

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

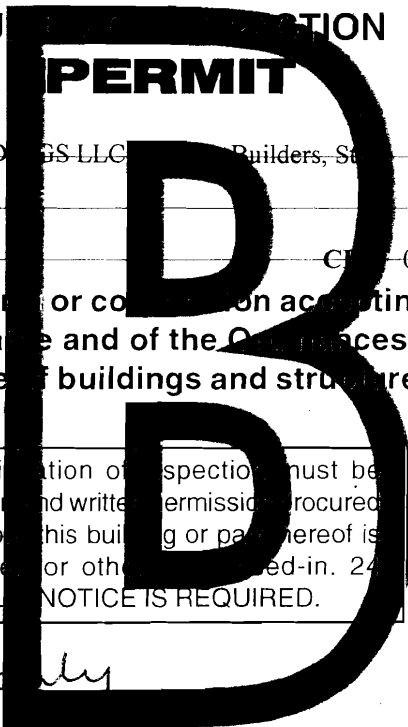
PERMIT

Permit Number: 090035

Please Read Application And Notes. If Any, Attached

This is to certify that INTOWN PROPERTY HOLDINGS LLC Builders, St
has permission to install handi-cap ramp for unit
AT 65 GRANT ST 048 B016001

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 lathed or otherwise red-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. | <i>Craig Cross</i> | <i>Kamp</i> |
| Health Dept. | | |
| Appeal Board | | |
| Other | | |

Carmy Bonke 1/14/09
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

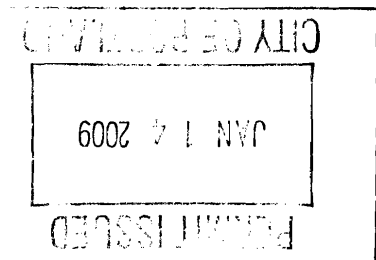
| | | |
|-----------------------|-------------|---------------------|
| Permit No: 09-0035 | Issue Date: | CBL: 048 B016001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|---|---------------------|
| Location of Construction: 65 GRANT ST | Owner Name: INTOWN PROPERTY HOLDING | Owner Address: PO BOX 641 | Phone: |
| Business Name: | Contractor Name: Sterling Builders, Steve Morrow | Contractor Address: P O Box 43 Westbrook | Phone 2078319595 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | Zone: R-6 |

| | | | | |
|--|--|--|---|--------------------|
| Past Use: Residential - 18 d.u. ^{dwellings} Units | Proposed Use: Residential - 18 d.u. ^{dwellings} Units install handi-cap ramp for unit 203 ^{in #43} . | Permit Fee: \$40.00 | Cost of Work: \$1,760.00 | CEO District: 2 |
| Proposed Project Description: install handi-cap ramp for unit ^{ing} 63 | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-2 Type: 5 DOB 2003 Signature: JMB 1/14/09 | |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| Signature: Greg Cass | | Signature: _____ Date: _____ | | |

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: Idobson | Date Applied For: 01/13/2009 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- 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 | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in District or Landmark |
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does Not Require Review |
| <input type="checkbox"/> Flood Zone | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions |
| Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied |
| Date: 1/13/09 <i>ABN</i> | Date: _____ | Date: _____ |

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: 09-0035 | Date Applied For: 01/13/2009 | CBL: 048 B016001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|--|--------------------------------|
| Location of Construction: 65 GRANT ST | Owner Name: INTOWN PROPERTY HOLDINGS | Owner Address: PO BOX 641 | Phone: |
| Business Name: | Contractor Name: Sterling Builders, Steve Morrow | Contractor Address: P O Box 43 Westbrook | Phone (207) 831-9595 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Multi Family | |

| | |
|--|--|
| Proposed Use: Residential - 18 dwelling units - install handi-cap ramp for unit in #63 | Proposed Project Description: install handi-cap ramp for unit in #63 |
|--|--|

| | | | |
|---|---|---------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 01/13/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) This permit is being issued with the condition that the applicant will apply for a disability variance within thirty days of the permit being issued. | | | |
| 2) This property shall remain as eighteen dwelling units in three buildings. Any change of use shall require a separate permit application for review and approval. | | | |
| 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 01/14/2009 |
| 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. | | | |
| Dept: Fire | Status: Approved with Conditions | Reviewer: Capt Greg Cass | Approval Date: 01/13/2009 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) All construction shall comply with NFPA 101 | | | |

| |
|--|
| Comments: |
| 1/13/2009-amachado: Spoke to Stevan Morrow from Sterling Builders, Inc. Told him that the existing structures were already over allowable lot coverage and the ramp is adding 35 sf of structure. I told him that somebody needed to apply for the disability variance. He said to send it to him and he would pass it on to Alpha One. Sent letter & disability variance application for the Zoning Board of Appeals. |
| 1/14/2009-jmb: Spoke to Steve M. About total rise (12"), graspable handrails both sides and edge protection, ok to issue |

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

 X **Final inspection required at completion of work.**

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 of Applicant/Designee

Carrie Bonte

Signature of Inspections Official

Date

1/14/09

Date



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

*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

January 14, 2009

Stevan Morrow
Sterling Builders, Inc.
P.O. Box 43
Westbrook, ME 04098

Re: 65 Grant Street – 048 B016 – R-6 – Handicap ramp – permit #09-0035

Dear Mr. Morrow,

This letter is a follow up to the telephone conversation that we had yesterday. In reviewing your application to install a handicap ramp at 63 Grant Street, I found that the existing structures on the property already covered more than the maximum allowable lot coverage. The property is located in the R-6 residential zone. Section 14-139(1)(e) of the ordinance gives the maximum allowable lot coverage for a property with less than twenty dwelling units as fifty percent. The lot is 9,500 square feet, so the maximum allowable lot coverage is 4,750 square feet. With the fire escapes that were built in 2005 (#05-1768), the footprints of the buildings were over what is allowed, and this ramp is adding thirty-five more square feet of coverage. Since the handicap ramp has to be installed ASAP, we will move the permit forward, but you need to apply for a disability variance within thirty days of the permit being issued, since the ramp does not meet lot coverage.

I have enclosed the disability variance application and the information about the appeal process. Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709



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>63 Grant St.</u> | | |
| Total Square Footage of Proposed Structure/Area <u>604 sq ft</u> | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>B</u> Lot# <u>16</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Elizabeth Wheeler</u> Address <u>63 Grant St.</u> City, State & Zip <u>Portland ME 04104</u> | Telephone: <u>207</u> <u>773</u> <u>3054</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name <u>William Simpson</u> Address <u>PO Box 10250</u> City, State & Zip <u>Portland ME 04104</u> | Cost Of Work: \$ <u>1760.00</u> C of O Fee: \$ <u>40.00</u> Total Fee: \$ <u>40.00</u> |
| Current legal use (i.e. single family) <u>Multi-unit</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Temporary Handicap Access Ramp</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Installation of a wooden handicap access ramp</u> | | |
| Contractor's name: <u>Sterling Builders Inc.</u> Address: <u>P.O. Box 43</u> City, State & Zip <u>Westbrook ME 04098</u> Telephone: <u>2078541289</u> Who should we contact when the permit is ready: <u>Stevan Morrow</u> Telephone: <u>2078319595</u> Mailing address: <u>same</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: [Handwritten Signature] Date: 1-13-09

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

12/6/05

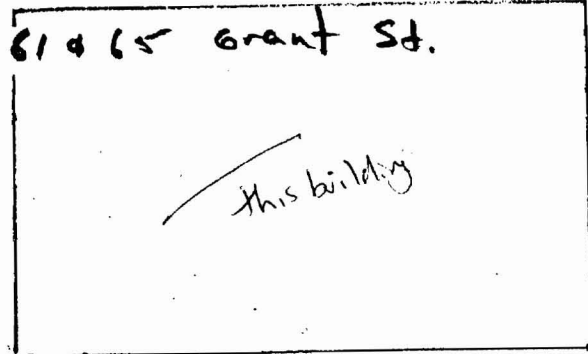
LAWRENCE T. VOSE
LTV BUILDERS

15 Hearn Rd
Scarborough ME 04074
207.883.2986

DAS INC PO BOX 6577 SCARBOROUGH

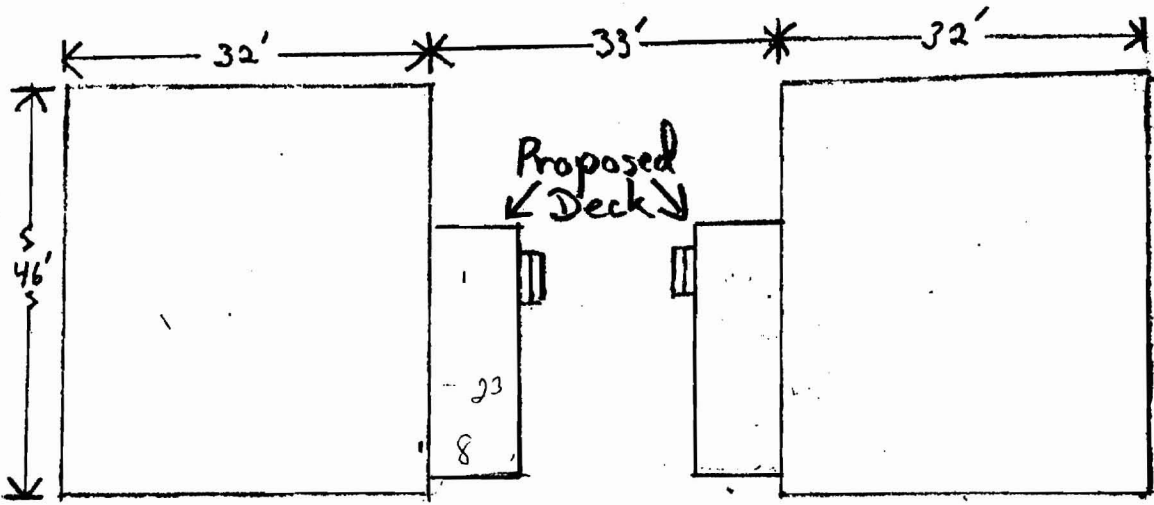
June 27, 2005

Service address



Parking Lot
for all 3
buildings

DRIVE WAY



10' SIDEWALK

GRANT STREET

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

DEC - 6 2005

RECEIVED

SCALE 1/2" = 8'



03





Powering Independent Living

**Independent Living Services Program
Landlord's Acknowledgement of
Property Modification**

Property Address: 63 Grand St
Portland Me 04104

Tenant Name (Consumer): Elizabeth Wheeler

Property Owner Name: Bill Simpson

As an accommodation for my tenant, I have agreed to the modifications to my property located at address listed above as described in the work description attached.

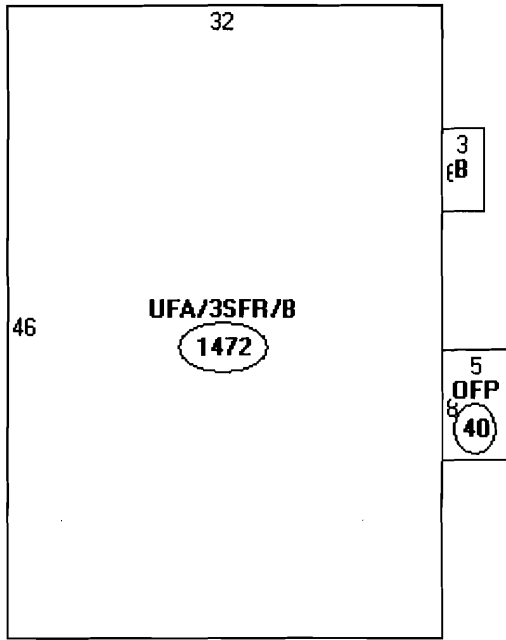
The landlord and tenant also agree to the following:

The tenant is responsible for ensuring that all modifications are done in accordance with manufacturer's instructions and recommendations as well as all applicable building, zoning and safety codes.

The tenant may remove access equipment or devices that are considered their personal property upon their departure. If the item has caused any damage to the property the tenant will be responsible for the cost to restore premises to original condition.

Landlord's Signature: William P. Simpson Date: 12/29/08
 William Simpson V-874-0700

Title 7 B



Describe

A: UFA/3SI
1472 sqft

B: 2SFRBA
18 sqft

C: OFF
40 sqft

= 1530

1472

18

184 = 23 x 8

= 1674

1472

18

1674

184

4878

permit # 05-1268 over lot coverage
adding 35%

increase

3.5 x 10 = 35%

RL6

lotsize - 9500 sq ft
Setbacks - front 10' or average
- buildings on either side are closer than 10' - this building is set back

lot coverage 50% = 4750
property is already over #05 - 1768
adding 35 sq ft

Building

63 Grant ST.

New Deck

42" wide

10' wide

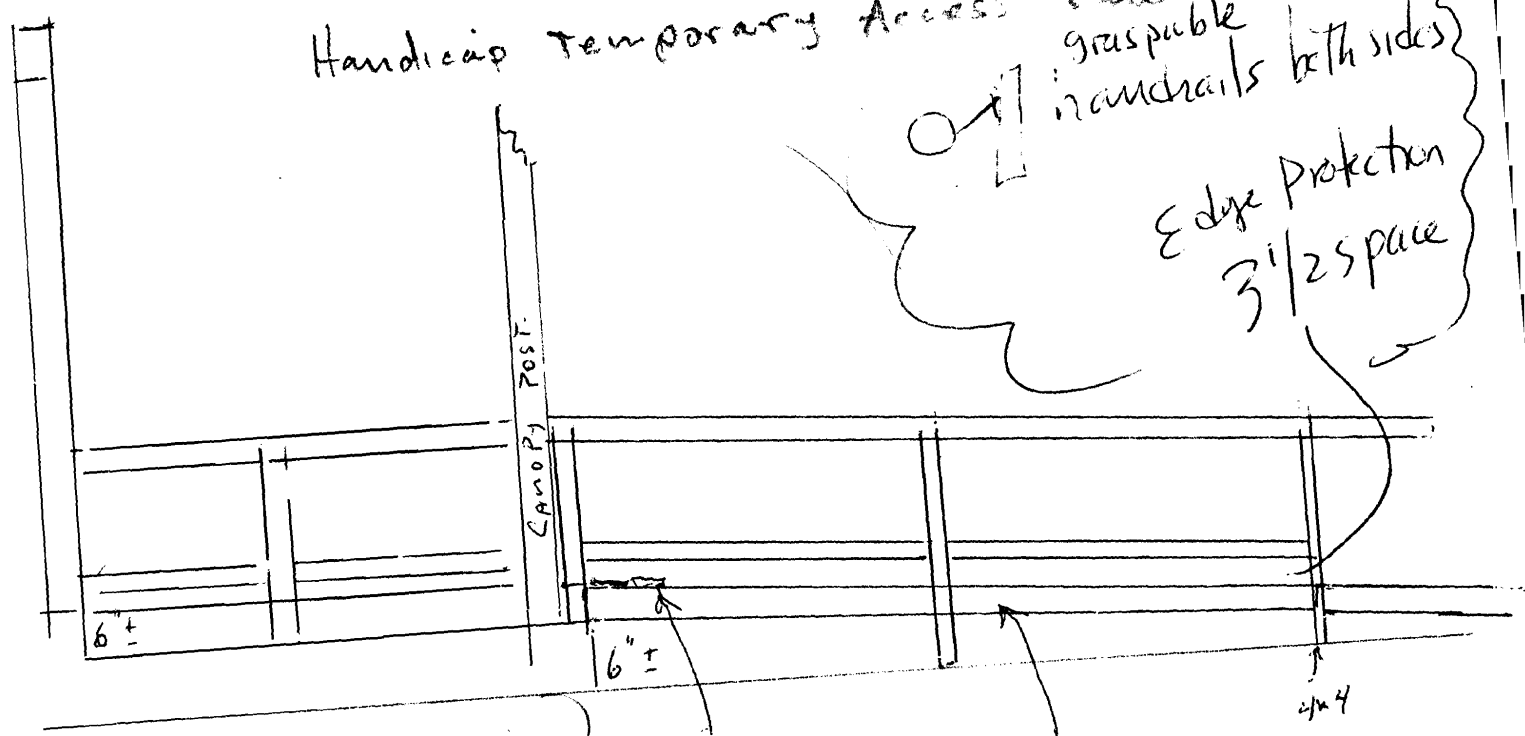
10' wide

Sidewalk

per Steve Morrow 1/14/09

63 Grant ST.

Handicap Temporary Access ramp
graspable handrails both sides
Edge Protection
3 1/2" space



Total 12" Rise
5 1/4 Deck

2x6 Frame (4 across)