

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070490

PERMIT ISSUED

JUN 14 2007

CITY OF PORTLAND

This is to certify that DANFORTH-BRACKETT PROPERTIES / Joe Luceyhas permission to Add a rear entrance/exit vestibule to enclosure building firestairsAT 73 BRACKETT ST

CITY OF PORTLAND 044 I005001

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 when permission is 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Bonke 6/13/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application

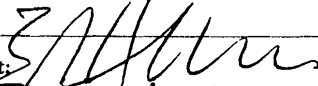
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 73 BRACKETT STREET		
Total Square Footage of Proposed Structure 437		Square Footage of Lot 16,000 + 11
Tax Assessor's Chart, Block & Lot Chart# 44 Block# I Lot# 005	Owner: DANFORTH-BRACKETT PROPERTIES	Telephone: 828.0100
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: SAME 174 DANFORTH ST PORTLAND 04102	Cost Of Work: \$ 4,500.00 Fee: \$ 70. C of O Fee: \$ N/A
Current legal use (i.e. single family) 7-UNIT CONDOS If vacant, what was the previous use? - Proposed Specific use: NO CHANGE Is property part of a subdivision? NO If yes, please name _____ Project description: TO ADD A REAR ENTRY/EXIT VESTIBULE TO ENCLOSE BUILDING'S FIRE STAIRS		
Contractor's name, address & telephone: JOE LUCY CARPENTRY 482 WAUNSTILL RD. N.1/2 ARMOUTH ME 04097 Who should we contact when the permit is ready: APPLICANT Mailing address: 174 DANFORTH ST Phone: 828.0100 PORTLAND ME 04102		

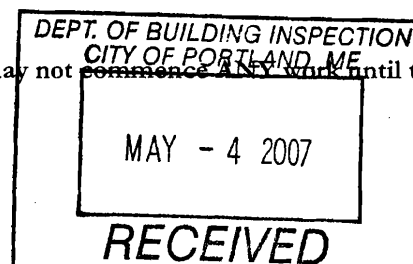
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, 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: 	Date: 5 MAY 07
--	-----------------------

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

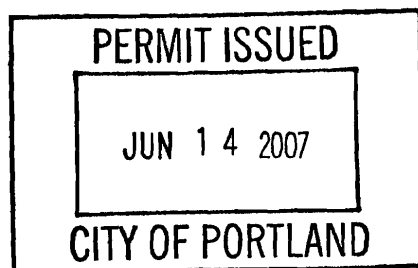


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0490		Issue Date:		CBL: 044 I005001	
Location of Construction: 73 BRACKETT ST		Owner Name: DANFORTH-BRACKETT PROPE		Owner Address: 174 DANFORTH ST	
Business Name:		Contractor Name: Joe Lucey		Contractor Address: 482 Walnut Hill Rd No Yarmouth	
Lessee/Buyer's Name		Phone:		Phone: 2076714249	
Past Use: Residential /Condo 7 unit		Proposed Use: Residential / Condo 7 unit Add a rear entrance/exit vestibule to enclose bldg & firestairs <i>legal use - 7 residential condos (letter dated 3/6/04)</i>		Permit Fee: \$70.00	
Proposed Project Description: Add a rear entrance/exit vestibule to enclose bldg & firestairs		Cost of Work: \$4,500.00		CEO District: 2	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i>	
		Signature:		Signature: <i>JMB 6/13/07</i>	
		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: dmartin	Date Applied For: 05/07/2007	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		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 <i>Exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Dr. Wilcoxon</i> Date: <i>5/23/07</i> <i>APR</i>	Zoning Appeal <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:	Historic Preservation <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/8/07</i> <i>D.A.</i>



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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ☒ Footing/Building Location Inspection: Prior to pouring concrete
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Foundation Inspection: Prior to placing ANY backfill
- ☒ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ☒ Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

X If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

14 JUN 07
Date

Corina Martin Admin
Signature of Inspections Official

6-14-07
Date

CBL: 44 I 005 Building Permit #: 07 0490

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0490		Date Applied For: 05/07/2007	CBL: 044 1005001
Location of Construction: 73 BRACKETT ST	Owner Name: DANFORTH-BRACKETT PROPE	Owner Address: 174 DANFORTH ST	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone (207) 671-4249
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	
Proposed Use: Residential / Condo 7 unit - Enclose and expand the rear entrance/exit vestibule		Proposed Project Description: Enclose and expand a rear entrance/exit vestibule	
Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 06/08/2007 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) * Historic Preservation approval based on revised elevation, dated 6/08/07.			
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 05/23/2007 Note: Expanded rear entry is going no closer to rear property line or right side property line. Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) This property shall remain as seven residential condominiums. Any change of use shall require a separate permit application for review and approval.			
Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 06/13/2007 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans and comments of approval. 2) Section 3403.4 allows the alteration of an existing stairway to not meet the requirements of new construction.			

Comments:

6/5/2007-gg: received granted site exemption on 6/05/07. /gg (gave exemption to Deb Andrews)

6/13/2007-jmb: Spoke with owner Ed Hobler to verify details: the stairway will be continued consistent with the existing rise & run. A graspable handrail will be provided in the stair well on one side., currently there is none. Tempered glazing will be installed in the doors and windows, and the header is as noted on plans, ok to issue.



General Building Permit Application

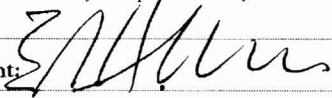
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Tax Assessor's Chart, Block & Lot Chart# 44 Block# I Lot# 005		Owner: DANFORTH-BRACKETT PROPERTIES Ed Hobler Telephone: 828.0100
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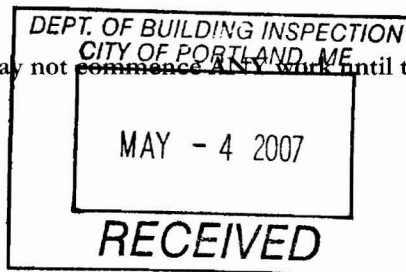
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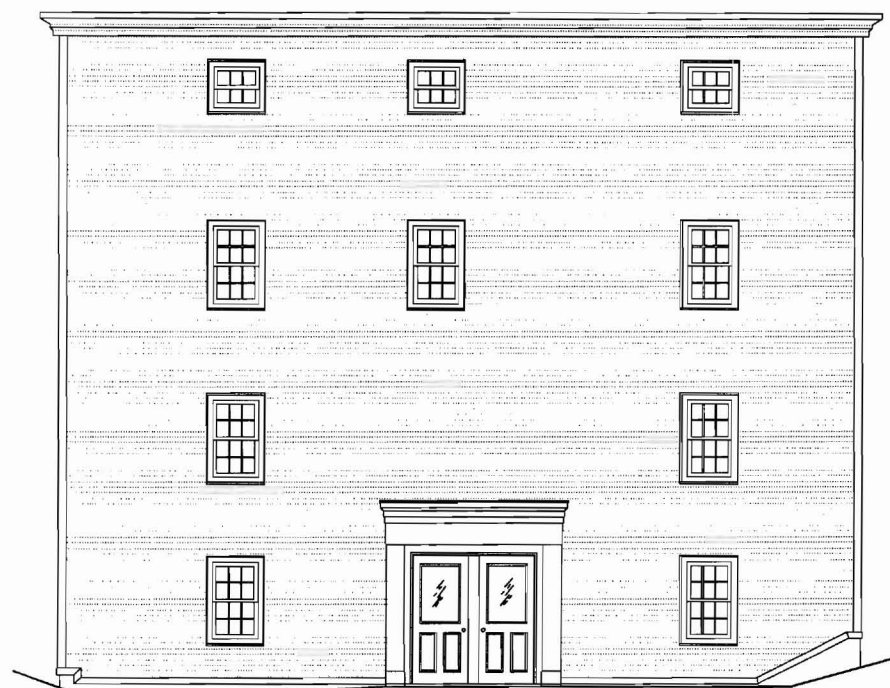
Signature of applicant: 

Date: **5 MAY 07**

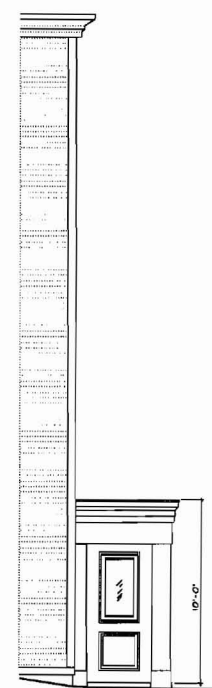
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Rec'd 6/8/07



PROPOSED ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED ELEVATION
SCALE 1/4" = 1'-0"

*revised elevation
approved by
HD 6/8/07
D. Andrews*

BRACKETT STREET

N/F

ANN F. DOUGLASS

1:20?

N/F

DANA L. GRINDLE

N/F
DELORES
BROWN

N/F
DIANNA LEONARD

FUND REBAR

N 54° 04' 15" E

RAIN SPOUT
& DRAIN OVER

DRAIN
OVER 0.17
ELEV. 100.17

BLDG. FLEE
0.50 EAVES
OVER 0.48

2 STORY FRAME
GARAGE

4 PARKING SPACES
OP1 OP2 OP3 OP4

SUBJECT TO
DEVELOPMENT RIGHT
TO CREATE UNIT.
LIMITED COMMON
ELEMENTS AND
COMMON ELEMENTS

BUILDING & SITE
UNDER RE-
CONSTRUCTION

16,014 sq ft

3 PARKING
SPACES
55' x 15'
LPT LPT2 LPT3

UNDERGROUND
CABLE

WALK

N 38° 46' 30" W

3 STORY BRICK

R6
rear setback 20'
side 10'
lot coverage 50%
1 gen. use 20% OK
lot size 16,298 sq ft

DETAIL
0.14'

0.78

IRON RAIL FENCE
ON GRANITE WALL

N 54° 01' E
119.53

BACK SIDEWALK

Danforth

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

Card Number	1 of 1
Parcel ID	044 I005001
Location	73 BRACKETT ST
Land Use	FIVE TO TEN FAMILY
Owner Address	DANFORTH-BRACKETT PROPERTIES 174 DANFORTH ST PORTLAND ME 04102
Book/Page	9407/32
Legal	44-I-5 BRACKETT ST 71-79 DANFORTH ST 177-183 DANFORTH ASSCO CONDO 16298 SF

Current Assessed Valuation

Land	Building	Total
\$225,200	\$400,500	\$625,700

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	7	0	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.374	0		APARTMENT - GARDEN	

Exterior/Interior Information

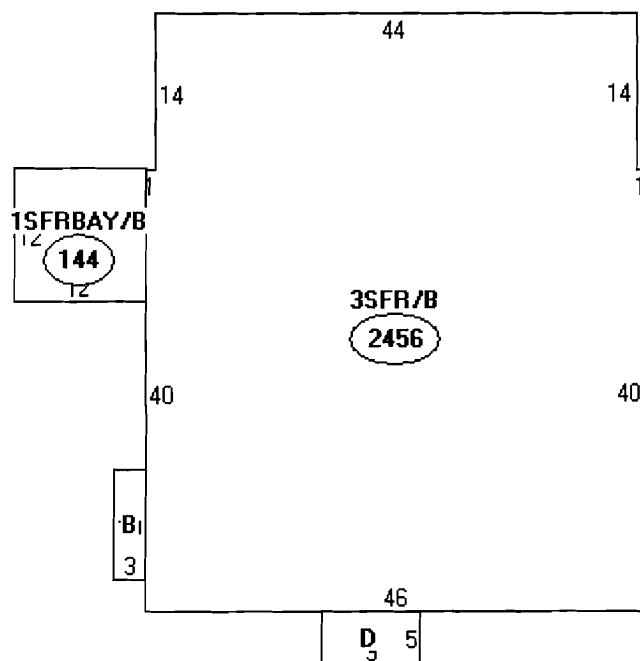
Section	Levels	Size	Use
1	B1/B1	1226	SUPPORT AREA
1	B1/B1	1404	APARTMENT
1	01/01	2630	APARTMENT
1	02/02	2456	APARTMENT
1	03/03	2456	APARTMENT
Height	Walls	Heating	A/C
8		NONE	NONE
8		ELECTRIC	NONE
9	FRAME	ELECTRIC	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	PORCH - ENCL	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1972	ASPHALT PARKING	2964	1
1960	GARAGE FRAME	1242	1

Descriptor/Area

A: 3SFR/B
2456 sqft

B: 1SFRBAY/B
30 sqft

C: 1SFRBAY/B
144 sqft

D: 1SFR/B
45 sqft

2675

1242 Garage

3917 existing

+ 2083 existing backslps.

393783

adding 2683

396466

Zoning Division
Marge Schmuckal

Zoning Administrator



Department of Planning & Development
Lee Urban, Director

CITY OF PORTLAND

August 6, 2004

Richard J. Abbondanza
C/o Hopkinson, Abbondanza and Backer
511 Congress Street
Suite 801
Portland, Maine 04101

RE: 73 Brackett Street – 044-I-005 – R-6 Residential Zone with a Historic Overlay Zone

Dear Attorney Abbondanza,

I am in receipt of your request to determine condominium conversion ordinance compliance with the property located at 73 Brackett Street. You have enclosed a copy of a letter from Lee Urban dated December 5, 1991 regarding a different location as general proof that any certificate of occupancy proves a condominium conversion permit has been issued. That conclusion is false. The letter from Mr. Urban was individualized for a specific location with certificate of occupancies that specifically gave a use for “condominiums” on its face. To advance any more of a conclusion than that is incorrect.

The use of this property at 73 Brackett Street, following our paper trails in our microfiche, shows the legal use to be seven (7) residential dwelling units. The next question is whether these are legal condominium dwelling units as opposed to rental dwelling units. Our files do not indicate any application or approval for a condominium conversion.

However, my research of the City Clerks office indicates that the ordinance for condominium conversion was finalized and voted on by the City Council on November 16, 1981. I find no indication that this was an emergency passing which would make it effective immediately. That would mean that the effective date for the condominium conversion ordinance to go into effect was December 16, 1981, or thirty days after the City Council vote.

The Assessor’s maps show that condominium ownership declaration was recorded in the registry of deeds on December 1, 1981. I have been shown no evidence that these units were converted prior to December 16, 1981. But I suspect they were. If the units were converted prior to the enactment date of the condominium ordinance, a condominium conversion permit would not be

required. I suspect this is the case, but I have no evidence supporting that.

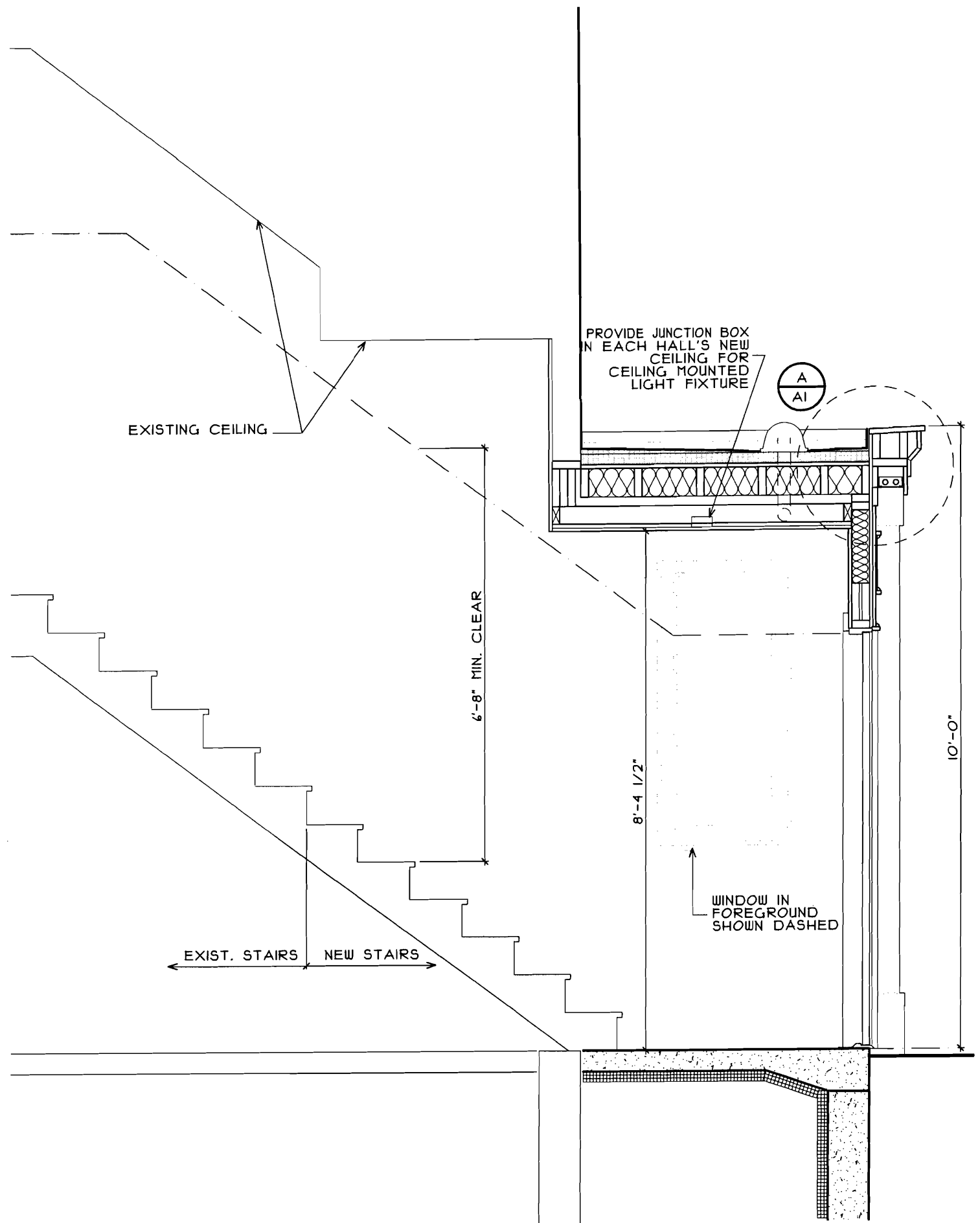
To sum up my conclusions as to the confirmation that the seven dwelling units are legal condominium dwelling units, I have found that if these units were converted prior to the enactment of the condominium conversion ordinance, they are conforming condominium dwelling units. If evidence shows that they were converted after the enactment of the condominium conversion ordinance, then the seven units were converted illegally without the requirement of conversion permits.

Very truly yours,

Marge Schmuckal
Zoning Administrator

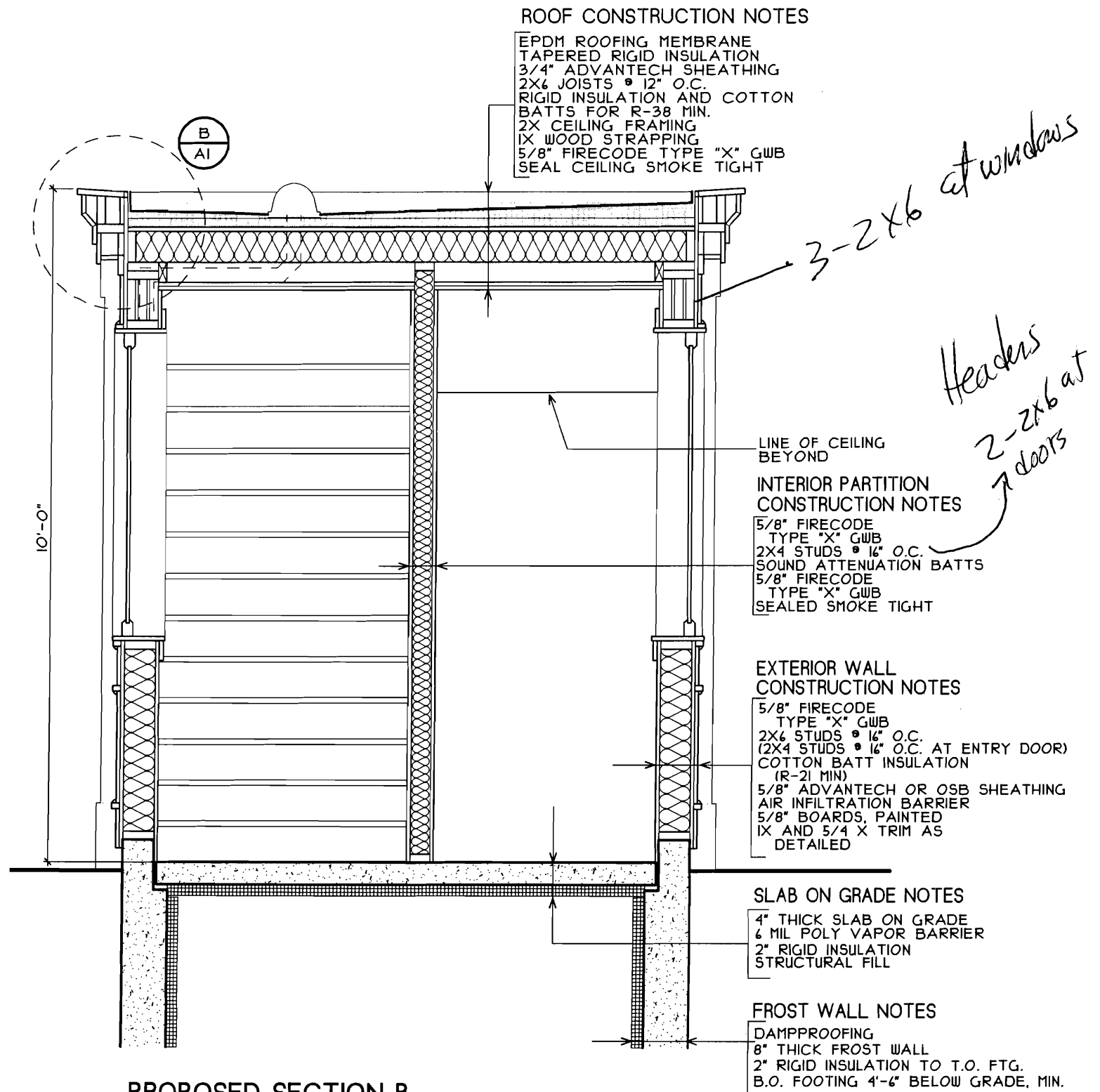
attachments

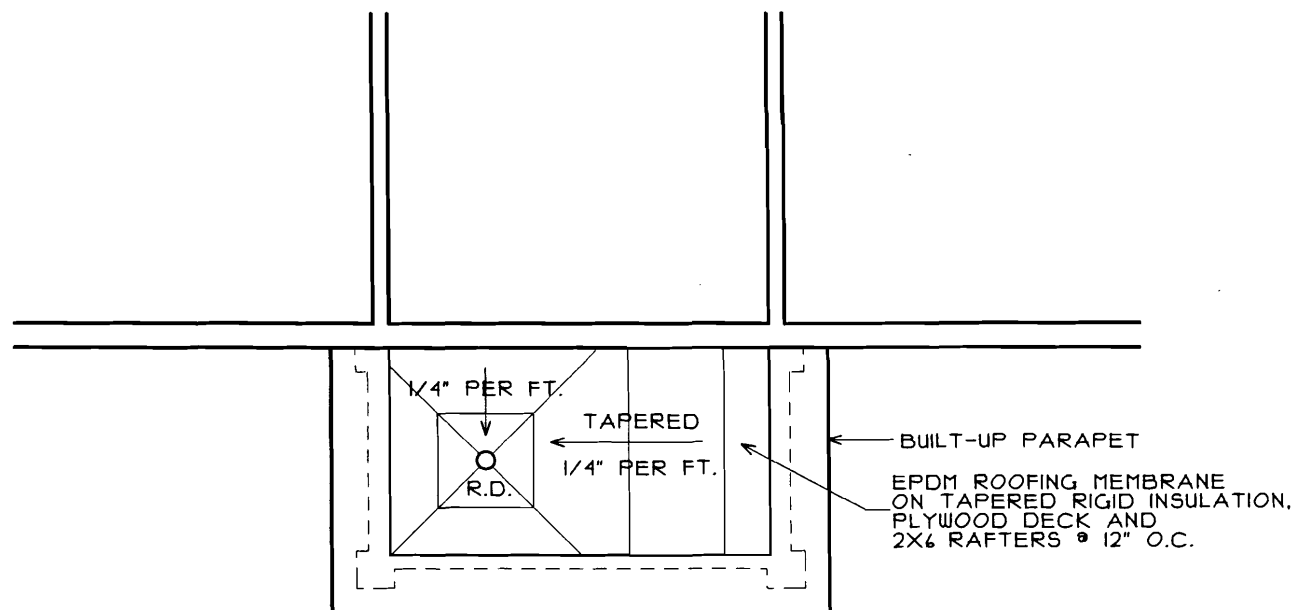
cc: file



PROPOSED SECTION A

SCALE: 1/2" = 1'-0"



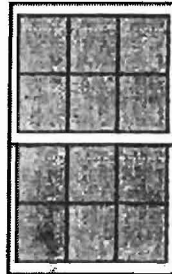


PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



Windows
Brosco - Boston
Authentic Divided
Light SSB



9" x 11"

Unit Number	Glass Size	Rough Opening	Sash Opening	U Value
6/6 Light	9" x 11"	2'-9" x 4'-5"	2'-6 5/8" x 4'-1"	.94

Basic Unit Features:

- **Frame** - 4-9/16" Jamb, treated and primed.
- **Sash** - Treated, Primed Exterior, Clear Pine Interior.
1-3/8" Thick, Glazed with Single Thick Glass (SSB) **or** SSB Glass with Low "E" Energy Panel.
- **Casing** - Treated and Primed; Brickmould standard.

*.43 U Value on SSB units with Low "E" Panel.

[Close Window](#)

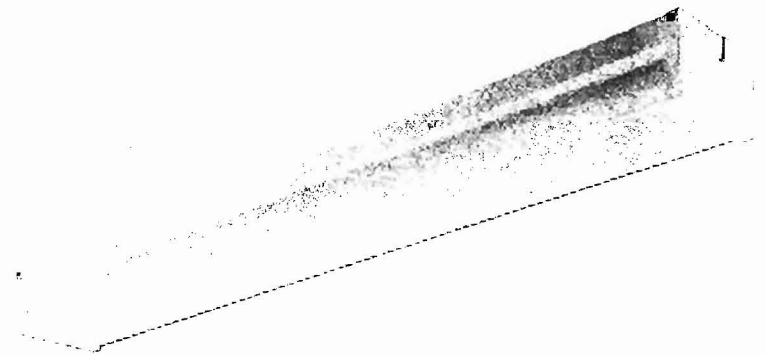
Guardsman Vandal Resistant **GSW SERIES**

Page 1 of 2

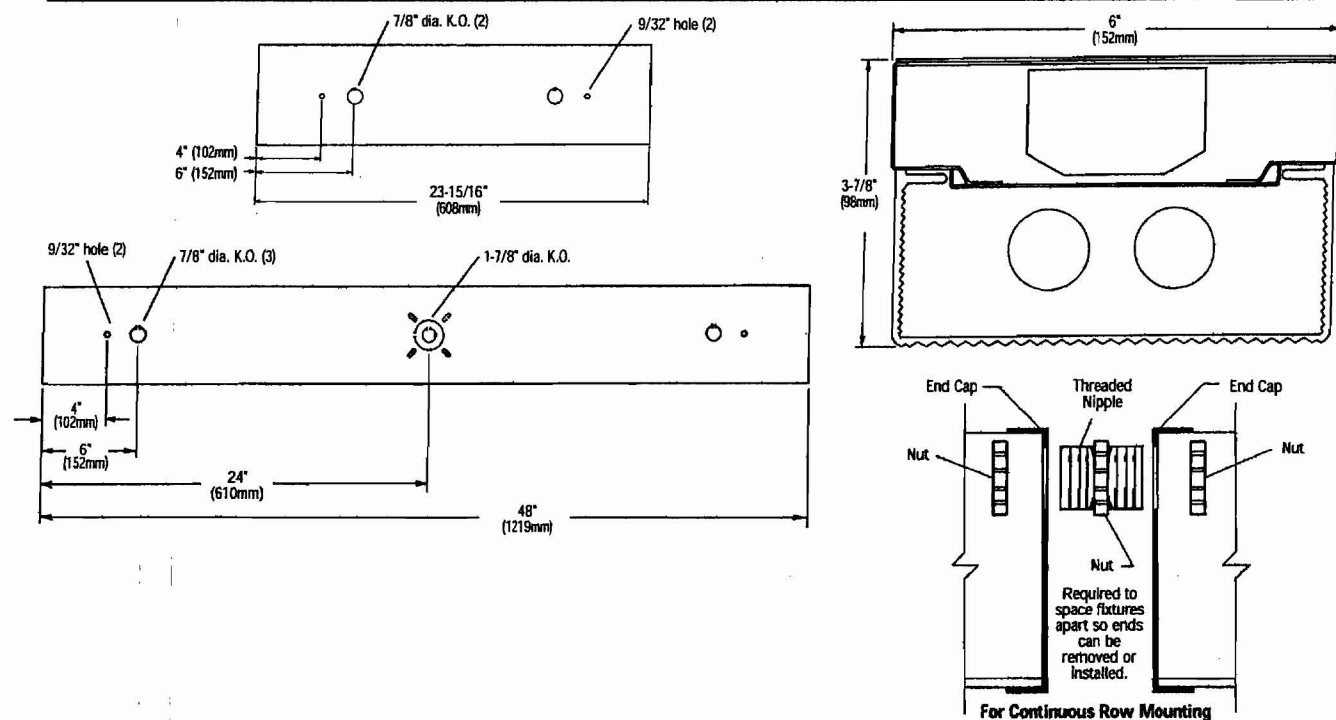
Ceiling or Wall Mounted Fluorescent
6" Width, 3-7/8" Deep, 24" or 48" Nominal Length, 1 or 2 Lamp T8

Features

- Excellent for locations where vandal resistance is required, areas such as hallways, stairwells, locker rooms, parking garages and psychiatric hospitals.
- For ceiling or wall mounted applications.
- Can be vertically or horizontally mounted on wall.
- 20 gauge cold rolled steel, post painted, baked white enamel housing.
- 18 gauge cold rolled steel post painted baked white enamel end caps, standard.
- Linear prismatic lens 50% DR (impact resistant) and 50% standard acrylic with nominal thickness of 1/8", withstands 70 ft lbs impact without breaking.
- Tamper resistant holt head screws secure ends to housing.
- Only 3-7/8" deep, meets American with Disabilities Act for wall mounted fixtures.
- Nominal 2' and 4' lengths.
- 73.9% efficient (T8 lamps).



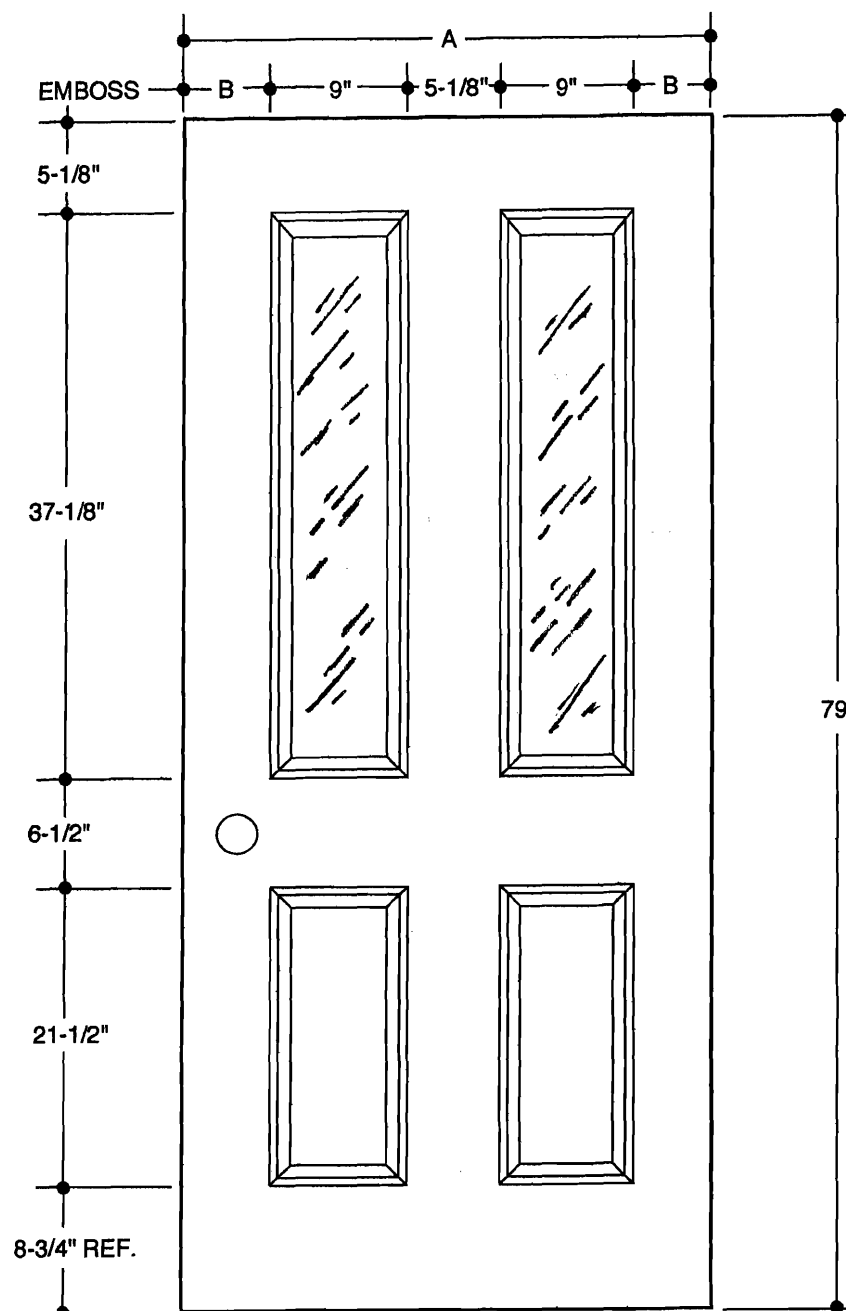
Dimensions



Job Information	Type:
Job Name:	
Cat. No:	
Lamp(s):	
Volts/Ballast:	

Lightolier a Genlyte Thomas Company www.lightolier.com
 Technical Information: (978) 657-7600 • Fax (978) 658-0595
 631 Airport Road, Fall River, MA 02720 • (508) 679-8131 • Fax (508) 674-4710
 We reserve the right to change details of design, materials and finish.
 Copyright 2003 Lightolier **Section 6A/Folio P10-62**

NEW ENGLAND 4-PANEL



Please Note:

1. Available as Fire Rated - Warnock Hersey Labeled.

PART NO.	QTY.	DESCRIPTION
		MASONITE® HD WOOD-EDGE STEEL DOORS
		MASONITE® HD WOOD-EDGE 20-MINUTE RATED STEEL DOORS
		MASONITE® HD METAL-EDGE STEEL DOORS
		MASONITE® HD METAL-EDGE 90-MINUTE RATED STEEL DOORS

Our continuing program of product improvement makes specifications, design and product detail subject to change without notice.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

124 North - Franklin Properties
Applicant

5/24/07
Application Date

124 North St Portland 04102
Applicant's Mailing Address

Project Name/Description

828-0100
Consultant/Agent/Phone Number

23 Brackett St
Address of Proposed Site

CBL: 44-5-005

Description of Proposed Development:

will be adding to rear of building. Proposed addition is 248 sq ft. The addition is 1st floor, no second floor. 2nd floor is 2nd floor.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)

Planning Office Use Only

12	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

BRACKETT STREET

11/1
ANN F. DOUGLASS

1:20?

N/F
DELORES
BROWN

N/F

DANA L.
GRINDLE

N/F
DIANNA LEONARD

FOUND REAR N 54° 04' 15" E

RAIN SPOUT
& DRAIN OVER

DRAIN
OVER 0.17

0.50 2

BLDG. FREE
0.50 EAVES
OVER 0.48

2 STORY FRAME
GARAGE

4 PAVING SPACES
OP1 OP2 OP3 OP4

SUBJECT TO
DEVELOPMENT RIGHT
TO CREATE UNITS.
LIMITED COMMON
ELEMENTS AND
COMMON ELEMENTS

BUILDING SITE
UNDER RE-
CONSTRUCTION

16,014.5'

WALK

3 PAVING
SPACES
5' x 15'
LAP 1 LAP 2 LAP 3

R6

rear setback 20'

side 10'

lot coverage 50%

garage 20' x 10'

lots 11, 29'

no closer

3 STORY BRICK

DETAIL
0.14'

0.73

100' RAIL FENCE
ON GRANITE WALL

N 54° 01' E
119.53

BRICK SIDEWALK

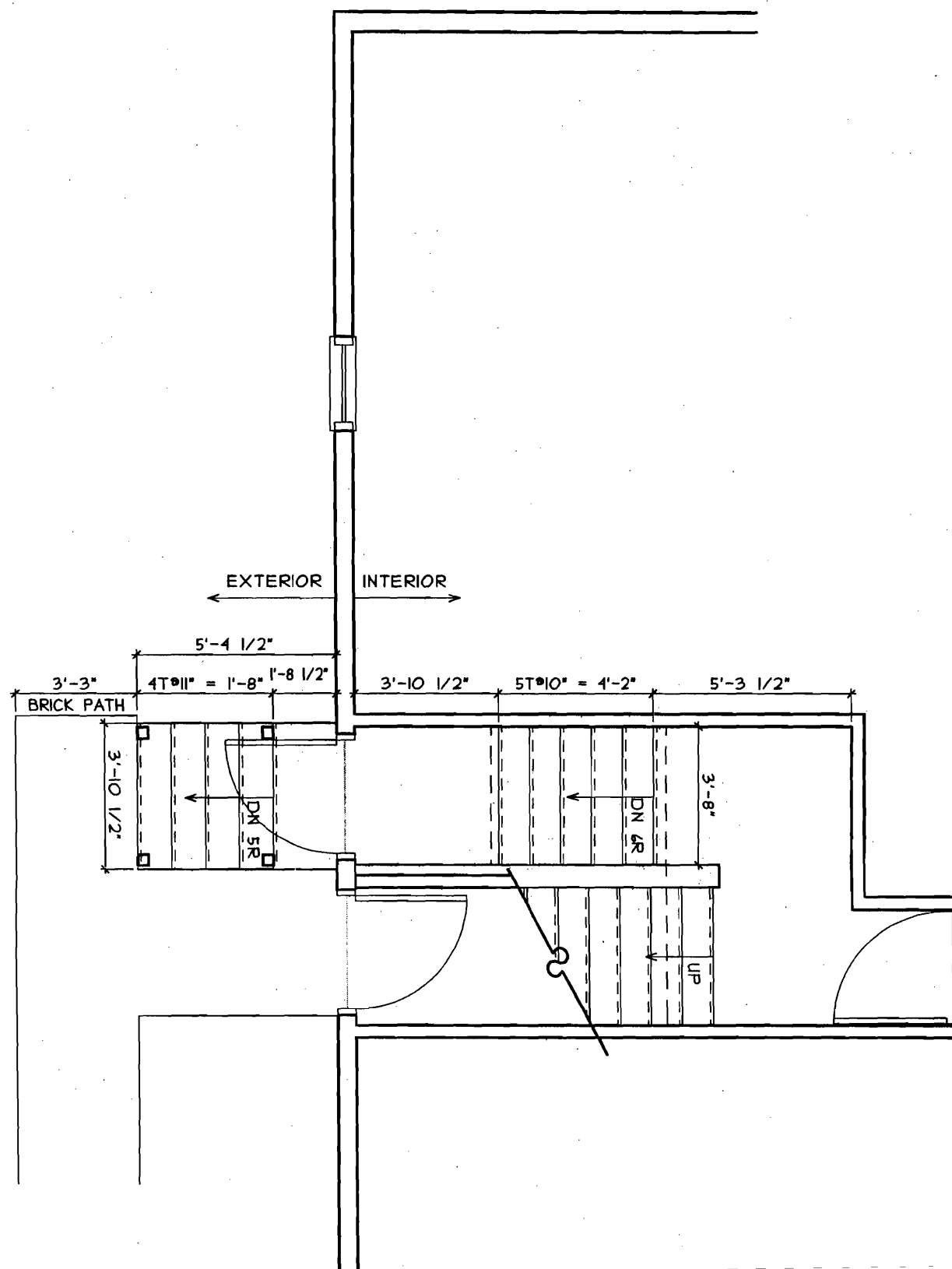
HEAD POWER
CABLE

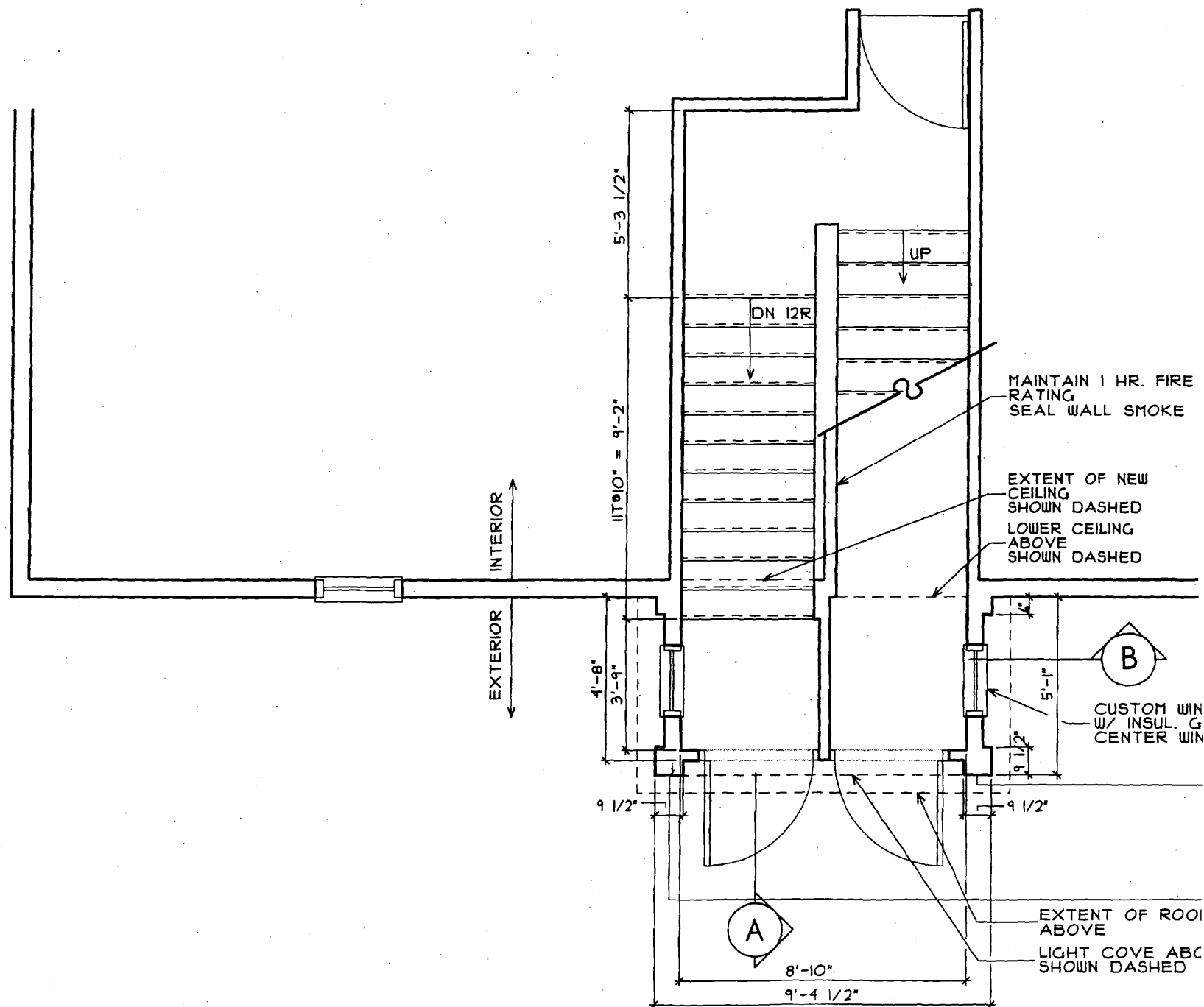
N 38° 46' 30" W 134.13'

ray

EXISTING PLAN

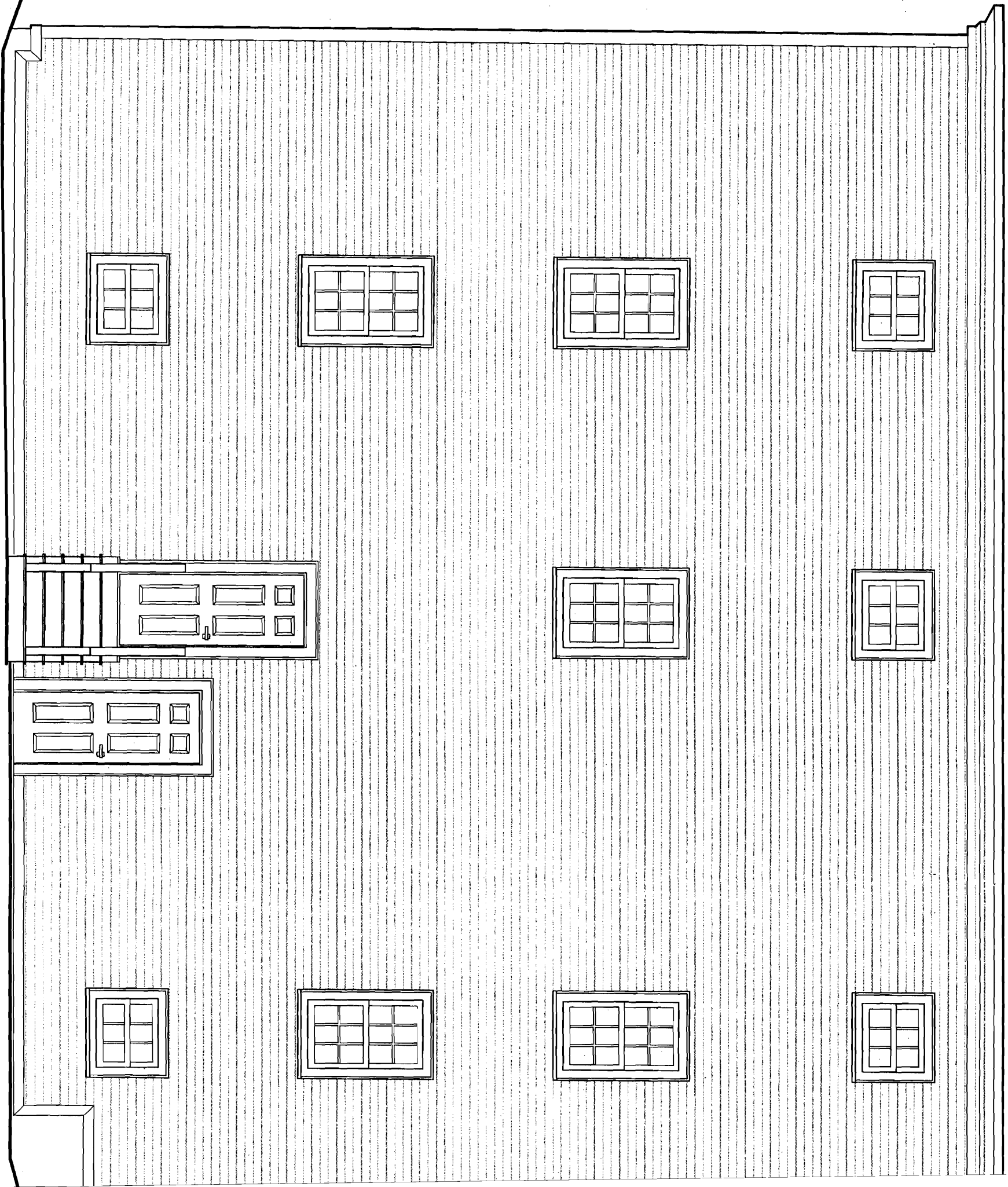
SCALE: 1/4" = 1'-0"





PROPOSED PLAN

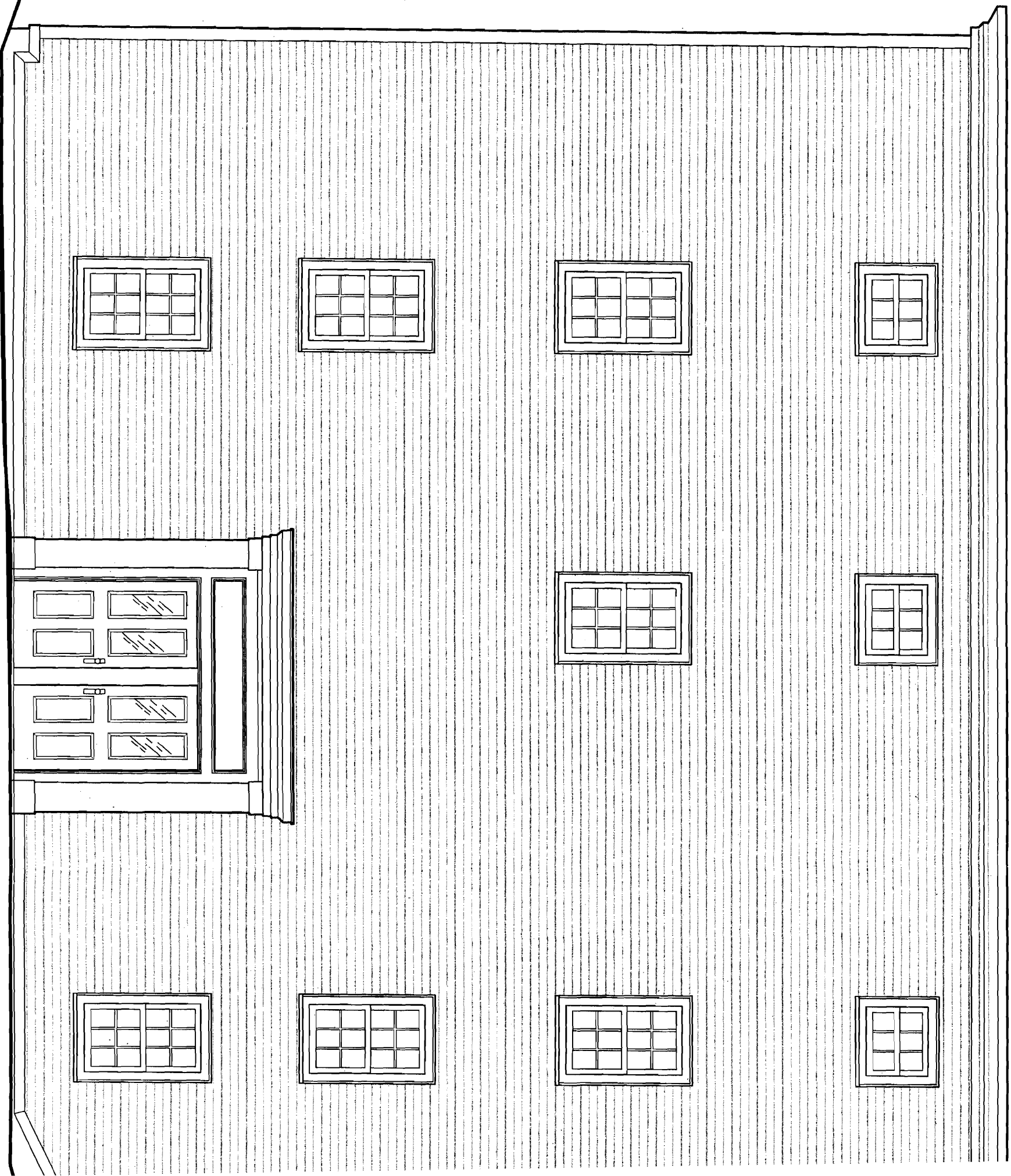
SCALE: 1/4" = 1'-0"



1-4'-1

EXISTING ELEVATION

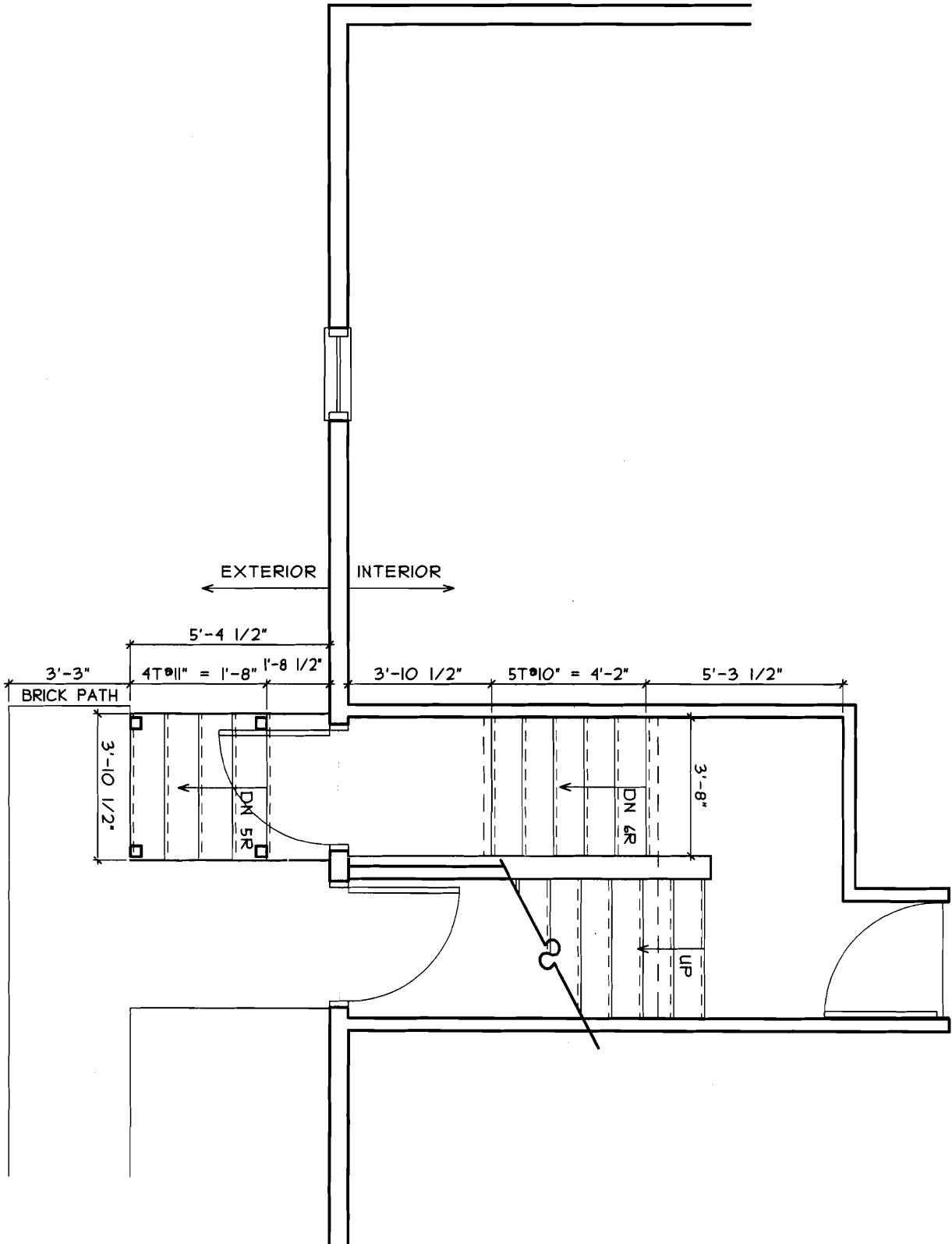
SCALE: 1/4" = 1'-0"



10'

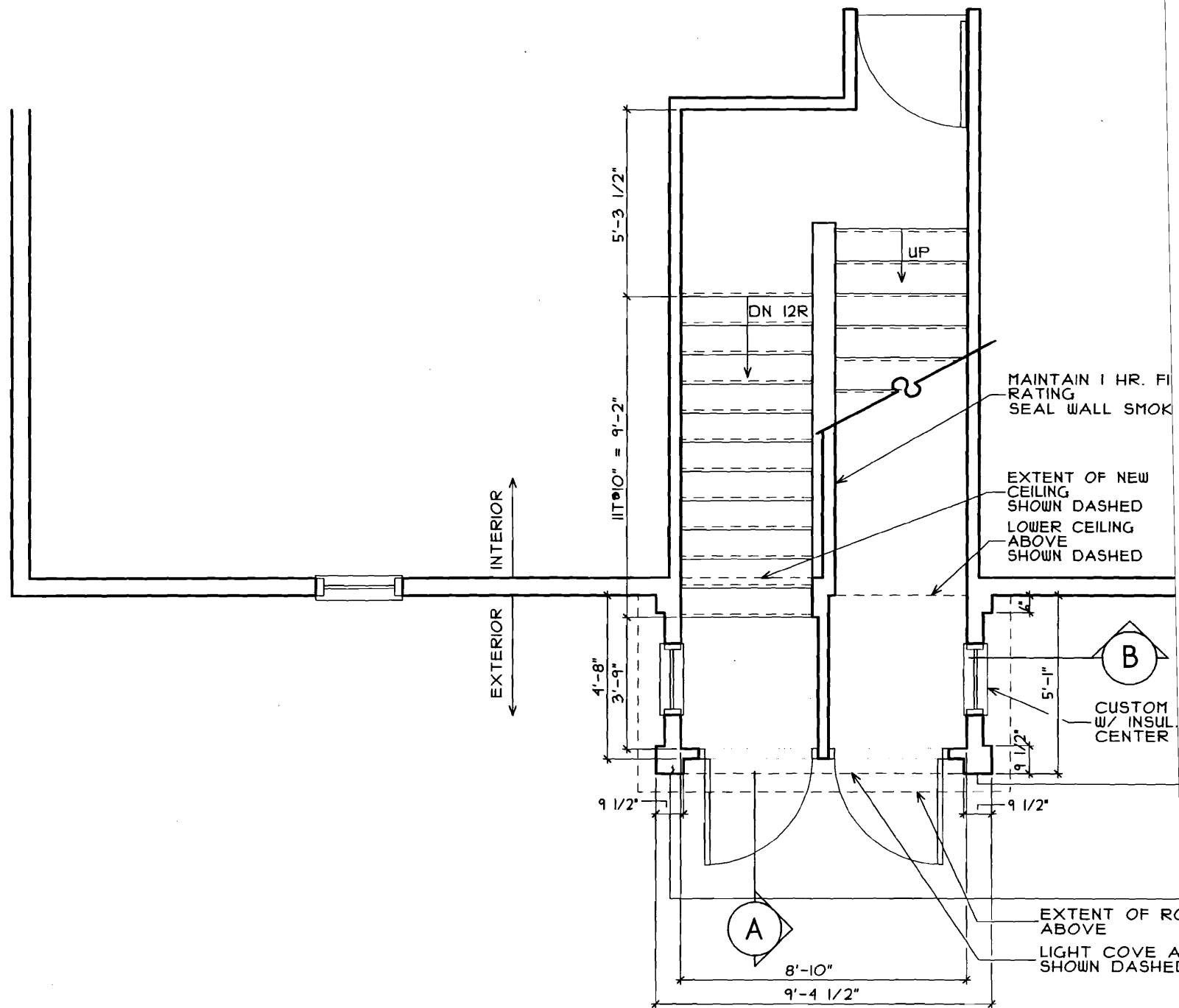
PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"



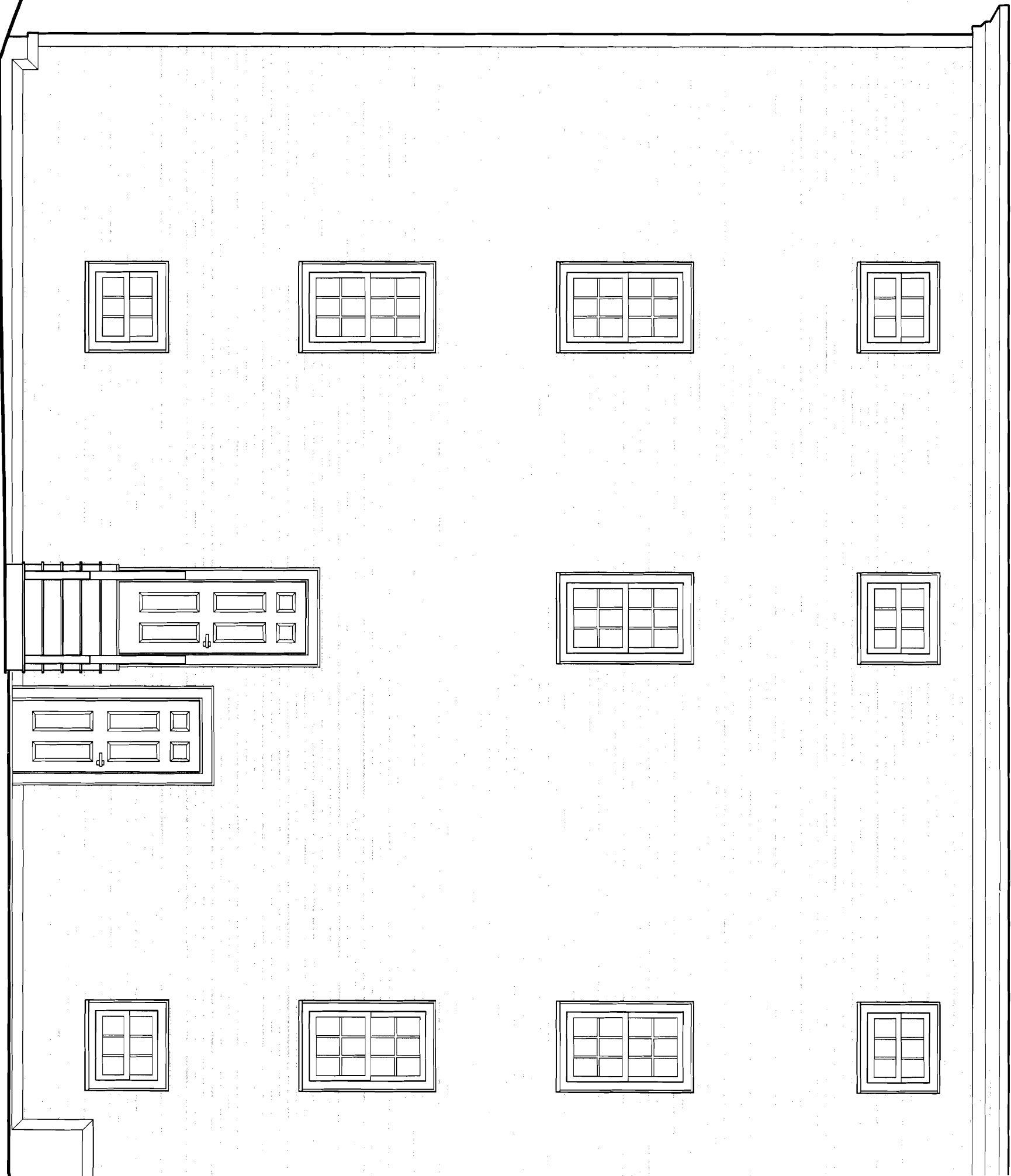
EXISTING PLAN

SCALE: 1/4" = 1'-0"



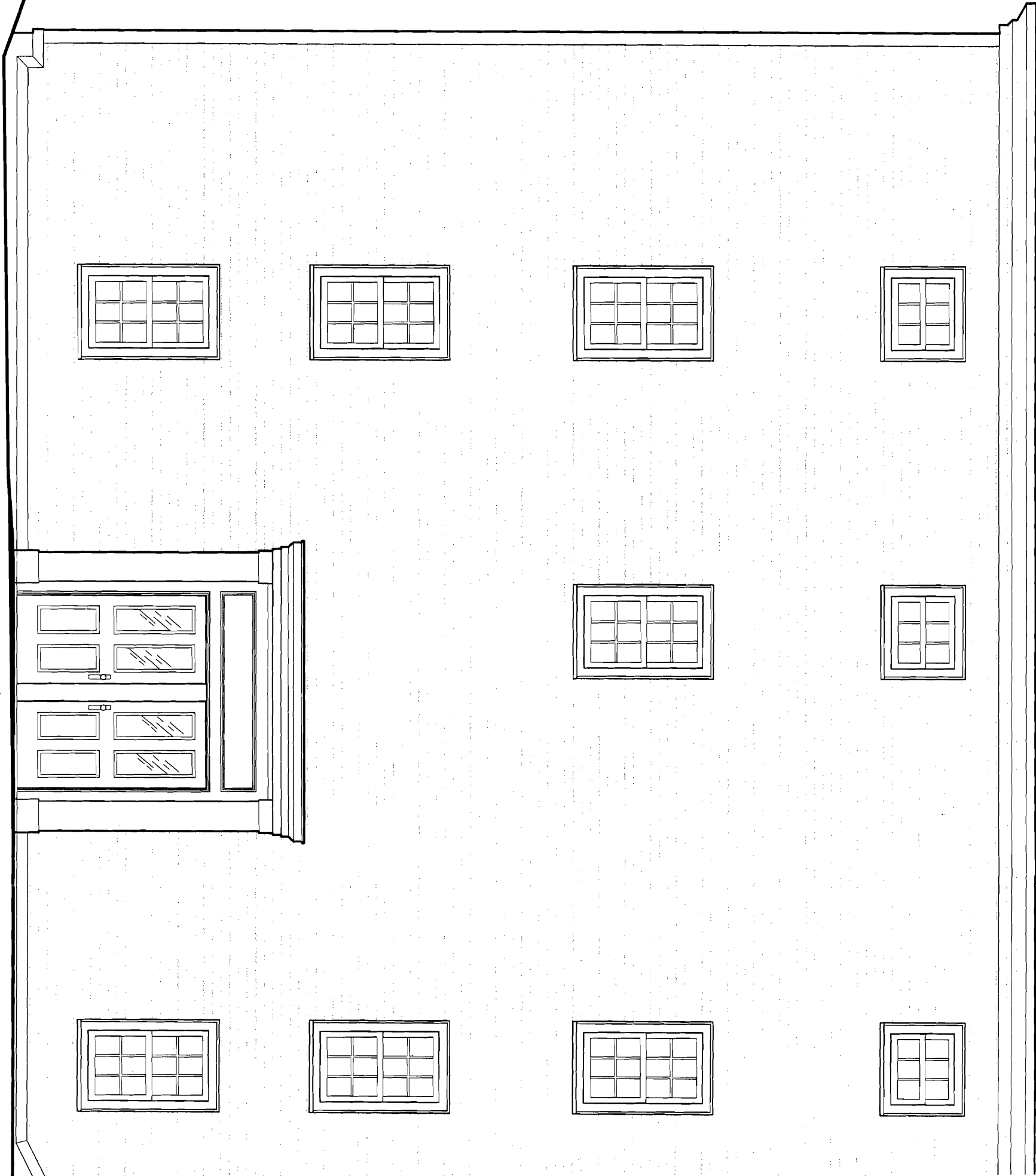
PROPOSED PLAN

SCALE: 1/4" = 1'-0"



EXISTING ELEVATION

SCALE: 1/4" = 1'-0"



10'

PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

7/11/07

Feeding / set back's

O.K. C.A.

8/03/07

Close-in O.K.

C.A.