

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Peregrine Corp

Located At 7 NYE ST

Job ID: 2011-09-2330-ALTCOMM

CBL: 044- A-014-001

has permission to Build a wheel chair ramp

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 Inspections 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.**

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2330-ALTCOMM

Located At: 7 NYE ST

CBL: 044- A-014-001

Conditions of Approval:

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The proposed ramp does not meet the rear and side setback. The applicant has applied for a disability variance and is on the ZBA agenda for October 6, 2011.
4. Installation shall comply with City Code Chapter 10.
5. All construction shall comply with City Code Chapter 10.
6. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
7. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
8. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-09-2330-ALTCOMM	Date Applied: 9/28/2011	CBL: 044- A-014-001	
Location of Construction: 7 NYE ST	Owner Name: Peregrine Corp.	Owner Address: 233 OXFORD ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Ramp Building Systems _ Scott Metzger	Contractor Address: 61 Dyer ST SACO ME 04072	Phone: (207) 749-8479
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-addition	Zone: R-6
Past Use: Three family	Proposed Use: Same - Three family - build a wheel chair accessible ramp for 1 st floor apartment	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB IBC 09
Proposed Project Description: Wheel chair ramp		Signature: <i>Capt. P. Leone 10/15/11</i> Signature: <i>[Signature]</i>	
		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 10/25/11 ABU</i></p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance <i>Disability</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>6-0</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/16/11</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></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 appication 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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 11, 2011

RE: Action taken by the Zoning Board of Appeals on October 6, 2011.

Members Present: William Getz, Phil Saucier (chair), Elyse Wilkinson, Matthew Morgan, Gordon Smith (secretary) and Sara Moppin

Members Absent: Mark Bower

1. New Business

A. Disability Variance Appeal:

7-9 Nye Street, Peregrine Corporation, owner, Tax Map 044, Block A, Lot 014, R-6

Residential Zone: The applicant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a rear setback of two feet, eight inches instead of the minimum twenty foot setback [14-139(1)(d)(2)]. The appellant is also requesting a left side setback of six feet and a right side setback of two feet instead of the minimum ten foot setback [14-139(1)(d)(3)]. Representing the appeal is Peter Brown, Program Director for Strive U. **The Board voted 6-0 to grant the Disability Variance Appeal to allow a handicap ramp to be built.**

Enclosure:

Decision for Agenda from October 6, 2011

Original Zoning Board Decisions

One dvd

CC: Mark Rees, City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division


7-6

2011 09 2330



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>7 Nye Street</u>			Total Square Footage of Proposed Structure/Area		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>A</u> Lot# <u>14</u>			Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>PEREGRINE COMP.</u> Address <u>233 OXFORD ST.</u> City, State & Zip <u>PORTLAND, ME.</u>		Telephone:	
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>	
Current legal use (i.e. single family) <u>Three Family</u>			 SEP 28 2011 Dept. of Building Inspections City of Portland Maine			
If vacant, what was the previous use? _____						
Proposed Specific use: _____						
Is property part of a subdivision? <u>NO</u> If yes, please name _____			Project description: <u>Three unit non-profit building.</u>			
Contractor's name: <u>RAMP BUILDING SYSTEMS</u>			<u>wheel chair ramp</u>			
Address: <u>61 Dyer St.</u>			Telephone: <u>207-749-9479</u>			
City, State & Zip: <u>SACO, ME. 04072</u>			Telephone: <u>207-749-8479</u>			
Who should we contact when the permit is ready: <u>Scott Metzger</u>			Telephone: <u>207-749-8479</u>			
Mailing address: <u>61 Dyer St. SACO, ME. 04072</u>						

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, 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: 9/20/2011

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 044 A014001
Land Use Type BENEVOLENT & CHARITABLE
Property Location 7 NYE ST
Owner Information PEREGRINE CORPORATION
 233 OXFORD ST
 PORTLAND ME 04101
Book and Page 28464/073
Legal Description 44-A-14
 NYE ST 7-9
Acres 0.082

Current Assessed Valuation:

TAX ACCT NO. 6338 **OWNER OF RECORD AS OF APRIL 2011**
 PEREGRINE CORPORATION
LAND VALUE \$144,000.00 233 OXFORD ST
BUILDING VALUE \$213,900.00 PORTLAND ME 04101
BENEVOLENT AND CHARITABLE (\$357,900.00)
NET TAXABLE - REAL ESTATE \$0.00
TAX AMOUNT \$0.00

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[browse facts and links a-z](#)



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Card 1 of 1

Year Built 1874
Style/Structure Type OLD STYLE
Stories 3
Bedrooms 6
Full Baths 3
Total Rooms 15
Attic NONE
Basement FULL
Square Feet 3450

[View Sketch](#) [View Map](#) [View Picture](#)



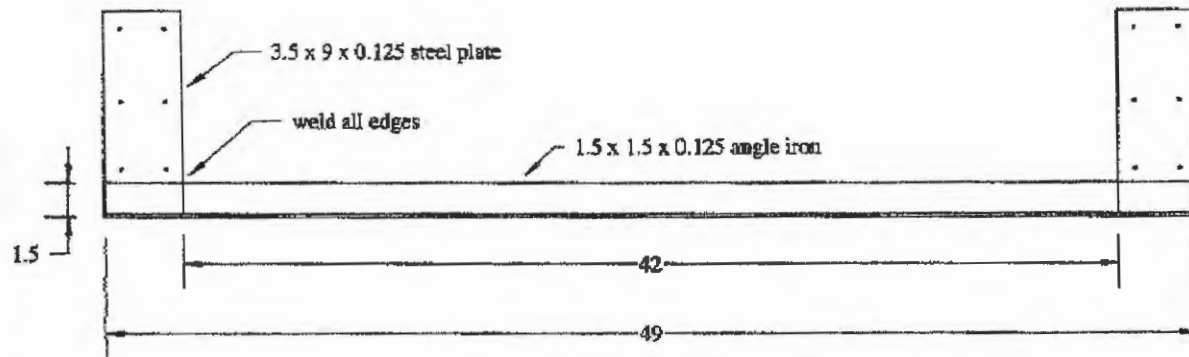
Best viewed at 800x600, with Internet Explorer

Sales Information:

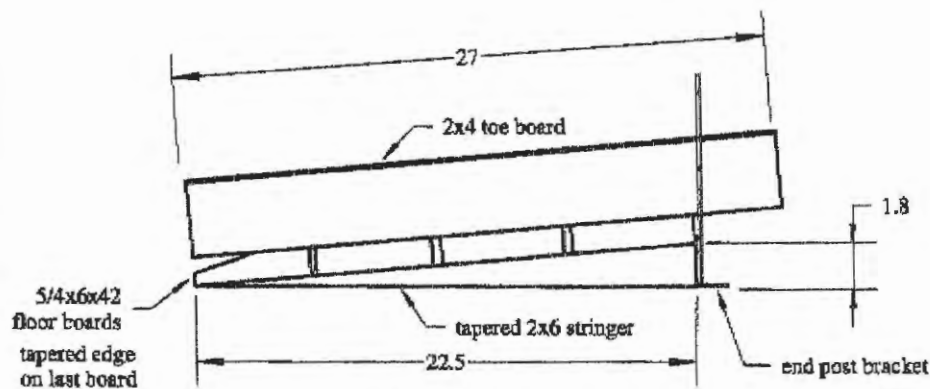
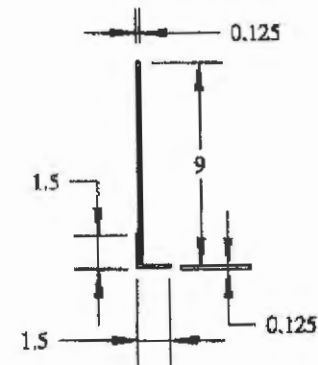
Sale Date	Type	Price	Book/Page
1/24/2011	LAND + BUILDING	\$187,500.00	28464/071
1/24/2011	LAND + BUILDING	\$187,500.00	28464/073
12/4/2003	LAND + BUILDING	\$400,000.00	20639/177

[New Search!](#)

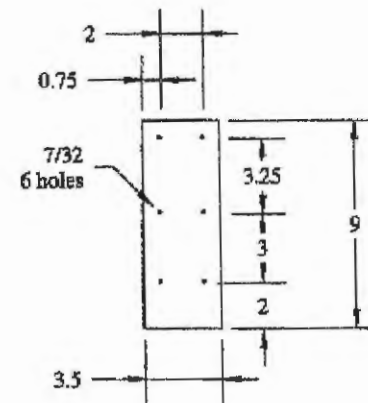




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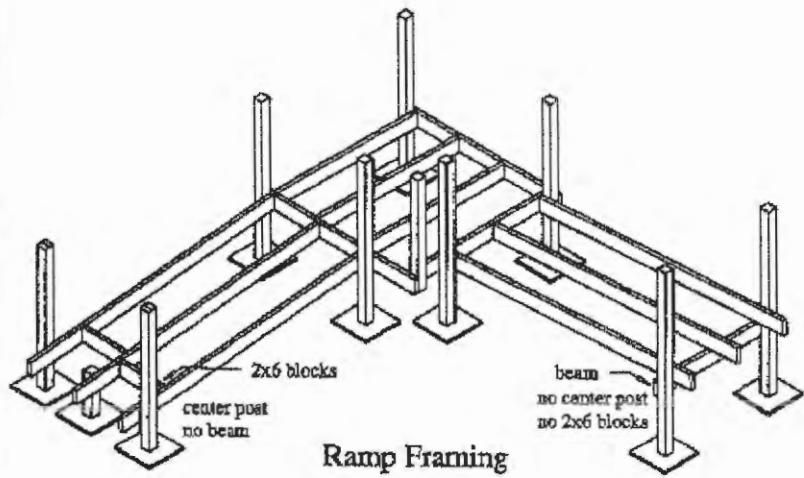
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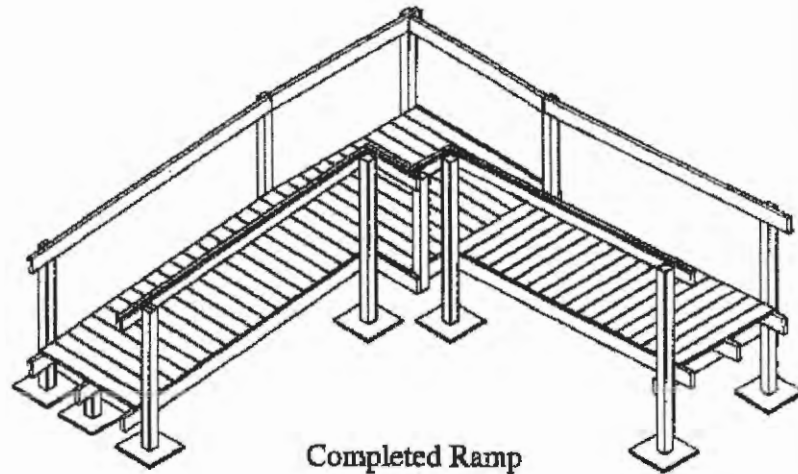
3.5 x 9 x 0.125 steel plate (2)

RCRV

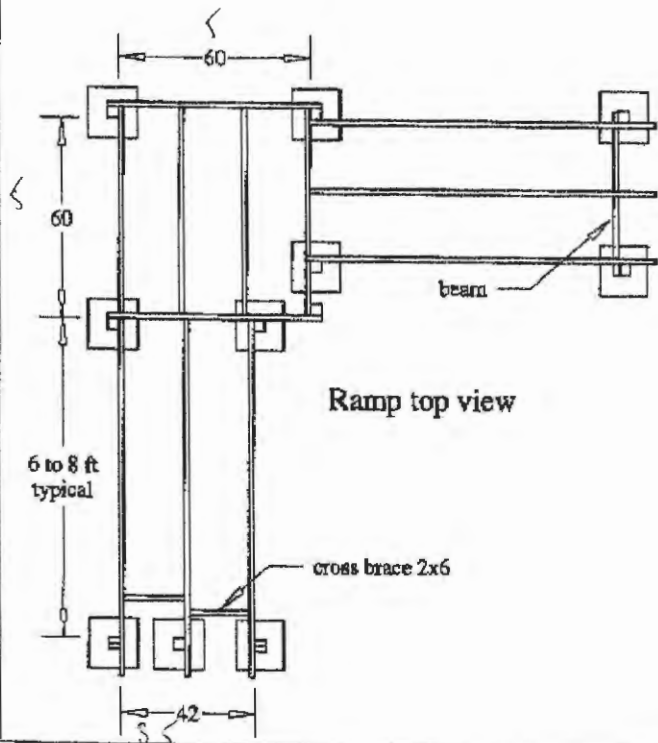
Figure 4. Handicap Ramp
Ramp Bottom Termination rev 11/6/10



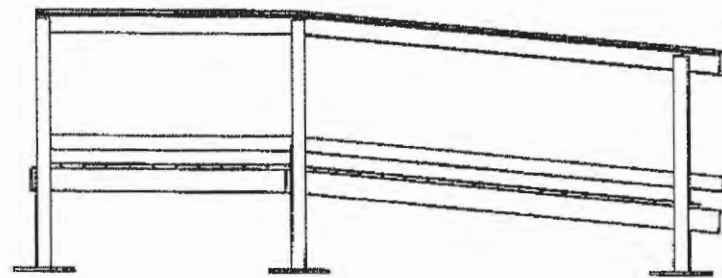
Ramp Framing



Completed Ramp



Ramp top view



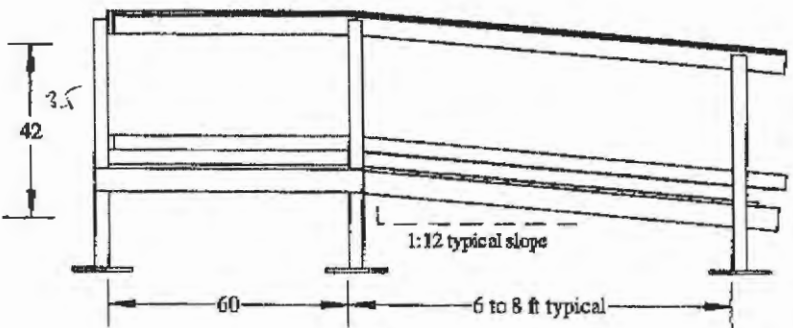
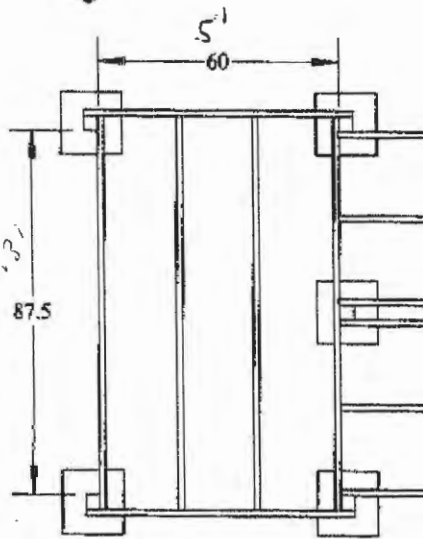
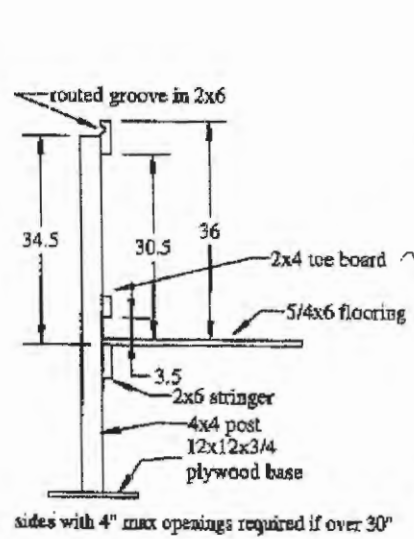
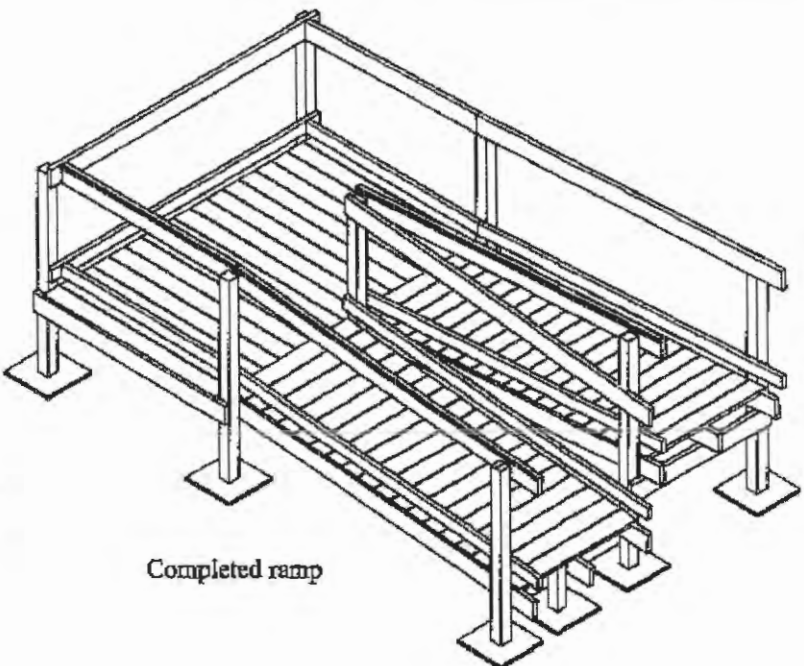
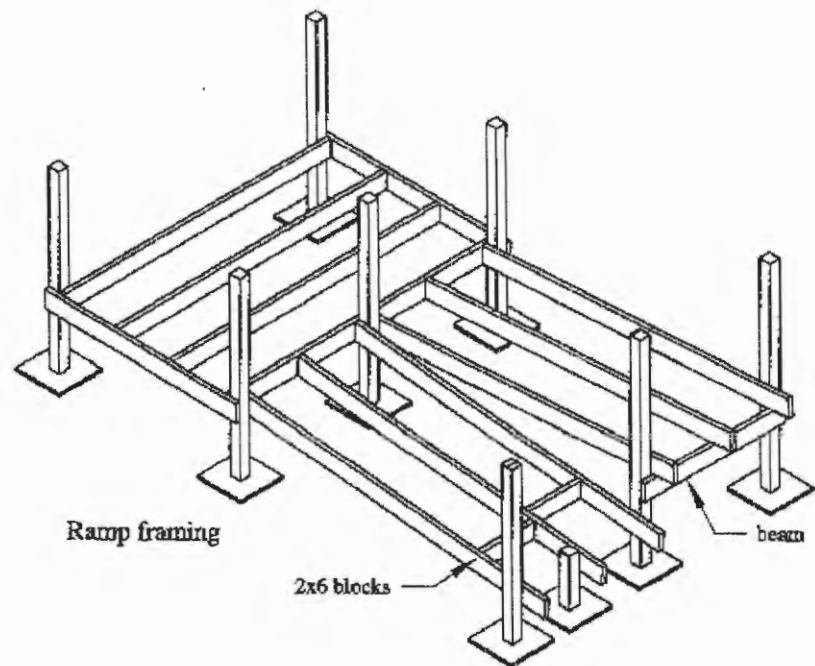
Ramp side view

RCRV

Figure 2. Handicap Ramp
90° Landing Detail

rev 10/30/07
rev 11/6/10

01/27/2008 10:40 AM PROJECT: 04-01-07
01/27/2008 10:40 AM PROJECT: 04-01-07
01/27/2008 10:40 AM PROJECT: 04-01-07



RCRV

Figure 1. Handicap Ramp
180° Landing Detail

rev 10/30/07
rev 11/6/10

8/2-4 5100/ST1001 180-1
SC/6-T/C-1/07 JAN 2013/ST1001 04:07 TT -01-08

