

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION PERMIT

Permit Number: 060309

PERMIT ISSUED
MAR 20 2006
CITY OF PORTLAND

This is to certify that Joseph R. Mazziotti/n/a
has permission to Change of Use; From Single Family to Office (Cosmetic work)
AT 602 Brighton Ave 184 G001001

provided that the person or persons performing or supervising 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 procedure is complete this building or part thereof shall be closed or closed-in. 48 HOURS 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. Craig Cass 3-16-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 3/14/06
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

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

Permit No: 06-0309	Issue Date: MAR 20 2006	CBL: 184 6001001
Contractor Address: n/a Portland		Phone: 207-775-3148

602 Brighton Ave	Joseph R. Mazziotti	555 Forest Ave.
Lessee/Buyer's Name n/a		Permit Type: Change of Use - Dwellings

Phone: n/a	Zone: RP
Past Use: Single Family	Proposed Use: Change of Use; From Single Family to Office (cosmetic work). <i>LAW PRACTICE</i>

Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 3
-------------------------	-------------------------	--------------------

FIRE DEPT: TO: NFPA 100 Chapter 38 Signature: <i>Greg Cass</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>3</i> Type: <i>SB</i> <i>3/14/06</i> Signature: <i>[Signature]</i>
--	---	--

Proposed Project Description:
Change of Use; From Single Family to Office (cosmetic work).

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: GG	Date Applied For: 0310812006	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>OK with conditions</i> Date: <i>3/13/06</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>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

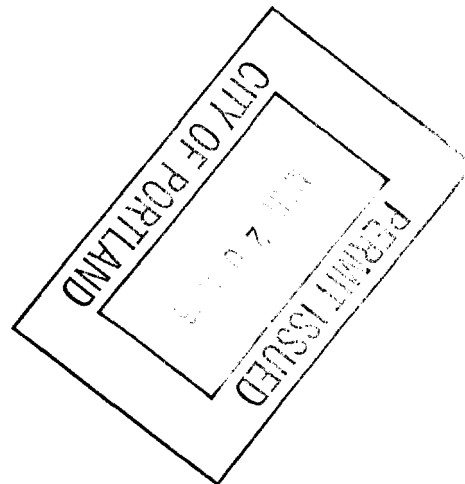
City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0309	Date Applied For: 03/08/2006	CBL: 184 G001001
------------------------------	--	----------------------------

Location of Construction: 602 Brighton Ave	Owner Name: Joseph R. Mazziotti	Owner Address: 555 Forest Ave.	Phone: 207-775-3148
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use; From Single Family to law Office (cosmetic work).	Proposed Project Description: Change of Use; From Single Family to law Office (cosmetic work).
--	--





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: 602 BRIGHTON AVENUE		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner:	Telephone:
184 C 1	Joseph R MAZZIOTTI	775-3148
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>30.00</u> ^{Blky Fee}
	Joseph R Mazziotti 555 FOREST AVE Portland Maine 04101 775-3148	Fee \$ <u>75.00</u> ^{copy}
		TOTAL - 105.00 Cost of Fees
Project description: Res Change of Use from SF To office, Demolish and Remove detached garage. Remove kitchen cabinets - Repair WALLS - Repair 2 doors - CARPET - Replace Acoustical Ceiling		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Joseph R. Mazziotti		
Mailing address: Phone: 775-3148 xxcall		

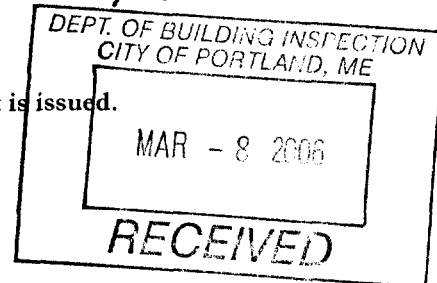
Failure to do so will result in the automatic denial of your permit.

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: Joseph R Mazziotti	Date: March 8, 2006
---	----------------------------

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



JOSEPH R. MAZZIOTTI

ATTORNEY AT LAW

555 FOREST AVENUE
SUITE 200
P.O. BOX 1319
PORTLAND, MAINE 04104

TEL. (207) 775-3148
FAX. (207) 774-0166

Michael Nugent, Manager
City of Portland
Planning and Development Department
Building Inspections
315 Congress Street
Portland, Maine 04101

RE: 602 Brighton Avenue

Dear Mike:

March 8, 2006

Please find enclosed my application for a General Building Permit and change of use for the above property.

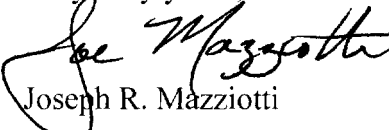
The building is in an R-P zone and I would like to relocate my law practice there from Forest Avenue. In that regard I have enclosed the following:

- e General Building Permit Application (indicating change of use)
- e Project Budget
- e Scale floor plan for 602 Brighton Avenue (current residential use)
- e Scale floor plan for 602 Brighton Avenue (projected office **use**)
- e All Purpose Building Permit Application for Demolition of a Structure
- e Demolition Call List
- e Building Demolition Notification Form (BDNF)
- Photograph of Garage
- e Mortgage Loan Inspection Plan
- e Narrative summary

Please note that I must vacate the space I currently occupy not later than March 31st and any assistance you may offer to expedite my request will be greatly appreciated.

Thank you for your consideration.

Very truly yours,


Joseph R. Mazziotti



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 184 G001001
Location 602 BRIGHTON AVE
Land Use SINGLE FAMILY

Owner Address BERRY-DERY JUDITH
 602 BRIGHTON AVE
 PORTLAND ME 04102

Book/Page NC 01/
Legal 184-G-1
 BRIGHTON AVE 598-604
 HASTINGS ST 2-8
 10500 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$48,110	\$121,850	\$169,960

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$62,300	\$153,500	\$215,800

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1910	Style old Style	Story Height 2	Sq. Ft. 1792	Total Acres 0.241	
Bedrooms 4	Pull Baths 1	Half Baths	Total Rooms 9	Attic Unfin	Basement Full

Outbuildings

Type GARAGE-WD/ CB	Quantity 1	Year Built 1950	size 14X22	Grade D	Condition F
------------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

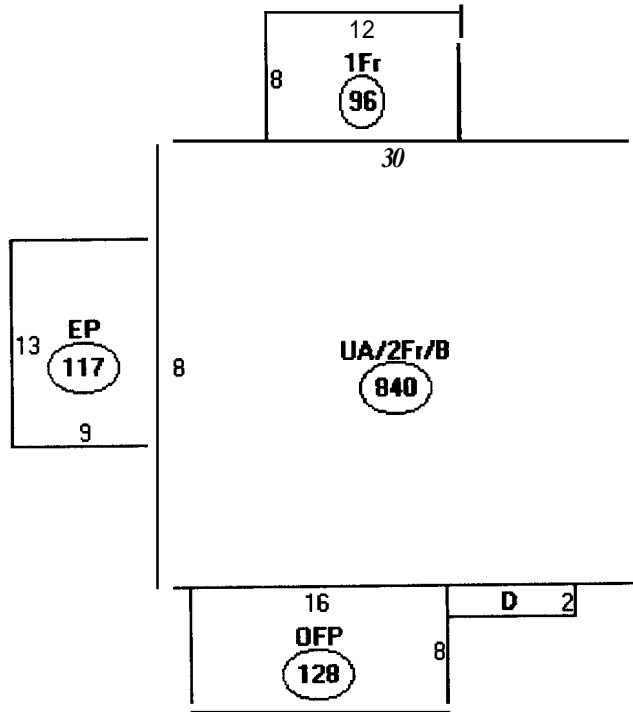
Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)



Descriptor/Area

- A: UA/2Fr/B
840 sqft
- B: EP
117 sqft
- C: 1Fr
96 sqft
- D: FBAY/B
16 sqft
- E: OFF
128 sqft

$$2(840) = 1680$$

$$\begin{array}{r} 96 \\ 7 \cdot 16 \\ 117 \\ \hline 1909 \end{array}$$

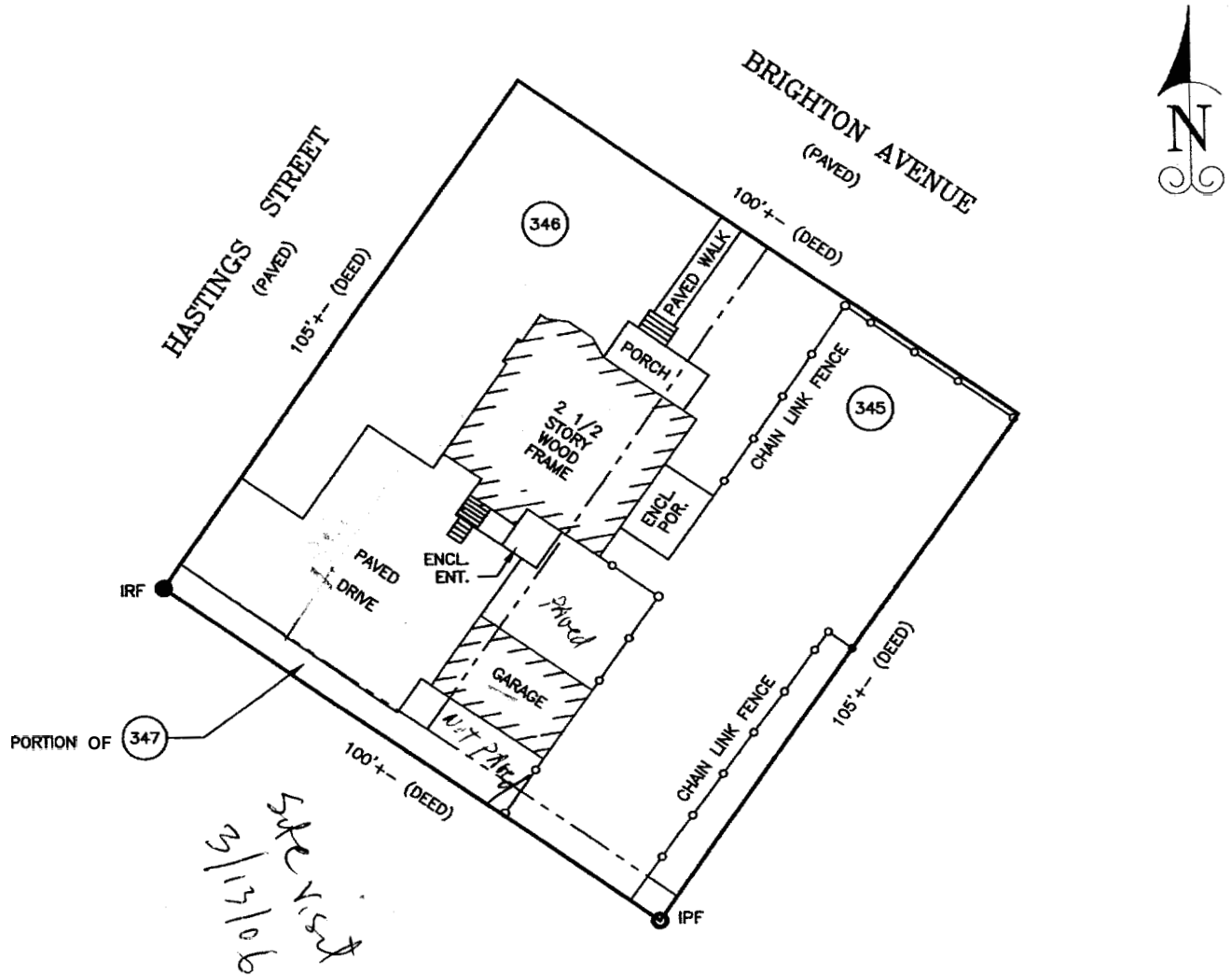
5 for 1st floor
on 2nd floor
- 6 x 10

$$\begin{array}{r} 1909 \\ - 60 \\ \hline 1849 \end{array}$$

$$1849 \div 400 =$$

4'b or
5 pkgs

Mortgage Loan Inspection



SCALE: 1" = 30'

The dwelling **DOES** conform to the local zoning at the time of construction.
The dwelling **IS NOT** in a special flood hazard zone as shown on the Flood Insurance Rate Map.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 1/31/2006, File No.: , Job No: M31-79,

Lending Institution: Lender's Network

Client: Joseph R. Mazziotti

Location: 602 Brighton Ave., Portland, Cumberland County

Deed reference: Bk. 6395, Pg. 40

Plan reference: Bk. 1 Pg. 111, Lot :345, 346, portion of 347

Tax Map No. 184, Lot No. 1, Block No. G

Bruce W. Goodwin, PLS 1118

From: Marge Schmuckal
To: Gregory Cass; Mike Nugent
Date: 3/10/2006 1:53:02 PM
Subject: Re: Fwd: Joseph R. Mauiotti - 602 Brighton Avenue

Mike & Greg,
You should be aware that I spoke with Joe Mazziotti on Feb. 13, 2006 about the use and how to apply for a permit. He was told that the sooner he got in the sooner we could issue it. The emergency was created on his end. If he applied earlier, it would have been issued by now. I will need more info on the parking. He shows a lot but not how many cars. I'm not guessing. The neighborhood already complains about how cars clog the streets now.
Marge

>>> Mike Nugent 3/9/2006 12:48:29 PM >>>
Marge and Greg this guy is in dire straits....

>>> "Joe Mauiotti" <jrm@maine.rr.com> 3/9/2006 12:36:32 PM >>>
Dear Mike:

Thank you for taking the time to speak with me today and for arranging the electrical and plumbing inspection for Friday, March 10. I understand that none of the areas affected by the plumbing and electrical work may be closed in until a building permit is issued.

As I mentioned to you on the phone, I read the instructions for building and trades permits on the City's website. According to the instructions, the electrical and plumbing permits are to be separately requested from building permits which is why they were taken out ahead of the building permit. I apologize for my misunderstanding of your process. I applied yesterday for a building permit and change of use from residential to professional office.

I am currently a tenant at 555 Forest Avenue and have until March 31st to vacate that space. The new owner of the building the Center for Grieving Children has made it clear that I will not be granted any extensions of my tenancy at will.

Therefore, I need to prepare the Brighton Avenue property as soon as possible in order to relocate my office by the 31st. As you know there are a sizeable number of steps to coordinate for this move and any help you and your office can lend to issuing the building permit is greatly appreciated.

Thanks again Mike and if there is anything I can provide to facilitate the process please let me know.

Sincerely yours,

Joe Mauiotti

3/10/06 2:00p
spoke to Joe
Mazziotti -
I need a plan
showing the
specific party
spaces - Spkg Spcs
spaces -
needed
3/13/06 - Spkg spaces
Shawn

JOSEPH R. MAZZIOTTI Esq.
555 Forest Avenue Suite 200
Portland, Maine 04101

207-775 3148

Fax. 207 774 9166

FAX COVER SHEET

DATE: March 10, 2006

TO: Marge Schmuckal

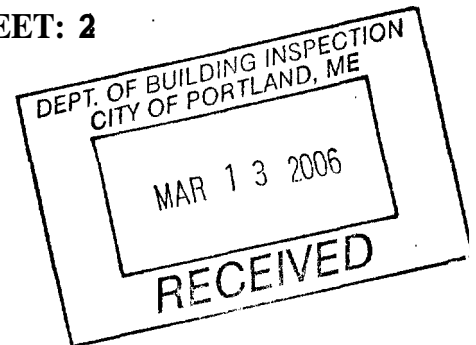
FROM: Joseph R. Mazziotti, Esq.

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2

RE: 602 Brighton Avenue

FAX NUMBER. 874 8716

FAXED BY: Joseph R. Mazziotti



COMMENTS: Hello Marge:

Please find enclosed a scale drawing of the onsite parking for 602 Brighton Avenue, The area to the left of the existing garage is paved to the house, and there is a small amount of paving to the right of the garage facing it from Hastings Street.

Please let me know if any of my drawing isn't clear. Thank you for your consideration.

Sincerely yours,

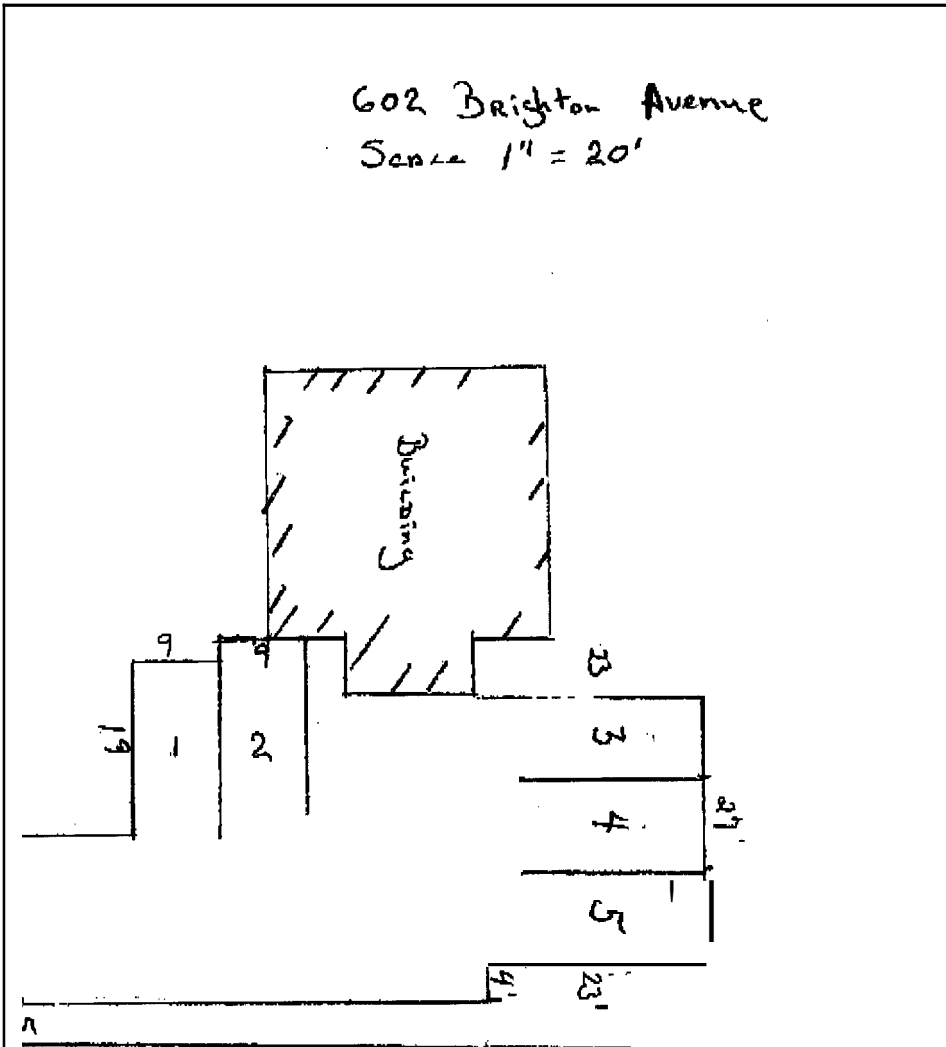

Joe Mazziotti

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED

Brighton Avenue

602 Brighton Avenue
Scale 1" = 20'

Hastings Street



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 13 2006
RECEIVED

602 BRIGHTON AVENUE

NARRATIVE SUMMARY

The building at 602 Brighton Avenue was originally constructed as a residence and used as such until approximately 1986, when it was used as an office although there seems to be no record of that use. The property is however, located in an R-P zone thus an office use is a permissible use under the City of Portland Zoning Ordinance. My plan is to relocate my law practice from Forest Avenue as soon as possible.

Because of the prior use of the property as an office much of the work needed to suit my purposes has been done. A small amount of repair and cosmetic work is all that it required for my use. and I have attached a projected budget for those costs estimated at \$7,500.00

The building is comprised of 1835 square feet of heated living space, and the site contains a paved parking area of approximately 1525 square feet. I believe this is more than what is required for this building, and once the garage is removed the parking area will increase.

As I mentioned in my cover letter the new owners of the building I presently occupy have given me notice that I must vacate not later than March 31, 2006. In view of this time constraint I would appreciate any assistance you could offer to expedite my application.

602 BRIGHTON AVENUE

PROJECT EXPENSES

Demolish and remove detached garage	\$2,000.00
Repair walls and doors	2,500.00
Carpet first floor	2,500.00
Replace acoustic ceiling	750.00
TOTAL	\$7,750.00

C

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **JUDITH L. DERY (A/K/A JUDITH BERRY-DERY AND JUDITH L. BERRY)** of Portland, County of Cumberland, State of Maine, in consideration of One Dollar (\$1.00) and ~~other~~ valuable consideration paid by **JOSEPH R MAZZIOTTI** of Portland, County of Cumberland, State of Maine, the receipt whereof I do hereby acknowledge, do hereby give grant, bargain, sell and convey unto the said **JOSEPH R MAZZIOTTI**; whose mailing address is PO Box 1319, Portland, Maine 04104; his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon located in Portland, County of Cumberland, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Brighton Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the intersection of the southeasterly side line of Hastings Street with the southwesterly side line of Brighton Avenue; thence southwesterly along the southeasterly side line of Hastings Street, one hundred five (105) feet; thence southeasterly at right angles with Hastings Street one hundred (100) feet; thence northeasterly, parallel with said Hastings Street one hundred five (105) feet to said Brighton Avenue; thence northwesterly along said side line of Brighton Avenue one hundred (100) feet to the point of beginning; being lot numbered 345, lot numbered 346, and five (5) feet from the northerly side of Lot numbered 347, as shown on a Plan of Greater Brighton, which plan is recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 111, to which plan reference is hereby made.

Being the same premises as conveyed by Warranty Deed from Baiso J. Spizzuoco and Barbara W. Spizzuoco to Judith L. Berry, dated February 24, 1984 and recorded at the Cumberland County Registry of Deeds in Book 6395, Page 40.

TO HAVE AND TO HOLD the aforesaid and bargained premises with all the privileges and appurtenances thereof to the said Joseph R. Mazziotti, his heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises and that they are free of all encumbrances; that I had good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns former, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, Judith L. Dery have hereunto set my hand and seal this 17th day of February, 2006.

WITNESS

Judith L. Dery
Judith L. Dery

STATE OF MAINE
CUMBERLAND, ss.

2/17/2006

Personally **appeared the** above-named Judith L. Dery and acknowledged the above instrument to be her free act and deed.

Before me,

Betty T. Wills
Notary Public/Attorney-at-Law

Printed Name: _____

BETTY T. WILLS
Notary Public, Maine
My Commission Expires September 13, 2008

My Commission Expires _____

Received
Recorded Register of Deeds
Feb 28, 2006 10:35:03A
Cumberland County
John B O'Brien

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.

- 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
- 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

April Maggott
Signature of Applicant/Designee

3-26-06
Date

[Signature]
Signature of Inspections Official

3-26-06
Date

CBL: 184-G-1

Building Permit #: 060309