

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 32 Alder St 04101		Owner: Earl & Letitia Hodgkins 04101		Phone: 772-4817		Permit No: 990605	
Owner Address: SAA Peld 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: JUN 10 1999	
Past Use: 5-Unit		Proposed Use: 3-Unit		COST OF WORK: \$ N/A		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R2 Type: 513 BOC 896	
Proposed Project Description: Practical Difficulty Variance Change of Use 2-unit to 3-unit				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: 5-2 CBL: 033-C-021	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <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"/>	
Permit Taken By: SP		Date Applied For: 6-4-99		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Practical Difficulty - \$50.00
Building Permit \$25.00
Total paid to date \$75.00

**PERMIT ISSUED
WITH REQUIREMENTS**

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 provisions of the code(s) applicable to such permit

6-4-99

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☒ Approved
☐ Denied

Historic Preservation

- ☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

- ☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

CEO DISTRICT

2

32 Alder Street

3367

18'5"

HOUSE

54'

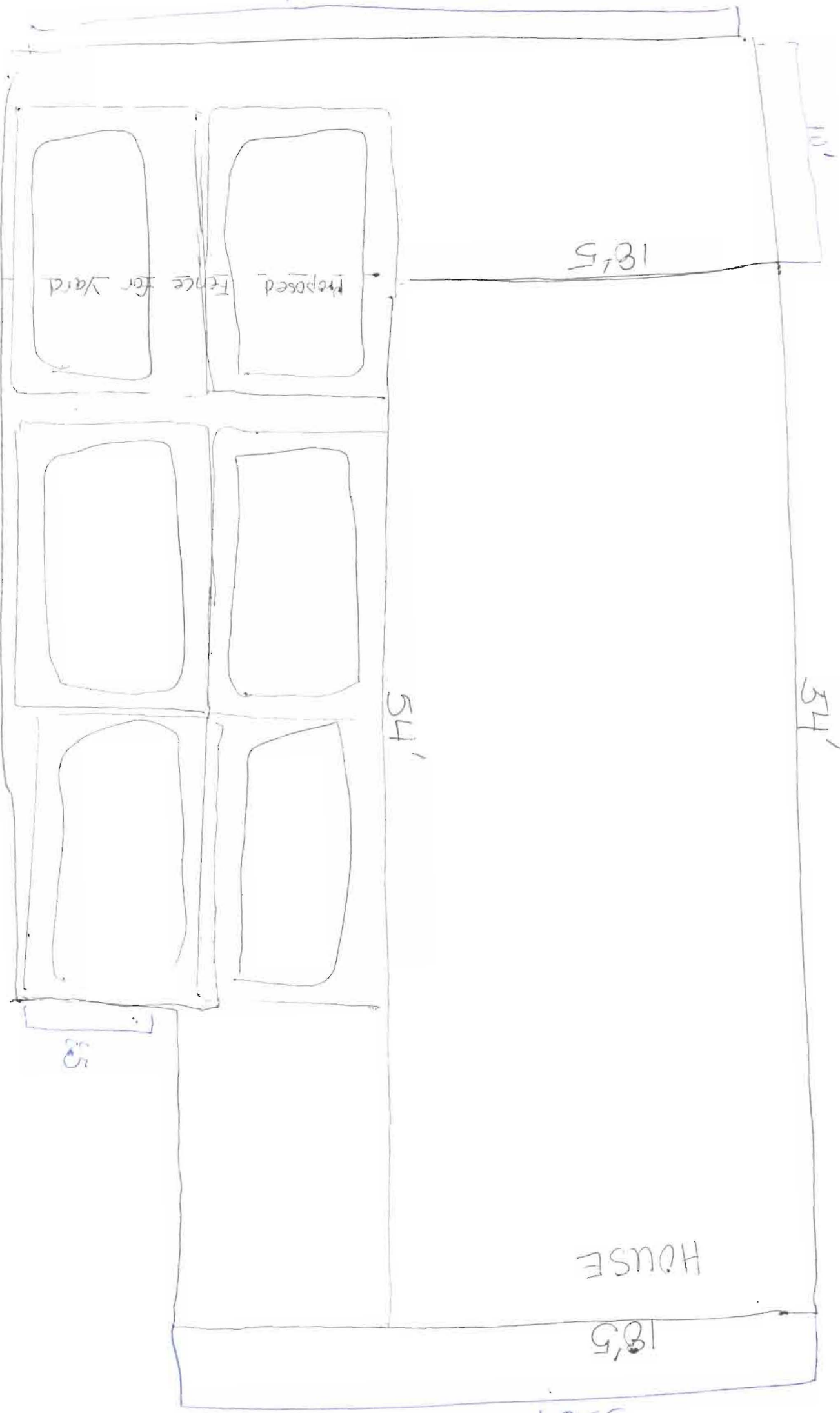
54'

18'5"

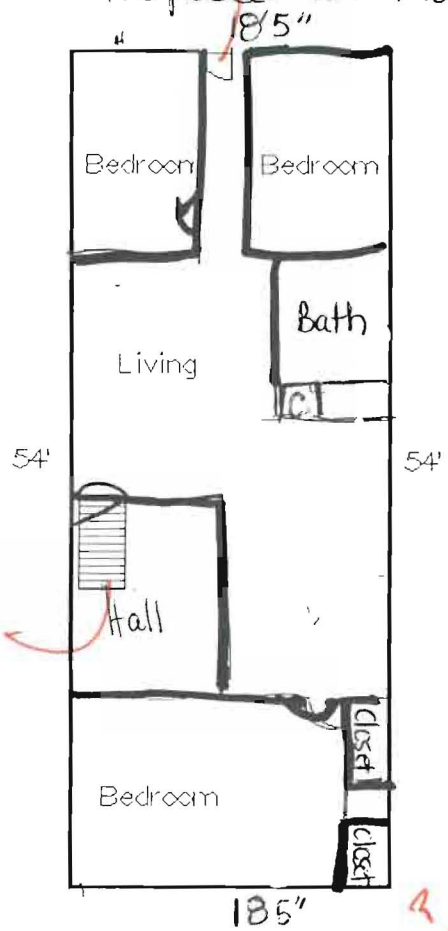
Proposed Fence for Yard

42.27

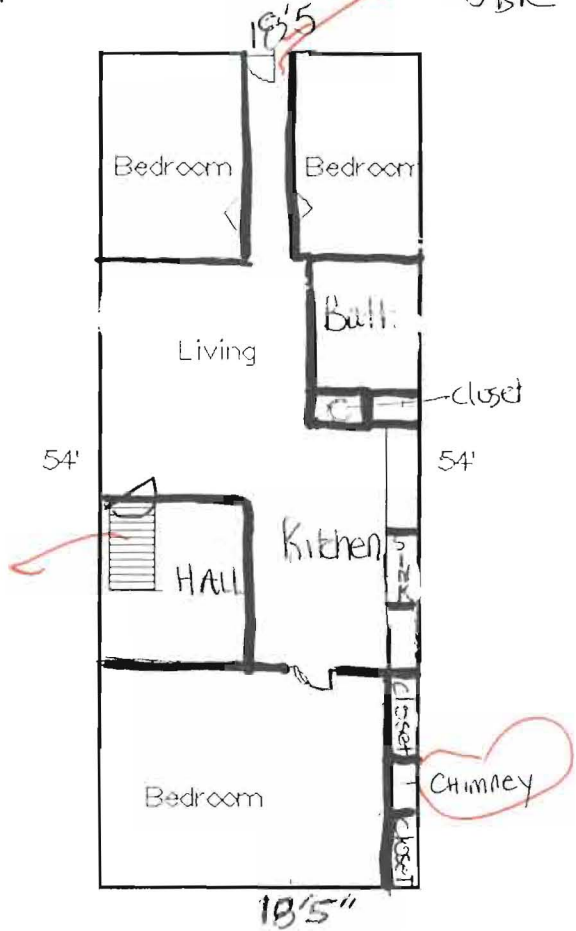
Total Square Footage - 2940 -



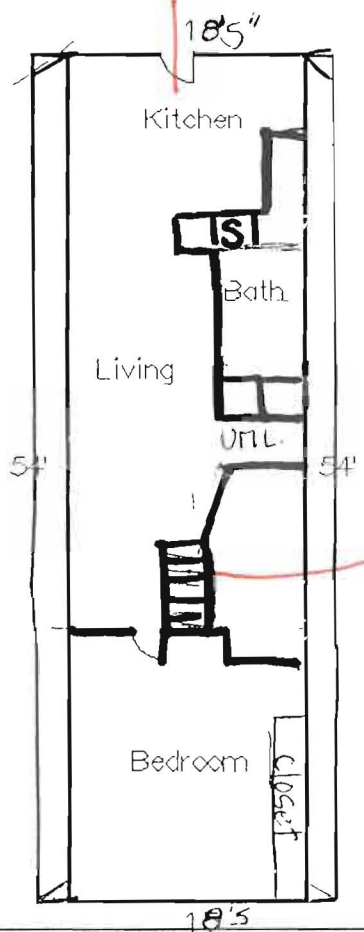
Proposed 1st Floor



Existing 2nd Floor 3BR



Existing 3rd Floor 1BR



SCALE: 1 inch = 12 feet



CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Elizabeth Bordowitz, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 3rd day of June, 1999, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Property Owner:** Earl & Letitia Hodgkins
2. **Property:** Cumberland County Registry of Book , Page
(Last recorded Deed in Chain of Title)
32 Alder Street, Portland ME - 033-C-021
3. **Variance and Conditions of Variance:**

To grant relief from Section 14-139(2) to allow approximately 60 square feet of the required land area.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 8th day of June , 1999.

Elizabeth L. Bordowitz
Chair

Elizabeth L. Bordowitz
(Printed or Typed Name)

STATE OF MAINE

Cumberland, ss.

Bennet

Then personally appeared the above-named Elizabeth L. Bordowitz and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Chairman of the Portland Board of Appeals.

Karen J. Vigue

Karen J. Vigue

(Printed or Typed Name)

Notary Public

Commission expires: 6/21/2005

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

**GOODWILL
INDUSTRIES**
**OF NORTHERN
NEW ENGLAND**

Brain Injury Rehabilitation
BaySide
WestSide
Case Management
Community Skills Programs
Contract Services
Deaf Services
Donated Goods Program
Employment Services
Residential Services
Retail Programs
Scholastic Programs
Welfare to Work Services

James L. Wertheimer
PRESIDENT OF
THE BOARD

Kevin C. Baack, Ph.D.
EXECUTIVE DIRECTOR

*Through employment,
residential, educational
and support services,
Goodwill works to enhance
the social and economic
independence of people
with disabilities and
others who experience
barriers to such
independence.*
- Mission Statement



June 3, 1999

Earl & Letitia Hodgkins
32 Alder St., #2
Portland, ME 04101

Dear Mr. & Mrs. Hodgkins:

We are in receipt of your May 27, 1999 letter requesting the purchase or lease of "60 square feet" of land from the parking lot behind our property on 32 Alder Street.

Unfortunately, we will not be able to sell or lease the property that you have inquired about.

Yours truly,

A handwritten signature in blue ink that reads "Kevin C. Baack".

Kevin C. Baack, Ph.D.
Executive Director

sma

cc: Kevin Gillespie

baack/99/june/Hodgkins_Property

Your support helps us fulfill our mission.

CORPORATE OFFICES: 353 CUMBERLAND AVENUE ■ PORTLAND, MAINE 04101
P.O. BOX 8600 04104 ■ (207) 774-6323 V/TTY ■ FAX (207) 761-8460

BUILDING PERMIT REPORT

DATE: 10 June 99 ADDRESS: 32 Alder ST- CBL: 033-C-021
 REASON FOR PERMIT: Change of use Vacant To 3dwelling use (was 5 D.U. be. for 5 years)
 BUILDING OWNER: E. L. Hodgkins
 PERMIT APPLICANT: owner
 USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *9, *10, *11, *13, *15, *16, *19, *27, *29, *32, *33

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. 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. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be