

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMITS SECTION

Permit Number. 050909

This is to certify that BARON MARYA R & OTTILIA BARONITS /Owner
has permission to Exterior Repair and Remodeling
AT 70 WINTER ST

045 E018001

PERMIT ISSUED
AUG 25 2005
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or enclosed-in-4 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 _____

Danilo Bonfante 8/23/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Issue Date: 04-0909	CBL: 045 E018001
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Location of Construction: 70 WINTER ST	Owner Name: BARON MARYA R & OTIS C BA	Owner Address: 70 WINTER ST CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 3 Unit Multi -Family	Proposed Use: 3 Unit Multi -Family / Exterior Repair and Remodeling	Permit Fee: \$39.00	Cost of Work: \$1,800.00	CEO District: 2
Proposed Project Description: Exterior Repair and Remodeling <i>legal use is 2 residential D.U. - see conditions</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Type: SB IBL-2003 Signature: JMB 8/23/05 (A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 07/05/2005	Zoning Approval	
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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..	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"/> Date: 8/16/05	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/18/05
	<i>This permit is approved pending an application to legalize the illegal 3rd D.U. within 30 days. ok with conditions</i>		<i>to D.A. 8/18/05 WFA</i> RECEIVED AUG 17 2005 <i>Note: Approved by DA on 7/14/05 w/ 7/14/05 approved letter.</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0909	Date Applied For: 07/05/2005	CBL: 045 E018001
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Location of Construction: 70 WINTER ST	Owner Name: BARON MARYA R & OTIS C BA	Owner Address: 70 WINTER ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Unit Multi -Family / Exterior Repair and Remodeling	Proposed Project Description: Exterior Repair and Remodeling
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 07/14/2005

Note: This application was approved by Deb Andrews on 07-14-05 with an 07-18-05 approval letter. This application came back to us on 08-17-05...unclear why. Bill Needelman reviewed and gives his approval as well. **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/16/2005

Note: all my research shows that this is a legal 2 family - because the work to be done is on existing entry ways, this permit is being issued pending legalization of the third d.u. **Ok to Issue:**

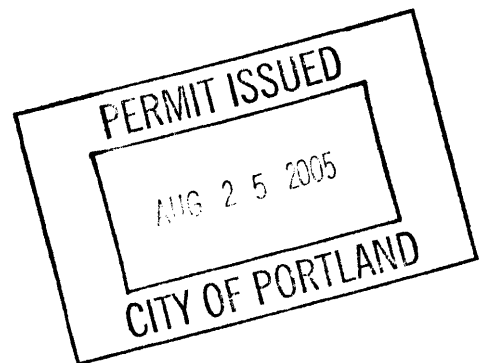
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) It is understood that this permit is being approved pending an application from the owner to legalize the illegal third dwelling units within thirty (30) days. The owner picked up a copy of that permit application on 8/16/05.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 08/23/2005

Note: **Ok to Issue:**

Comments:


08/18/2005-gad: Application returned to Inspections on 08-18-2005.



All Purpose Building Permit Application


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: 70 Winter St

Total Square Footage of Proposed Structure		Square Footage of Lot <u>4572 ft²</u>
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>E</u> Lot# <u>018</u>	Owner: <u>Otis + Marya Baron</u>	Telephone: <u>773-2474</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Otis C Baron</u> <u>70 Winter St #2</u> <u>Portland ME 04102</u>	Cost Of Work: \$ <u>1800</u> Fee: \$ <u>39</u>
Current use: <u>residential multi-family (3 units)</u> <u>332-2182</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>exterior repair/remodeling</u>		
Contractor's name, address & telephone: <u>all work done by owner</u>		
Who should we contact when the permit is ready: <u>Otis C Baron</u>		
Mailing address: <u>70 Winter St #2</u> <u>Portland ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:  332-2182		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 7/9/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

BUILDING PERMIT INSPECTION PROCEDURES

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

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee Date 8.26.05

[Signature]
Signature of Inspections Official Date

CBL: 45E18 Building Permit #: 050909

Area		Multiplier	Coefficient
4721		90	4348
Year	Unit	Coefficient	Land Value
19	40	4348	1699



70
Wint

Surveyed by Flood Arroyo Frazier

APR 2 1 1924

(Remarks on other Side)

16/4/24

123 - 1121/207 - 5 6000 +
125 - 1171/112 - 6744 +

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	045 E018001
Location	70 WINTER ST
Land Use	THREE FAMILY
Owner Address	BARON MARYA R & OTIS c BARON JTS 70 WINTER ST PORTLAND ME 04102
Book/Page	20928/19
Legal	45-E-18 WINTER_ST 70 4572 SF

Current Valuation Information

Land	Building	Total
\$33,920	\$80,950	\$114,870

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$120,200	\$136,400	\$256,600	\$185,735

Property Information

Year Built 1900	Style old Style	Story Height 2	Sq. Ft. 2456	Total Acres 0.105		
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms 10	Attic None	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1900	Size 20X26	Grade C	Condition P
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Sales Information

Date	Type	Price	Book/Page
03/02/2004	LAND + BLDING	\$285,000	20928-19
10/02/2000	LAND + BLDING	\$146,500	15758-223
05/01/1989	LAND + BLDING	\$115,000	

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Ma..</u>
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[Click here](#) to view Tax Roll Information.

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

[Click here](#) to view comparable sales or below to view by:
[Map](#)

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	□ DG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	70	Winter		OF			/		45	E	18	

TAXPAYER ADDRESS AND DESCRIPTION

EMERY LILLA A
70 WINTER ST.
CITY

LAND & BLDGS. WINTER ST. #70 ASS-
ESSORS PLAN 45-E-18 AREA 4572
SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>EMERY AURAL E ELLERY O</i>				<i>210A</i>	<i>244</i>
<i>WWIVET</i>					
<i>Emery Ellery O WWIVET</i>			<i>1958</i>	<i>2378</i>	<i>36</i>
<i>Emery Ellery O House</i>			<i>61</i>		

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER <input type="checkbox"/>
HIGH <input type="checkbox"/>	SEWER <input type="checkbox"/>
LOW <input type="checkbox"/>	GAS <input type="checkbox"/>
ROLLING <input type="checkbox"/>	ELECTRICITY <input type="checkbox"/>
SWAMPY <input type="checkbox"/>	ALL UTILITIES <input type="checkbox"/>
TREND OF DISTRICT	
PAVED <input checked="" type="checkbox"/>	IMPROVING <input type="checkbox"/>
SEMI-IMPROVED <input type="checkbox"/>	STATIC <input type="checkbox"/>
DIRT <input type="checkbox"/>	DECLINING <input type="checkbox"/>
SIDEWALK <input checked="" type="checkbox"/>	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1952
36	127	4300	109	4700	1690	
TOTAL VALUE LAND					1690	1690
TOTAL VALUE BUILDINGS					3190	3280
TOTAL VALUE LAND AND BUILDINGS					4880	4970
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
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LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
EA	U. S. R. S.	NE

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	1025		
	BLDGS.	2050		
	TOTAL	3075		
1951	LAND	1025		
	BLDGS.	1975		
	TOTAL	2900		
1952	LAND	1025		
	BLDGS.	1975	50	
	TOTAL	3000	10	
1957	LAND	T1025		
	BLDGS.	X875T1100	X875	T875
	TOTAL	X875T2125		
1958	LAND	X1025	X1025	T1025
	BLDGS.	X1975	X875	T875
	TOTAL	X3000		
1961	LAND	1025	T1025	X1025
	BLDGS.	1975	T1975	X1975
	TOTAL	3000	T3000	X3000
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

RENT 25. PER MO. + OWNER

6/19/51-1062-0.B. ✓
 1/15/52-1720. Repl. boiler & OB equip. MS

CONSTRUCTION

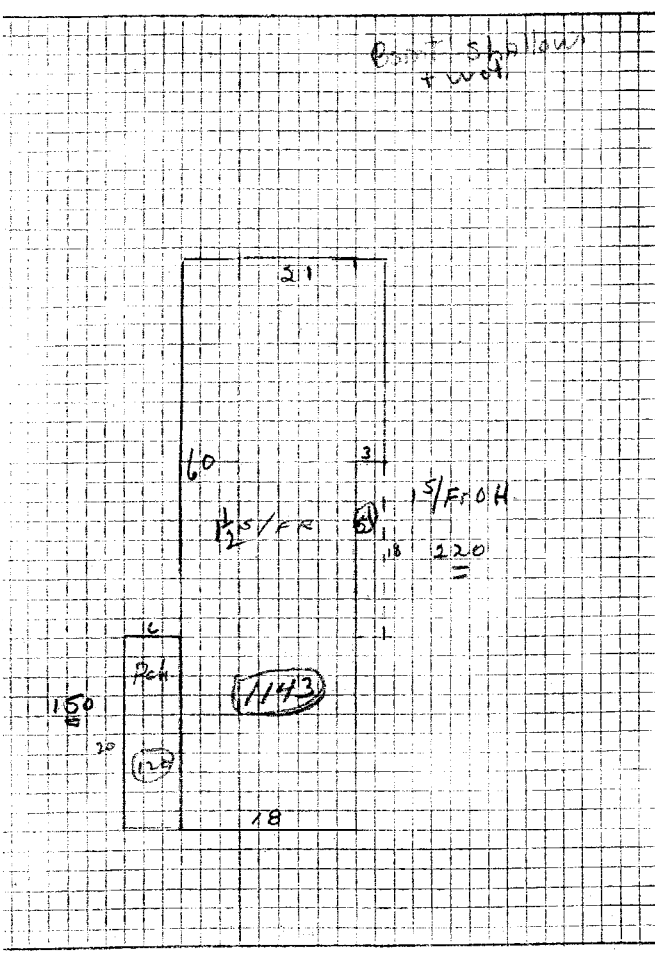
FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2
NO. CELLAR			B 1 2 3	STD. WAT. HEAT	
EXTERIOR WALLS		CEMENT	✓	AUTO. WAT. HEAT	✓
CLAPBOARDS	✓	EARTH		ELECT. WAT. SYST.	
WIDE SIDING		PINE	✓✓	LAUNDRY TUBS	
DROP SIDING		HARDWOOD		NO PLUMBING	
NO SHEATHING		TERRAZZO		TILING	
WOOD SHINGLES		TILE		BATH FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
STUCCO ON FRAME		INTERIOR FINISH		LIGHTING	
STUCCO ON TILE			B 1 2 3	ELECTRIC	✓
BRICK VENEER		PINE	✓✓	NO LIGHTING	
BRICK ON TILE		HARDWOOD		NO. OF ROOMS	
SOLID BRICK		PLASTER	✓	BSMT.	2ND 5
STONE VENEER		UNFINISHED	✓	1ST 4	3RD
CONC. OR CIND. BL.		METAL CLG.		OCCUPANCY	
TERRA COTTA		RECREAT. ROOM		SINGLE FAMILY	
VITROLITE		FINISHED ATTIC		TWO FAMILY	✓
PLATE GLASS		FIREPLACE		APARTMENT	
INSULATION		HEATING		STORE	
WEATHERSTIP		PIPELESS FURNACE		THEATRE	
ROOFING		HOT AIR FURNACE		HOTEL	
ASPH. SHINGLES	✓	FORCED AIR FURN.		OFFICES	
WOOD SHINGLES		STEAM		WAREHOUSE	
ASBES. SHINGLES		HOT WATER OR VAPOR	✓	COMM. GARAGE	
SLATE		NO HEATING		GAS STATION	
METAL		GAS BURNER		ECONOMIC CLASS	
COMPOSITION		OIL BURNER		OVER BUILT	
ROLL ROOFING		STOKER		UNDER BUILT	
INSULATION				DT. 3/30/50	AR. CS
				LD. 20	PD. CS
				MS.	CK. 51

COMPUTATIONS			
UNIT	1951	1952	
1080S. F.	5280	5280	
S. F.			
ADDITIONS	+370	370	
1-15/52	+60	60	
BASEMENT			
WALLS	+220	370	
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	+80	+220 +80	
PLUMBING	+370	370	
TILING			
M.F.	+530	530	
TOTAL	7010	7280	
FACT. +5	260	+260	
REP. VAL.	7270	7490	

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y
Dwg	A 1 1/2 FR	C	10yr		F	7270	55%	3270	1070	2940	1775	5
GAR	B 3C/FR 20x28		21		F	500	50%	250	-B	250	150	5
	C					7490	55%	3370	10C	3030	1825	5
	D											
	E											
	F											
	G											

YEAR	1952	1951 TOTAL BLDGS.		3190	1925
TAX VAL.	191			19	19
OLD VAL.	192			19	19
CHANGE	+50			19	19



AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED

- Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

① proposed work: porch see Photo 1, drawings 1+2
 description: remove existing posts, support and jack to return roof to level position
 replace posts with 3 turned posts from porch and entryway (see Photo 2)
 replace ~~with~~ railing and newel posts as shown
 replace skirt with square lattice $\frac{5}{4} \times 6$ border
 replace decking with ~~MAA~~^{STK} red cedar $\frac{5}{4} \times 6$
 replace concrete steps with wood

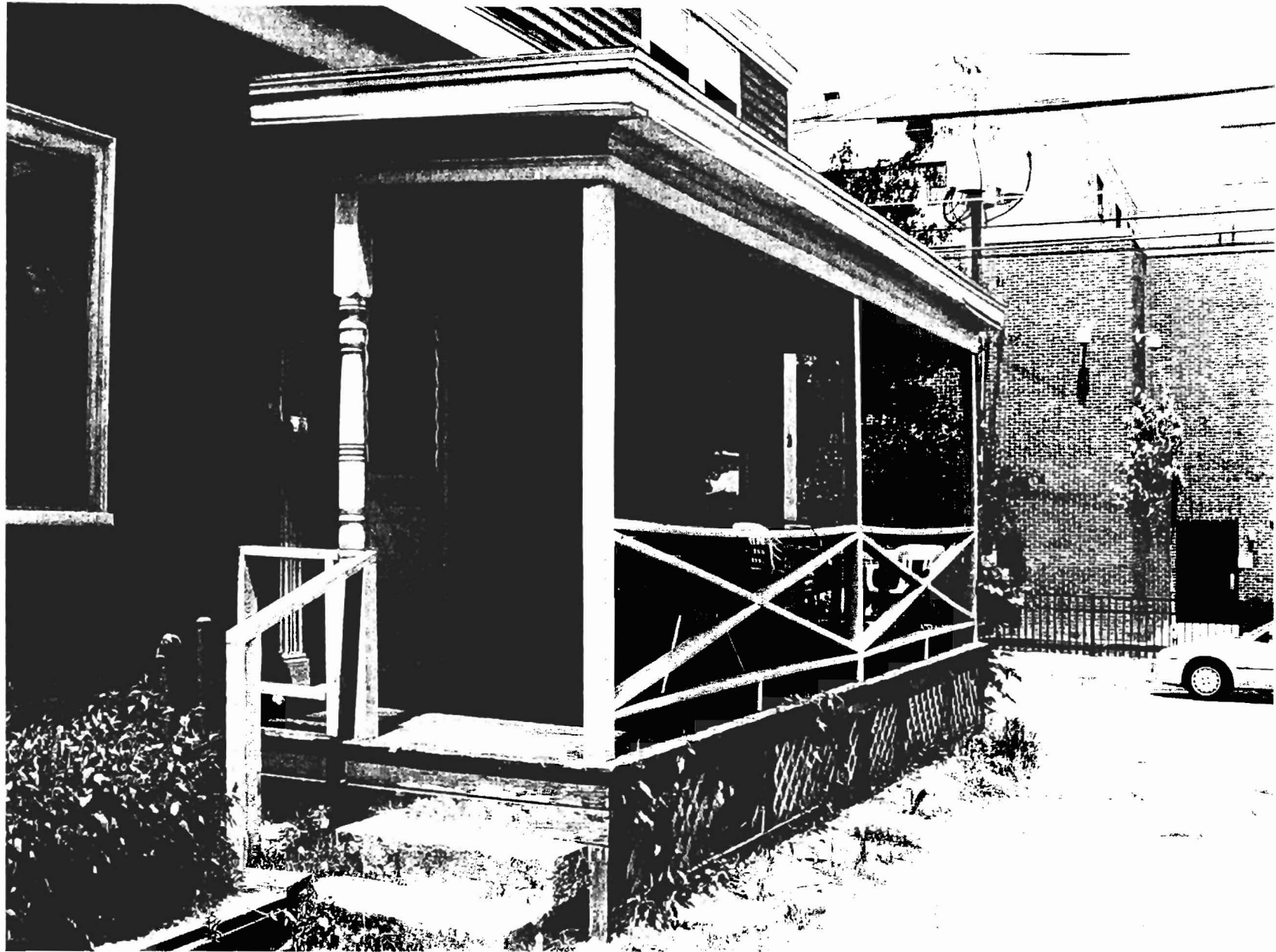
② proposed work: entryway see Photo 2
 description: remove posts, move to porch
 replace railing to match porch
 replace decking with ~~MAA~~^{STK} red cedar $\frac{5}{4} \times 6$
 replace concrete step with wood

③ proposed work: overhang see Photo 3, drawing 3
 description: support center of span, remove as much bowing as possible with house jacks, add two additional brackets (matching) constructed of $\frac{3}{4}$ spanish cedar laminated with marine epoxy spacing to be determined by post locations

replace sheathing above bracket with ②
 $\frac{1}{4} \times 12$ rough sawn pine approx. 4 ft^2 to be replaced

- ④ proposed work: misc. sheathing + masonry repair
description: replace sheathing at south corner of house and northeast corner of bulkhead with $\frac{1}{4} \times 12$ rough sawn pine approx 8 ft^2 to be replaced also repair masonry foundation at same locations with matching mortar (composition to be determined)
- replace sheathing at north and east corners of house (either side of bay window) with $\frac{1}{4} \times 12$ rough sawn pine approx 12 ft^2 to be replaced

Photo 1



Decking
Railings
Column & Stairs

Photo 2

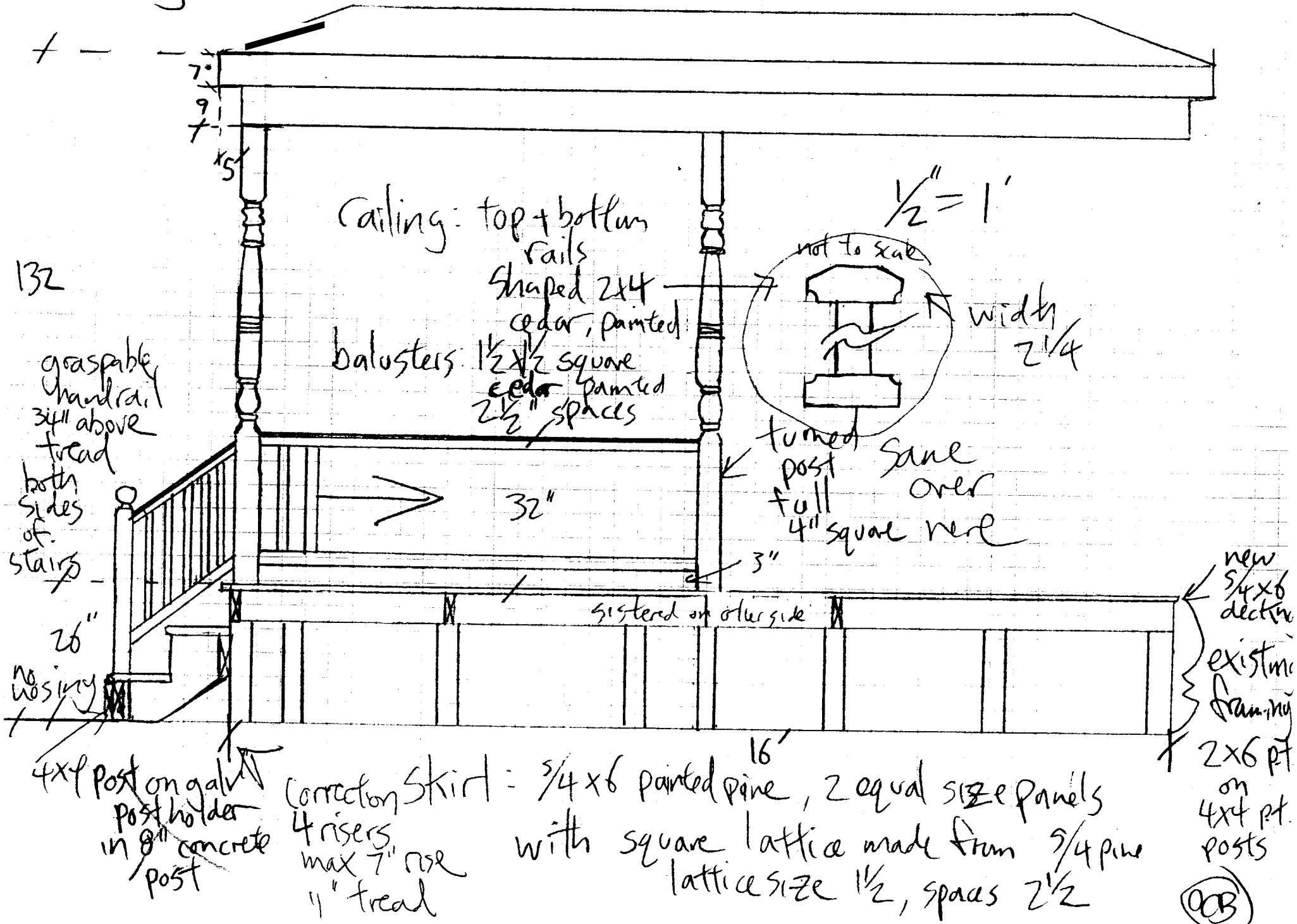
new brackets
per Sean



Photo 3



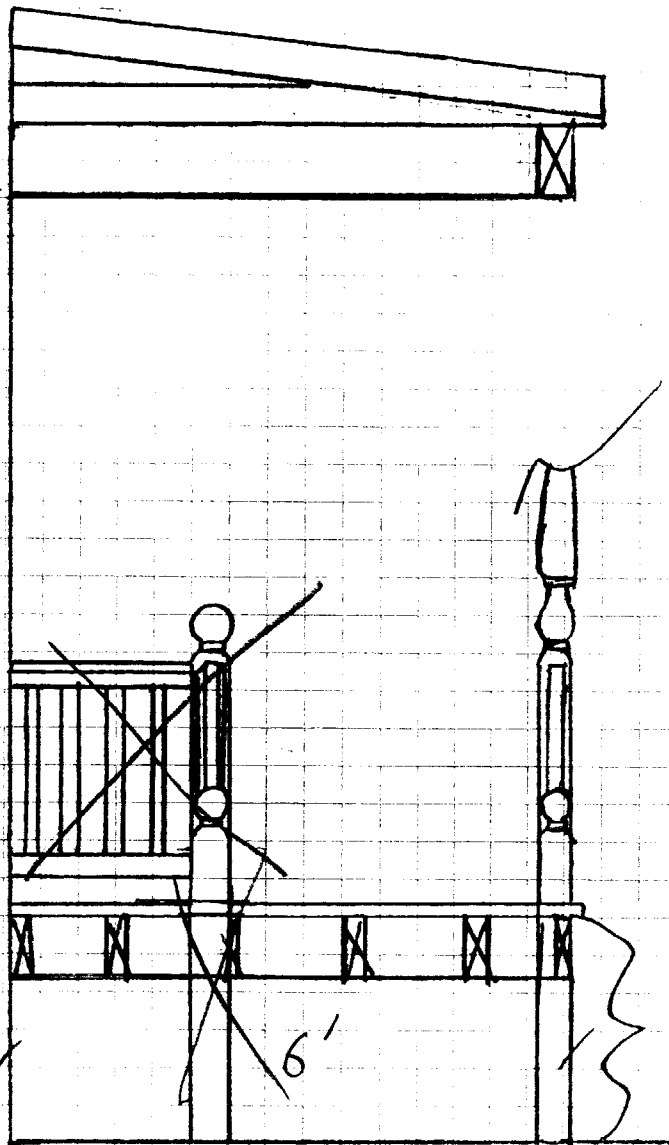
drawing 1



drawing 2

existing
framing

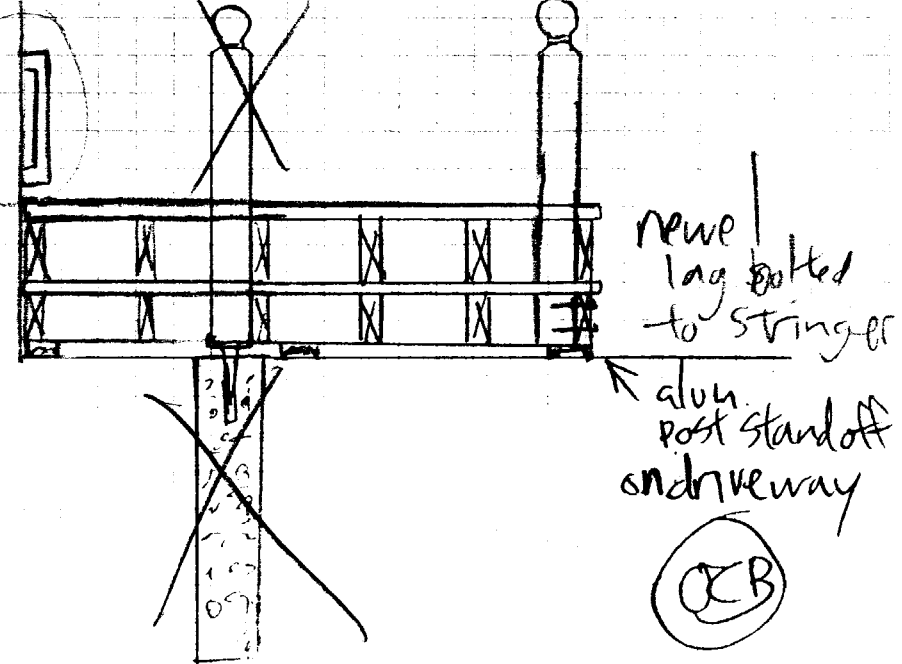
2x6
ledger
nailed
to sill



graspable
handrail
on
house
34"
above
tread
existing
framing

$\frac{1}{2}'' = 1'$

Stair detail



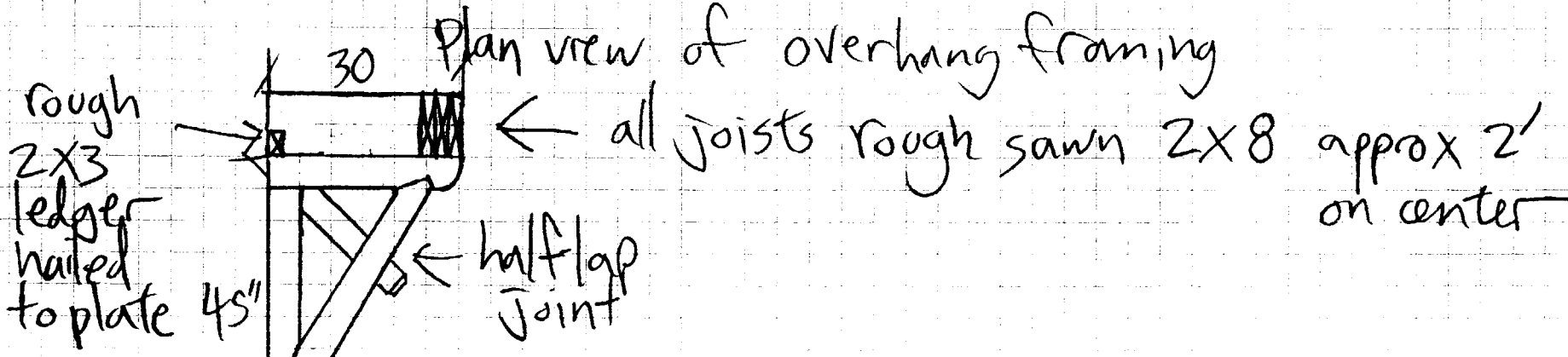
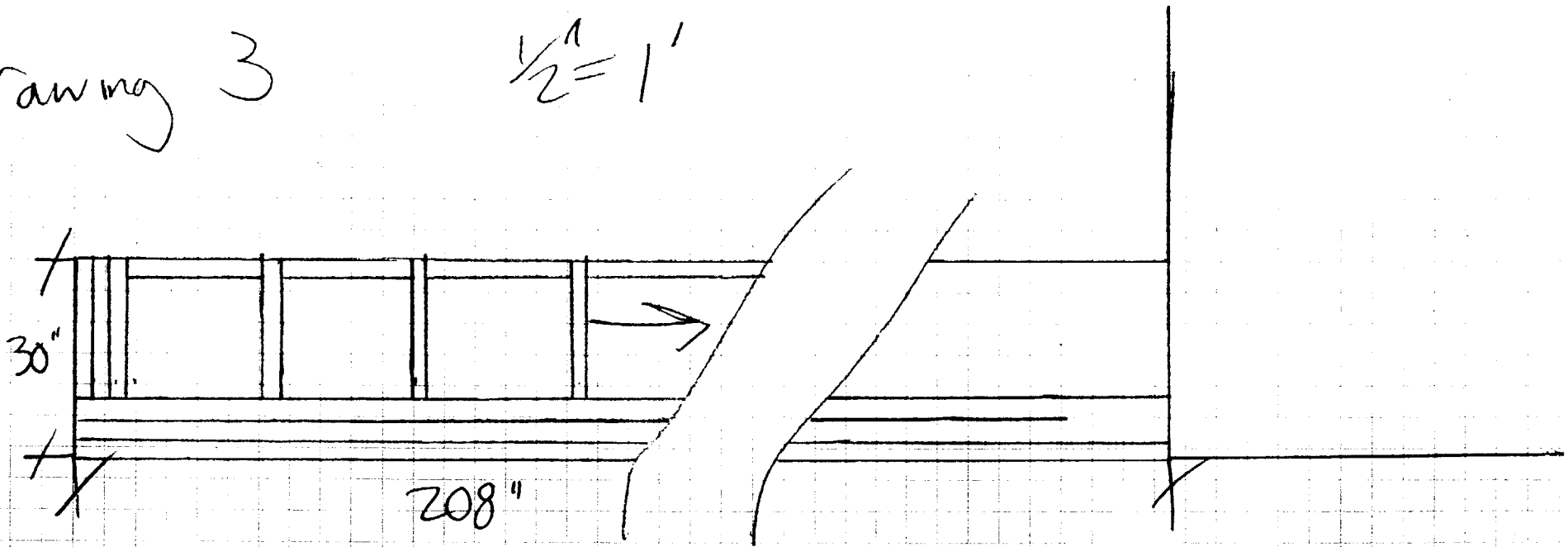
new 2x6
lag bolted
to stringer

alum.
post standoff
on driveway

OCB

drawing 3

$\frac{1}{2}'' = 1'$



rough 2x3 ledger nailed to plate

Plan view of overhang framing

← all joists rough sawn 2x8 approx 2' on center

← half lap joint

bracket made from full 4" x 4" stock, spanish cedar (finish dimensions approx 3 7/8 square)

OCB

Plot Plan for 70 ter St. 1" = 12'

