

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 020948

This is to certify that Mercy Hospital/DeForte, Andrew
has permission to Replace existing 11'6 x 6 post
AT 192 Spring St L. 045 F029001

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 written permission procured before this building or part thereof is altered or closed-in.
HEAR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/22/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		CBL:
Permit No: 02-0948	Issue Date: OCT 23 2002	045 F029001

Location of Construction: 192 Spring St	Owner Name: Mercy Hospital	Owner Address: 144 State St	Phone:
Business Name:	Contractor Name: DeForte, Andrew	Contractor Address: Daggett st Portland	Phone: 2077977699
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-6

Past Use: Mercy Hospital	Proposed Use: Mercy Hospital w/replaced porch	Permit Fee: \$44.00	Cost of Work: \$2,500.00	CEO District: 3
-----------------------------	--	------------------------	-----------------------------	--------------------

Proposed Project Description: Replace existing 11'6 x 6 porch	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 53 10/22/02
	Signature: <i>W.H.M.</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmy	Date Applied For: 08/20/2002	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>8/29/07</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 <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 <i>See attached</i> <input type="checkbox"/> Denied Date: <i>8/29/02</i>
	<i>DA 10/15/02</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

02-0948

All Purpose 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>194 Springs St Port. Me</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>F</u> Lot# <u>029</u> <u>02</u>	Owner: <u>Mercy Hoop</u> <u>1411 State St</u> <u>Port. Me.</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Andrew Deforte Builder</u> <u>11 Daggett St</u> <u>Port. Me. 04103</u>	Cost Of Work: \$ <u>2,500</u> Fee: \$ <u>44-</u>
Current use: <u>Porch to street level</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Mercy Hoop</u>		
Project description: <u>replacing (exact 11' x 6) porch</u>		
Contractor's name, address & telephone: <u>Andrew Deforte Builders</u> <u>11 Daggett St</u> <u>Port. Me 04103</u>		
Who should we contact when the permit is ready: <u>Andrew Deforte</u> <u>xx</u>		
Mailing address: <u>11 Daggett St Port. Me 04103</u> <u>838-1740</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: <u>797-7699</u> <u>xx</u> <u>col</u>		

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: <u>Andrew Deforte</u>	Date: <u>8/20/02</u>
---	----------------------

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

AD **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

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

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

[Signature]
Signature of applicant/designee

10/23/02
Date

[Signature]
Signature of Inspections Official

10/23/02
Date

CBL: 045 F0209 Building Permit #: 020948

Application ID Number: 2-0948

Department: Zoning

Status: Approved with Conditions

Requester: Marge Schmuckal

Address: 192 Spring St

Approval Date: 08/29/2002

Issue Date: 08/26/2002

Approved by: Marge Schmuckal Date: 08/29/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

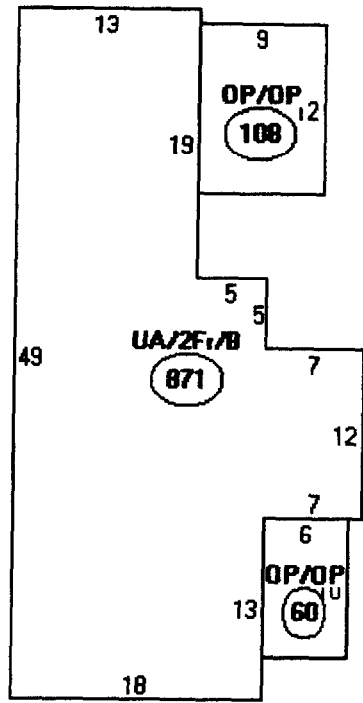
This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval. It is understood that these units are being used and leased to abused women and their families.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Original Date: 08/23/2002 By: jmy

Update Date: 08/29/2002 By: jmes





Descriptor/Area

A: UA/2F1/B
871 sqft

B: OP/OP
108 sqft

C: OP/OP
60 sqft

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

October 18, 2002

Andrew DeForte
11 Daggett St.
Portland, Maine 04103

Re: Porch Replacement at 192 Spring Street; Mercy Hospital, owner

Dear Mr. DeForte:

On October 15, 2002, this office approved your request for a Certificate of Appropriateness for porch replacement at 192 Spring Street.

Approval is subject to the following conditions:

- The joist size will be increased to 2" x 10" and run parallel with the building as necessary to install the decking perpendicular to the building.
- The decking and treads will be 5/4" x 6" cedar, installed perpendicular to the building, with nosing and edges eased and scotia installed under projecting treads.
- Existing column, rails and balusters to remain.

All improvements shall be carried out as shown on the plans and specifications submitted with the building permit application, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

cc: Roger Hutchins, Rehab Specialist
Approval File

From: Roger Hutchins
To: Deb Andrews
Subject: 192 Spring St.

After reviewing the proposed plans for replacing the deck portion of the front porch at 192 Spring St., I have made the following recommendations for HP approval.

The joist size will be increased to 2"x10" and run parallel with the building as necessary to install the decking perpendicular to the building. The decking and treads will be 5/4"x6" cedar, installed perpendicular to the building, with nosing and edges eased and scotia installed under. Existing column, rails and balusters to remain.

CC: Mike Nugent



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**

194 Spring Street

February 5, 1988

Mr. Marc J. Reny
Mercy Hospital
144 State Street
Portland, Maine 04102

Dear Mr. Reny:

There has been a meeting with the Associate Corporation Counsel, Charles A. Lane, and an attorney representing your Hospital and it was determined that the three apartment units at 194 Spring Street are "grandfathered" for use as three apartment units, and therefore can be continued for use as three apartment units by the lessee, the Sisters of Mercy, as apartment units for occupancy by abused women, as needed.

Since the records show that three apartment units are "grandfathered" in the City records as three apartment units which existed prior to March of 1958, it will not be necessary to apply for a conditional use appeal before the Board of Appeals, as indicated to you in my letter of December 10th.

Please ignore my previous request for a conditional use appeal, as I have since learned that this will not be necessary if the occupants of each of the apartment units reside independently in each of the three apartments.

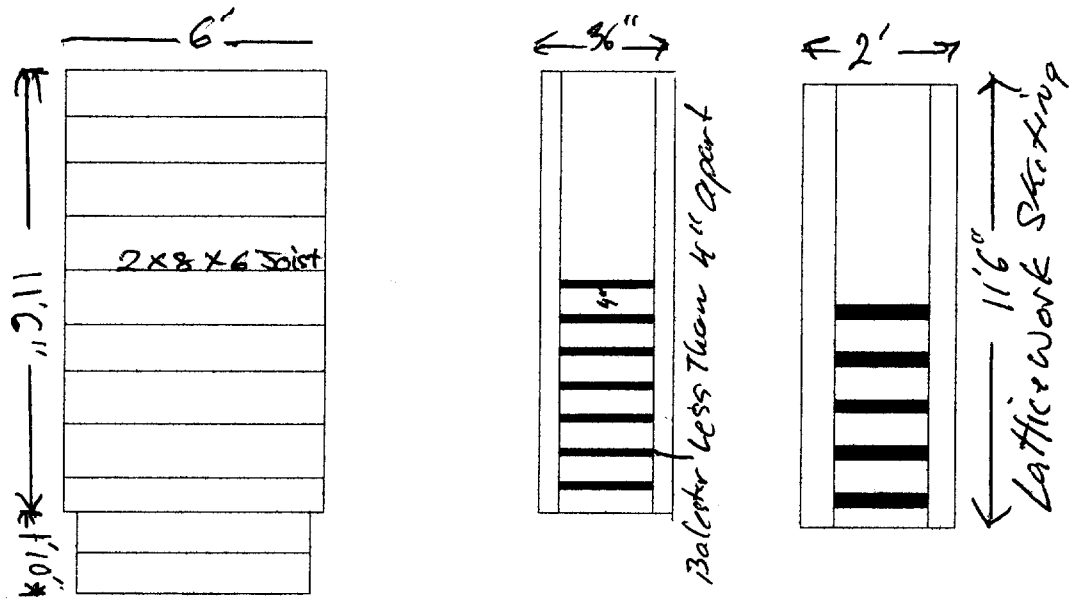
Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seitzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer

Front Porch
194 Spring St.

proposed- pressure treated deck measuring 11'x6'x6"



joists-2x8 16 oc

decking-5/4x6

stairs-2 steps with 7" rise and 11" tread

railing-2x4 top and bottom rail , with 2x2 ballisters (Railing to remain as is.)

skirting-1x8 pine with 1x3 vertical pine 5" oc

Existing Driveway

23'6"

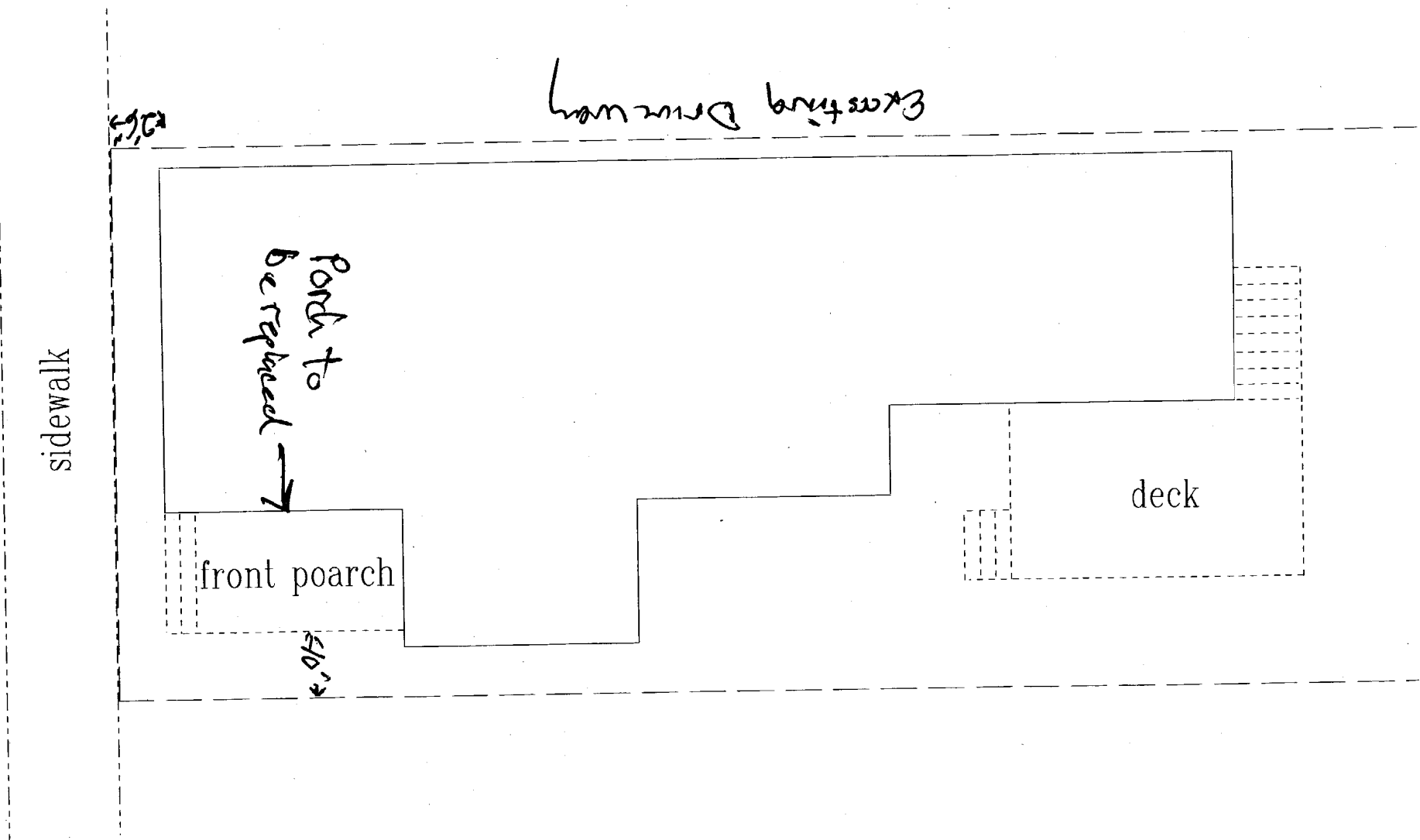
sidewalk

Porch to
be replaced →

front porch

4'10"

deck





CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: _____

Check #: _____ **Total Collected \$** _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy