

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

October 25, 2001

Joseph R. Mazziotti
555 Forest Avenue
Suite 200
Portland, ME 04104

RE: 18 Monument Square – 027-F-005 - B-3 zone with a PAD overlay 1st floor zone

Dear Mr. Mazziotti,

This letter will confirm that all residential units at 18 Monument Square have been a legal and allowable use since the issuance of a building permit dated April 4, 1988. This building is located within a B-3 business zone with a PAD overlay 1st floor zone. There are no minimum lot size requirements within the B-3 zone for residential uses. Based on the information within our microfiche this building complies with the applicable provisions of the Portland Zoning Ordinance. I am not aware of any pending violations concerning this structure.

Very truly yours,

A handwritten signature in cursive script, reading "Marge Schmuckal", with a long horizontal line extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: file

October __, 2001

Joseph R. Mazziotti
555 Forest Avenue
Suite 200
Portland, Maine 04104

RE : 18 Monument Square - 27-F-5 - B-3 zone

Dear Mr. Mazziotti :

This letter will confirm that all residential units at 18 Monument Square have been a legal and allowable use since _____ and comply with the applicable provisions of the Portland Zoning Ordinance.

Sincerely,

Marge Schmuckal
Zoning Administrator
City of Portland

DUPLICATE

GENERAL RECEIPT

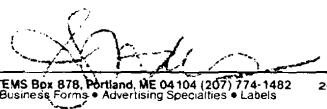
CITY OF PORTLAND, MAINE

DEPARTMENT INSPECTIONS DATE 10/25/01
RECEIVED FROM

ADDRESS Zoning detm
18 Monument St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	ZONING dht		
	27-1005		
	CK 1231		
☐ CASH ☒ CHECK ☐ OTHER		TOTAL	50 -

RECEIVED BY



DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT

inspections

DATE

10/25/01

RECEIVED FROM

ADDRESS

zoning detm
18 Monument St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	zoning det.		
	27-foo		
	CK 1231		

☐ CASH ☒ CHECK ☐ OTHER

TOTAL

50 -

RECEIVED BY



GBF INFORMATION SYSTEMS Box 878, Portland, ME 04104 (207) 774-1482 200747-BP
Commercial Printing • Business Forms • Advertising Specialties • Labels

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Paul Pennington

Address: 16A Monument Square Portland 799-7661

LOCATION OF CONSTRUCTION: 16A Monument Square

CONTRACTOR: Andrew H. HARRIS SUBCONTRACTORS: Call with check

ADDRESS: 1483 Forest Avenue 04103 97-1112

Est. Construction Cost: 50,000 Type: Commercial/Residential

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: Renovation to 3, 4, & 5th floors as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Post Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Material: _____

For Official Use Only

Date: March 25, 1988

Inside Fire Limits _____

Bldg Code _____

Time Limit _____

Estimated Cost: 50,000

Value/Structure _____

Fee: 575

Subdivision: Yes / No _____

Name _____

Lot _____

Block _____

Permit Expiration: _____

Ownership: _____ Public _____ Private _____

PERMIT ISSUE

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size City of Portland
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other: _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District B-3 Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain) _____
 Date Approved: 3/25/88

Permit Received By: Lyne Bennett

Signature of Applicant: [Signature] Date: 3/25/88

Signature of CLO: [Signature] Date: 3/31/88

Inspection Date: _____

PLOT PLAN

N
↑

FEES (Breakdown From Front)

Base Fee \$ 270 - pd 3/25/88
Subdivision Fee \$
Site Plan Review Fee \$
Other Fees \$
(Explain)
Late Fee \$

Type

Inspection Record

Date

COMMENTS

Rec'd permit from Inspector Drung 5/90. Turned in permit 8/4/90 work completed
w/out benefit of inspection. RACM

Signature of Applicant

Andrew P. Bonneau

Date



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 1, 1988

RE: 18A Monument Square

Andrew Bowman
1483 Forest Ave.
Portland, Maine 04103

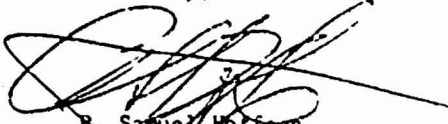
Dear Sir:

Your application to make renovations to 3rd, 4th, and 5th floors has been reviewed and a permit is herewith issued subject to the following requirements:

1. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
2. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
3. Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
4. The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
5. Fire escape shall have a maximum rise of 8" and minimum tread of 5". Stairs shall terminate at grade level, no ladders.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/s/

cc: LT. James P. Collins, Fire Prevention

LOT

For Official Use Only

Public	AUG. 13, 1988	Subdivision: Yes / No
Inside Fire Limit		Name
Inside Code		Lot
Zone Limit		Block
Retained Cost	2,000	Permit Expiration:
Value/Gross	30.00	Ownership
Fee		Public

Cellinger, William F. 1988

2. Ceiling Strapping Size _____ Spacing _____

4. Insulation Type slaty masonry

Rock

u. coming in light.

1. 1 Pile or Kallet Size _____ Span _____

2 Sheathing Type _____ Size _____

2. Roof Covering Type _____

4. **Chimney:**

Heating: _____
Type: _____ Number of Fire Places: _____

Type of Heat: _____

Electrical: _____
Service Entrance Size: _____ Smoke Detector Required Yes No

Number

1. Approval of soil test is required Yes _____ No _____

2. No. of Tube or Showers _____

3. No. of Flashes _____

4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Zone: _____ **Street Frontage Req:** _____ **Provided:** _____

Required Setbacks: Front _____ Back _____ Side _____
 Proposed: _____

Review Required: _____ No _____ Date: _____
Zoning Board Approval: Yes _____ No _____

Planning Board Approval: Yes No Date:

Constitutional Issues Variance Site Plan Subdivision

Shore and Floodplain Mgmt. _____ Special Exception _____
Construction Use: _____ Variance _____ Other: _____
CDD/AVENUE _____

Other (Explain) _____
Date Assigned _____

NAME OF PARTY

Permit Received By Lisa Cushman

1

Signature of Applicant [Signature] Date AUG. 17.

Signature of CEO (b) [Signature] Date

10

Inspection Dates	Inspector	Inspector's Signature	Inspector's Title
11/11/07	11/11/07	11/11/07	11/11/07

White Tag-CEO
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