

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 071354

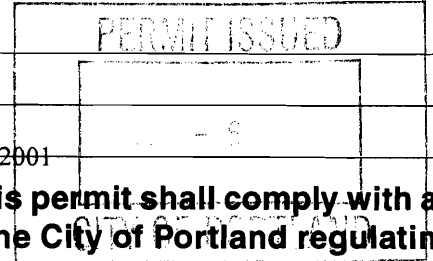
Please Read Application And Notes, If Any, Attached

This is to certify that SCHNEIDER VERONICA HAWN BOULET

has permission to change of use to office space

AT 524 WASHINGTON AVE

429 J002001



provided that the person or persons who accept 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 when permission procured before this building or part thereof is leased or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. Craig Clark

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

11/02/07 [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: 07-1354	Issue Date: 11/02/07	CBL: 429 J002001
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<b>Location of Construction:</b> 524 WASHINGTON AVE	<b>Owner Name:</b> SCHNEIDER VERONICA & SHA	<b>Owner Address:</b> 522 WASHINGTON AVE	<b>Phone:</b> 207-838-4034
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	<b>Zone:</b> B-2

<b>Past Use:</b> Retail Space on 1st floor & two legal dwelling units in the rest of bldg.	<b>Proposed Use:</b> Retail space change of use to office space on first floor with two dwelling units in rest of bldg	<b>Permit Fee:</b> \$105.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> change of use to office space on first floor		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Means of Egress	<b>INSPECTION:</b> Use Group: B/R-3 Type: SB IBC-2003	
		Signature: Greg Cross	Signature: 11/02/07, Ch M.	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> lmd	<b>Date Applied For:</b> 10/25/2007	<b>Zoning Approval</b>		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with condition</i> 11/1/07	Date: _____	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

<b>Permit No:</b> 07-1354	<b>Date Applied For:</b> 10/25/2007	<b>CBL:</b> 429 J002001
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<b>Location of Construction:</b> 524 WASHINGTON AVE	<b>Owner Name:</b> SCHNEIDER VERONICA & SHA	<b>Owner Address:</b> 522 WASHINGTON AVE	<b>Phone:</b> 207-838-4034
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Retail space change of use to office space on first floor with two dwelling units in rest of bldg	<b>Proposed Project Description:</b> change of use to office space on first floor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/01/2007**Note:** **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain an office use on the first floor with TWO (2) dwelling units in the rest of the building . Any change of use shall require a separate permit application for review and approval.
- 4) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/06/2007**Note:** **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 2 hour rated wall assembly req. between office and residential units
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/01/2007**Note:** **Ok to Issue:** 

- 1) unable to determine code compliance with structure from plans submitted. Compliance to be determined at C-O inspection.
- 2) All means of egress shall comply with NFPA 101



# General Building Permit Application

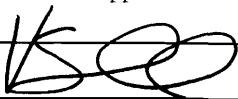
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>524-526 Washington Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>Building 1866 / Change of use 300 SF</u>		Square Footage of Lot <u>7375</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>429      J      2</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Washington Ave, LLC</u> Address <u>522 Washington Ave</u> <u>Portland, ME 04103</u> City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Veronica Schneider</u> Address <u>522 Washington</u> <u>Portland, ME 04103</u> City, State & Zip <u>207-838-4034</u>	Cost Of Work: \$ <u>— 0 —</u> C of O Fee: \$ <u>— 0 —</u> Total Fee: \$ <u>— 0 —</u>
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Office Space</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>Change Retail space to Office space</u>		<u>75. ccf 0</u> <u>30-Base</u>
Contractor's name: <u>N/A</u> Address: <u>N/A</u> City, State & Zip: <u>N/A</u> Telephone: _____ Who should we contact when the permit is ready: <u>Veronica</u> Telephone: <u>207-838-4034</u> Mailing address: <u>522 Washington Ave, Portland, ME 04103</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](http://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:  Date: 10/15/07

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



1 Square = 1 Foot

Residential unit

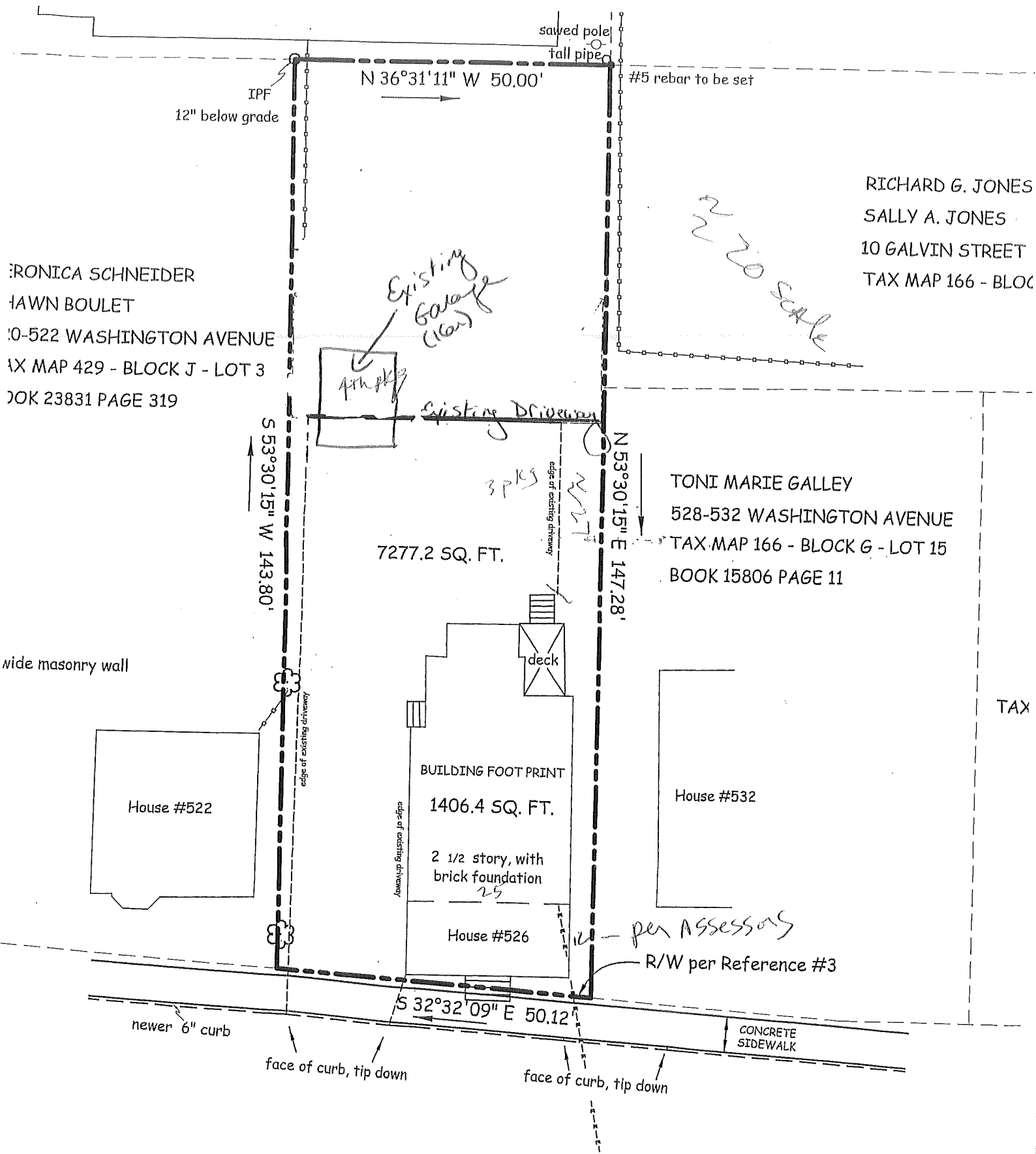
14 x 24 = 336 sq ft

PPG Space Required

24

14

Current Legal use is Retail. We would like to convert to OFFICE space



ERONICA SCHNEIDER  
 LAWN BOULET  
 10-522 WASHINGTON AVENUE  
 TAX MAP 429 - BLOCK J - LOT 3  
 BOOK 23831 PAGE 319

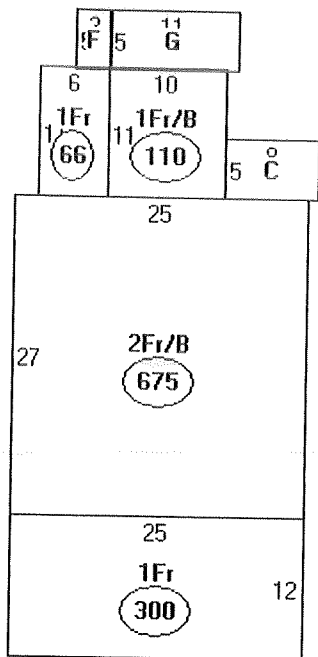
RICHARD G. JONES  
 SALLY A. JONES  
 10 GALVIN STREET  
 TAX MAP 166 - BLOC

TONI MARIE GALLEY  
 528-532 WASHINGTON AVENUE  
 TAX MAP 166 - BLOCK G - LOT 15  
 BOOK 15806 PAGE 11

# WASHINGTON AVENUE

Currently Retail want to change to office space





Descriptor/Area

- A: 2Fr/B  
675 sqft
- B: 1Fr/B  
110 sqft
- C: 1Fr/B  
40 sqft
- D: 1Fr  
300 sqft
- E: 1Fr  
66 sqft
- F: FUB  
15 sqft
- G: EP  
55 sqft



Previous Permit

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 07-0544	Date Applied For: 05/11/2007	CBL: 429 J002001
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<b>Location of Construction:</b> 524 WASHINGTON AVE	<b>Owner Name:</b> ANDERSON DANIEL W & JAME	<b>Owner Address:</b> 524 WASHINGTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Building	

<b>Proposed Use:</b> 1st floor retail and 2 residential dwelling units - Demolish Garage - Demolition only of Garage	<b>Proposed Project Description:</b> Demolish Garage - Demolition only of Garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/07/2007

**Note:** **Ok to Issue:**

- 1) This property shall remain a retail use on the first floor and 2 residential dwelling units. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 4) PLEASE NOTE: Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/13/2007

**Note:** **Ok to Issue:**

- 1) All debris must be removed from the site. Any excavation must be filled and graded.
- 2) A master electrician must disconnect the electrical feed to the garage at the panel and remove all wires.
- 3) Demolition permit only. No other construction activities allowed.