

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1457	Issue Date:	CBL: 327 B004001
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Location of Construction: 1844 Forest Ave	Owner Name: Zappia Gabriel J	Owner Address: 18 Cottage Ln	Phone:
Business Name:	Contractor Name: Gabriel Zappia	Contractor Address: 18 Cottage Road Cape Elizabeth	Phone 2076151399
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: B-2

Past Use: Commercial / Club House (Grange Hall)	Proposed Use: Commercial / Interior demolition of existing grange hall - permit #10-0847 covers change of use to convert ground floor into two apartments and main floor into karate studio	Permit Fee:	Cost of Work: \$5,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
Interior demolition of existing grange hall - PERMIT IS FOR INTERIOR DEMOLITION ONLY

Signature: **WITHDRAWN** Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By: gg	Date Applied For: 11/18/2010	Zoning Approval		
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<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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	<p>Zoning Appeal</p> <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:	<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 Date: <i>ASU</i>
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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

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Permit No: 10-1457	Date Applied For: 11/18/2010	CBL: 327 B004001
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Location of Construction: 1844 Forest Ave	Owner Name: Zappia Gabriel J	Owner Address: 18 Cottage Ln	Phone:
Business Name:	Contractor Name: Gabriel Zappiea	Contractor Address: 18 Cottage Road Cape Elizabeth	Phone (207) 615-1399
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	

Proposed Use: Commercial / Interior demolition of existing grange hall - permit #10-0847 covers change of use to convert ground floor into two apartments and main floor into karate studio	Proposed Project Description: Interior demolition of existing grange hall - PERMIT IS FOR INTERIOR DEMOLITION ONLY
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Dept: Zoning Note:	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Dept: Building Note:	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>

WITHDRAWN

Comments: 11/23/2010-gg: entered pdf file. 11/23/2010-amachado: Spoke to Gabriel Zappia. Can't move demolition permit forward until receive Level I Minor Residential Site Plan Application. Then they can write letter to planning authority to request to move forward with the interior demolition (section 14-532). 6/20/2011-amachado: Applicant withdrew original permit (#10-0847) and this permit. He has submitted a new application (#2011-06-1396) to change the use of the basement and first floor to a karate studio and any interior demo is part of that permit application.
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Ann Machado - 1844 (1840-1854) Forest Avenue

From: Ann Machado
To: Barbara Barhydt
Subject: 1844 (1840-1854) Forest Avenue
CC: Keith Gautreau; Marge Schmuckal

Barbara -

At the Development Review Meeting last week (March 16, 2011) you brought up this property and talked about the change of use for the main floor from a Grange hall to a karate studio. I just wanted to give you some background information on the property.

On July 19, 2010 the owner Gabriel Zappia applied for a change of use permit (#10-0847) to change the grange hall to a Karate Studio, office and add two dwelling units on the ground floor. I told him that he needed to apply for a minor site plan review because of the two dwelling units and with the proposed work on the second floor the change of use was over 5,000 sf. I did not sign off for zoning but moved the permit forward to be reviewed by Fire. Keith put it on hold on 8/11/11.

Then on November 11, 2010 the owner applied for an interior demolition permit. Barbara I spoke to you about this because they had never applied for a minor site plan review. We put it on hold because they needed to apply for a Level I Minor Residential because of the two new dwelling units.

Should the interior demo permit be issued at this point because it is no longer a minor site plan review but just a Level I minor residential application?

Ann

WITHDRAW

10-1457



Demolition of a Structure Permit Application

WITHDRAWN

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>1844 Forest Ave</u>		
Total Square Footage of Proposed Structure <u>2520</u>	Square Footage of Lot: <u>29,621</u>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>327 B004001</u>	Owner: <u>Gabriel Zappia</u>	Telephone: <u>615-1399</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gabriel Zappia</u> <u>18 Cottage Rd</u> <u>Cape Elizabeth, ME 04107</u> <u>615-1399</u>	Cost Of Work: \$ <u>95,000</u> Fee: \$ <u>7010</u>
Current legal use: (i.e. garage, warehouse) <u>Vacant</u>	<u>Waiting for photo</u>	
If vacant, what was the previous use? <u>Club House Assembly - A</u>	<u>photo received and entered</u>	
How long has it been vacant? <u>2-3 years</u>		
Project description: <u>Demolition of non-load bearing partitions, floor materials and an existing stage to convert ground floor into apartment units and main floor into a dance studio - permit #10-0847 for change of use</u>		
Contractor's name, address & telephone: <u>Gabriel Zappia</u>		
Who should we contact when the permit is ready: <u>John O'Sullivan</u>		
Mailing address: <u>75 Bishop St. Portland, ME</u>		Telephone: <u>329-6499</u> <u>329-6499</u>

RECEIVED

NOV 18 2010

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

**Dept. of Building Inspections
City of Portland Maine**

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 of applicant: [Signature] Date: 11/10/10

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



Demolition Call List & Requirements

WITHDRAWN

Site Address: 1844 Forest Ave

Owner: Gabriel Zappia

Structure Type: 2-story wooden Type V

Contractor: Gabriel Zappia

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Cindy Deschenes</u>
Northern Utilities	797-8002 ext 6241	<u>Barbra Monti</u>
Portland Water District	761-8310	<u>Donna Barnes</u>
Dig Safe	1-888-344-7233	<u>Debbie (would not disclose last name)</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Core)	874-8891	<u>Lucy Cote</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. Merritt</u>
Historic Preservation	874-8726	<u>Deb Andrews</u>
Fire Dispatcher	874-8576	<u>Andy Dziegielewski</u>
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region 1 (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 11/10/10

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Assessors Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8490

[Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Reb
- Q & A

CBL 327 B004001
Land Use Type OTHER EXEMPT BY LAW
Property Location 1844 FOREST AVE
Owner Information ZAPPIA GABRIEL J
 18 COTTAGE LN
 CAPE ELIZABETH ME 04107
Book and Page 27866/291
Legal Description 327-B-4-5
 FOREST AVE 1840-1854
Acres 29621 SF
 0.68

Current Assessed Valuation:

TAX ACCT NO.	34622	OWNER OF RECORD AS OF APRIL 2010
LAND VALUE	\$131,500.00	MAINE STATE GRANGE PATRONS OF HUSBANDRY
BUILDING VALUE	\$120,300.00	146 STATE ST
MUNICIPAL TYPE	(\$251,800.00)	AUGUSTA ME 04330
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

[Browse City services a-z](#)
[Browse facts and links a-z](#)



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Best viewed at 1024x768, with Internet Explorer

Building Information:

Card 1 of 1
Year Built 1917
Style/Structure Type CLUB HOUSE
Units 1
Building Num/Name 1 - PRESUMPSCOT GRNG HLL
Square Feet 6930

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



Exterior/Interior Information:

Card 1
Levels B1/B1
Size 2520
Use SUPPORT AREA
Height 7
Heating NONE
A/C NONE

Card 1
Levels 01/01
Size 2520
Use MULTI-USE SALES
Height 8
Walls FRAME
Heating HOT AIR
A/C NONE

Card 1
Levels 02/02
Size 1890
Use MULTI-USE STORAGE
Height 6
Walls FRAME
Heating HOT AIR
A/C NONE

Other Features:

Card 1
Structure PORCH COVERED
Size 8X16

Sales Information:

Sale Date	Type	Price	Book/Page
6/23/2010	LAND + BUILDING	\$175,000.00	27866/291
10/10/2007	LAND + BUILDING	\$0.00	25530/18

[New Search!](#)

WITHDRAW

City of Portland
Code of Ordinances
Sec. 14-529

Land Use
Chapter 14
Rev.11-18-10

its agents or contractors to complete such improvements with no liability therefore and may recover the costs thereof through the mechanic's lien procedure for the improvement of real property to the extent that the performance guarantee may be inadequate.

(Ord. No. 277-09/10, 7-19-10)

Sec. 14-531. Reserved.

Sec. 14-532. General requirements and enforcement.

(a) *Approved site plans and required permits.*

- (1) An approved site plan is a prerequisite to issuance of building, street opening or certificate of occupancy permits for development subject to the provisions of this ordinance, except the Planning Authority may grant written authorization for the release of a demolition or interior building permit upon written request of the applicant describing the extent of proposed work. Any exterior demolition requires a performance guarantee for site stabilization.
- (2) Neither the acceptance of any application nor any determination or approval hereunder shall authorize the issuance of a permit under Chapter 6 (Building Code) for any use which would violate the provisions of Article III of this chapter.
- (3) No building permit, certificate of occupancy or street opening permit shall be issued until a final site plan, or applicable components thereof, has been approved under this article and such permit is determined to be consistent with the plan and any conditions of approval. In the event of any inconsistency between the approved site plan and any permit issued, the approved site plan shall control; provided, however, site plan approval shall not excuse failure to meet any independent requirement of any other law or ordinance.
- (4) The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101457

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Zappia Gabriel J/Gabriel Zappia

has permission to Interior demolition of existing grange hall - PERMIT IS FOR INTERIOR DEMOLITION ONLY

AT 1844 Forest Ave CBL 327 B004001

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

WITHDRAW

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov 11 2010

Received from Gabriel Zappia

Location of Work 1544 Forest

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Demol

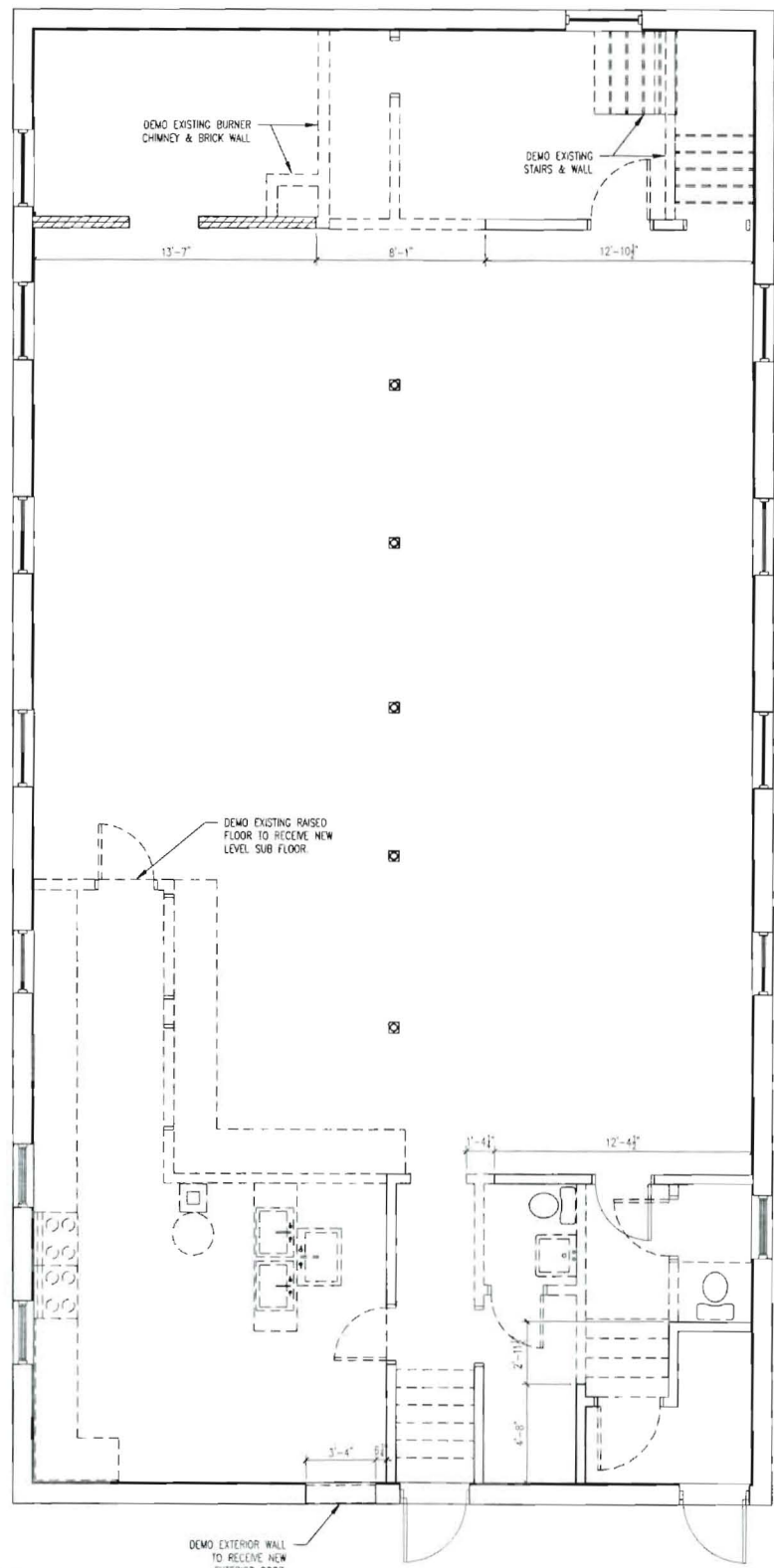
CBL: 327 P004

Check #: Cash **Total Collected \$** 70.00

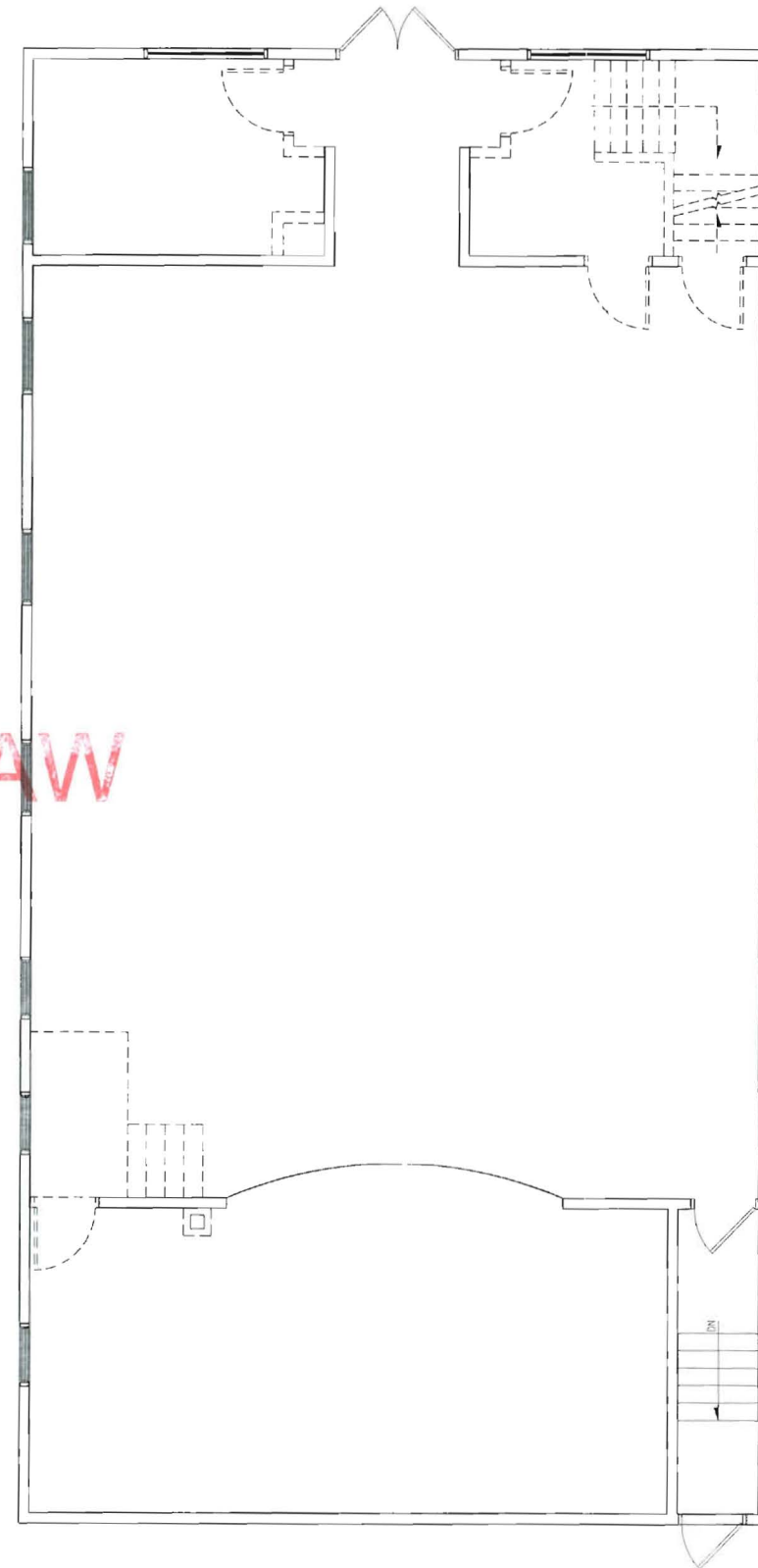
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



1 BASEMENT DEMO PLAN
D1 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR DEMO PLAN
D1 SCALE: 1/4" = 1'-0"

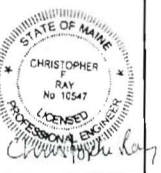
WITHDRAW

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS, "P" AND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE CHECKED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT WITHIN BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS. FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

PROPERTY OF

FMC CADD
Engineering Resource Center
75 Bishop St
Portland, Maine 04103
207-878-8511 Fax: 207-878-8515
E-Mail: fmc@fmcadd.com

1844 FOREST
1844 FOREST AVENUE, PORTLAND, ME 04103
BASEMENT DEMO PLAN



3.	
2.	
1.	
REVS:	
CODE:	
TOWN:	PORTLAND
DATE:	
SCALE:	1/4" = 1'-0"
DESIGNED:	JJO/JJR
DRAWN:	JJO/JJR
TITLE:	BASEMENT DEMO PLAN
FILE:	
SHEET:	D1

ENTRANCE TO FRIENDS MEETING HOUSE.

N/F
JOHN CHAU
NEANG PHONG
BOOK 26148, PAGE 266
VACANT LAND NO IMPROVEMENTS.

SETBACK LINE AVERAGE OF THE TWO
BUILDING CORNERS OF THE ABUTTING
BUILDING TO THE EAST.

GRAVEL PARKING LOT

PROBABLE CENTRAL MAINE POWER
EASEMENT LOCATION

COVERED BUS STOP

EXISTING GRANGE HALL
WOOD FRAME
CONSTRUCTION

EXISTING
LEACH FEILD

EXISTING
UNDERGROUND
STORAGE TANKS

N/F
WELLESLEY ESTATES LIMITED
BOOK 18466, PAGE 222

HYDRANT

1832 FOREST AVE
327-B-006

13.04ft

15.14ft

66.00ft

WITHDRAW



1 EXISTING SITE PLAN
SCALE: 1"=30'

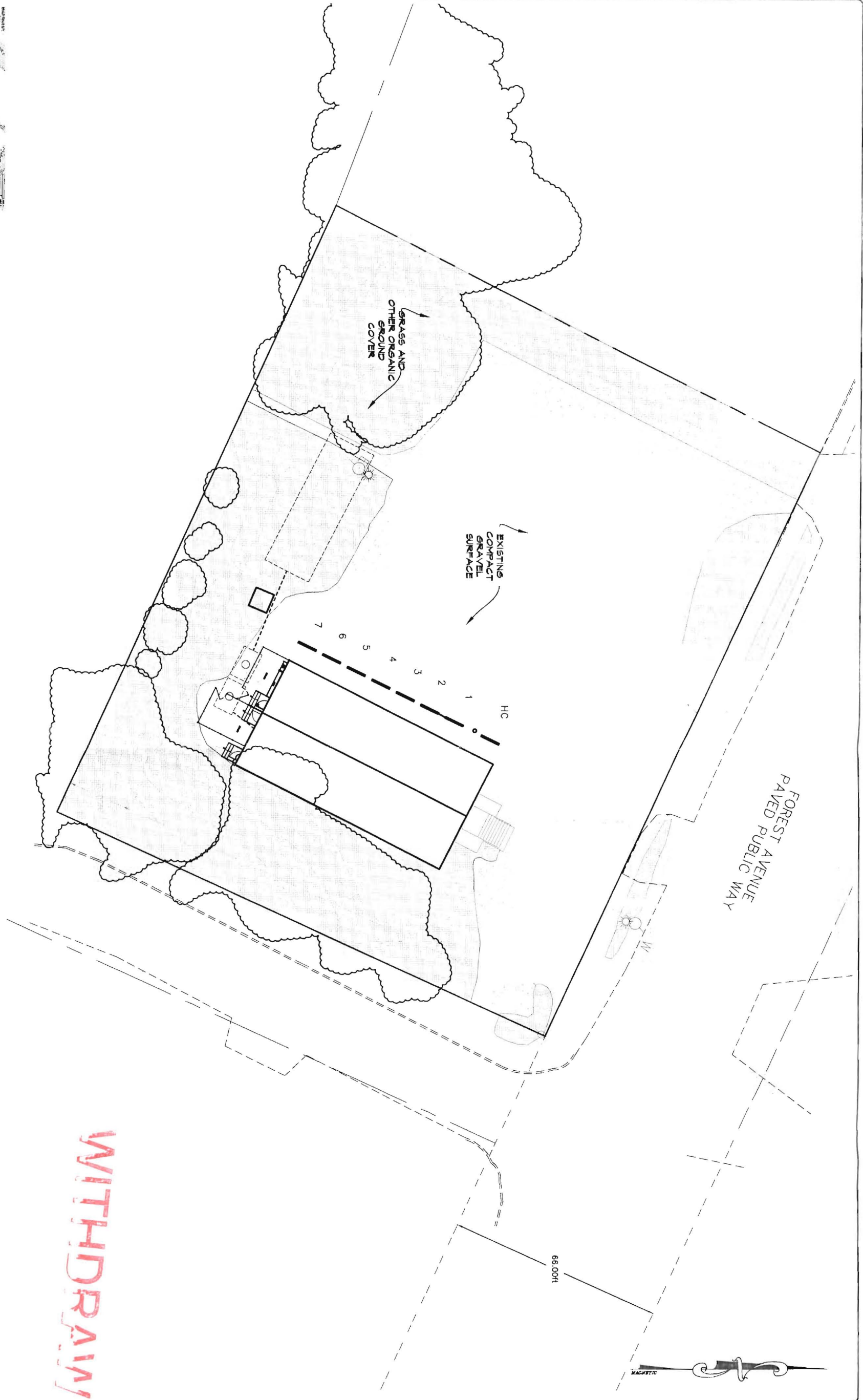
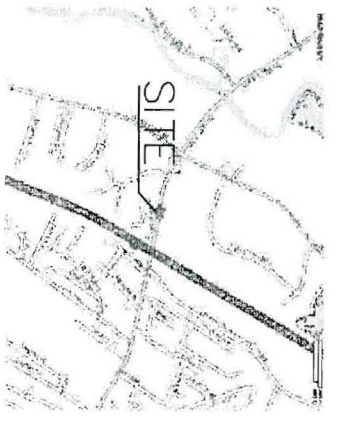
PROPERTY OF



1884 Forest Ave
Portland, Maine

DATE	NO	REMARKS	BY
10-12-10	A	ISSUED FOR PERMITTING	JJO

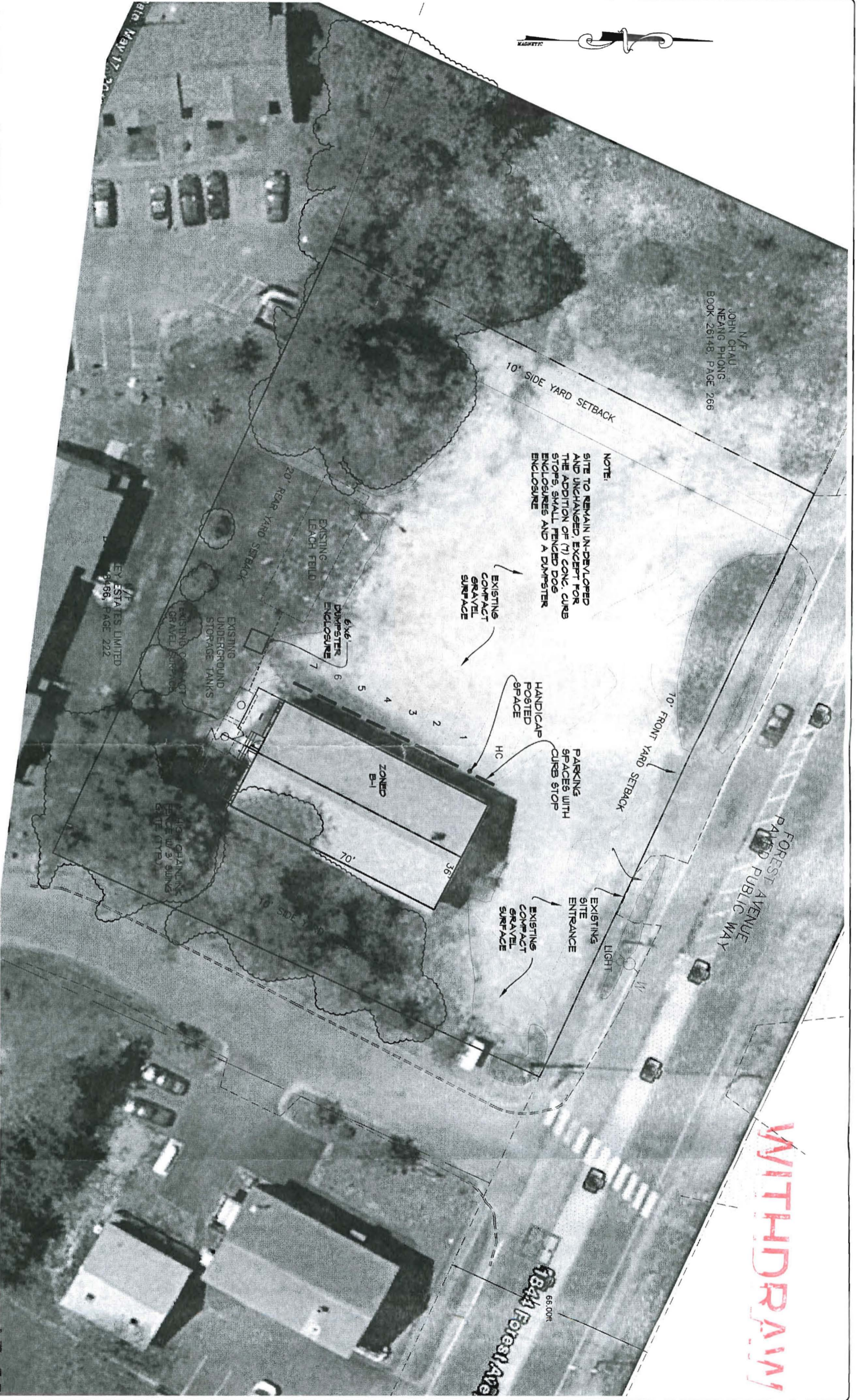
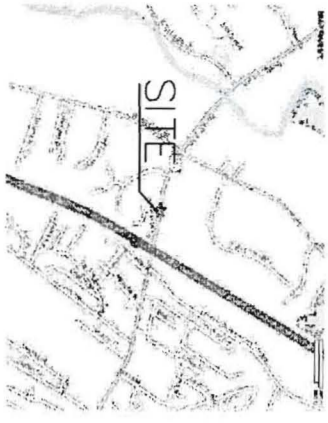
CODE: IBC 2003
TOWN: Portland
DATE: 10-12-10
SCALE: As Noted
DRAWN: JJO
TITLE:
Existing Site Plan
FILE: 000-00-09
SHEET:
C-1



WITHDRAWN

1 GROUND COVER PLAN
SCALE: 1"=30'

PROPERTY OF 235 Riverside Industrial Parkway Portland, ME 04102 207-329-6499		1884 Forest Ave Portland, Maine		BY JJO
DATE 12-16-09	NO A	REMARKS ISSUED FOR REVIEW		TITLE Ground Cover
CODE: IBC 2003	TOWN: Portland	DATE: 10-12-10		SCALE: As Noted
DRAWN: JJO				
FILE: 000-00-09				
SHEET: C-3				



N/F
JOHN CHAU
NEANG PHONG
BOOK 26148, PAGE 266

N/F
LEY ESTATES LIMITED
BOOK 26148, PAGE 222

WITHDRAWN

1 PROPOSED SITE PLAN
SCALE: 1"=30'



DATE	NO	REMARKS	BY
12-16-09	A	ISSUED FOR REVIEW	JJO

1884 Forest Ave
Portland, Maine

FMC CADD Engineering Resource Center
 25 Bishop St.
 235 Riverside Industrial Park, Portland, ME 04103
 207-878-8511 Fax 207-878-8515
 207-329-6499 E-Mail: repoc@fmcadd.com

PROPERTY OF

SHEET
C-4