



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1476 Forest Ave CBL 298 B023001

Issued to Messer Charles B/n/a Date of Issue 11/03/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0874, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Handicap Family Unit, R-3, Type 5b, IRC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/03/2009
(Date)

Thomas M. Markley
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

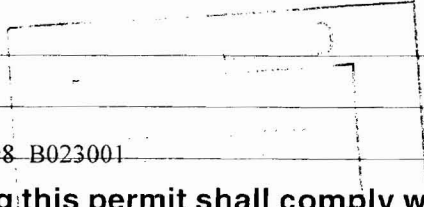
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 090874

This is to certify that Messer Charles B/n/a
has permission to From Single Family to Handicap Family unit
AT 1476 Forest Ave CB 298 B023001



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 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 written permission procured before this building or part thereof is lathed or otherwise 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Mackley 9/11/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

874-8789

SCANNED

11/3/09 - checked all rooms - all have smoke
hard-wired - carbon monoxide ok - no
issues seen - ok for Cyo.

Jon M

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

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.



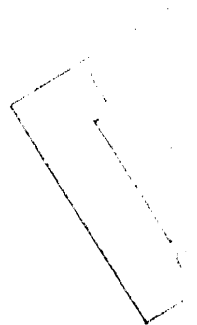
Signature of Applicant/Designee

 9/1/09
Date



Signature of Inspections Official

 9/1/09
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0874	Date Applied For: 08/12/2009	CBL: 298 B023001
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Location of Construction: 1476 Forest Ave	Owner Name: Messer Charles B	Owner Address: Po Box 1980	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Change of Use: From Single Family to Handicap family unit.	Proposed Project Description: From Single Family to Handicap family unit.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/27/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 2) This property shall remain a handicap family unit. Any change of use shall require a separate permit application for review and approval. This use functions as single family use with allowances for staff. 3) 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 with Conditions	Reviewer: Tom Markley	Approval Date: 09/01/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments: 8/27/2009-mes: permit based on a letter sent by Ann concerning the use.



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: <u>1476 Forest Avenue, 04103</u>		
Total Square Footage of Proposed Structure/Area <u>3868 sq ft</u>	Square Footage of Lot <u>11,405 sq ft</u>	Number of Stories <u>3 stories</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>298 - B - 23</u>	Applicant * <u>must</u> be owner, <u>Lessee</u> or Buyer* Name <u>Shalom House, Inc.</u> Address <u>106 Gilman St</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207 - 874-1080</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Charles Messer</u> Address <u>1476 Forest Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>—</u> Proposed Specific use: <u>Handicap Family Unit</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>—</u> Project description: <u>Shalom House, Inc. proposes that the current, single-family use be changed to a Handicap Family unit use. Handicapped persons now occupy the unit and staff is on-hand to provide support services.</u> Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____ <u>AUG 12 2009</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, 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: [Handwritten Signature] Date: 8/11/09

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



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 13, 2009

Norman Maze
Shalom House
106 Gilman Street
Portland, ME 04102

Re: 1476 Forest Avenue – 298 B023 – R-3- group home

Dear Mr. Maze,

This letter is a follow up to the telephone conversation that we had July 6, 2009.

As you know, I have researched our records for the property at 1476 Forest Avenue and found that the legal use is a single family home. This is based on the most recent permit in our records, permit #99-0312, which listed the use as a “1 family”. At his inspection on July 6, 2009, Code Enforcement Officer Jon Rioux found that the property is not being used as a single family home. He found that there were four “units” with independent locks on each door and a shared kitchen. Since this is not the legal use of the building, the property must be brought into compliance.

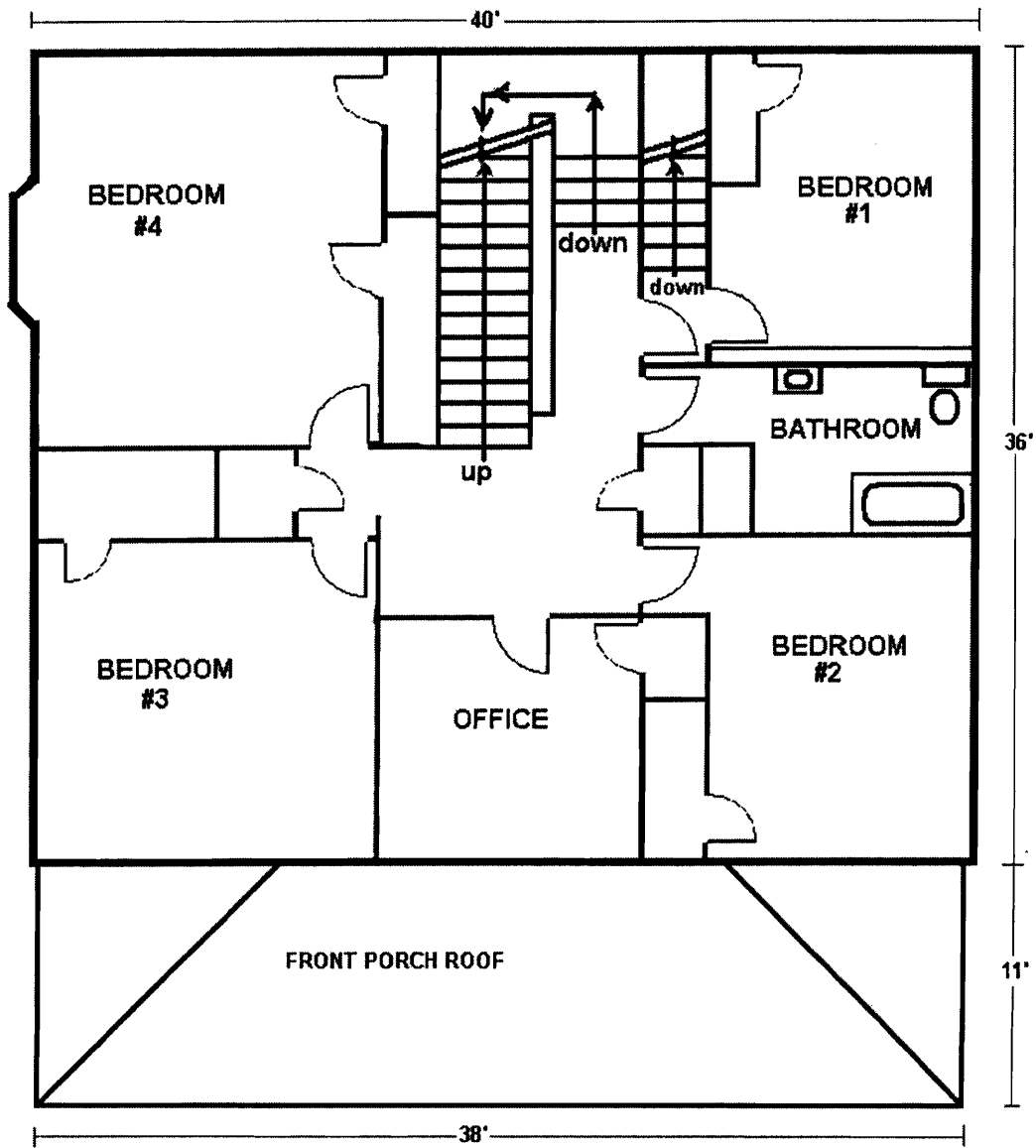
1476 Forest Avenue is located in a R-3 residential zone. Section 14-87(a)(3) of the ordinance lists a handicapped family unit as a permitted use. If the use of the property fits the definition of a handicapped family unit (section 14-47), then you need to apply for a change of use permit from a single family home to a handicapped family unit. Section 14-88(a)(1) of the ordinance lists a sheltered care group home as a conditional use. If the use of the property fits the definition of a sheltered care group home (section 14-47) and can meet the criteria outlined in section 14-88(a)(1), then you need to apply for a conditional use through the Zoning Board of Appeals. You have thirty days to bring the property into compliance.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact the office for the necessary paper work if you decide to appeal.

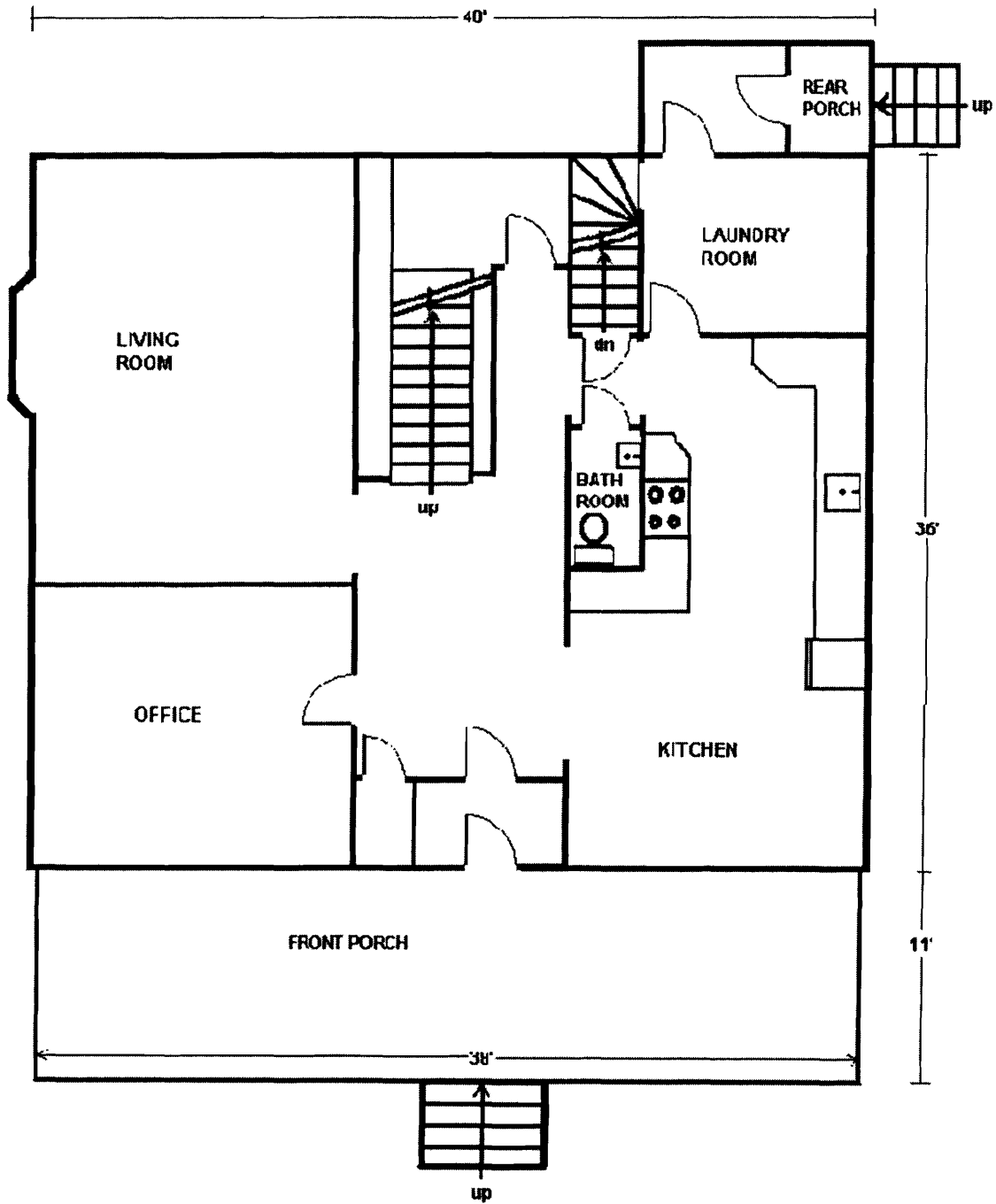
Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

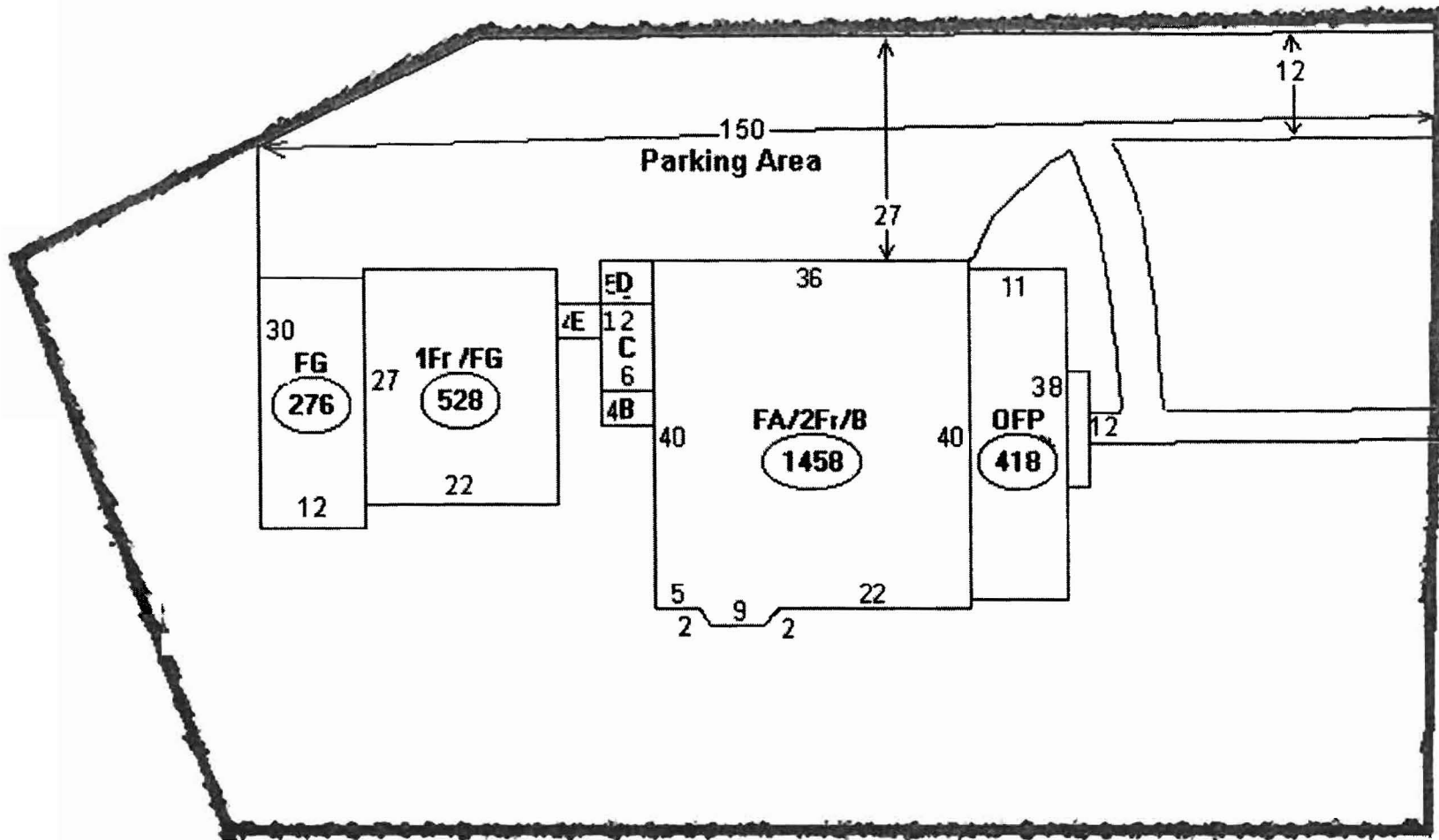
Ann B. Machado
Zoning Specialist
(207) 874-8709



1476 FOREST AVE
SECOND FLOOR PLAN



1476 FOREST AVE
FIRST FLOOR PLAN



PLOT PLAN WITH BUILDING FOOTPRINT

1476 Forest Avenue

04103

298-B-23