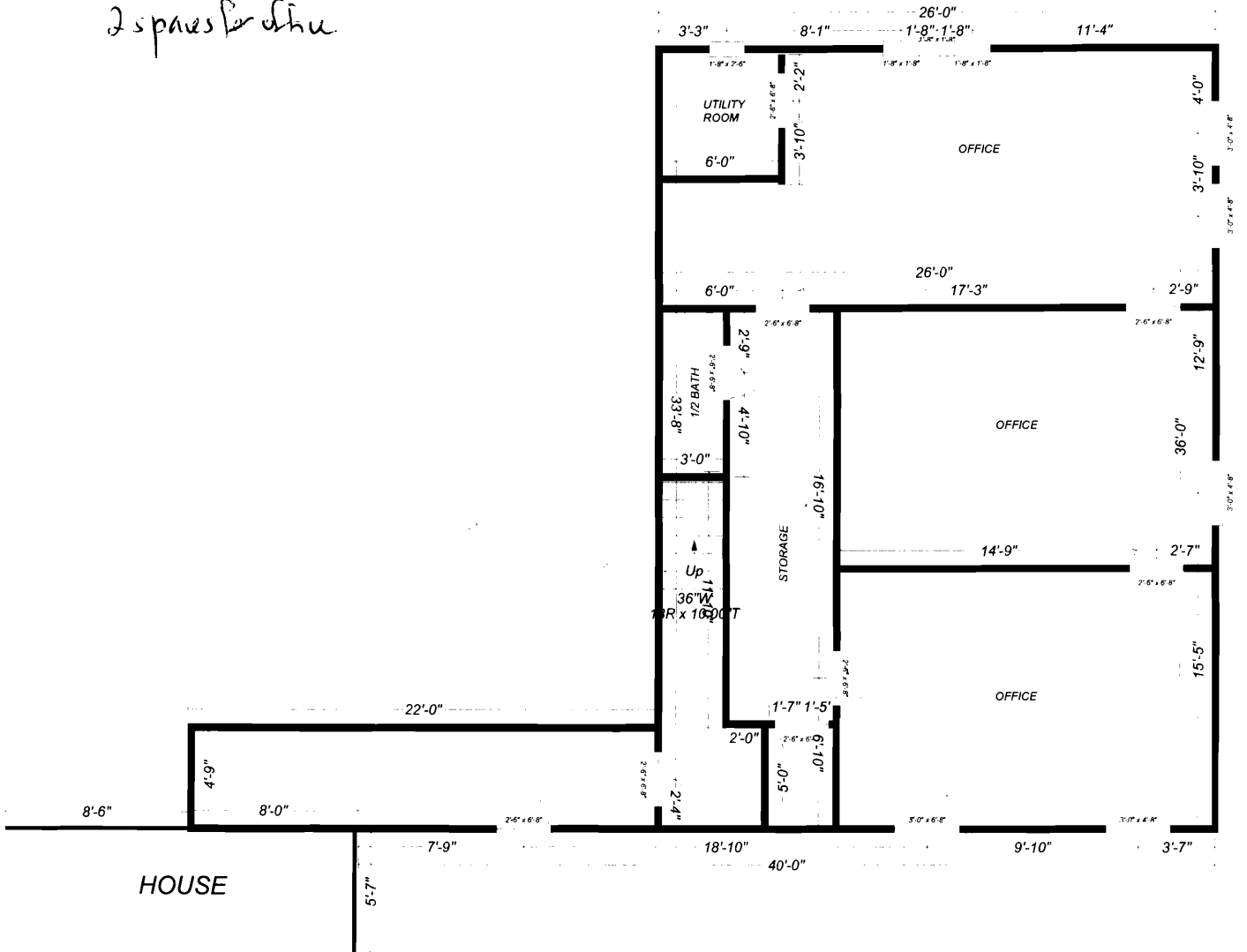
SECOND FLOOR = 650 SQFT

32" x 60" windows double hung
30" x 30" clear openings



12/20/06
 CURRENT OFFICE
 IN BAN

$936 \div 400 = 2.34$
 2 spaces for office



12/20/06
 CURRENT RESIDENCE
 IN BARN
 (2ND FLOOR)

Unit 2

