

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING & INSPECTION

PERMIT

PERMIT ISSUED
JUL 12 2005
CITY OF PORTLAND

Permit Number: 050880 2005

Please Read Application And Notes, If Any, Attached

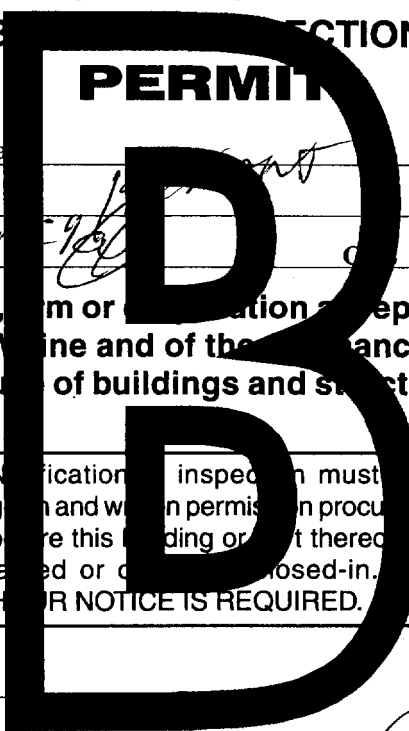
This is to certify that COFFIN RALPH J /Applica

has permission to Change of use to Law office

AT 1438 WASHINGTON AVE

344 H007001

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 inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 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. *Jay Kelley P.F.D. 7/8/05*

Health Dept.

Appeal Board

Other

Department Name

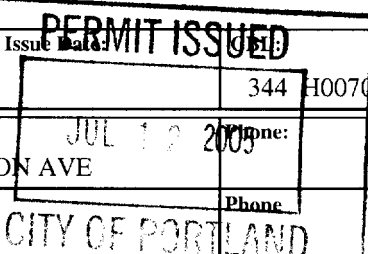
[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0880	Issue Date: JUL 12 2005	344 H007001
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Location of Construction: 1438 WASHINGTON AVE	Owner Name: COFFIN RALPH J	Owner Address: 1438 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: R-P
Past Use: Physicians Office	Proposed Use: Law office/ Change of use to Law office <i>OCCUPANCY TENANT</i>	Permit Fee: \$105.00	Cost of Work: \$105.00
Proposed Project Description: Change of use to Law office <i>TENANCY</i>		CEO District: 5	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: B Type: SB <i>7/11/05</i>	Signature: <i>[Signature]</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Permit Taken By: Idobson		Date Applied For: 06/23/2005	

Zoning Approval

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <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>7/7/05</i>	Zoning Appeal <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:	Historic Preservation <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>[Signature]</i>
	<i>Separate permits are required for any new signage</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0880	Date Applied For: 06/23/2005	CBL: 344 H007001
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Location of Construction: 1438 WASHINGTON AVE	Owner Name: COFFIN RALPH J	Owner Address: 1438 WASHINGTON AVE	Phone:
Business Name: 	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name 	Phone: 	Permit Type: Building Miscellaneous	

Proposed Use: Law office/ Change of occupancy to Law office	Proposed Project Description: Change of occupancy to Law office
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 07/07/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/11/2005
Note: **Ok to Issue:**
1) This is a Change of tenancy ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 07/08/2005
Note: **Ok to Issue:**
1) Maintain all fire alarm systems

All Purpose Building Permit Application

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: 1435 MOUNTAIN AVENUE

Total Square Footage of Proposed Structure

Square Footage of Lot

Tax Assessor's Chart, Block & Lot Chart# <u>314</u> Block# <u>H</u> Lot# <u>7E</u>			Owner: <u>Ralph Coffin</u>	Telephone: <u>797-4373</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>			Applicant name, address & telephone: <u>797-5545</u> <u>Julie Armstrong</u> <u>35 Armory Heights</u> <u>Portland 04103</u>	Cost Of Work: \$ <u>0</u> Fee: \$ <u>30.00</u> <u>+ 75.00</u> <u>\$105.00</u>
Current use: <u>Physicians Office</u>				
If the location is currently vacant, what was prior use: _____				
Approximately how long has it been vacant: _____				
Proposed use: <u>Chg of Use Lawyer Office (Title Office)</u>				
Project description: _____				
Contractor's name, address & telephone: <u>NA</u>			<div style="border: 2px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUN 23 2005 RECEIVED PHONE: <u>797-4373</u> </div>	
Who should we contact when the permit is ready: <u>Ralph Coffin</u>				
Mailing address: <u>24 Curtis Rd</u> <u>Portland ME 04103</u>				
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____</p>				

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 5/3/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

2047

Julie Armstrong
38 Armstrong Heights
Portland, Maine 04103
(207) 878-3634
(207) 797-8599 (fax)

Ralph J. Coffin Jr.
29 Curtis Road
Portland, Maine 04103
(207) 797-4373

May 26, 2005

Dept. of Planning and Development
City of Portland
City Hall
389 Congress Street, ~~3rd~~ Floor
Portland Maine **04101**

**Re: 1438 Washington Avenue, Portland Maine 04 03
Change of Use from Doctor's Office to Title (legal) Office**

To Whom It May Concern:

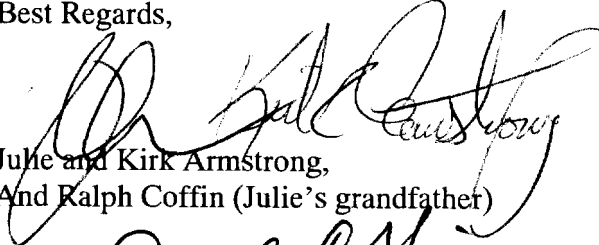
Please find enclosed, our Change of Use Application, a copy of the present deed, and the surveyor's sketch of the above-captioned property, along with the ~~thirty (30.00)~~ (105\$) dollar check representing the fee for same. We hope that these materials will aid you in helping us to utilize the aforementioned property for a similar use. Donna Martin was extremely helpful in trying to organize the paperwork we would need to submit this to you. Whereas this property is already zoned Residential/Professional, and the change of use was simply from one office to another, with no construction of any kind, involved, no one was able to apply a definite rule to whether a permit was necessary. We decided in conjunction with Ms. Martin that we would rather err on the side of caution in order to provide the City with any information that they may need anyway, and also to make sure that we do not violate your procedure. However, if you find that you need anything additional, we are more than happy to provide that information to you.

The nature of our business is similar to a law office, and is professional in nature. Our hours are normally 9-5 from Monday through Friday. There will typically be two people present in the office. Contrary to what one may experience with a law office or doctor's office, though, we will have a very low traffic volume as most of our work is done in the field. Thus, we would certainly pose no burden on traffic patterns or parking accommodations. In fact, you will find that without patients being seen, we will be very low-key.

The purpose of the office is to allow us a central location for my husband and I to work together, store files, and have a professional appearance for our very small business. We have not begun any, nor do we intend to make, any structural changes to the building. However, we do intend to be considerate neighbors by landscaping the rather neglected yard, and painting the exterior of the building.

Thank you for your consideration. Please let me know if we can be of assistance in any way, at all!

Best Regards,



Julie and Kirk Armstrong,
And Ralph Coffin (Julie's grandfather)



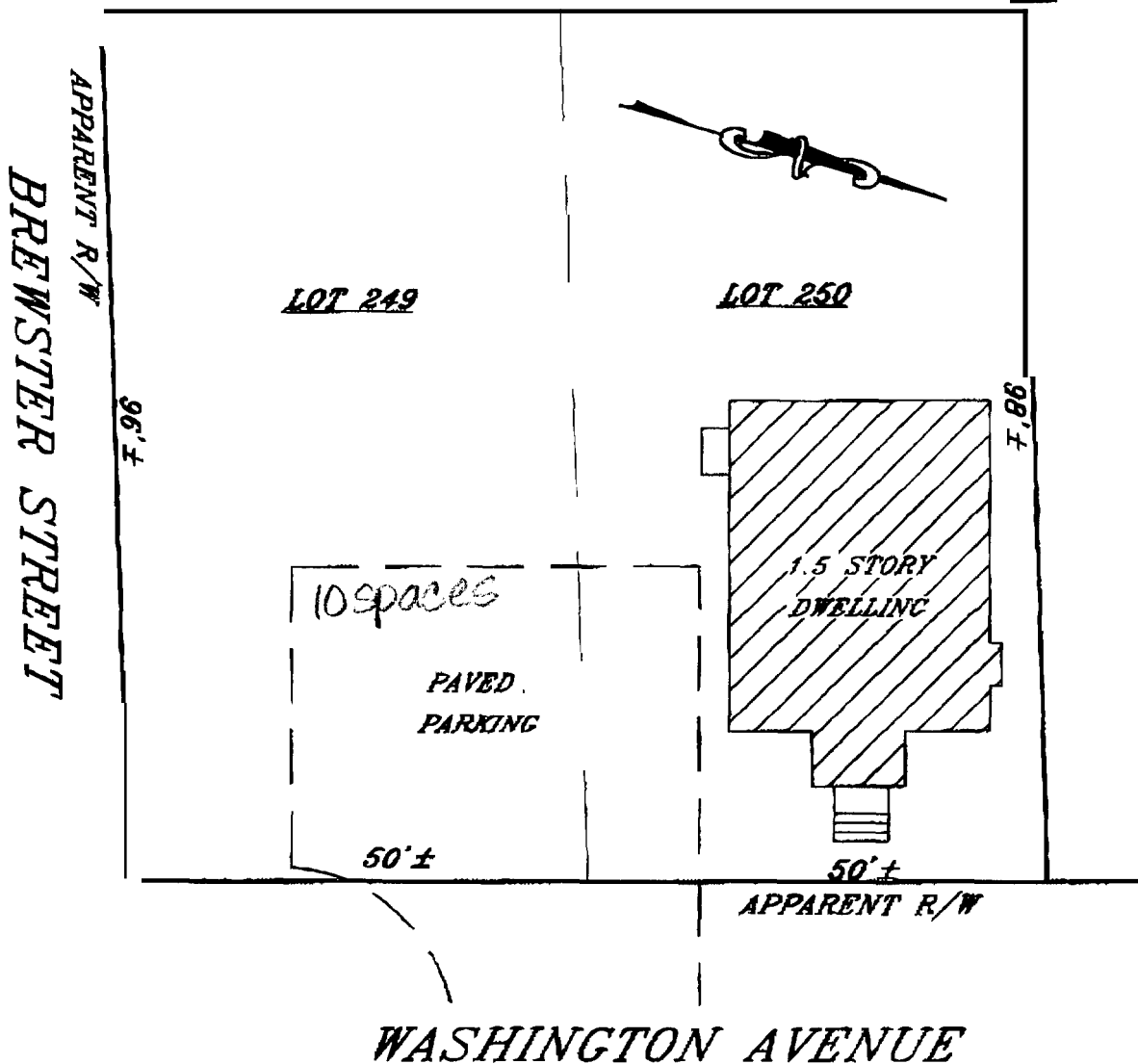
Ralph Coffin

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, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 1438 WASHINGTON AVENUE INSPECTION DATE: 5-3-05
PORTLAND, MAINE SCALE: 1" = 20'



INSP. BY CJF

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: JULIE ARMSTRONG REQ. PARTY: CORNERSTONE TITLE
 OWNER: RALPH COFFIN ATTORNEY: JULIE ARMSTRONG
 LENDER: N/A FILE No. 20517684 FIELD BOOK: 328

TITLE REFERENCES:

DEED BOOK: 22111 PAGE: 41
 PLAN BOOK: 14 PAGE: 70 LOT: 249, 250
 COUNTY: CUMBERLAND

YOUR FILE #: _____

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

818 BRIGHTON AVENUE
 PORTLAND, ME. 04108
 (207) 878-7870

222 CLARK WOODS ROAD
 LYMAN, ME 04002
 (207) 498-8368

Doc#: 96885 BK:22111 Pg: 61

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS THAT Melissa L. Ocampo of the C of Scarborough, County of Cumberland and State of Maine, grants to Ralph J. Cof with warranty covenants, the land described in Exhibit A attached hereto a incorporated herein.

SEE EXHIBIT A

Witness our hands and seals this 3rd day of December 2004.

[Handwritten Signature]
Witness

[Handwritten Signature]
Melissa L. Ocampo

State of Maine
County of Cumberland, ss

Personally appeared the above-named Melissa L. Ocampo, on this 3rd day of December, 2004 and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Handwritten Signature]
Notary Public
My commission expires _____

KIMBERLY N. BAK
Notary Public, Main
My Commission Expires Jul

SE:

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows:

Being Lots numbered 249 and 250 as shown on Plan of the Homesteads made by E.C. Jordan and Co., C.P. dated September 1921 and recorded in the Cumberland County Registry of Deeds in Plan Book 14 Page 70, to which reference may be had for a more particular description.

Meaning and intending to convey the same premises conveyed to Peter T. Ocampo and Melissa L. Ocampo by warranty deed of James N. Whipple dated July 1, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15603 Page 229, and conveyed by quitclaim deed of Peter T. Ocampo to Melissa L. Ocampo dated May 14, 2004 and recorded in said Registry of Deeds in **Book** 21280 Page 241.