

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ARUBA 2001, LLC – ME MOSQUITO CONTROL

Located At 2001 CONGRESS ST

Job ID: 2012-06-4233-CH OF USE

CBL: 216- A-010-001

has permission to Change the use to a professional business office w/storage on 2<sup>nd</sup> floor, no construction approved provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4233-CH OF USE	Date Applied: 6/13/2012	CBL: 216- A-010-001	
Location of Construction: 2001 CONGRESS ST	Owner Name: ARUBA 2001, LLC	Owner Address: 50 EASTFIELD RD.  PORTLAND, ME 04102	Phone:  207-797-0498
Business Name:	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-P
Past Use:  Professional office	Proposed Use:  General office – change of use is required because a general office is conditional use in R-P zone – no construction – this use only runs with current owner	Cost of Work: 1000.00	CEO District:
		Fire Dept: 6/26/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. J. [unclear]</i> (SB)	Inspection: Use Group: B Type: SB IBC 2009 Signature: <i>JMB</i> 7/2/12
Proposed Project Description: ch. of use; professional office to regular office		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ condition 6/25/12 ARM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved 50</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/19/12</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>ARM</i></p>
	<b>CERTIFICATION</b>		

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 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4233-CH OF USE

Located At: 2001 CONGRESS ST

CBL: 216- A-010-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being issued with the condition that the use of this property as office space is only for Maine Mosquito Control LLC. The use as general office space does not "run with the land to subsequent users".

### **Fire**

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Fire extinguishers are required per NFPA 1.

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. A condition on the CO will be that the 2<sup>nd</sup> floor occupancy is for storage only due to egress limitations
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

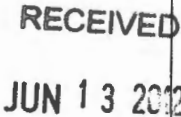


# General Building Permit Application

By Mail

2012 06 4233 66

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>No Construction 2001 Congress St 04102</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>216      A      10</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>Michael A. Russo</u> Address <u>2001 Congress St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207 797 0498</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>          </u> C of O Fee: \$ <u>          </u> Total Fee: \$ <u>          </u>
		
Current legal use (i.e. single family) <u>professional office</u>	Number of Residential Units <u>0</u>	
Proposed Specific use: <u>Maine Mosquito Control LLC offices</u>		<u>passed appeal</u>
Is property part of a subdivision? _____	If yes, please name _____	
Project description: <u>Office space only</u>		
Contractor's name: _____		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Michael Russo</u>		Telephone: <u>615 2863</u>
Mailing address: <u>50 Eastfield Road Portland</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature] Date: 5/24/12

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



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

*N/A* Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2009  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Electronic files in pdf format are also required
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

*N/A* For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

*N/A* A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

**To:** City Clerk  
**From:** Marge Schmuckal, Zoning Administrator  
**Date:** April 20, 2012  
**RE:** Action taken by the Zoning Board of Appeals on April 19, 2012.

**Members Present:** William Getz, Gordon Smith (chair), Mark Bower, Sara Moppin (secretary) and Matthew Morgan

**Members Absent:** Phil Saucier and Elyse Segovias

#### 1. New Business

##### A. Conditional Use Appeal:

2001-2005 Congress Street, Aruba 2001, LLC, owner, Tax Map 216, Block A, Lot 010, R-P Residence-Professional Zone: The appellant is seeking a Conditional Use Appeal under section 14-147.5(a) to allow him to operate his corporate office in this zone. Representing the appeal is the owner. **The Zoning Board of Appeals voted 5-0 to grant the conditional use appeal to allow the use of the property as a corporate office.**

##### Enclosure:

Decisions for Agenda from April 19, 2012

One DVD

CC: Mark Rees, City Manager

Greg Mitchell, Acting Director, Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division

# FOR MORTGAGE LENDER USE ONLY

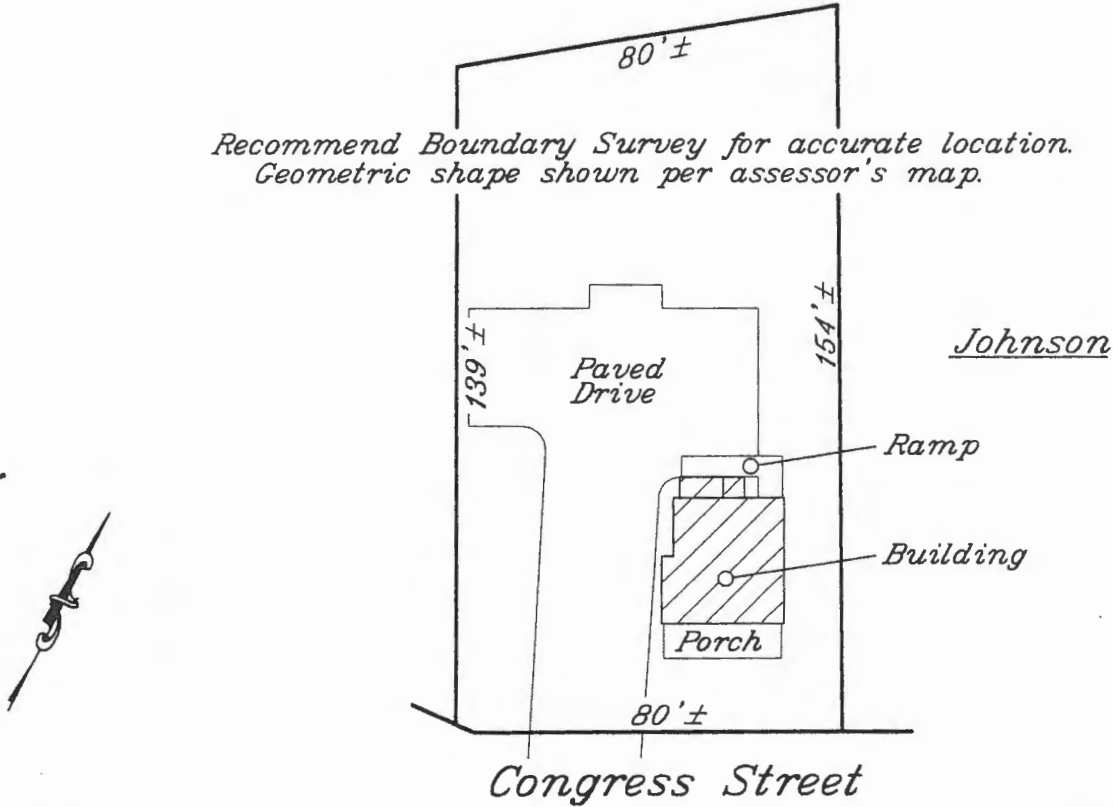
GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/22/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 2001 Congress Street      INSP. DATE: 10/18/2011  
Portland, Maine      SCALE: 1" = 40'

Recommend Boundary Survey for accurate location.  
 Geometric shape shown per assessor's map.



JDN/CJN

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Michael & Suzane Russo      FILE#: 21124034  
 OWNER: Mark C. Segerstrom      CLIENT#: \_\_\_\_\_  
 LENDER: Bangor Savings Bank  
 REQ. PARTY: Maine Title Services, LLC

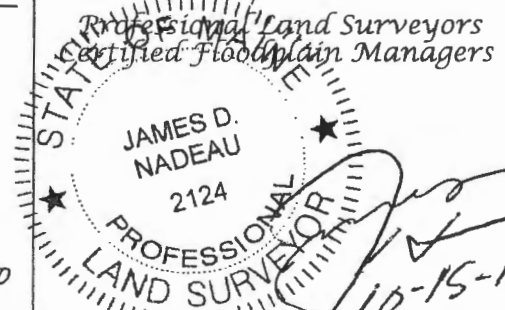
TITLE REFERENCES:      COUNTY: Cumberland  
 DEED BOOK: 12375      PAGE: 55  
 PLAN BOOK: \_\_\_\_\_      PAGE: \_\_\_\_\_      LOT: \_\_\_\_\_

MUNICIPAL REFERENCE:  
 MAP: 216      BLOCK: A      LOT: 10

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051      PANEL: 0012C  
 ZONE: X      DATE: 12/08/1998

THE DWELLING WAS ██████ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC



918 BRIGHTON AVE. PH. (207) 878-7870  
 PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING





This 970± SF professional building has been a chiropractic office for several years. Recently updated, it includes reception and waiting areas, offices and treatment rooms and a full finished attic.

**Outer Congress / Professional Building**  
On site paved parking / Recently updated  
2 offices / Reception & Waiting  
Handicapped access



## FOR SALE

**WHERE:** 2001 Congress Street  
Portland, Maine 04102

- Less than ¼ mile from Jetport entrance and Western Avenue
- Less than ¾ mile from Maine Turnpike Exit 46

**WHAT:** 970± SF 1½ story building with finished attic on 0.28± acre site

**FRONTAGE:** 50±'

**ZONE:** Residence-Professional (RP)

**USE:** Office

**BROKER:** Peter Harrington  
(207) 772-0088 direct  
(207) 772-2422 office  
peter@malonecb.com



# MALONE

Commercial and Investment Real Estate

**Malone Commercial Brokers, Inc.**  
5 Moulton Street  
Portland, Maine 04101

(207) 772-2422  
www.malonecb.com



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: mastercard, Check Number: 57080  
**Tender Amount:** 105.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 6/13/2012  
**Receipt Number:** 44932

## Receipt Details:

Referance ID:	6878	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-06-4233-CH OF USE - ch. of use; proffesional office to regular office			
Additional Comments: Michael Russo			

Referance ID:	6880	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-06-4233-CH OF USE - ch. of use; proffesional office to regular office			

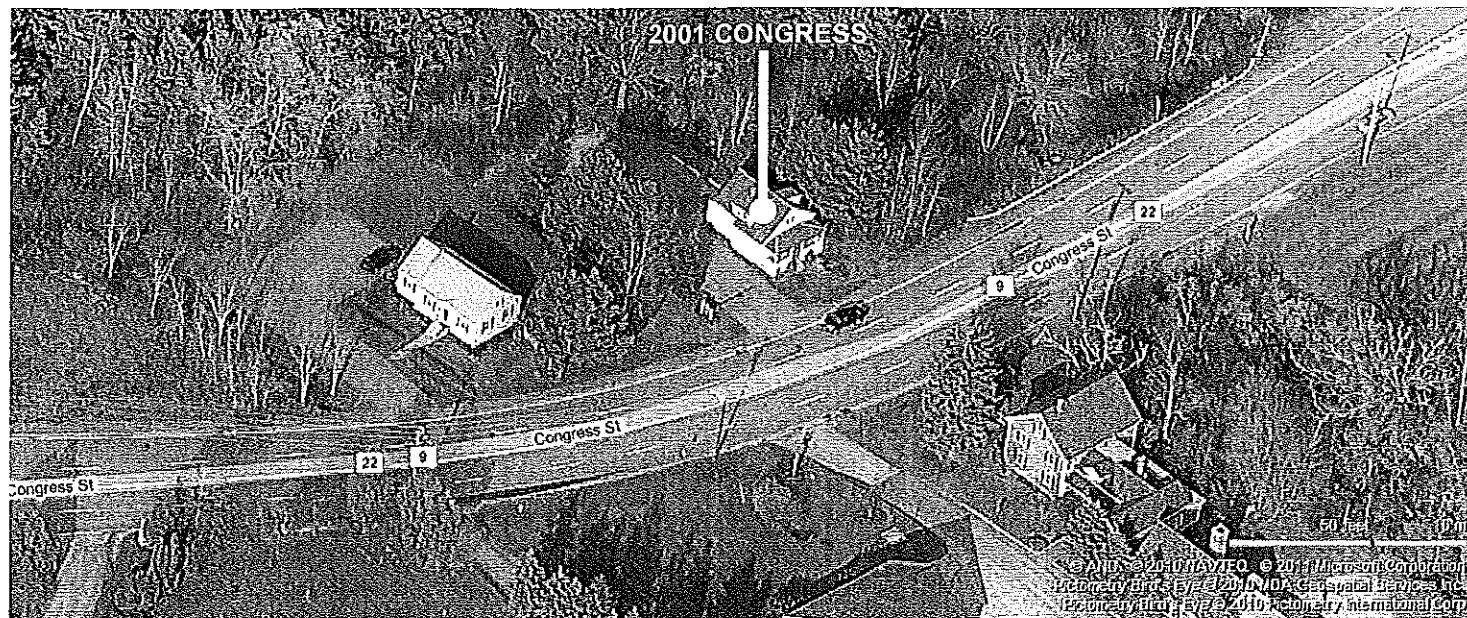
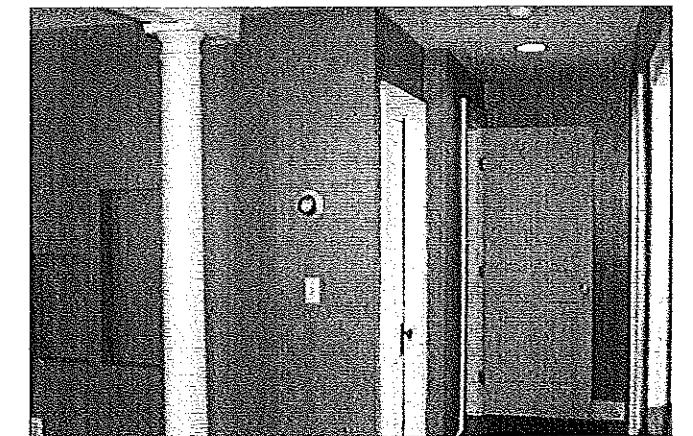
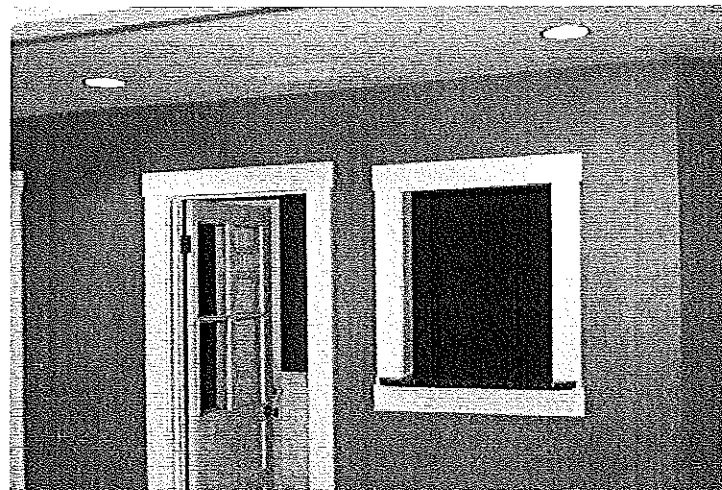
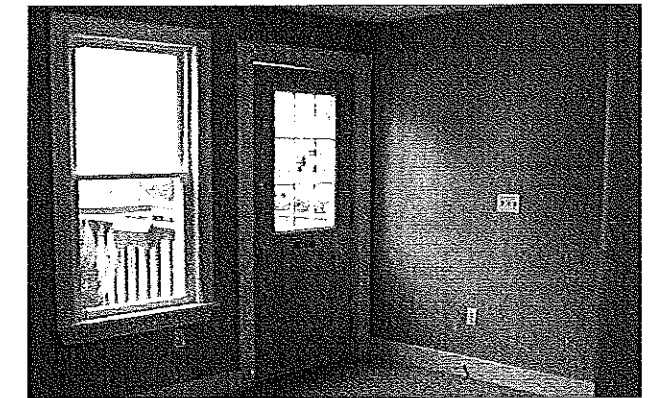
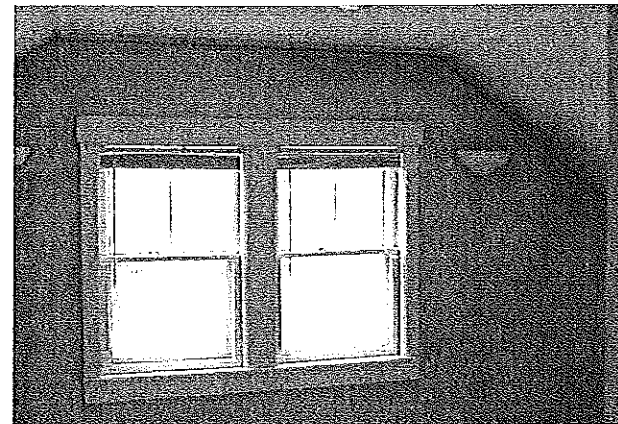
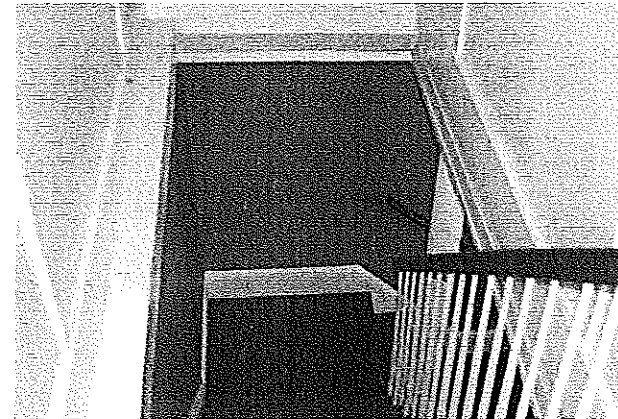
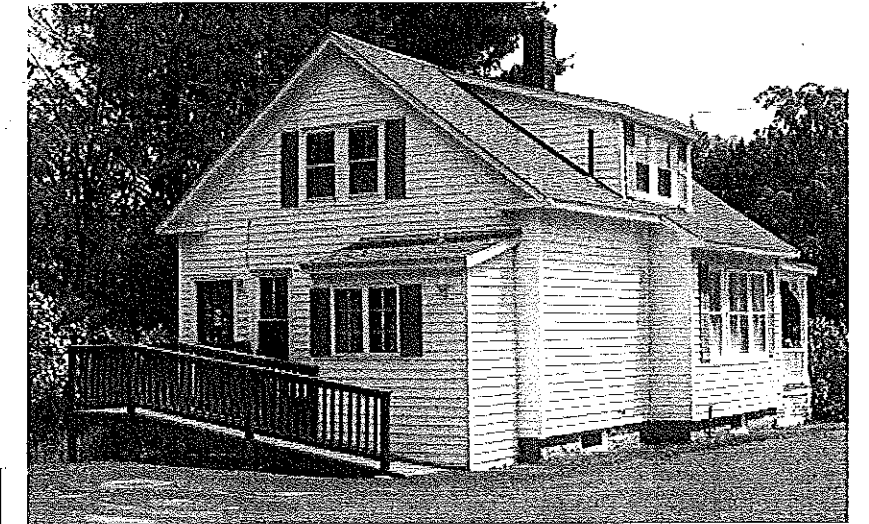
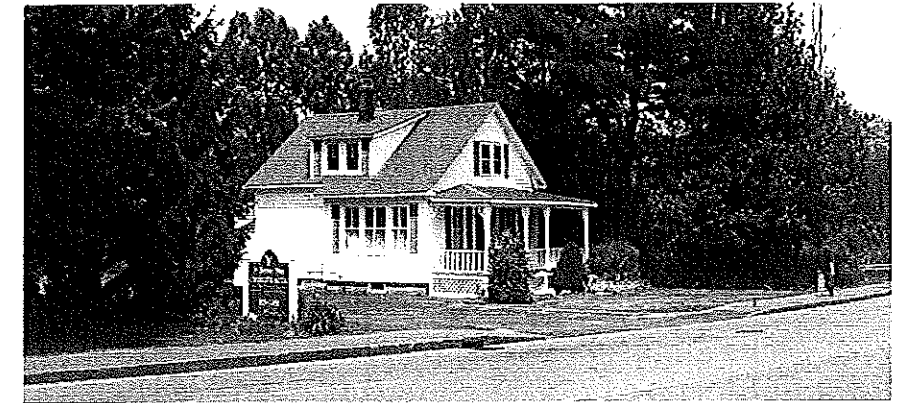
**PROPERTY SUMMARY**

<b>ADDRESS:</b>	2001 Congress Street Portland, Maine 04102	<b>LIGHTING:</b>	Recessed, accent mix
<b>OWNER:</b>	Mark C. Segerstrom	<b>HANDICAPPED ACCESS:</b>	Ramp at entrance off parking lot
<b>ZONE:</b>	R-P (Residence-Professional)	<b>HEAT:</b>	Gas-fired Forced Hot Air
<b>SITE SIZE:</b>	0.278± acre	<b>UTILITIES:</b>	Public water; private septic* <i>*Septic system has failed and will require replacement or bi-annual pumping</i>
<b>FRONTAGE:</b>	50±'	<b>RESTROOMS:</b>	2 (1 on each floor)
<b>TOTAL BLDG SQ FT:</b>	970± SF	<b>ASSESSOR REFERENCE:</b>	Map 216, Block A, Lot 10
<b>BUILT:</b>	1920 as a residence; renovated to office use; recently updated	<b>TOTAL ASSESSED VALUE:</b>	75,100 Land 74,900 Building \$ 150,000
<b>CONSTRUCTION:</b>	Wood frame	<b>PARKING:</b>	On site paved
<b>MOST RECENT USE:</b>	Medical Office	<b>REAL ESTATE TAXES:</b>	\$2,688.00 (2010-2011)
<b>STORIES:</b>	1½ (full finished attic) plus full basement	<b>DEED:</b>	Cumberland Co. Registry of Deeds Book 12375, Page 55
<b>ROOF:</b>	Gable-style	<b>SALE PRICE:</b>	\$169,000.00
<b>FLOORING:</b>	Carpet, wood and tile mix	<b>BROKER:</b>	Peter Harrington peter@malonecb.com (207) 772-0088 direct (207) 772-2422 office

PHOTOS CLOCKWISE FROM RIGHT: west side view of building; handicapped accessible entrance; interior of handicapped accessible entrance; waiting and reception areas; upstairs office; stairway down to first floor

The 1st floor has 2 rooms which have been used most recently as treatment rooms, reception, waiting, restroom.

The 2nd floor has 2 offices and a restroom.



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