

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

Location of Construction: <i>699-683 Congress St</i>		Owner: <i>First Portland Development</i>		Phone: <i>828-1274</i>		Permit No: 980386
Owner Address:		Lessee/Buyer's Name:		Business Name:		
Contractor Name: <i>JV Custom Contracting</i>		Address: <i>20 Sylvan Rd, Scarborough 04074</i>		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 21 1998 CITY OF PORTLAND </div>
Past Use: <i>Commercial</i>		Proposed Use: <i>2420</i>		COST OF WORK: \$ 15,000 PERMIT FEE: \$ 25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Signature:		
Proposed Project Description: <i>Fence</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning: CBL <i>17-C-035</i> 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: <i>Sherry Pinard</i>		Date Applied For: <i>April 13, 1998</i>				

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..

PERMIT ISSUED WITH REQUIREMENTS

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

See Pre-application form

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

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
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 679-683 CONGRESS ST

Tax Assessor's Chart, Block & Lot Number Chart# <u>47</u> Block# <u>C</u> Lot# <u>.35</u>	Owner: <u>FIRST PORTLAND DEVELOPMENT</u>	Telephone#: <u>828-1274</u>
Owner's Address: <u>206 STATE ST. PORTLAND</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 15,000.00</u>
Proposed Project Description:(Please be as specific as possible) <u>ERECT WROUGHT IRON FENCE ON TOP OF EXISTING GRANITE BLOCK WALL AROUND PERIMETER OF MAIN BUILDING AT CORNER OF CONGRESS AND STATE ST.</u>		
Contractor's Name, Address & Telephone <u>JV CUSTOM CONTRACTING 20 SYLVAN RD. SCARBOROUGH ME.</u>		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: [Signature] Date: 4/13/98

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

LAND USE - ZONING REPORT

ADDRESS: 679-683 Congress St DATE: 4/17/98

REASON FOR PERMIT: erect fence

BUILDING OWNER: East Portland Devel. C-B-L: C47-C-35

PERMIT APPLICANT: JV custom contracting

APPROVED: with condition DENIED: _____
#9

CONDITION(S) OF APPROVAL

- 1 During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2 The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 4 Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5 This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

Sec. 14-434. Corner clearance.

No obstruction higher than three and one-half (3½) feet above the lowest elevation at the curbline shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the corner, unless said obstruction is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard. For the purpose of this section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a pile of material, but shall not include permanent buildings or structures where permitted elsewhere in this article.

Maga Schmuckel in effect 4/97
Zoning Administrator

CONGRESS STREET

73'

SIDE WALK

24'

33'

GRANITE BLOCK WALL

PROPOSED FENCE

GRANITE BLOCK WALL

PROPOSED FENCE

GRANITE COLUMN

STATE STREET

265'

SIDE WALK

GRANITE BLOCK WALL

GRANITE COLUMN

ENTRANCE

MAIN BUILDING

ATTACHED BUILDING

ATTACHED BUILDING

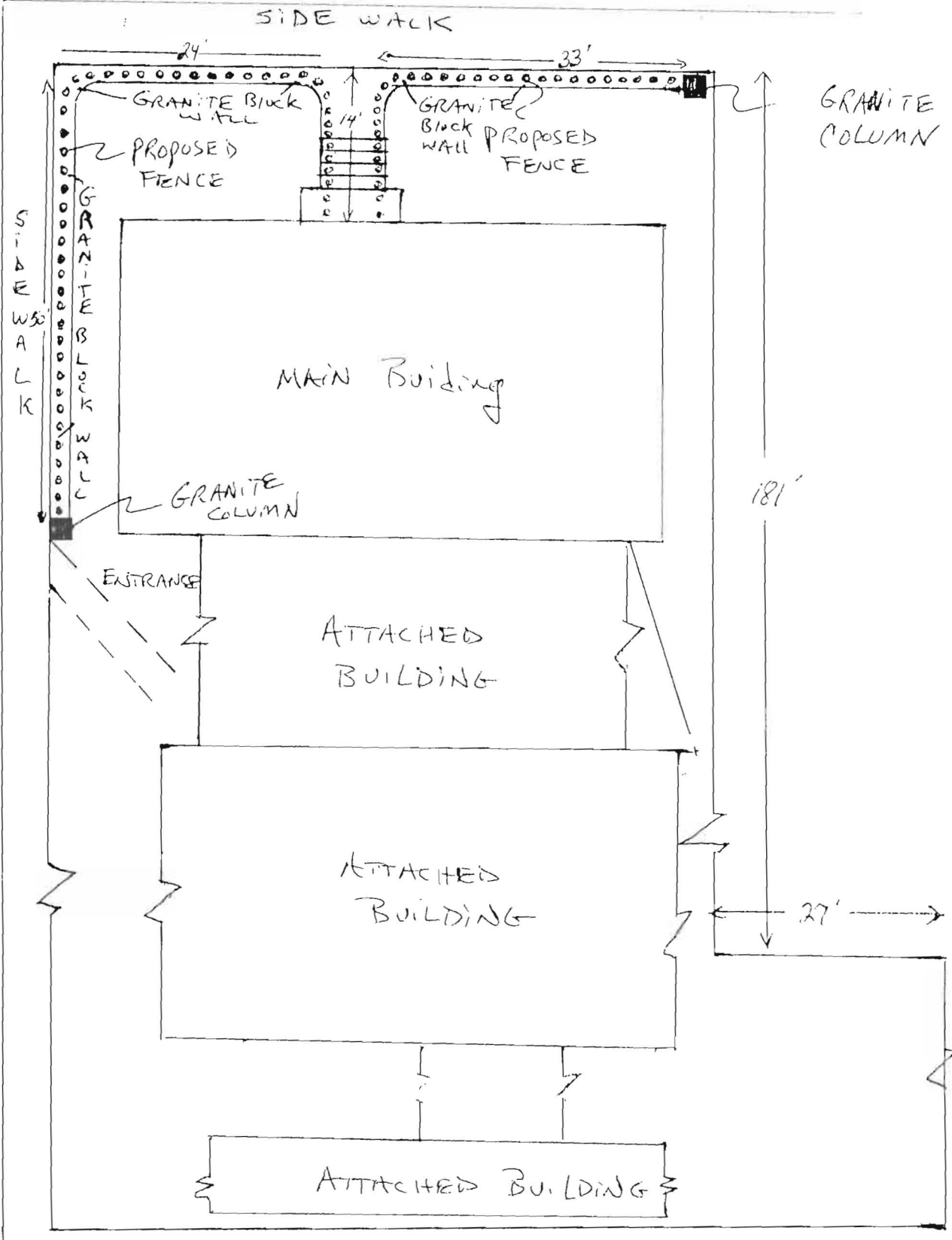
ATTACHED BUILDING

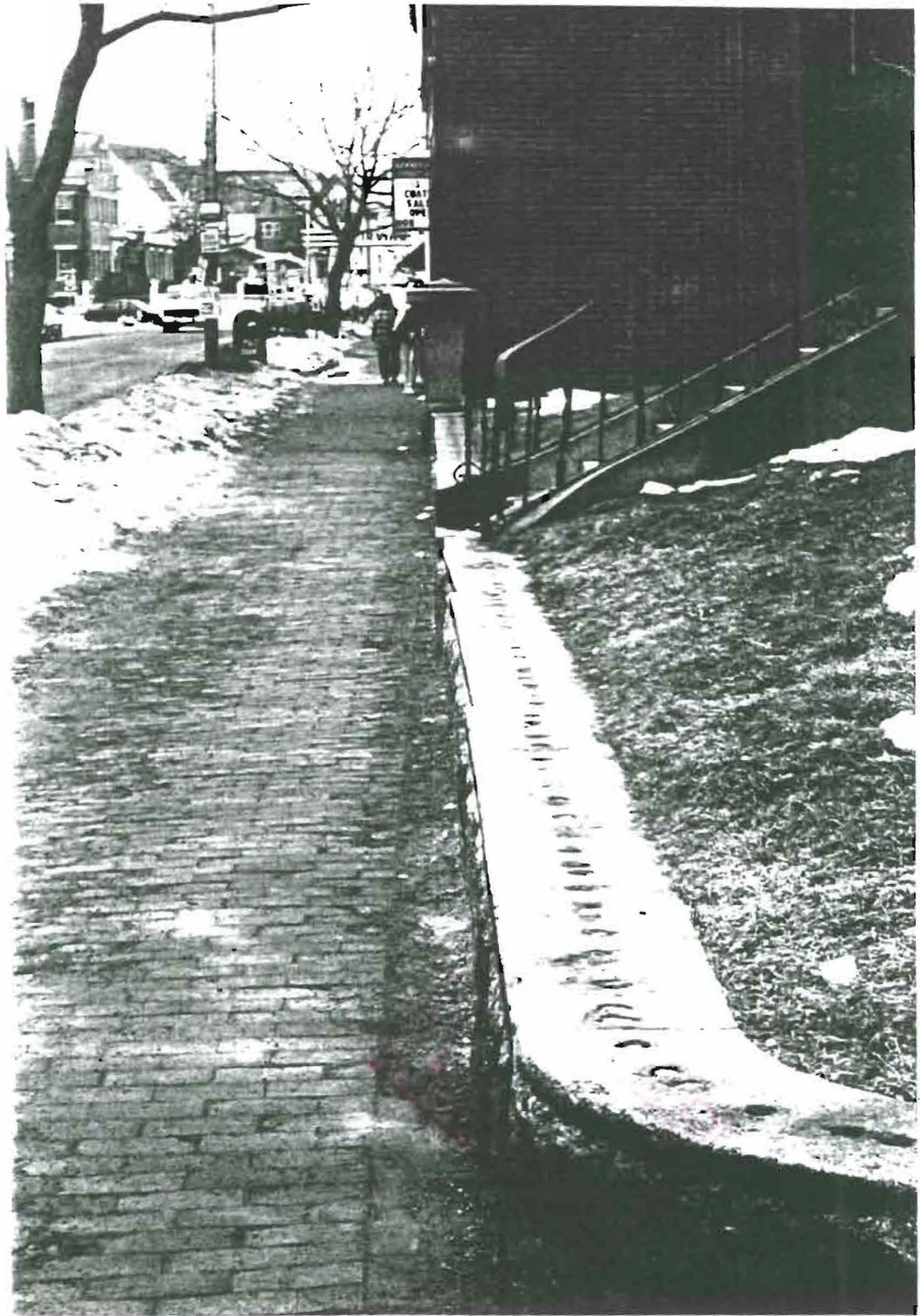
181'

27'

100'

Deer St ?





CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Susan Wroth, Chair
Edward Hobler, Vice Chair
Camillo Breggia
Robert Parker
Rick Romano
Steve Sewall
Cordelia Pitman

April 3, 1998

James Vear
JV Custom Contracting
20 Sylvan Road
Scarborough, Maine 04074

Re: Installation of iron fencing and stair rails - Longfellow Commons

Dear Mr. Vear:

On April 1, 1998, the City of Portland's Historic Preservation Committee voted 6-1 (Sewall opposed) to approve your application for a Certificate of Appropriateness. The approval is for the installation of ornamental iron fencing and stair rails around the historic structure facing Congress Street.


The approval is subject to the following conditions:

1. That the lower horizontal rail be located 2-4 inches above the granite base.
2. That the finials on the posts be distinct in design from the picket finials, particularly at the transition from fencing to stair rails.

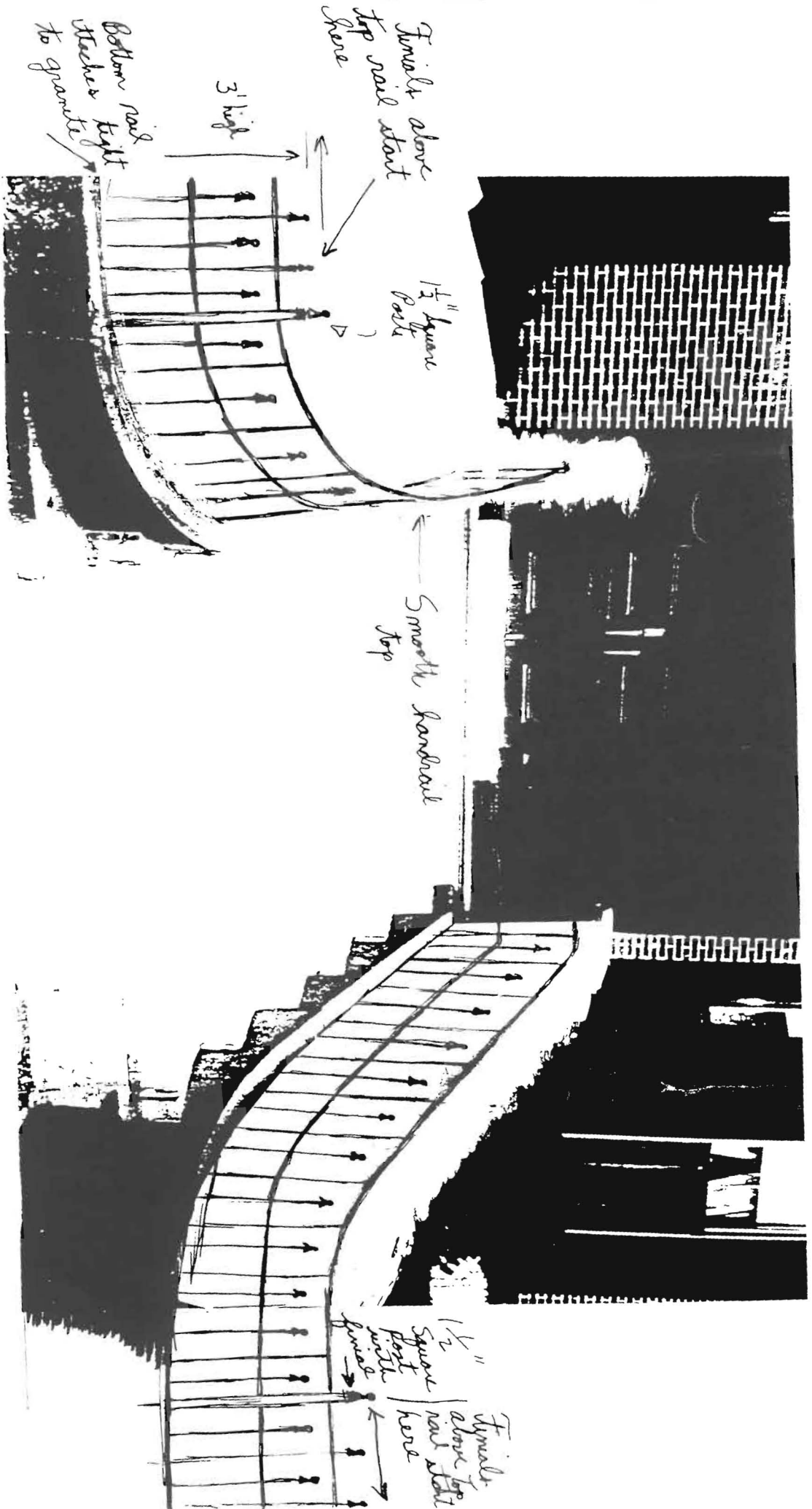
With the exception of the conditions noted above, all improvements shall be carried out as shown on the submitted plans and specifications. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, 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,



Susan Wroth, Chair
Historic Preservation Committee



Finally above top rail start here

3' high

1 1/2" square Posts

Smooth handrail top

1 1/2" square posts with hand rail

Finally above top rail start here

Bottom rail stays tight to granite