

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 041423

This is to certify that Munson Marie E & Joseph D. Francesco

has permission to 2nd floor porch and new entry be built

AT 72 Waterville St

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 altered or 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. 4/1/08

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

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

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*Permit Application has been abandoned and is expired.*  
*017 E003001*  
*Expired 1/28/08*



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development*

*Aaron Shapiro- Director of Housing and Neighborhood Services*

*Michael J. Nugent- Manager of Inspection Services*

January 4, 2005

Joseph Bauer  
72 Waterville St. Apt. 3  
Portland, ME 04101

Re: Permit# 041423 (017 E003)


Dear Mr. Bauer,

This office has reviewed the sketch dated 12/23/04 and have the following questions/comments:

- 1) The resulting 32 inch exit access from the First Floor unit is not allowed by the Building or Fire Prevention codes.
- 2) If the stairway is not "within a dwelling unit" the net tread must be at least 11 inches and the net rise cannot exceed 7 inches.
- 3) The headroom measurement must be as shown in the attached commentary figure 1009.2. If your project were constructed as proposed, it may violate required headroom.
- 4) Need framing details for the deck, the stairway opening, the stairway, guards etc.

A permit for the intended construction cannot be issued until compliance is established.

Yours truly,

  
Mike Nugent

Manager of Inspection Services

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

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

Permit No: 04-1423	Issue Date:	CBL: 017 E003001
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Location of Construction: 72 Waterville St	Owner Name: <del>Manson Marie E &amp;</del> <i>Joe Bauer</i>	Owner Address: 1414 Westbrook St	Phone: 233-8566
Business Name:	Contractor Name: Joseph Difrancesco	Contractor Address: 13 Knight St. Portland	Phone: 2078785723
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: <i>R6</i>

Past Use: multi family (3) home	Proposed Use: Multi family home with new entry way and porch on 2nd floor	Permit Fee: \$75.00	Cost of Work: \$6,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
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Proposed Project Description: 2nd floor porch and new entry to be built	Signature: <i>JMM</i>	Signature:
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: Date:	

Permit Taken By: dmm	Date Applied For: 09/23/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>9/11/2004</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
	Application expired and abandoned 1/28/08		

**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



# Residential 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>72 Waterville St.</u>		
Total Square Footage of Proposed Structure <u>126 Sq F</u>		Square Footage of Lot <u>3200 Sq Ft</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>017      E      003</u>	Owner: <u>Joe Bauer</u>	Telephone: <u>233-8566</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joseph H. Bauer 72 Waterville, Apt 3 Portland, OR 97201</u>	Cost Of Work: \$ <u>6000</u> Fee: \$ <u>75.00</u>
Current Specific use: <u>NONE</u>		
Proposed Specific use: <u>2nd Floor Entry &amp;</u>		
Project description: <u>2nd Floor porch over existing footprint of 1st floor porch, half covered and half open.</u>		
Contractor's name, address & telephone: <u>Joseph D. Francisco</u>		
Who should we contact when the permit is ready: <u>Joe Bauer</u>		
Mailing address: <u>72 Waterville St. Apt. 3</u>		
Phone: <u>233 8566</u>		

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: [Signature] Date: 21<sup>st</sup> Sept 2004

**Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

SEP 21 2004

CEIVE

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

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

<b>Permit No:</b> 04-1423	<b>Date Applied For:</b> 09/23/2004	<b>CBL:</b> 017 E003001
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<b>Location of Construction:</b> 72 Waterville St	<b>Owner Name:</b> Munson Marie E &	<b>Owner Address:</b> 1414 Westbrook St	<b>Phone:</b> ( ) 233-8566
<b>Business Name:</b>	<b>Contractor Name:</b> Joseph Difrancesco	<b>Contractor Address:</b> 13 Knight St. Portland	<b>Phone</b> (207) 878-5723
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi family home with new entry way and porch on 2nd floor	<b>Proposed Project Description:</b> 2nd floor porch and new entry to be built
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/30/2004

**Note:** 10/15/04 Spoke to Joe B. And explained that 14-136 of the ordinance does not allow open outside stairways **Ok to Issue:**   
or fire escapes above the ground floor - he make do a redesign and meet with both Mike & me.  
11/30/2004 received revised plans on 11/2 & 11/30 showing that the stairway will be enclosed

- 1) 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.
- 2) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted showing that the stairway will be completely enclosed. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

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

Existing roof to be completely replaced  
(Rotten frame)

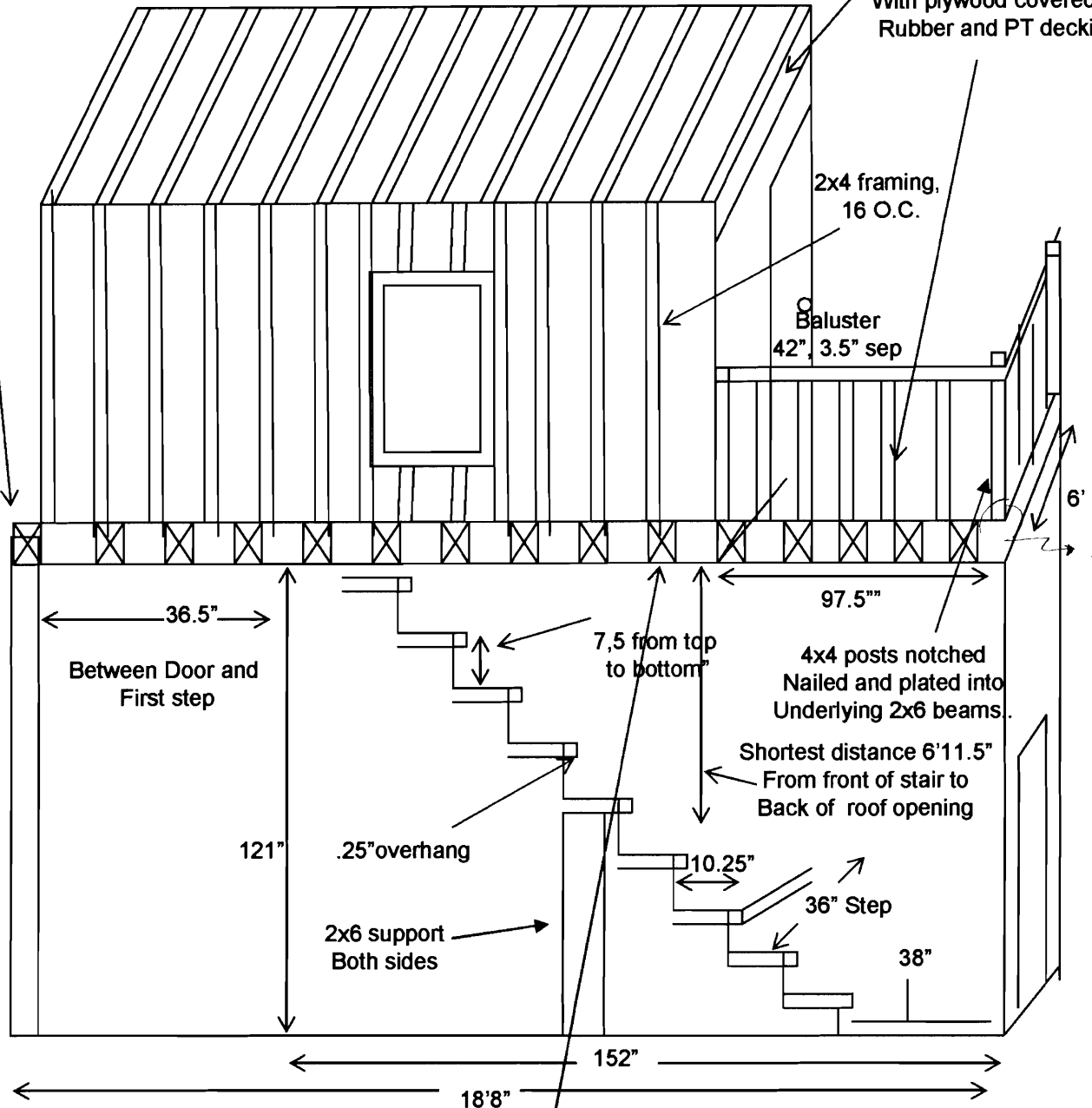
Vmatch over Rafter  
And black shingles  
Trimout 1x8 - 1x4 Drip edge

2x6 Rafters, 16 O.C.

Same underlying frame  
With plywood covered by  
Rubber and PT decking

2x4 framing,  
16 O.C.

Baluster  
42", 3.5" sep



2x6 rafters 16OC. U Joists against 2x6 ledger to be lagged into  
Existing frame every 16\".

Rialing as per code up stairs and around stairwell opening

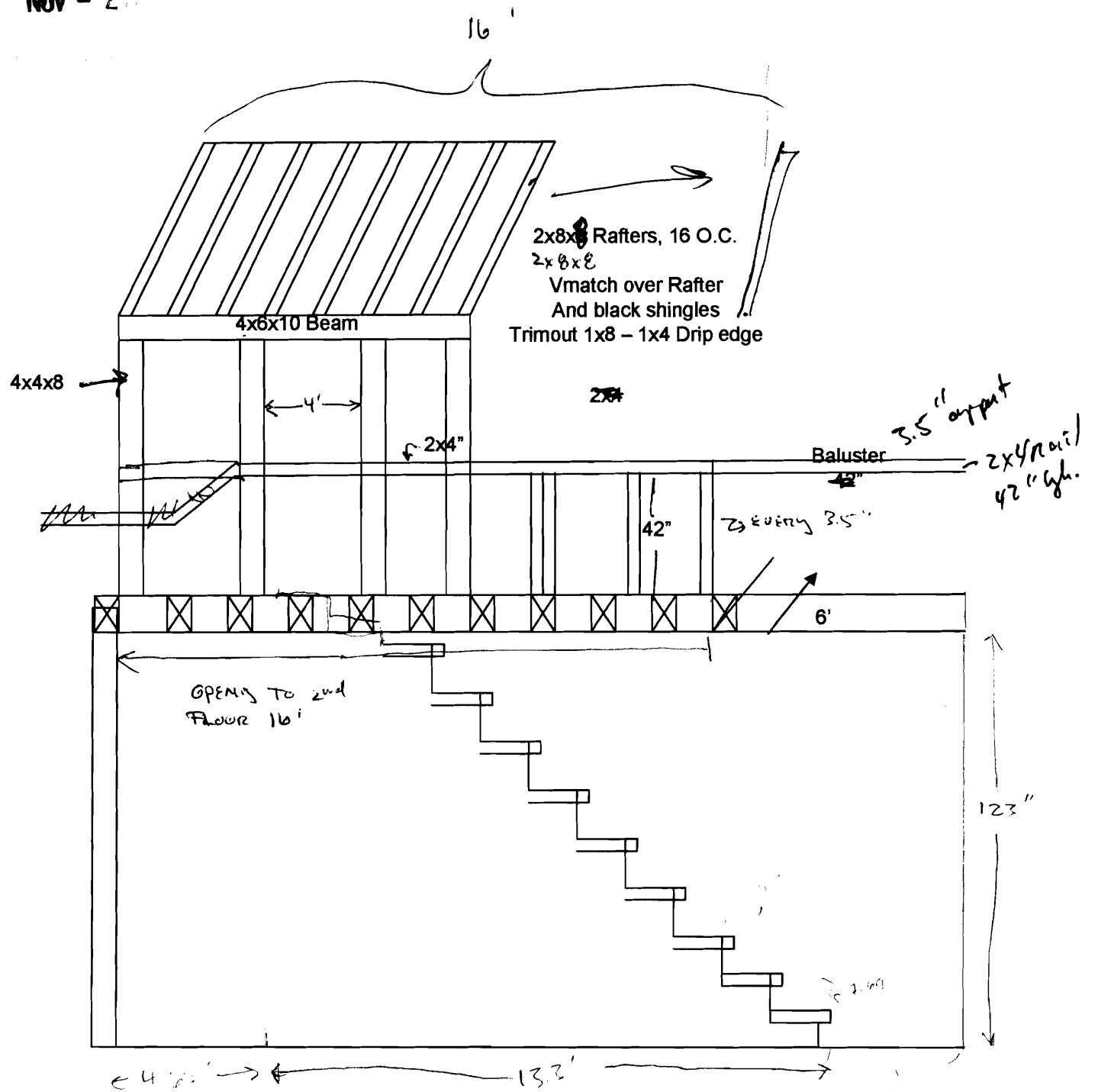
72 Waterville St - front 2<sup>nd</sup> floor entrance/deck

03/03/2004

17-E-3

Permit No: 041423

NOV - 2011



Stairs 7.69 Rise max

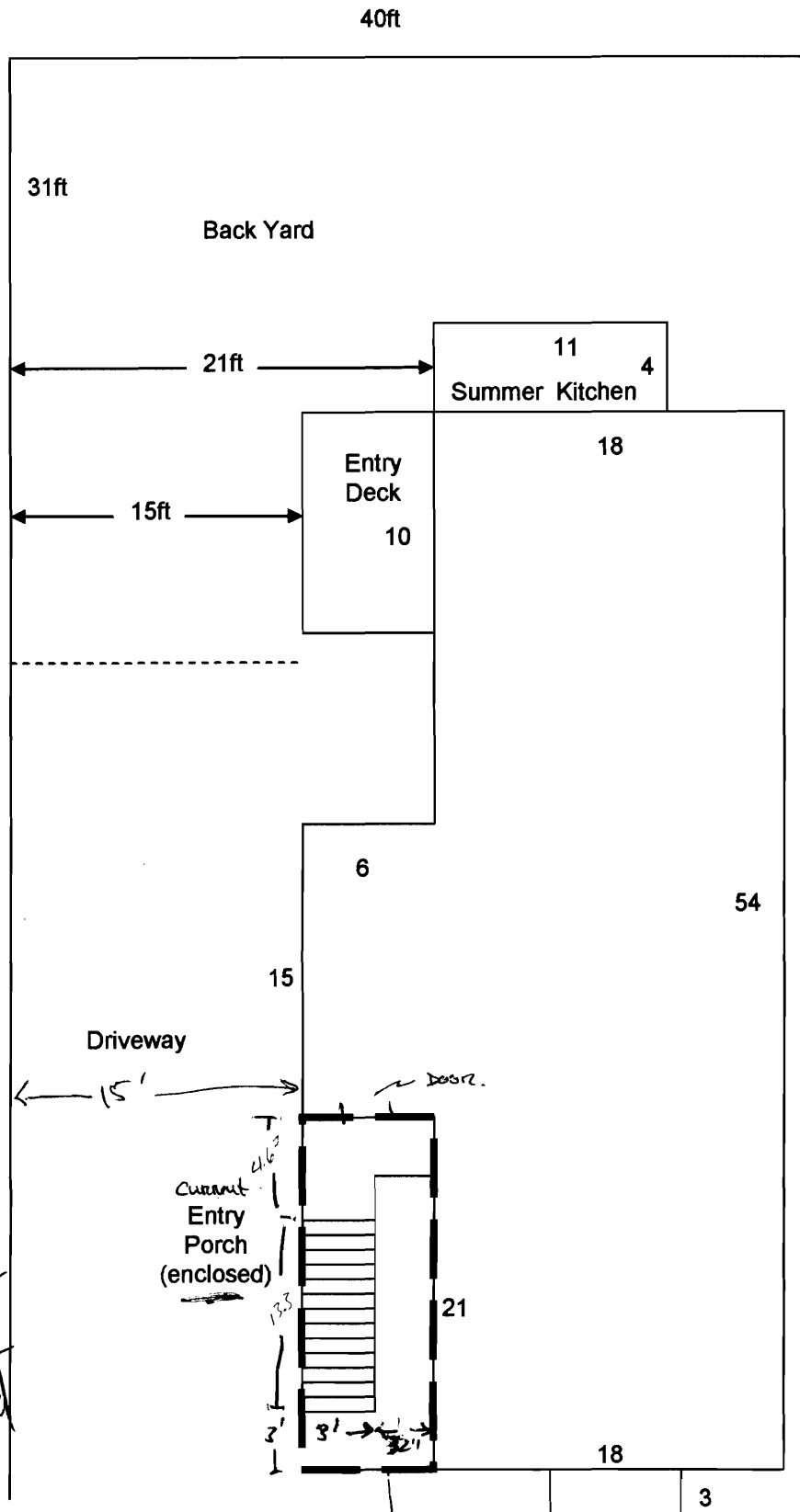
Front  
72 Waterville St - ~~Back~~ Decks Entry - ~~Phase 1~~

Enclosed porch.

Build Stairs inside. Roof over 16'  
6 Deck Door to 2nd Floor. Open back  
5' at front.

72 Waterville St – Front 2<sup>nd</sup> Floor Porch Entry

N&V



R-6  
Side 10' min  
15'  
shown  
NO RENT setback  
unpacked

Lot Size:  
House Footpring:  
Legal

$$\begin{array}{r} 21 \\ \times 6 \\ \hline 126 \end{array}$$

3200 Sqft x 50% = 1600 # MAX lot coverage  
1208 Sq ft  
17-E-3

Total Porch Area 126 sq ft.

front setback of for entry



21<sup>st</sup> September, 2004

Building Permit Division  
City of Portland  
389 Congress St. Room 315  
Portland, Maine 04101

RE: Vertical Extension of front Porch to create 2<sup>nd</sup> floor entrance and porch  
72 Waterville St. Portland, Maine

To whom it may concern,

Attached is my permit application to build a vertical expansion of the front porch to provide 2<sup>nd</sup> floor porch/balcony with entrance stairs along side of house.

Details:

- Construction will be within footprint of existing porch.
- The covered section will extend 10 ft from back of porch.
- The uncovered section will extend to footprint of 1<sup>st</sup> floor porch with decking/handrails/balustrades.
- A door will replace window allowing access to second floor from porch.
- metal "weather allowance" stairs will be installed along side of house to allow access to porch and 2<sup>nd</sup> floor. All stairs and entry platform will be grated to allow rain and snow fall through.
- No impact on parking for 3 car allowance of 3-unit home.
- Fixed price cost quote of USD 6000.00

*not allowed*

*New  
Submittals  
show the entry stairs  
to be  
enclosed*

In addition to this cover letter enclosed is the following information:

- Commercial Permit Application
- Property Deed
- Floor Plan
- Construction Detail
- Check for permit fee of 75 Dollars

I hope this cover letter and the enclosed documentation is sufficient for your requirements. Please do not hesitate to contact me if you have any questions or require additional information.

Regards



Joseph A. Bauer  
Owner - 72 Waterville St.  
207.233.8566

# WARRANTY DEED

**Know All Men By These Presents That** We, Marie E. Munson and Robert J. Munson, Sr. and John A. Solak  
of 1414 Westbrook Street, Portland,  
County of Cumberland and State of Maine,

for consideration paid, grant to Joseph A. Bauer


of 6A McKinley Court, Great Diamond Island,  
County of Cumberland and State of Maine

with **WARRANTY COVENANTS:**

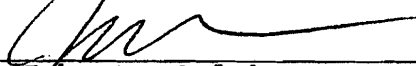
A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

**In Witness Whereof,** we have hereunto set our hand(s) this 6th day of  
August, 2004.

Witness

  
Marie E. Munson

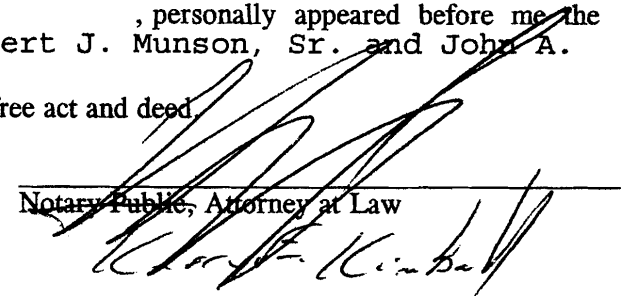
  
Robert J. Munson, Sr.

  
John A. Solak

State of Maine  
County of Cumberland

ss.

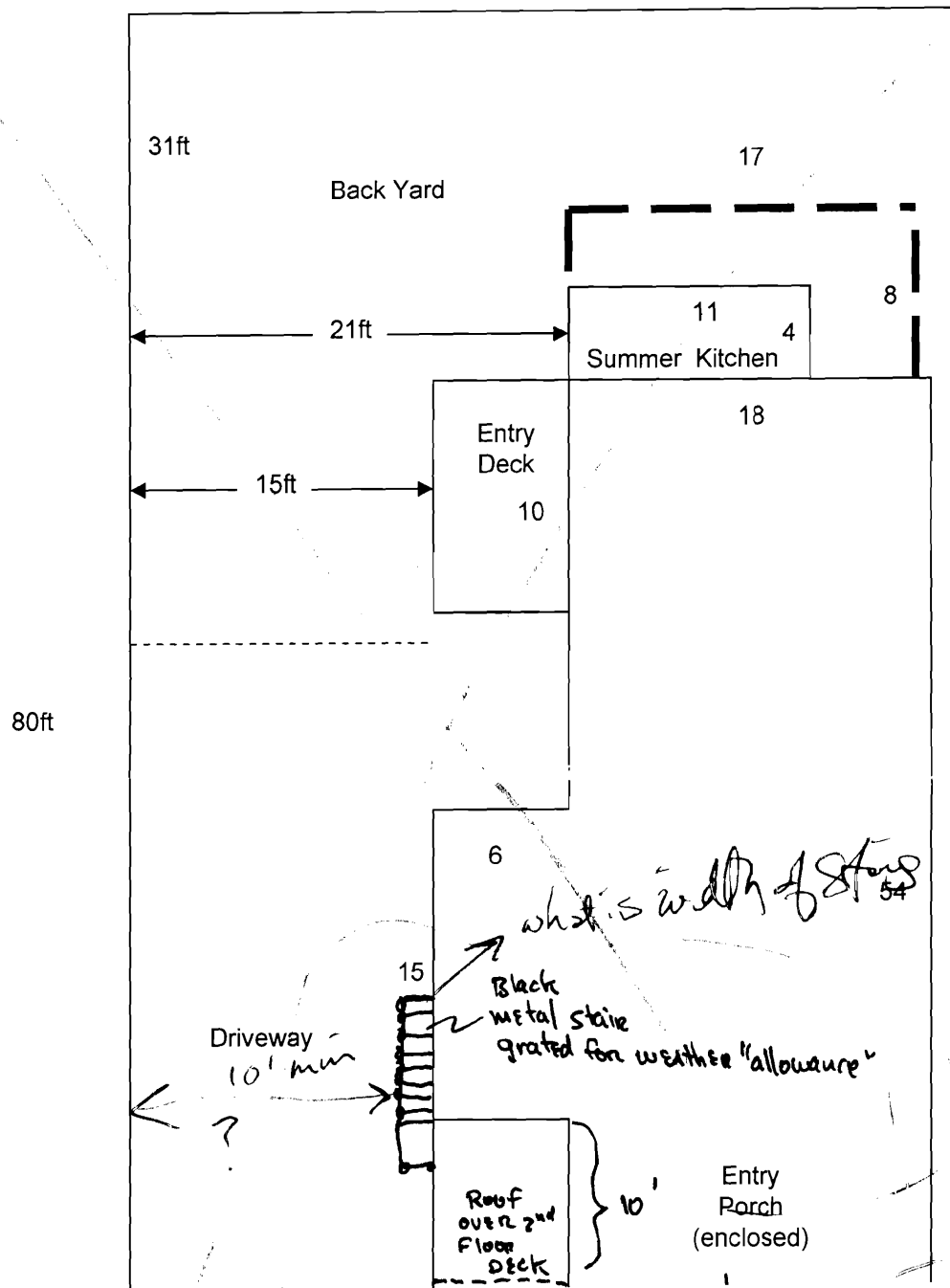
On this 6th day of August, 2004, personally appeared before me the  
above named Marie E. Munson and Robert J. Munson, Sr. and John A.  
Solak  
and acknowledged the foregoing to be his/her/their free act and deed.

  
Notary Public, Attorney at Law

Return to: Joseph A. Bauer

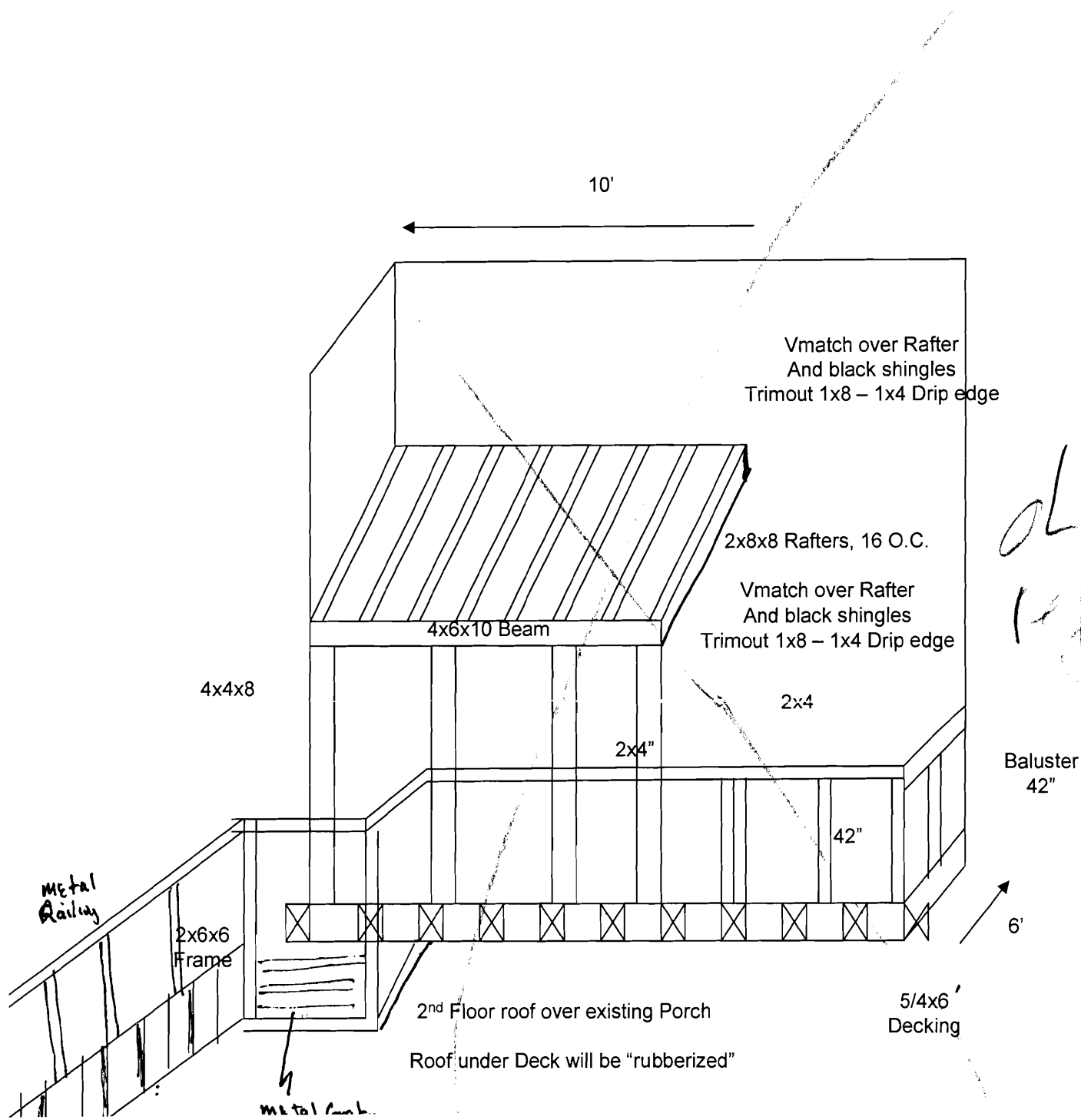
72 Waterville St

40ft



OLD  
reworked

ACA



old  
repair

