

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

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

Permit No:	07-0236	Issue Date:		CB1:	065 D014001
------------	---------	-------------	--	------	-------------

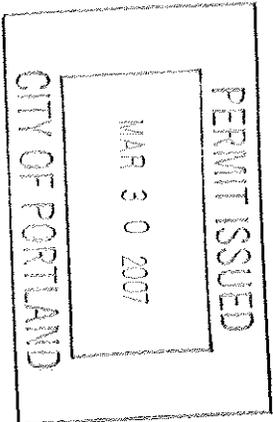
Location of Construction:	931 CONGRESS ST	Owner Name:	WILDCAT LLC	Owner Address:	465 CONGRESS ST	Phone:	
Business Name:		Contractor Name:	Wild Cat LLC	Contractor Address:	P O Box 328 Jackson	Phone	6033565019
Lessee/Buyer's Name		Phone:		Permit Type:	Change of Use - Commercial	Zone:	B2

Past Use:	Mixed Use/ Tavern & Res.	Proposed Use:	Commercial/ Residential - Interior rehab of dwelling units on the 2nd & 3rd floors.	Permit Fee:	\$2,295.00	Cost of Work:	\$220,000.00	CEO District:	2
Proposed Project Description:	Interior rehab of dwelling units on the 2nd & 3rd floors. <i>Concrete to permit # 06-11699 ; permit # 07-0234</i>			FIRE DEPT:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	INSPECTION:	Use Group: R2	Type: SB

Permit Taken By:	dmartin	Date Applied For:	03/07/2007	Signature:	<i>See Conditions</i>	Signature:	<i>IBC-2003</i>
				Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
				Signature:		Date:	

**Zoning Approval**

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Major Date: 3/14/07 <i>AKW</i>	<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:	<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>AKW</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 \_\_\_\_\_

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

Permit Number: 070236

This is to certify that WILDCAT LLC/Wild Cat LLC

has permission to Inerior rehab of dwelling unit on the 2 nd floor.

AT 931 CONGRESS ST

065 D014001

MAR 30 2007

PERMIT ISSUED

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

firm or person accepting this permit shall comply with all line and or the Ordinance of the CITY OF PORTLAND relating to the of buildings and structures, and of the application on the in

Apply to Public Works for street line and grade if nature of work requires such information.

of inspection must be obtained from the Department of Public Works before this building or part thereof is occupied. If the work is of a nature that requires a permit, the permit must be obtained from the Department of Public Works before the work is commenced. If the work is of a nature that requires a permit, the permit must be obtained from the Department of Public Works before the work is commenced. If the work is of a nature that requires a permit, the permit must be obtained from the Department of Public Works before the work is commenced.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Street Closes

See permit plans

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

Appeal Board \_\_\_\_\_  
Department Name \_\_\_\_\_

Denise Banks 3/30/07  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

**Applicant:**  
**Location:** 931 CONGRESS ST  
**CBL:** 065 D014001  
**Invoice Date:** 03/30/2007

Fee Description	Fee Charge
03/07/2007 AFTER THE FACT BUILDING PERMIT FEE	\$100.00
03/07/2007 STOP WORK ORDER REMOVAL FEE	\$100.00
<b>Amount Due Now: \$200.00</b>	

-----  
Detach and remit with payment

CBL 065 D014001  
Invoice Date: 03/30/2007  
Invoice No: 416  
Total Amt Due: \$200.00  
Payment Amount:

**Bill to:**  
465 CONGRESS ST  
PORTLAND, ME 04101

Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.

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

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

Permit No:	07-0236	Date Applied For:	03/07/2007	CBL:	065 d014001
------------	---------	-------------------	------------	------	-------------

Location of Construction: 931 Congress St	Owner Name: WLLDCAT LLC	Owner Address: 465 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC	Contractor Address: P O Box 328 Jackson	Phone: (603) 356-5019
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Residential - Interior rehab of dwelling units on the 2nd & 3rd floors. (connected to permits 06-1699 & 07-0239)	Proposed Project Description: Interior rehab of dwelling units on the 2nd & 3rd floors.
---	--

**Dept:** Zoning      **Status:**      **Reviewer:** Ann Machado      **Approval Date:** 03/09/2007  
**Note:** Legal use for 2nd & 3rd floor is 6 dwelling units. Building has 8 dwelling units. Owner has applied (permit #07-0239) to legalize the two illegal units.  **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) The legal use of the second and third floor is six dwelling units, but eight dwelling units exist. There is an application (permit #07-0239) to legalize the two illegal units. Once permit #07-0239 is issued and the certificate of occupancies are issued then the legal use will be a total of eight residential dwelling units on the second and third floors.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/30/2007  
**Note:**

1) All penetratos through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.  **Ok to Issue:**

2) Unit 7 wall plumbing is required to be exposed for inspection

3) 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.

4) This permit approves the work in the apartments only, a separate application for approval shall be submitted for the first floor vacant space.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 03/29/2007  
**Note:** NFPA 101 code summary required.  **Ok to Issue:**

1) The required 2 hr separation for mixed use shall include the underside of the stairs from 1st to 2nd floor.

2) A fire alarm system as required per NFPA 101

3) A plan detailing all life safety equipment and construction is required prior to issuing permit.

4) Fire escape stairs shall comply with the provisions of:  
 7.2.8.2 protection of openings.  
 7.2.8.6 Material and strength. Engineers report required  
 They shall be protected from physical damage

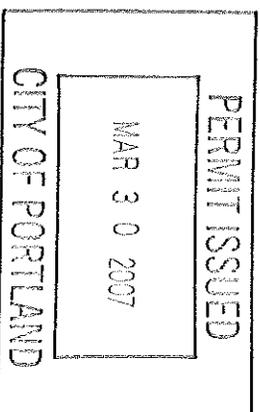
**Comments:**  
 3/8/2007-amachado: Left message for Fred Dambric. Is application a change of use? Existing uses on first floor is a beauty salon and a vacant bar. The application says that the proposed use is office space and residential apartments. The scope of work sheet says when a tenant has been located they will apply for a change of use. If this is a change of use, we need a better parking plan to scale that shows how many 9' x 19' parking spaces there are.

Location of Construction: 931 Congress St	Owner Name: WILDCAT LLC	Owner Address: 465 CONGRESS ST	Phone:
Business Name:	Contractor Name: Wild Cat LLC	Contractor Address: P O Box 328 Jackson	Phone: (603) 356-5019
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

3/9/2007-amachado: Spoke to Fred Dambrie. The permit is for interior renovations of the dwelling units on the second and third floor. The first floor will remain commercial (beauty salon and bar), but he is not doing a change of use for the first floor space until he finds a tenant. Any work on the first floor is connected to permit #06-1699.

3/19/2007-ldobson: \$100 Stop work order removal fee owed

3/30/2007-jimb: Spoke to Fred D. About the ceiling assembly and Sure Vents. All the ceilings are plaster with a dropped pan of 5/8 type x. The vents are installed to assist in drainage, but the sinks are connected to the building drain/vent line. Ok to issue





# 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>927-931 Congress Street</u>		Total Square Footage of Proposed Structure <u>Existing ± 9900</u>		Square Footage of Lot <u>± 6700</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>D</u> Lot# <u>14</u>	Owner: <u>Wildcat LLC</u>	Applicant name, address & telephone: <u>Wildcat LLC</u> <u>P.O. Box 328</u> <u>Jackson, N.H. 03826</u>		Telephone: <u>603-356-5019</u>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: \$ <u>220,000.00</u>		Fee: \$ <u>2,200.00</u>	
Current Specific use: <u>Residential / Commercial</u>		C of O Fee: \$			
If vacant, what was the previous use? Proposed Specific use: <u>Office Space / Residential Apartments</u>					
Project description: <u>After the fact Replacing + Repairs Existing Structures</u> <u>Windows, Doors, Floors, Ceilings, Plumbing Fixtures,</u>					
Contractor's name, address & telephone: <u>Wildcat LLC</u>					
Who should we contact when the permit is ready: <u>Fred Danbury / Tim Clarker</u>					
Mailing address: <u>P.O. Box 328</u> <u>Jackson, N.H. 03826</u> Phone: <u>603-356-5019</u> / <u>207-775-1515</u>					

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](http://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: \_\_\_\_\_

DEPT OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Date: 5 MAR 2007

RECEIVED

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

APPLICATION FOR PERMIT

PERMIT ISSUED

BODILISE GROUP

LOCAL TYPE OF CONSTRUCTION

22877

NOV 7 1982

ZONING LOCATION

PORTLAND, MAINE Dec 6, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION

929, Converse St.

Fire District #1  #2

1. Owner's name and address

Michael Gills w/wife

Telephone 773-9449

2. Lessee's name and address

William Smith, r. 73, Fairbouth St.

Telephone 772-5880

3. Contractor's name and address

No. of sheets

Proposed use of building

8-unit family

No. families

Last use

same

No. families

Material

No. stories Heat

Style of roof

Roofing

Other buildings on same lot  
Estimated contractual cost \$ 20,000

Appeal Fees

\$

FIELD INSPECTOR

Mr. @ 775-5451

Base Fee

110.00

Late Fee

TOTAL

110.00

To make alterations to 2nd and 3rd floors of already existing masonry building as per plans, 1 sheet of plans, no structural changes.

Stamp of Special Conditions

send permit to # 1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is sewer service to be made to public sewer? If not, what is proposed for sewerage?
Has separate tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING CODE

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Dept:

are observed?



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

December 22, 1982

Mr. Michael Gillis  
61A St. Lawrence Street  
Portland, Maine 04101

Dear Mr. Gillis:

Building permit and certificate of occupancy for a change of use from 6 to 8 families at 929 Congress Street cannot be issued due to the fact that density is computed based on the adjacent R-6 Residence Zone. Your property is in the B-2 Business Zone but residential density is based on R-6 density of one family unit per 1,000 square feet of land area. (Sec. 602.7.B.8. of the City Zoning Ordinance.)

Your lot at 929 Congress Street amounts to 6,566 sq. ft. of land area, which entitles you to have 6 family units on this lot. If eight family units were to be established, this would be in excess of the six units already authorized for this size lot.

If you wish to exercise your appeal rights in this matter, you may come to Room 113, City Hall, Portland to file the appeal on forms which are available here. A fee of \$50.00 shall be paid when the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Please advise us soon as to how you wish to proceed with this proposal. Perhaps you can acquire another lot behind your building at #929 Congress Street to support your request for additional apartment units.

Sincerely,

  
Warren J. Turner  
Zoning Specialist

cc: P. Samuel Hoffses  
Chief of Inspection Services

 Merle Leary, Inspector

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION 929 Congress Street

Issued to Michael Gillis

Date of Issue May 31, 1983

This is to certify that the building, premises, or part thereof, at the above location, built—<sup>1</sup>—  
—changed as to use under Building Permit No. 82-877, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

6 Family Dwelling

This certificate supersedes  
certificate issued

Approved:

(Date)

*Arthur Rowe*

Inspector

*Floyd Payne*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from  
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.