

Form # P 04

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

Please Read  
Application And  
Notes, if Any,  
Attached

BUILDING PERMIT

PERMIT ISSUED

This is to certify that Portland Housing Authority/Bid Life Environment Services

has permission to Add Handicap Ramp

AT 70 Oxford St

CB 022 H001001

City of Portland

AUG - 6

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise finished-in. 24 HOURS 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. CAPT. J. Santora

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

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

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

*[Handwritten 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: 10-0470	Issue Date:	CBL: 022 H001001
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Location of Construction: 70 Oxford St (25' Bay St)	Owner Name: Portland Housing Authority	Owner Address: 14 Baxter Blvd	Phone: 207-774-6318
Business Name: Portland Housing Authority	Contractor Name: Bio-safe Enviromental Services	Contractor Address: 5 Delta Drive Westbrook	Phone: 2076326165
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Portland Housing Authority / 10 Units	Proposed Use: Portland Housing Authority / Add Handicap Ramp	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
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Proposed Project Description: Add Handicap Ramp	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: R-2 Type: SB IRC 2003
	Signature: (Signature)	Signature: (Signature)
	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: gg	Date Applied For: 05/04/2010	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption \$b-69900021 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/conditions Date: 7/22/10 ABN	<p><b>Zoning Appeal</b></p> <input checked="" type="checkbox"/> Variance Disability <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 40 <input type="checkbox"/> Denied Date: 7/15/10	<p><b>Historic Preservation</b></p> <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:
	<p><b>PERMIT ISSUED</b></p> <p>AUG - 6 2010</p> <p>City of Portland</p>		

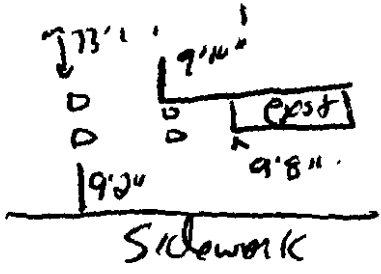
**CERTIFICATION**

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

9-8-10

4 - ~~8~~ precast piers by hand





**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

May 4 2010

Received from Bureau Experimental Inc.

Location of Work 20 Bay St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \$20.00

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 022 Hood

Check #: 12325 Total Collected \$ 20.00

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: 12325 [Signature]

WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

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

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

Permit No: 10-0470	Date Applied For: 05/04/2010	CBL: 022 H001001
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Location of Construction: 70 Oxford St (25 Boyd)	Owner Name: Portland Housing Authority	Owner Address: 14 Baxter Blvd	Phone: 207-774-6318
Business Name: Portland Housing Authority	Contractor Name: Bio-safe Enviromental Services	Contractor Address: 5 Delta Drive Westbrook	Phone: (207) 632-6165
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Portland Housing Authority / Add Handicap Ramp	Proposed Project Description: Add Handicap Ramp
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/22/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
1) This property shall remain as four buildings with ten dwelling units in each. 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.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/06/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 07/29/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
1) Ramp, stairs, and guard rail shall be ADA and code compliant.			
2) All construction shall comply with NFPA 1 and 101.			

<p><b>Comments:</b></p> <p>5/7/2010-amachado: Left vcm for Scott Regan - Biosafe. Need to know what is considered the front of the building. Is it the side or the front where this ramp is going? What is the exact setback from the ramp to the property line? Is it a handicap access ramp?</p> <p>5/13/2010-amachado: Met with Scott Regan yesterday. Front of the building faces Oxford Street. He says it is 14' from the building to the side walk. The ramp is 5' 3 1/2" wide, so it is 8' 8 3/4" to sidewalk. Front setback is 10' minimum or average. Need to know exactly where front property line is. If it doesn't meet 10' front setback, then maybe can average front setback with 68 Oxford Street. Spoke to Scott Regan. He will see if PHA has a siteplan for the property. Scott will get back to me.</p> <p>5/17/2010-amachado: Spoke to Stephen Tomas, architect for the project. He is looking at three options. He will reduce the ramp size to be 5' off the building to meet the 10' front setback and submit revised plans, he will submit a disability variance or they will build a retaining wall and bring the grade up to the building. I told him that the permit is on hold until Portland Housing Authority determines what they want to do.</p> <p>7/22/2010-amachado: The ZBA granted a disability variance for the property to reduce the required front yard setback to 8'10" to build the new ramp.</p>
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**PERMIT ISSUED**  
AUG - 8  
City of Portland

<b>Location of Construction:</b> 70 Oxford St (25 Boyd)	<b>Owner Name:</b> Portland Housing Authority	<b>Owner Address:</b> 14 Baxter Blvd	<b>Phone:</b> 207-774-6318
<b>Business Name:</b> Portland Housing Authority	<b>Contractor Name:</b> Bio-safe Enviromental Services	<b>Contractor Address:</b> 5 Delta Drive Westbrook	<b>Phone:</b> (207) 632-6165
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	
7/29/2010-gg: Received granted site plan exemption as of 07/29/10. /gg			

PERMIT ISSUED

AUG - 6 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

AUG - 6 2008

City of Portland



# 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>25 BOYD ST. PORTLAND ME. 04101 (70 Oxford)</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>22</u> Block# <u>H</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>POTLAND HOUSING AUTH.</u> Address <u>14 BAXTER BLVD.</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>774-6318</u>
Lessee/DBA (If Applicable)  <b>RECEIVED</b>  <u>MAY - 4 2010</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220.00</u>
Dept. of Building Inspection <u>POTLAND HOUSING AUTHORITY</u> Current legal use <u>City of Portland Maine</u> Number of Residential Units <u>10</u> If vacant, what was the previous use: _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD HANDICAP RAMP on Oxford Street Side</u>		
Contractor's name: <u>BIDSAFE / SCOTT</u>		
Address: <u>5 DEVA DR.</u>		
City, State & Zip <u>WESTBROOK ME 04092</u>		Telephone: <u>854-5262</u>
Who should we contact when the permit is ready: <u>SCOTT REBAN</u>		Telephone: <u>318 3088</u>
Mailing address: _____		

**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: [Signature] Date: 5/3/10

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



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: July 20, 2010

RE: Action taken by the Zoning Board of Appeals on July 15, 2010.

Members Present: Phil Saucier (chair), William Getz (acting secretary), Sara Moppin, and Jill Hunter

Members Absent: Gordon Smith

#### 1. New Business:

##### A. Disability Variance Appeal:

70 – 86 Oxford Street (25 Boyd Street), Portland Housing Authority, owner, Tax Map 022, Block H, Lot 001, R-6 Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet, ten inches instead of the minimum ten foot setback as required under section 14-139(d)(1). Representing the appeal is Stephen Thomas, architect. **The Board voted 4-0 to grant the disability variance appeal allowing the applicant to reduce the front yard setback to eight feet, ten inches to install a handicap ramp.**

##### B. Practical Difficulty Variance Appeal:

23 Neal Street, Steven & Kari Brynes, owners, Tax Map 062, Block E, Lot 008, R-4 Residential Zone: The appellants are proposing to build a twenty-five foot by five foot farmer's porch on the front of their house. The appellants are requesting a variance from the required front yard setback of twenty-five feet to eighteen feet [section 14-105(d)(1)]. Representing the appeal is Zac Davis of Davis Fine Woodworking. **The Board voted 4-0 to grant the practical difficulty appeal allowing the applicants to reduce the front yard setback to eighteen feet in order to build a farmer's porch.**

##### C. Disability Variance Appeal:

3-11 Van Vechten Street, James & Elizabeth Quinn, owners, Tax Map 410, Block C, Lots 034, 035, 036 & 037, R-3 Residential Zone: The appellants are seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellants are requesting a front yard setback of three feet instead of the required twenty five foot setback [section 14-90(d)(1)]. The appellants are also requesting a side yard setback of six feet instead of the required eight foot setback [section 14-90(d)(3)]. Representing the appeal is Thomas Quinn, the owners' son. **The Board voted 4-0 to grant the disability variance appeal allowing the applicants to reduce the front yard setback to three feet and the side yard setback to six feet in order to install a handicap ramp with the condition that the ramp be removed when no longer needed by the household member.**

**Ann Machado - Handicap Ramp @ 25 Boyd Street**

**From:** Ann Machado  
**To:** scott@biosenv.com  
**Date:** 5/14/2010 4:25 PM  
**Subject:** Handicap Ramp @ 25 Boyd Street

5/17/10 Spoke to Stephen Thomas (architect)  
① examples to meet 10' setback  
② disability variance  
③ build retaining wall  
he'll let me know which action will be taken

Scott -

I have looked at the partial survey that you brought in today.

The survey shows 15' from the building to the front property line. The "Ramp Plan" on sheet A-2 gives the width of the ramp as 5' 3 1/4". If you subtract that from 15', the setback from the ramp to the property line is 9' 8 3/4" and the minimum setback for the R-6 zone is ten feet [section 14-139(d)(1)]. The proposed ramp does not meet the setback. That section does state "a front yard need not exceed the average depth of front yards on either side of the lot". There is no building on the lot to the right of 25 Boyd (across Boyd Street) so that yard would be the 10' minimum. The next property to the left of 25 Boyd Street is across Mayo Street - 68 Oxford Street. If the front yard from that building is less than 10', then you can average it with 10' to see if the 25 Boyd Street front yard can be reduced.

If the ramp does not meet the front yard setback, the applicant will have to apply for a disability variance.

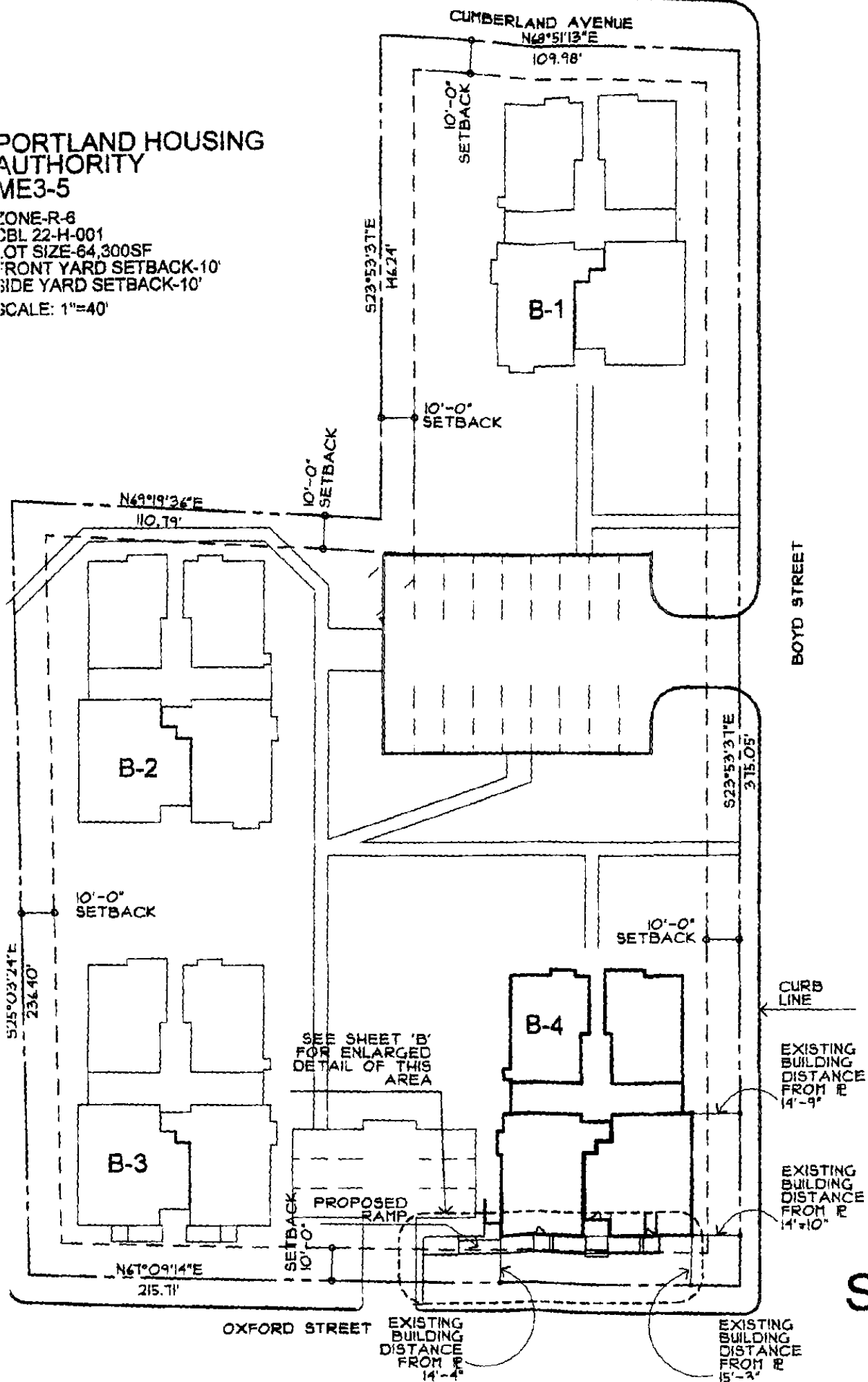
Please call me at 874-8709 if you have any questions.

Ann Machado  
Zoning Specialist  
(207) 874-8709

6/2 - spoke to Stephen Thomas. PHA will provide disability variance  
Mark Adelson spoke to Mass about it.

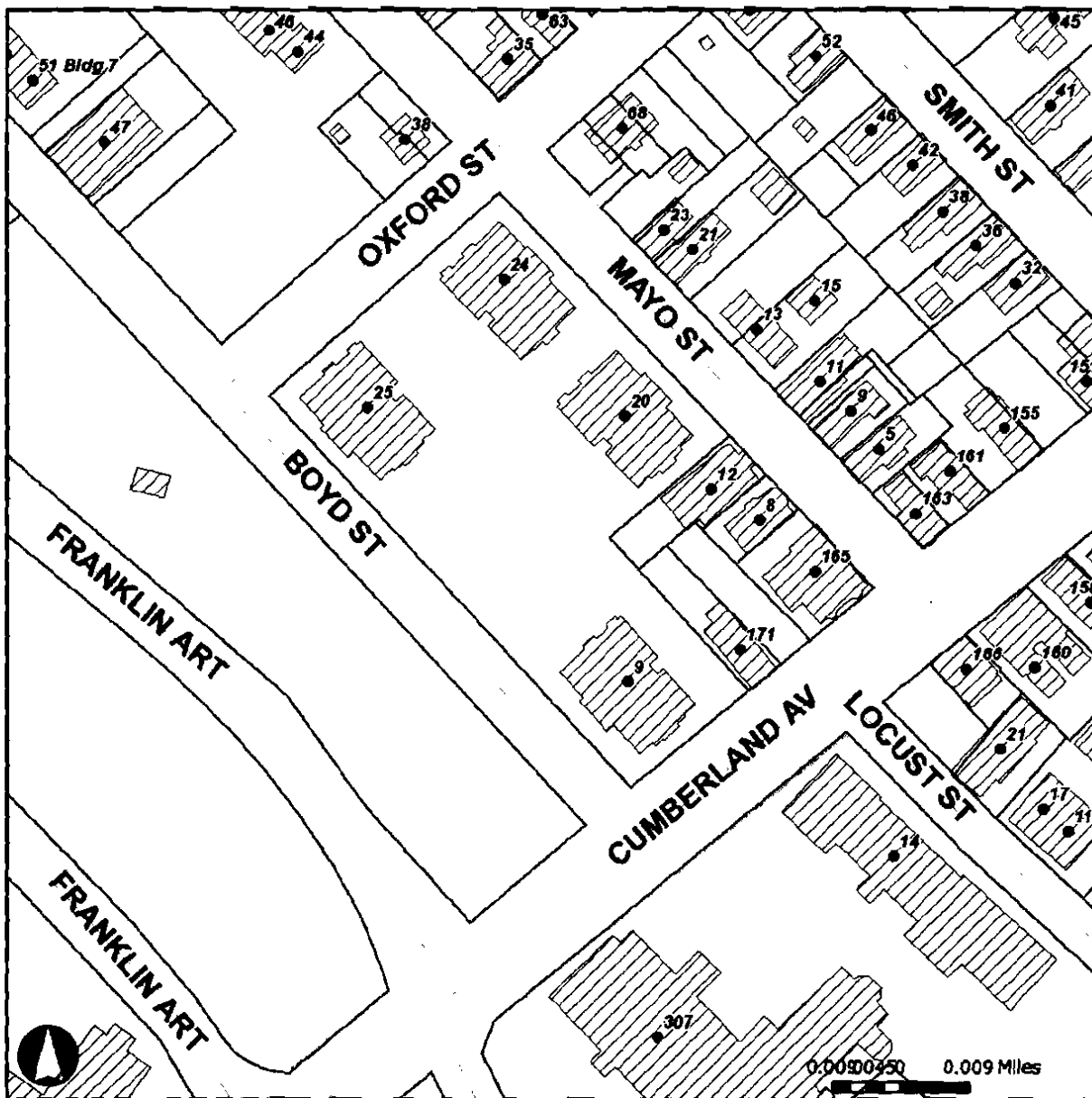
PORTLAND HOUSING  
AUTHORITY  
ME3-5

ZONE-R-8  
BL 22-H-001  
LOT SIZE-64,300SF  
FRONT YARD SETBACK-10'  
SIDE YARD SETBACK-10'  
SCALE: 1"=40'



SHEET 'A'

# Map



Interstate



Streets

Buildings



Parcels



Traveled Ways

Stream

Wetland



Lake/Pond



Jetport



County Streets



ME Towns



Ocean



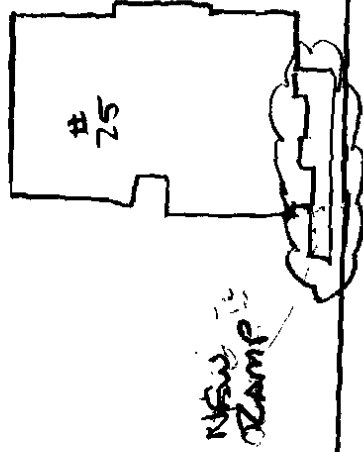
PONTIAC HOUSING AUTHORITY  
25 BAYD ST.  
PONTIAC MI.

HANDICAP ACCESS RAMP.

APPROX. DIMENSIONS

60' X 5'

RAMP TO BE BUILT  
OVER EXISTING CONCRETE  
RAMP



BAYD ST

OXFORD ST.

R6

10' setback front

or average

2' TO NEW HAND RAIL  
+ EDGE OF SIDEWALK

FRONT SET-BACK  
DISTANCE TO  
CONCRETE WALK

14' FROM

FACE OF BUILDING

FROM RAMP TO  
CONCRETE SIDEWALK

9'

(over)

CURRENT/EXISTING

