

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

LISA & DAVID MELVILLE/n/a

**Located at**

1249 FOREST AVE

**PERMIT ID:** 2013-00463

**ISSUE DATE:** 04/11/2013

**CBL:** 292 C005001

has permission to **Change of use from retail bakery to antique store - no construction.**

provided that the person or persons, firm or corporation accepting 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 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 procured prior to occupancy.

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

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00463

**Located at:** 1249 FOREST AVE

**CBL:** 292 C005001

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

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

Permit No: 2013-00463	Issue Date:	CBL: 292 C005001
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Location of Construction: 1249 FOREST AVE	Owner Name: LISA & DAVID MELVILLE	Owner Address: 1 STORNOWAY RD CUMBERLAND, ME 04110	Phone: (207) 899-3235
Business Name: Trove LLC	Contractor Name: n/a	Contractor Address:	Phone (207) 776-9810
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2 R5
Past Use: Retail Bakery	Proposed Use: Antique Shop	Permit Fee: \$105.00	Cost of Work: \$0.00
Proposed Project Description: Change of use from retail bakery to antique store - no construction.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: M Type: SB MUBEL 2009/IBC
		Signature: <i>Coyl</i> 4/9/13	Signature: <i>JMB</i> 3/29/13
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: bjs	Date Applied For: 03/08/2013	<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>		<b>Special Zone or Reviews</b> <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"/> Date: <i>3/11/13</i> <i>ASU</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date: _____	<b>Historic Preservation</b> <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>ASU</i>

**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



# General Building Permit Application

2013-00463

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: <b>1249 Forest Avenue</b>	
Total Square Footage of Proposed Structure/Area <b>Existing Bldg. 1633 SF</b>	Square Footage of Lot <b>.318 Acre (approx 13,850 SF)</b>
Tax Assessor's Chart, Block & Lot Chart# <b>292</b> Block# <b>C</b> Lot# <b>005</b>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <b>DAVID &amp; LISA MELVILLE</b> Address <b>1 Stormoway Rd.</b> City, State & Zip <b>Cumberland Foreside, Maine 04110</b>
Telephone: <b>(207) 899 3235 hm</b> <b>(207) 776 9810 cell</b>	Lessee/DBA (If Applicable) <b>Trove LLC</b> <b>owned by Lisa Melville</b> <b>(antiques, consignment)</b>
Owner (if different from Applicant) Name <b>Same as above</b> Address City, State & Zip	Cost Of Work: \$ <b>20</b> C of O Fee: \$ <b>75</b> Total Fee: \$ <b>105</b>
Current legal use (i.e. single family) <b>Bakery</b> If vacant, what was the previous use? <b>Bakery 2011 ?</b> Proposed Specific use: <b>Consignment / Antique shop</b> Is property part of a subdivision? <b>no</b> If yes, please name _____ Project description: <b>No renovations or structure changes are necessary. Sheetrock, paint etc were completed by prior owner. (Diversified properties) We will move in "as is" to create retail space with consigned furniture.</b>	
Contractor's name: <b>David &amp; Lisa Melville</b> Address: <b>Same as above</b> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <b>Lisa Melville (207) 776-9810</b> Telephone: _____ Mailing address: <b>1 Stormoway Road Cumberland Foreside, Maine 04110</b>	

see photos

RECEIVED  
MAR 08 2013

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: David Melville Date: 3/4/13

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

To: City of Portland  
Fr: David and Lisa Melville  
Trove LLC (Antiques and Consignment)  
Re: 1249 Forest Avenue CHANGE OF USE Application  
Dt: March 5, 2013

In February 2013, we purchased 1249 Forest Avenue, formerly a bakery.

With city approval, we would like to open TROVE LLC Antiques and Consignment.

For this CHANGE OF USE application, we do not anticipate structural changes to the property.

1249 Forest Avenue operated as a bakery until sometime in 2011, (I think). Diversified Properties purchased the property and made the renovations (nothing structural to my knowledge)... paint, sheetrock repair, carpeting etc. I do not know what happened to all the "bakery stuff" .... Ovens etc... but the property was in "move in" condition when we purchased it. (see photos).

Current pictures of the proposed retail space are attached.

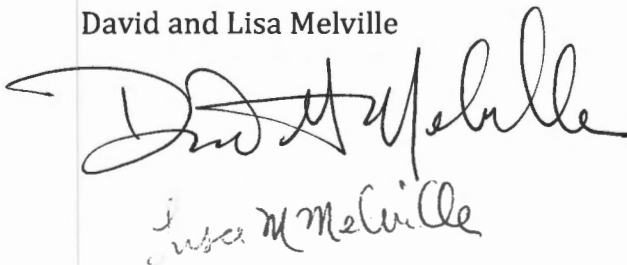
In total, we will have approximately 1154 SF of retail space. (see diagram).  
We have a sales counter (moveable... on wheels). It will not be built in.  
We expect to use free-standing shelves and furniture to display smaller antiques.

We have off street parking (Eleanor Street) for at least 5 cars.

We are requesting that the city permit us to "change use" of 1249 Forest Avenue from (former bakery) to retail (antiques and consignment.) without altering the structure.

Thank you for your consideration,

David and Lisa Melville



Handwritten signatures of David and Lisa Melville. The signature for David is written in a large, cursive script, and the signature for Lisa is written in a smaller, cursive script below it.

Enclosures

Application 1 pg.  
Diagrams 2 pgs.  
Photos 3 pgs.  
Parking 1 pg.  
Ownership 3 pgs.

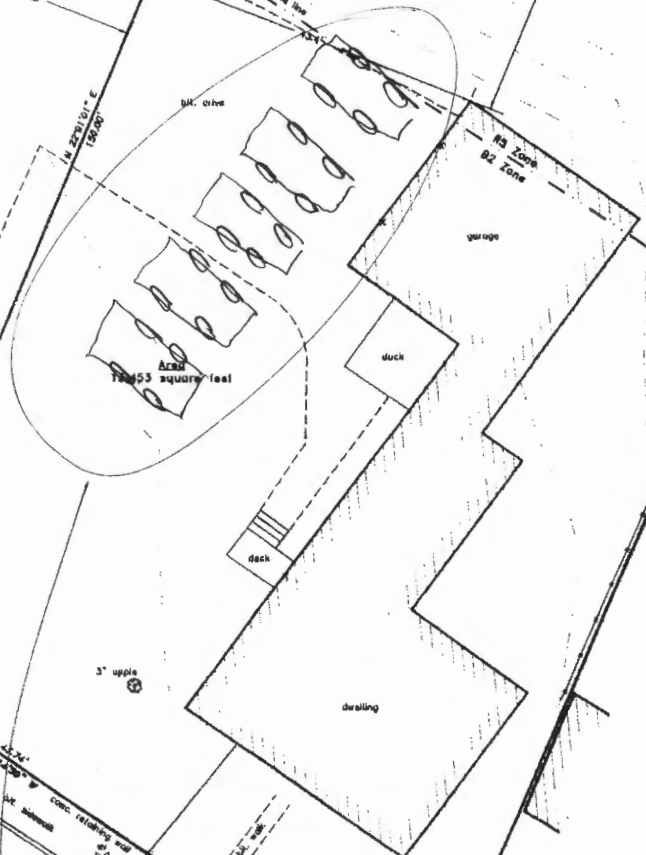
N/F  
Anthony J. Fusco  
&  
Karen A. Fusco  
11868/001

N/F  
Justin T. Fannery  
18668/188

18" pipe in utility zone of  
City of Portland datum

Lapped Pin  
100 PLS 1273

Essex Street  
(road) (unimproved)



PARKING

N/F  
Norman R. Casparius  
8111/348

**CERTIFICATION**  
This survey conforms to the current standards of  
practice set forth by the Maine State Board of  
Licensure for Land Surveyors.



Res. & Crockett, P.L.S. #2273

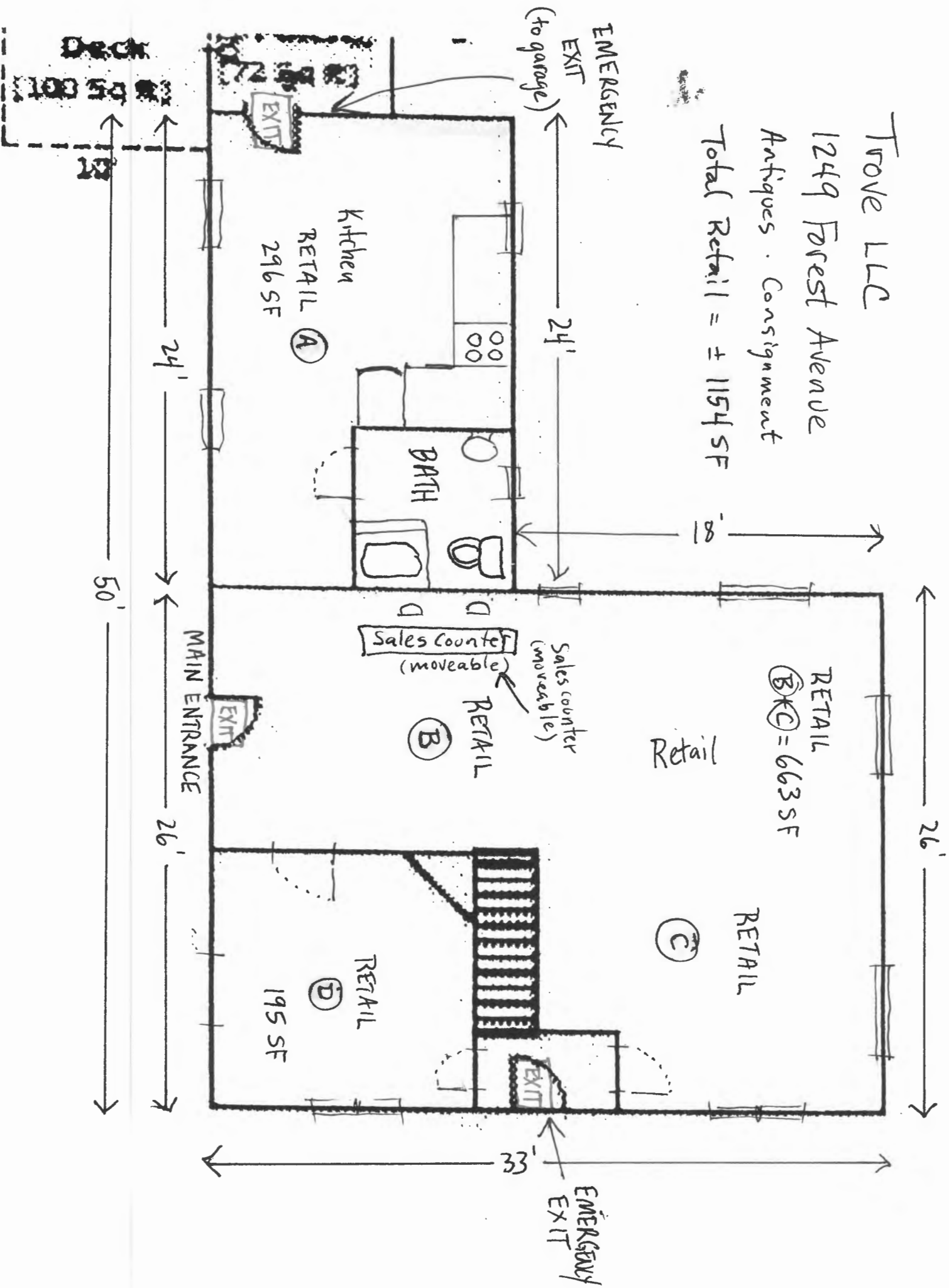
PARKING for 5 or 6 CARS

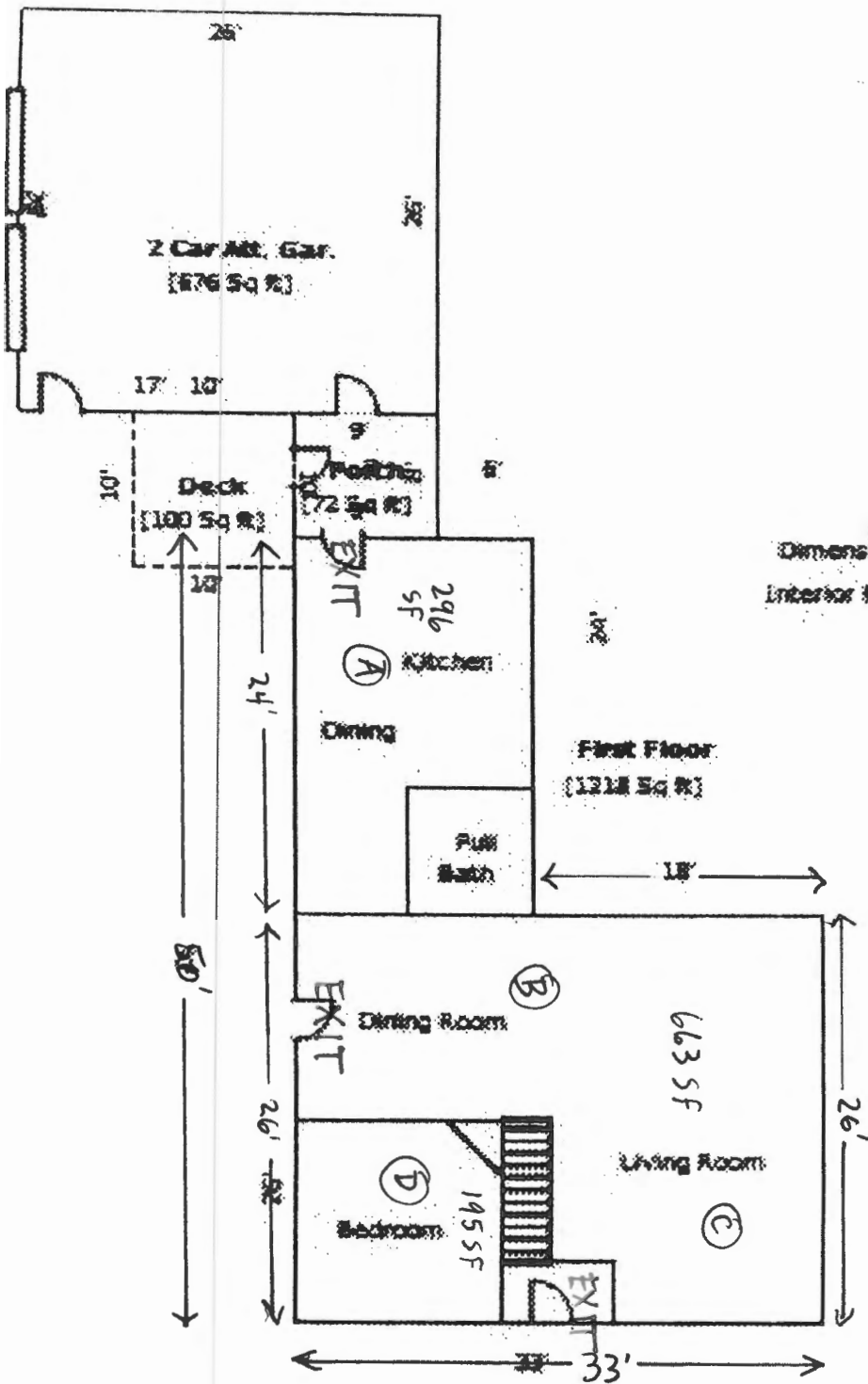
Trove LLC

1249 Forest Avenue

Antiques · Consignment

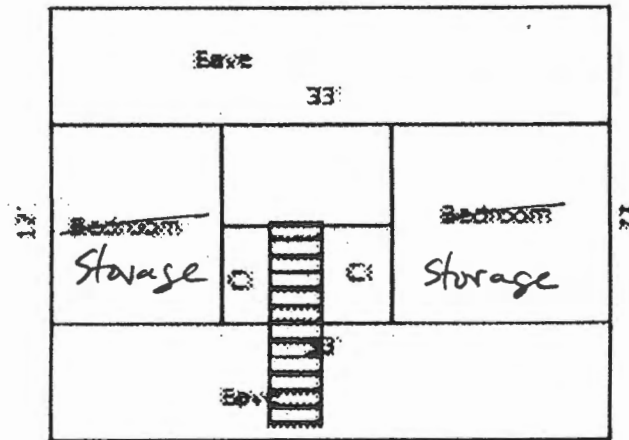
Total Retail = ± 1154 SF





Not to Scale  
 Dimensions Are Approximate  
 Interior Partitions Are Approximate

Second Floor [386 Sq Ft]



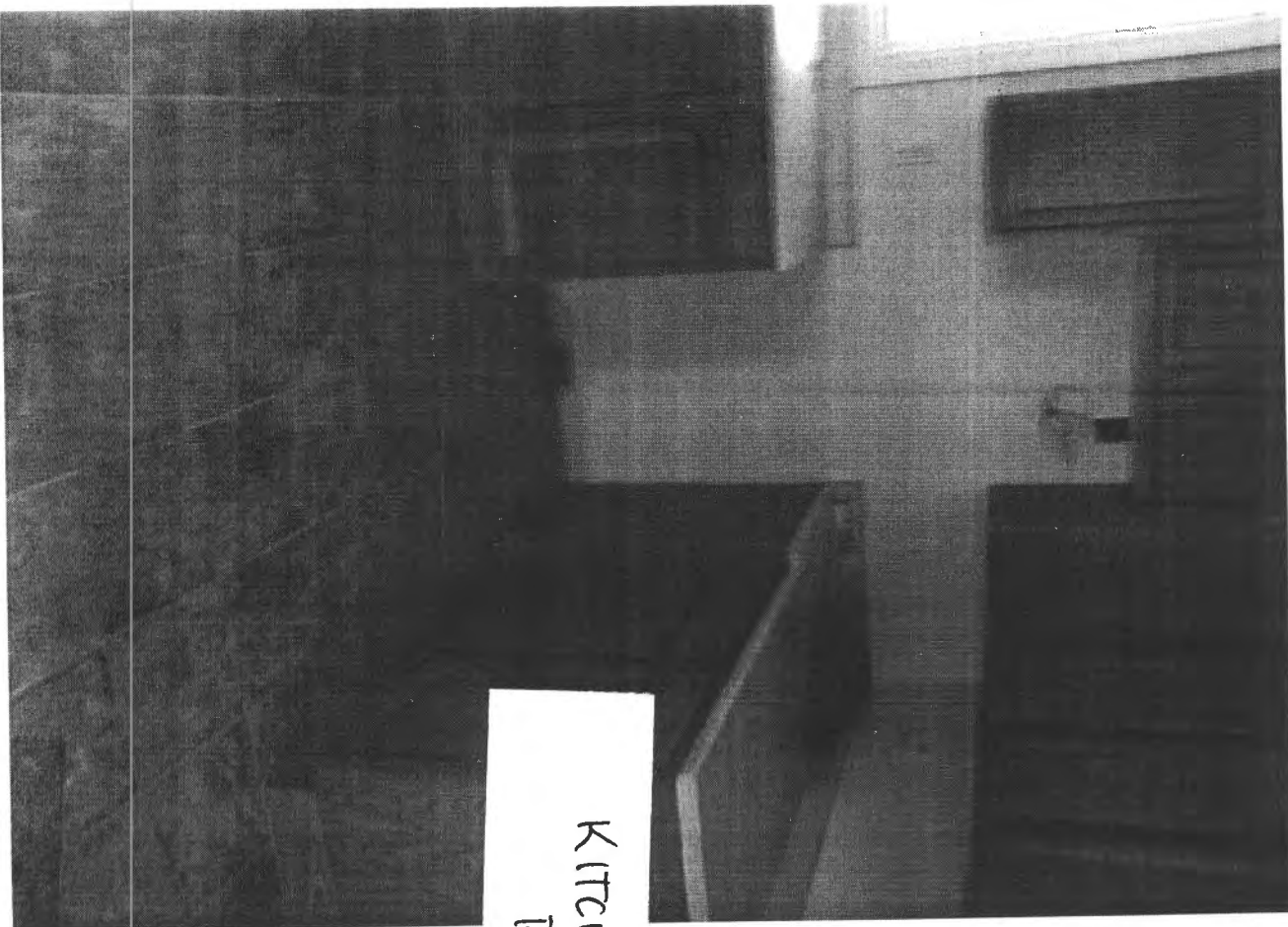
663	(B) + (C)
296	(A)
195	(D)
<u>1154</u>	± SF TOTAL Retail

1249 Forest Avenue

— Proposed —  
 Retail space

x parking not  
 required - less  
 than 7000 sq ft  
 retail

1249 Forest Avenue

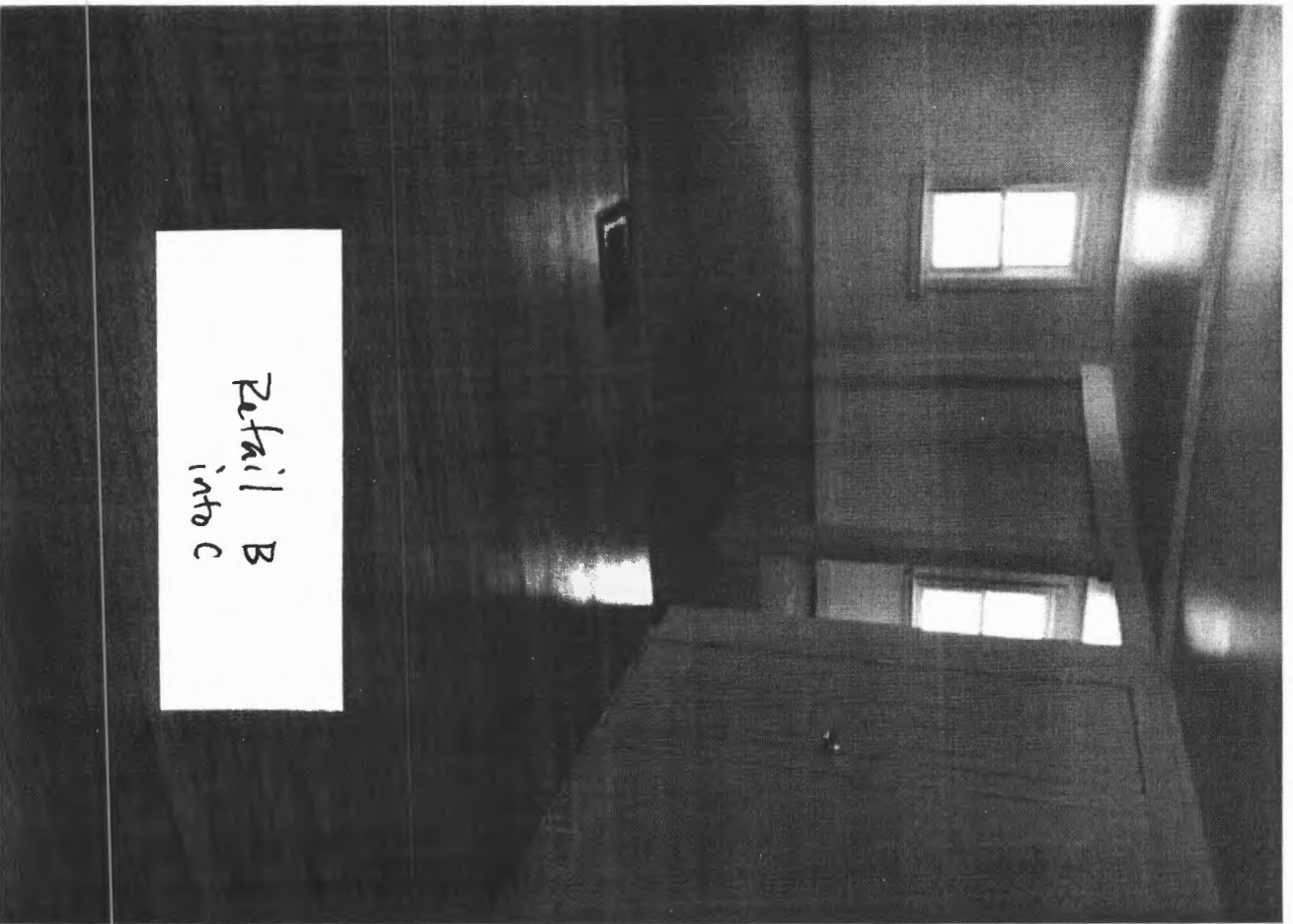
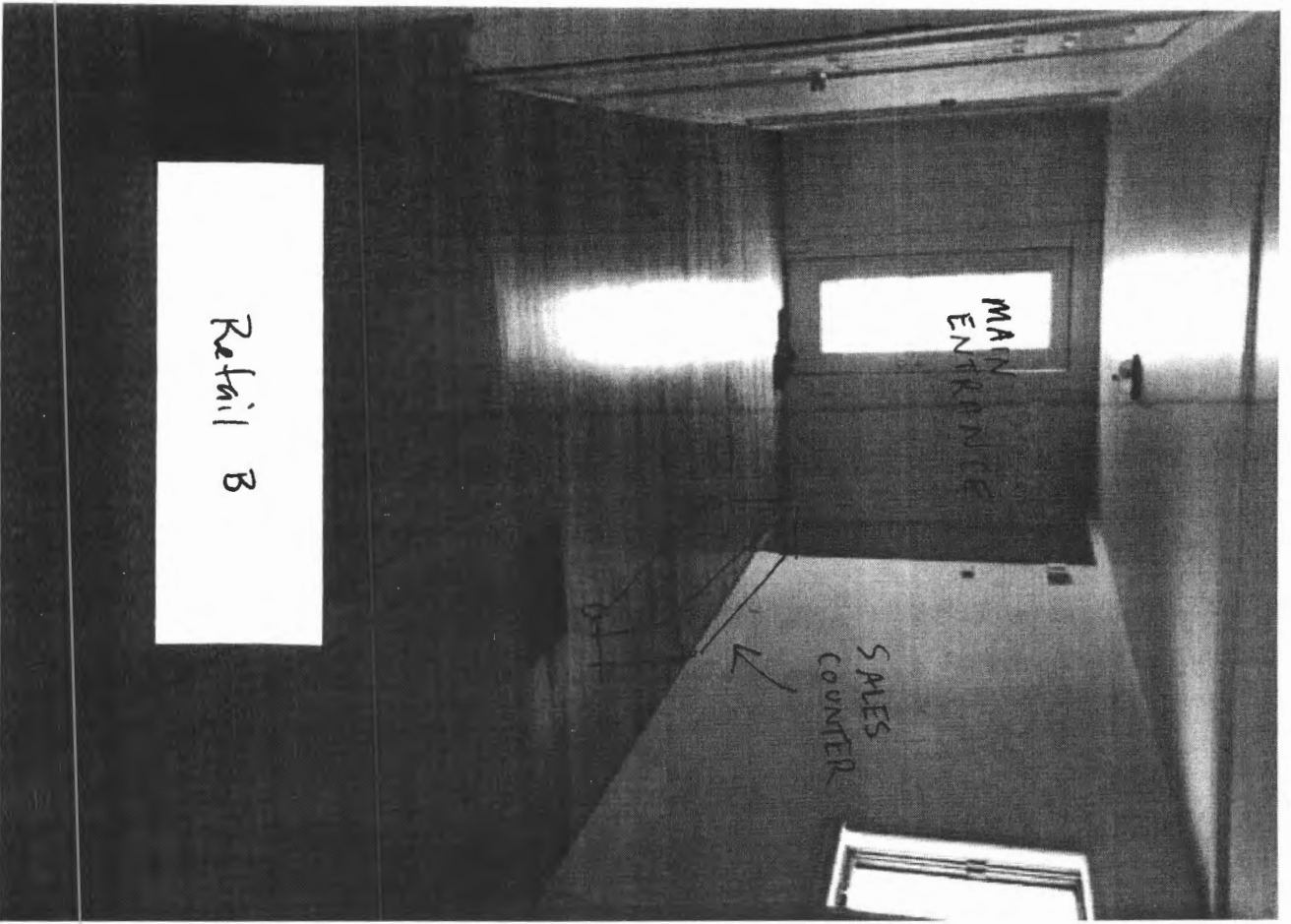


KITCHEN  
Retai (A)

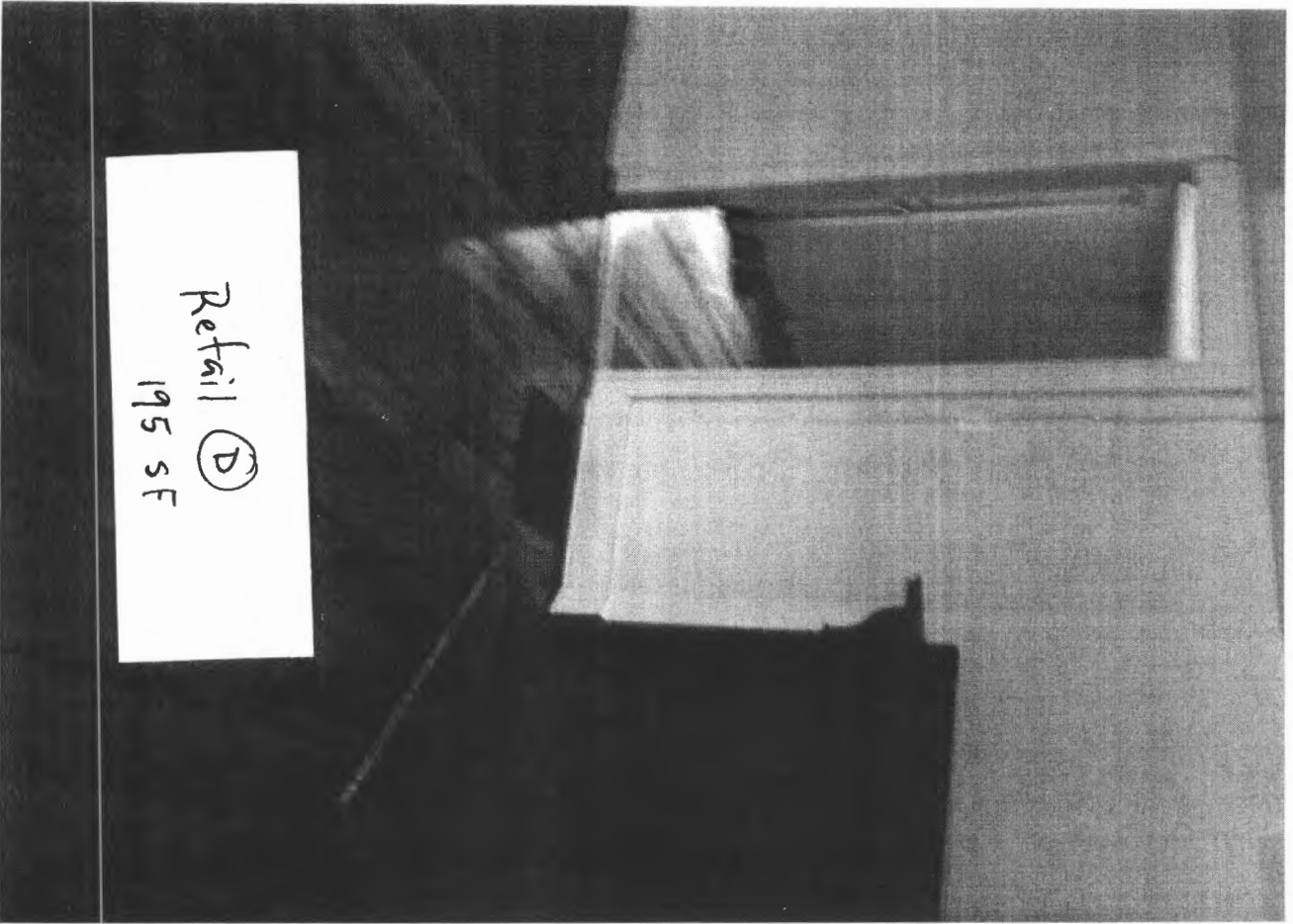




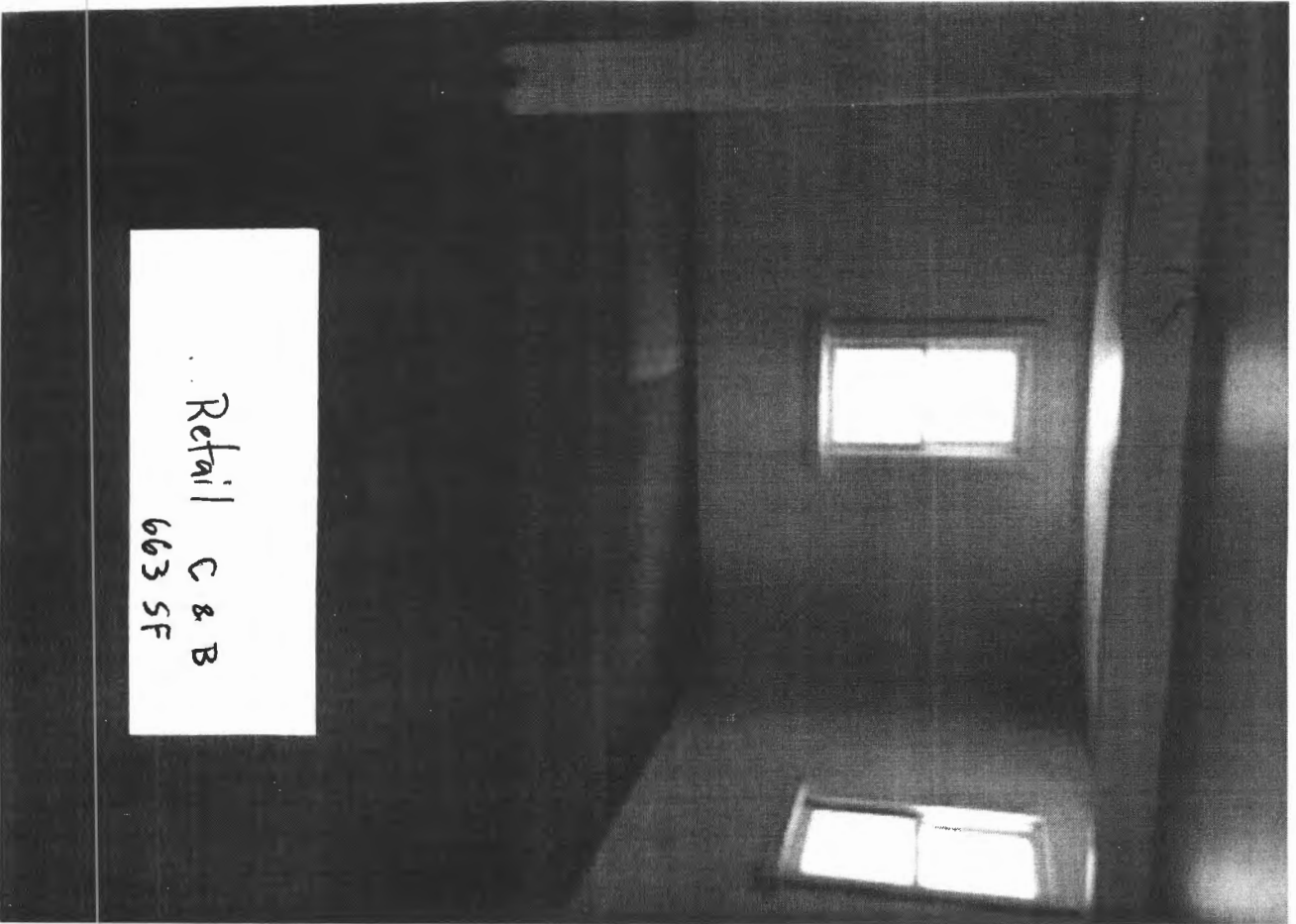
1249 Forest Avenue



1249 Forest Avenue



Retail (D)  
195 SF



Retail C & B  
663 SF

**QUITCLAIM DEED WITH COVENANT**

Corporate Grantor  
Maine Statutory Short Form

**Know all Men by these Presents,**

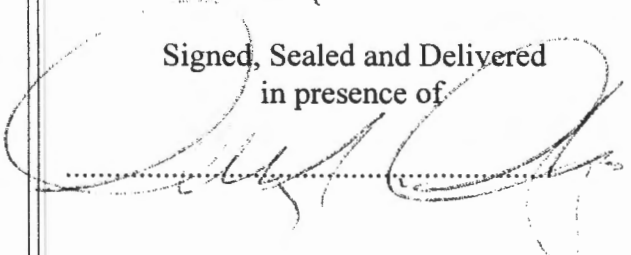
**That Diversified Properties Inc.**, a corporation organized and existing under the laws of the State of Maine, and having a place of business at P.O. Box 10127, Portland, Maine 04104, for consideration paid, grant to:

**Lisa M. Melville and David G. Melville**


of Cumberland, Maine, whose mailing address is 1 Stornoway Road, Cumberland, Maine 04110, with **quitclaim covenants, as joint tenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

**In Witness Whereof**, the said **Diversified Properties Inc.**, has caused this instrument to be executed by James M. Wolf, its President thereunto duly authorized this 19<sup>th</sup> day of the month of February, 2013.

Signed, Sealed and Delivered  
in presence of  


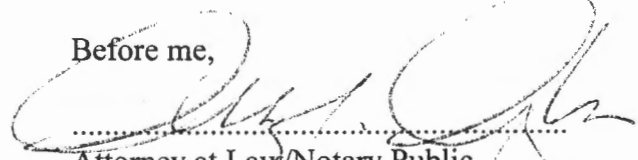
**Diversified Properties Inc.**

By:   
Name: James Wolf  
Its: President

State of Maine  
County of Cumberland ss.

February 19, 2013

Then personally appeared the above named James M. Wolf of said Diversified Properties Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Diversified Properties Inc.

Before me,  
  
Attorney at Law/Notary Public  
Printed Name: Doreen S. Donoghue

**EXHIBIT A**  
**1249 Forest Avenue, Portland, Maine**

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, in that part formerly Deering, on the northeasterly side of Forest Avenue, and bounded and described as follows:

Beginning at the southerly corner of the granted premises on said Forest Avenue, at land formerly of Morrill, and now of Goodridge; thence northwesterly on said Forest Avenue one hundred ten and twenty-five hundredths (110.25) feet to land of Harry L Cram; thence northeasterly by said Cram's land two hundred (200) feet, more or less, to the easterly corner of said Cram's land; thence northwesterly by said Cram's land to land of Smith; thence northeasterly by said land of Smith and land of Bailey four hundred sixty-eight (468) feet, more or less, to a ridge near a ditch; thence southeasterly by said ridge to land of the Maine Central Railroad Company; thence southerly by said land of Maine Central Railroad Company to said Morrill or Goodridge land; thence southwesterly by said Morrill or Goodridge land to said point of beginning on said Forest Avenue.

Being all the land shown on plan of property surveyed for James W. Hibbs by E.C. Jordan & Co., December 1900, and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 53, excepting however, Lots 3, 15, 16 and 17 as delineated on said plan.

Subject to the rights of owners of said Lots of 3, 15, 16 and 17 to pass over a proposed street to and from Forest Avenue, and to the right granted the electric light company to maintain two poles and an electric line across and land near the Maine Central Railroad.

EXCEPTING therefrom that certain lot or parcel of land conveyed by warranty deed from Mable E. White to Martin B. Brown dated May 34, 1909 and recorded in the Cumberland County Registry of Deeds in Book 839, Page 400.

The within conveyed premises may be further described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, and shown on Plan of Property Surveyed for James W. Hibbs dated December, 1900 and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 53.

Also conveying all Grantor's right, title and interest in and to that portion of Eleanor Street which abuts the above described premises.

Being the same premises conveyed to the Grantor herein by quitclaim deed from Bank of America, N.A. dated August 14, 2012 and recorded in Book 29866, Page 131.

**RESIDENTIAL MORTGAGE SERVICES, INC.**

24 Christopher Toppi Drive, South Portland, ME 04106

Loan Number: SPO1301013669

**First Payment Notification**

Borrower (s): **David G. Melville  
Lisa M. Melville**

Property Address: **1249 Forest Avenue  
Portland, ME 04103**

Dear Homeowner:

We would like to take this opportunity to thank you for closing your mortgage loan with our company and to provide you with the following information regarding your loan:

Your loan number is **SPO1301013669**. Please include this number on all inquiries and correspondence to **RESIDENTIAL MORTGAGE SERVICES, INC.**

Your loan will be serviced by: **RESIDENTIAL MORTGAGE SERVICES, INC.**

Upon receipt of the documents, the servicer will assign you a loan number and advise you of that number. All inquiries and correspondence to **RESIDENTIAL MORTGAGE SERVICES, INC.** must have your loan number.

At present and until further notice, your monthly mortgage payment is as follows:

Principal and Interest	\$	493.75
IMPOUNDS/ESCROW:		
Hazard Insurance		142.67
Mortgage Insurance		
City Taxes		
County Taxes (based on present information)		280.11

TOTAL MONTHLY MORTGAGE PAYMENT:	\$	916.53
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Your payment is due on the 1st day of each month beginning **April 1, 2013**, and is to be mailed to:

**RESIDENTIAL MORTGAGE SERVICES, INC.  
24 Christopher Toppi Drive  
South Portland, ME 04106  
207-775-6105**

You will receive payment coupons or a payment notice from the servicer. Once again, all checks, letters, etc. MUST have your loan number on them or they will be returned.

If your payment is more than 15 days late, you will be charged a late charge of 5.000% of the overdue payment of principal and interest.

I understand that my mortgage payments are due on the 1st day of each month and would like to request that my payment coupons and all correspondence be mailed to:

**1 Stornoway Road  
Cumberland Foreside, ME 04110**

**FEB 20 2013**

**FEB 20 2013**

David G. Melville

Date

Lisa M. Melville

Date