

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 070926

Please Read Application And Notes, If Any, Attached

This is to certify that MOSES KELLY & BRIAN STONE ITS has permission to Change of use to - 2 Dwelling Units (no structure) AT 1920 FOREST AVE

PERMIT ISSUED
DEC 10 2007
324 A001001
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting 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 work on permit in progress before this building or part thereof is opened or closed-in. **48 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

12/10/07 *Chity S. Park*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

EXPIRED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0926	Issue Date: 12/10/07	CBL: 324 A001001
-----------------------	-------------------------	---------------------

Location of Construction: 1920 FOREST AVE	Owner Name: MOSES KELLY & BRIAN STONE	Owner Address: 16 GOODRIDGE AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: B-2

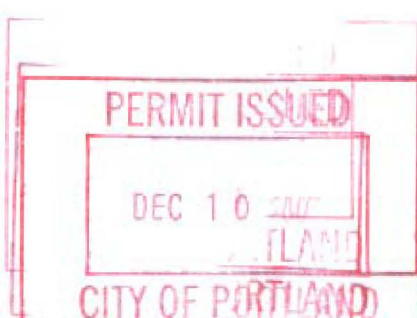
Past Use: Retail w/ 1 dwelling unit	Proposed Use: 2 Dwelling Units	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-2 Type 5B IRL-2007	

Proposed Project Description:
Change of use to - 2 Dwelling Units (no construction)

Signature: _____ Date: 12/10/07

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/02/2007	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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption 2007-028. Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/5/07 <i>APM</i>	<p>Zoning Appeal</p> <input checked="" type="checkbox"/> Variance <i>Practical Difficulty lotsize</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied Date: 9/10/07	<p>Historic Preservation</p> <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 <i>ASB</i> Date:
			

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: 07-0926	Date Applied For: 08/02/2007	CBL: 324 A001001
-----------------------	---------------------------------	---------------------

Location of Construction: 1920 FOREST AVE	Owner Name: MOSES KELLY & BRIAN STONE	Owner Address: 16 GOODRIDGE AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 Dwelling Units	Proposed Project Description: Change of use to - 2 Dwelling Units (no construction)
-----------------------------------	--

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 12/05/2007
 Note: See letter dated 8/3/07. Ok to Issue:

Needs one parking space for the change of use and one for the existing unit.
 ZBA appeal 9/20/07 was practical difficulty for land area per dwelling unit to have the use be two dwelling units. Appeal was granted.
 12/05/07 Brian Stone's lawyer, Richard Bryant, came in and revised the application to be a change of use to two dwelling units.

- 1) With the issuance of this permit and the certificate of occupancy, this property shall be a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Chris Hanson Approval Date: 12/10/2007
 Note: Ok to Issue:

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

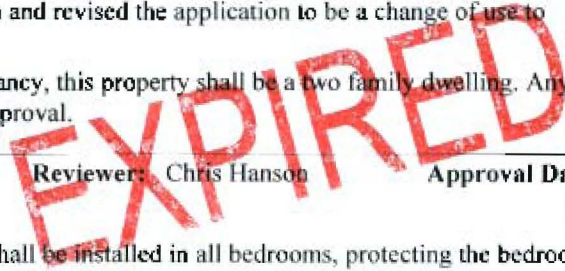
Comments:

8/3/2007-amachado: Section 14-185(a)(2) lists the minimum lot size as 10,000 square feet for non-residential uses. The lot is only 5608 square feet so it does not meet the minimum lot size. See letter dated 8/3/07.

12/13/2007-amachado: Received site plan exemption from planning.

1/24/2008-lmd: Mailed permit#070926 PO Box 1073

12/2/2010-amachado: Work was never completed. No certificate of occupancy issued. Permit has expired. The legal use remains as retail space & one dwelling unit.





CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 8-2 20 07 _____

Received from Kelly Moses

Location of Work 1920 Trent

Cost of Construction \$ _____ Changeover

Permit Fee \$ 105 24 75⁰⁰

Building (11) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 324-A-1

Check #: 1238 Total Collected \$ 105

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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>1920 Forest Ave</u>	
Total Square Footage of Proposed Structure	Square Footage of Lot <u>6000 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>BRIAN STONE</u> Telephone: <u>807-6178</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BRIAN STONE</u> <u>PO BOX 1073</u> <u>PORTLAND ME.</u> <u>04104</u> Cost Of Work: \$ _____ Fee: \$ <u>30</u> C of O Fee: \$ <u>75</u>
Current legal use (i.e. single family) <u>RETAIL & ONE DWELLING UNIT / OS</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>LOBBY W/ 2 ROOMS / 2 DWELLING UNITS</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CHANGE OF USE - NO CONSTRUCTION</u>	
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>BRIAN STONE</u> Mailing address: _____ Phone: <u>807-6178</u>	

EXPIRED

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 2 2007
RECEIVED

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: <u>[Signature]</u>	Date: <u>8/2/07</u>
--	---------------------

This is not a permit