

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1520 Washington Ave		Owner: Brown, Frances		Phone: 797-3700		Permit No: <b>960910</b>	
Owner Address: SAA Ptd, ME 04103		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued: <b>SEP 17 1996</b>	
Past Use:  1-fam		Proposed Use:  Same		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description:  Erect Shed 80 Sq Ft				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zone: <b>F3</b> CBL: 347-C-048	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <b>OK 9/16/96</b>	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>13 September 1996</b>		Signature:		Date:	
						Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>only well</i> <input type="checkbox"/> Wetland <i>5' to side</i> <input type="checkbox"/> Flood Zone <i>feathers</i> <input type="checkbox"/> Subdivision <i>under 100 ft</i> <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 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 provisions of the code(s) applicable to such permit

*Frances Brown*  
SIGNATURE OF APPLICANT Frances Brown

13 September 1996  
DATE:

RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: **9/16/96**

*D. Andrews*

CEO DISTRICT **7**  
*K. Carroll*

## Hopkinson & Abbondanza, P.A.

James A. Hopkinson  
Richard J. Abbondanza

511 Congress Street  
Suite 801  
Portland, Maine 04101

Telephone (207) 772-5845  
Facsimile (207) 874-2330  
Email: CF@HOPABBO.COM

December 15, 1998

**VIA HAND DELIVERY**

Marge Schmuckle  
Portland City Hall  
Inspection Services  
Portland, ME 04101

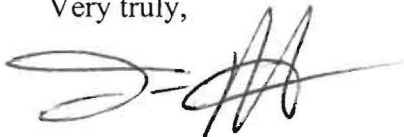
RE: 1520 Washington Avenue, Portland, Maine known as Map 347, Block C, Lot 048

Dear Marge:

Enclosed herewith in regard to the above, please find a copy of a Survey prepared by Titcomb Associates, as well as a proposed Zoning Certificate. As you will note from the Survey, small portions of Parcels 3 and 4 (now known as Parcels 3A and 4A respectively) are being separated out, and are being sold to a buyer, along with Parcel 2. Our concern is the remaining portions of Parcel 3 and Parcel 4, and we are attempting to close the sale of the Parcels 2, 3A, and 4A, today.

If all is in order, if you would kindly complete the Zoning Certificate, returning it to this office via fax, it would be greatly appreciated. However, if you have any questions or concerns, please do not hesitate to contact me. Thank you for your assistance with this matter.

Very truly,



James A. Hopkinson

JAH/cf

Encls.

ZONING CERTIFICATE

Francis M. Brown, his heirs, successors and/or assigns

RE: Zoning certificate for the property located at 1520 Washington Avenue, Portland, Maine (the "Property") known as Map 347, Block C, Lot 048

Gentlemen:

We are the authority responsible for the enforcement of zoning matters and the issuance of certificates of occupancy in the geographic area in which the Property is located. Please be advised as follows:

- (i) Certificates of occupancy have been issued without condition or variance and are in effect for all buildings and, if required, all units at the Property. We are not aware of any circumstances that would render such certificates of occupancy invalid or cause them to be revoked.
- (ii) The Property is zoned R-3 under the applicable zoning laws and ordinances. **(Please check (a) or (b), as applicable, and complete all blanks)**

\_\_\_\_\_ (a) This zoning classification allows the existing use of the Property, which constitutes a conforming use.

\_\_\_\_\_ (b) Although this zoning classification does not permit the current use density height parking lot coverage setbacks yard requirements other \_\_\_\_\_ [circle applicable non-conformity] the Property is a legal non-conforming use. Restoration of the Property as it currently exists is permitted [following a casualty not exceeding \_\_\_\_\_ % of the Property's \_\_\_\_\_] [provided that such restoration is completed within \_\_\_\_\_ months after a casualty].

- (iii) Attached hereto are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Property.
- (vi) As far as we are aware, the Property as adjusted by the sale of a portion of the premises as shown on the attached Plan made for Jandre Dev. Cop. by Titcomb Assoc., dated October 1, 1998, is in compliance with all applicable building codes, fire codes, other health and safety rules and regulations, parking, density and height requirements and other building and zoning laws.

Sincerely,

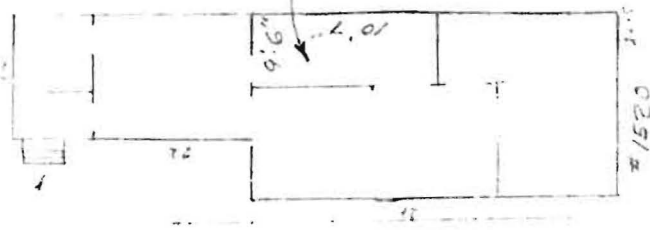
Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

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RENTAL ESTATE  
OFFICE  
ON 15th Floor



ENTRANCE  
TO PROPOSED  
OFFICE

15th

15th

15th