

**PERMIT ISSUED**

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

Permit No: 01-1502  
Issue Date: FEB 15 2002  
CBL 056-6-47  
~~056-6-7001~~

Location of Construction: 211 Spring St	Owner Name: William Blazewicz	Owner Address: 271 Spring St PORTLAND	Phone: 207-879-0604
Business Name: n/a	Contractor Name: Retco Renovators	Contractor Address: 19 Deering Avenue Portland	Phone: 2077756309
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R-6
Past Use: Multi Unit - 5 DU	Proposed Use: Multi Unit 4, D.U. 4 legal units per microfiche & 1955 base	Permit Fee:	Cost of Work: \$4,800.00
		CEO District: 3	<del>5,800</del> 2,804
Proposed Project Description: New entrance/reducing from 5 units to 4 units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group RC Type SB BOCA 99 Signature: DC
		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: gad	Date Applied For: 12/06/2001	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <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: 12/12/01	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Any exterior work requires separate review Date: 12/12/01
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to D.A. 12/12/01  
William Blazewicz 11/02

**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

01-1502

# 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.

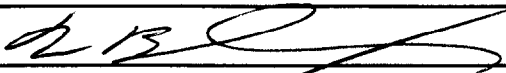
94-18

Location/Address of Construction: <u>271A SPRING ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>≈ 30</u>	Square Footage of Lot <u>≈ 2818</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>G1</u> Lot# <u>47</u>	Owner: <u>WILLIAM BLAZEWICZ</u>	Telephone: <u>879-0604</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WILLIAM BLAZEWICZ</u> <u>271 SPRING ST. #2</u> <u>PORTLAND, ME 04102 879-0604</u>	Cost Of Work: \$ <u>4800 -</u> Fee: \$ <u>54 -</u>
Current use: <u>HOME / INCOME PROPERTY</u> <del>multi unit</del> <u>MULTI UNIT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>NEW ENTRANCE TO COMPLETE UNIT REDUCTION.</u>		
Project description: <u>CONSTRUCT ENTRY PORCH AND DOOR</u> <u>CUT NEW ENTRANCE / EXIT DOOR AND BUILD MINIMUM SIZE STAIR CASE TO COMPLETE UNIT REDUCTION FROM 5 TO 4 UNITS. Done 12/00</u>		
Contractor's name, address & telephone: <u>RETCO RENOVATORS - BOB THOMPSON</u> <u>19 DEERING AVE. PORTLAND, ME 04101</u>		
Who should we contact when the permit is ready: <u>WILLIAM BLAZEWICZ</u> <u>775-6309</u>		
Mailing address: <u>271 SPRING ST. #2</u> <u>PORTLAND, ME 04102</u>		
		Phone: <u>879-0604</u>

DAT-885-0330

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: <u>12-6-2001</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Application ID Number: 1-1502

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 271 Spring St

Approval Date: 12/12/2001

Printed Date: 12/11/2001



Printed by:

Marge Schmuckal

12/12/2001

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

The legal zoning use of this building is four (4) dwelling units. This amount may not change without the approval of permits and reviews.

Printed Date: 12/11/2001

By: jodinea

Printed Date: 12/12/2001

By: mes

# Memo

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**Date:** 12/6/01

**From:** Bill "Blazer" Blazewicz

**To:** City of Portland

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**Subject:** Building Permit Application.

Good Day,

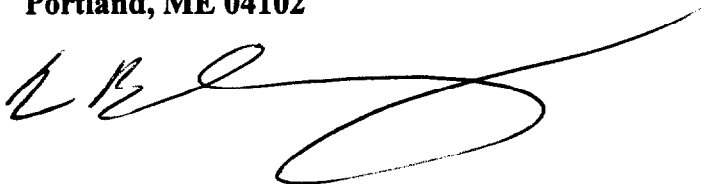
Enclosed you will find our application and the following pages of information:

1. Letter to contractor outlining construction,
2. Photo of building from 1924,
3. Current photo of building,
4. Photo of West elevation (where proposed construction is to be),
5. Photo (1) of existing entrance on East elevation,
6. Photo (2) of existing entrance on East elevation,
7. Excel drawing of floor plan (1),
8. Excel drawing of floor plan (2),
9. Photo of door,
10. Copy of Jordan Civil Engineers survey (1),
11. Copy of survey with proposed location of entrance noted.

Please let me know if there is any other information I may provide. I can be reached by phone at the following numbers: Day 885-0330 or Eve 879-0604

Thank you and I look forward to hearing from you,

William Blazewicz  
271 Spring Street, #2  
Portland, ME 04102



# COPY OF LETTER TO CONTRACTOR

**Memo**

**Date:** 6/7/01

**From:** Bill "Blazer" Blazewicz and Tanya Faw  
271 Spring Street, #2 Portland, ME 04102  
207-885-0330 day 207-879-0604 eve  
blazer@sterlingrope.com

**To:** Bob Thompson  
Retco Renovators  
207-775-5351

**FAXED**

**Subject:** Secondary Entrance on East Elevation.

New entrance is to be cut approximately 12-14 back from the front of the building. The staircase on the interior of the building dictates this location.

The single wood door is to be 36" wide and having an inward swing. The landing and stairs are to be a minimum of 36"; also made of wood. The distance from the foundation to the property line is 7.68 feet, so the footing will have to be set back at least 5 feet. (Thus, the stairs and landing will overhang the footing.)

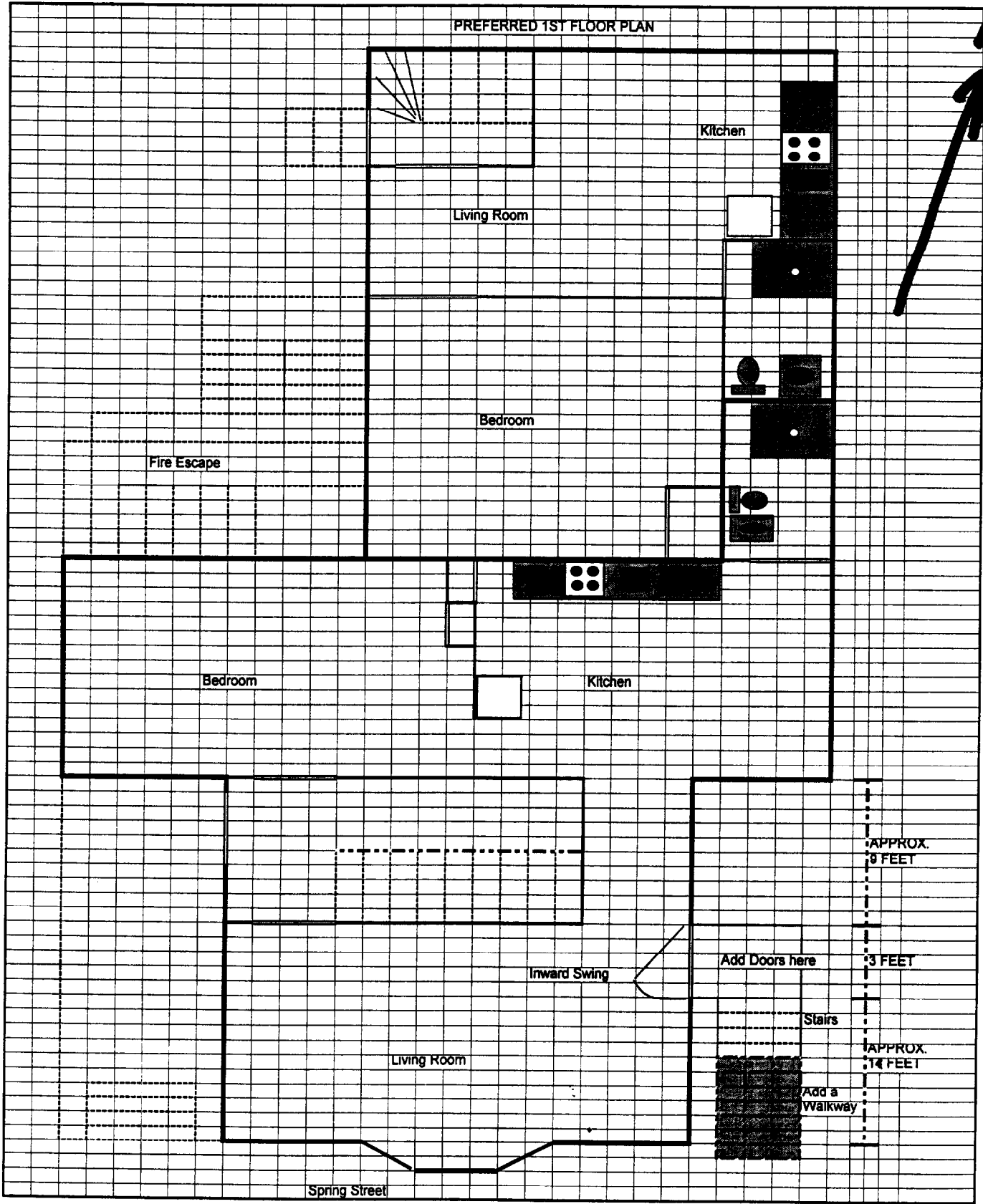
Historic board and staff will need to approve all drawings. Other notes: Door casing should match current casing of windows. Door height should match window height. Balusters/handrails/slats should match the main porch on the West Side of building. No round columns. Square details, but scaled down. Plain look so not to attract attention. Door may have 1/3 to 1/2 glass. (I prefer more to less, since the other windows have been removed.)

Please also remember this is a tenant building, so we need to provide the tenant at least 24 hours ahead of construction and once started a rapid finish is desired.

Please call with any questions or comments. We look forward to your reply.

Best regards,  
Bill Blazewicz and Tanya Faw

P.S. We would also consider a quote on replacing windows that have been removed from the building.

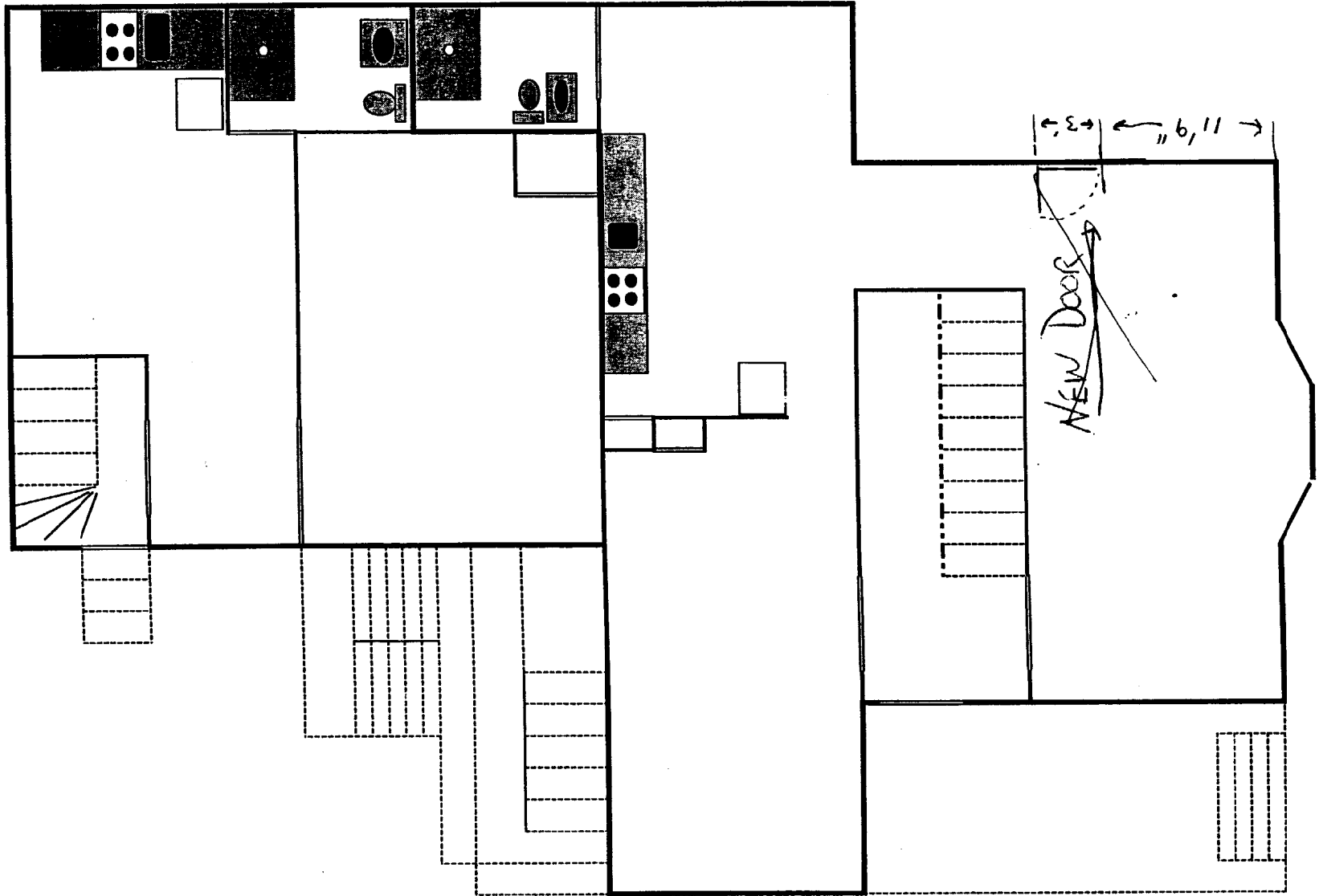


*Exercise - Floor Plan (1)*

A4, 9



# EXCEL FLOOR PLAN (2)



**Simpson**

*Attn: Blazer*  
**Wood Exterior Doors**  
*From: Ed Taylor*



**FIR ENERGY DOORS**

**Basic (Inswing) Unit Includes:**

- Primed Jamb - 4<sup>9</sup>/<sub>16</sub>" Wall
- Primed Brickmould Casing
- Adjustable Aluminum Sill
- Single Bore - No Lock
- Polybagged for protection

For Simpson Door sizes and designs not shown, please contact BroSCO.

SINGLE DOOR OPTIONS	LIST
• Primed Jamb - 6 <sup>7</sup> / <sub>16</sub> " Wall	ADD \$29.00
• Flat Casing - Primed 1 <sup>7</sup> / <sub>16</sub> " x 3 <sup>3</sup> / <sub>4</sub> "	ADD 11.00
• Oak Sill (with 3 <sup>3</sup> / <sub>4</sub> " sill horns)	ADD 6.00
• Deadbolt Bore (w/Lockguard Security Plate)	ADD 20.00
• No Casing (with 3 <sup>3</sup> / <sub>4</sub> " sill horns)	DEDUCT -18.00
• Outswing (includes 1 non-removable pin hinge)	ADD 20.00

For other Door Unit Options - see Page SWE-2

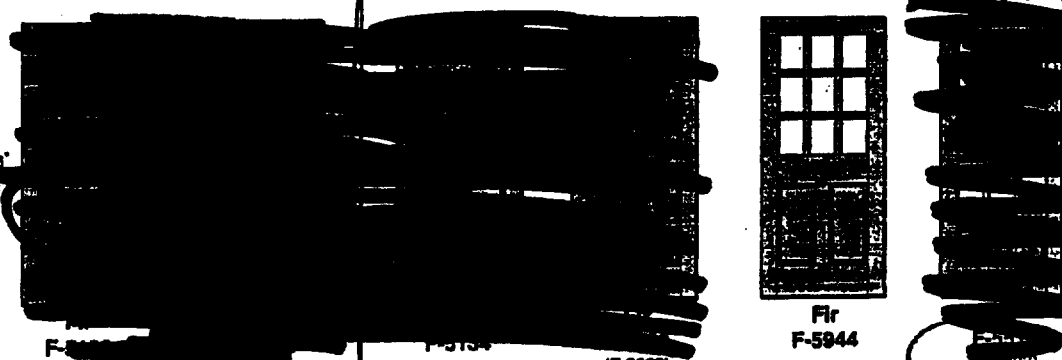


Photo - Door

- Tempered Insulating Glass
- 1<sup>1</sup>/<sub>4</sub>" Innerbond® Split-Proof Raised Panels
- Select Grade

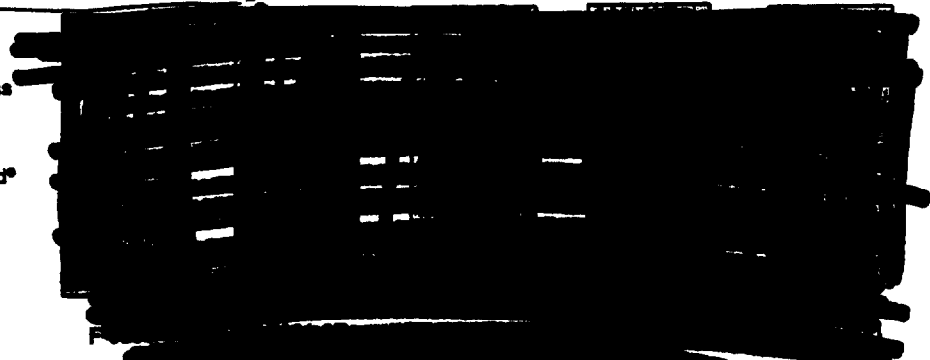
F-5130 3'-0" has 5<sup>9</sup>/<sub>16</sub>" stiles to accommodate a wider variety of hardware options.

**Solid Bar Divided Light**  
 Tempered Insulating Glass



SIZE	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit
2'-6" x 6'-8" 1 <sup>1</sup> / <sub>4</sub> "	-	-	-	-	-	-	-	-	\$629.00	\$779.00
2'-8"	\$384.00	\$514.00	\$438.00	\$568.00	\$468.00	\$616.00	\$580.00	\$740.00	\$508.00	\$658.00
3'-0"	380.00	530.00	437.00	587.00	487.00	617.00	591.00	741.00	507.00	667.00
Simpson Literature	pg. 37		pg. 37		pg. 37		pg. 37		pg. 42	

- Tempered Insulating Glass
- Removable Fir Grilles
- 1<sup>7</sup>/<sub>16</sub>" Innerbond® Split-Proof Raised Panels
- Select Grade



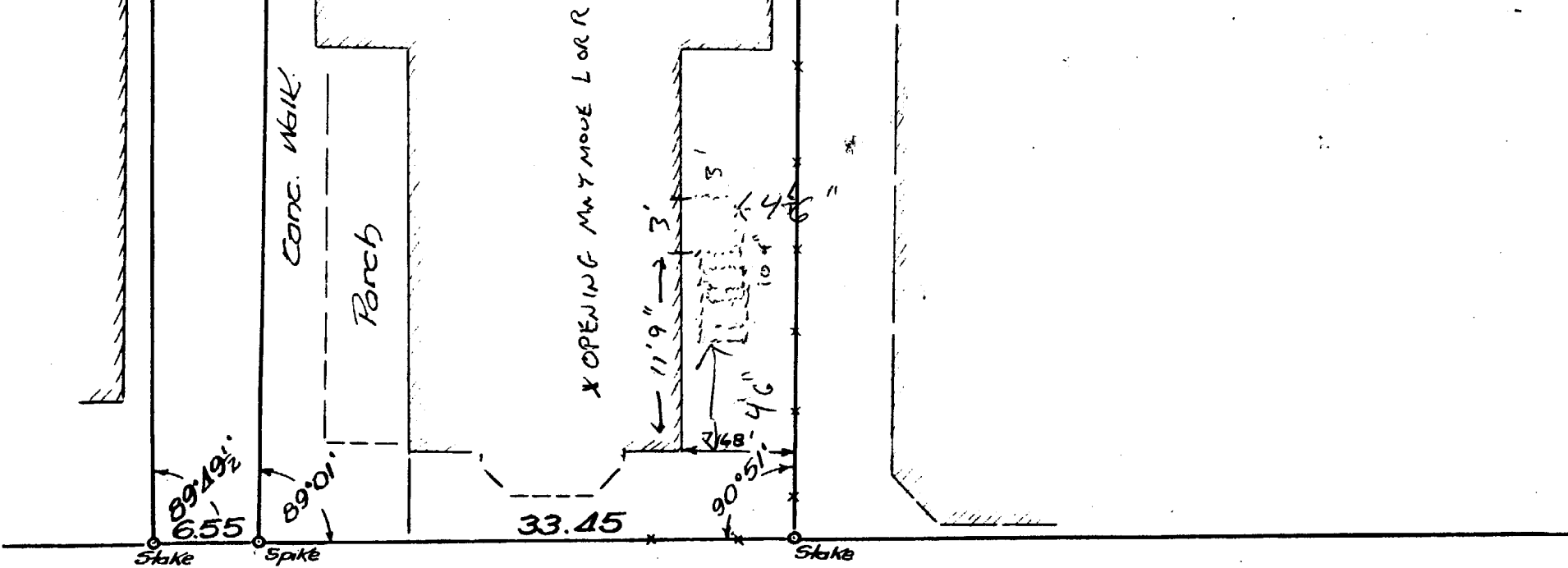
SIZE	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit
2'-6" x 6'-8" 1 <sup>1</sup> / <sub>4</sub> "	-	-	-	-	-	-	\$372.00	\$522.00	\$410.00	\$560.00
2'-8"	\$408.00	\$558.00	\$444.00	\$594.00	\$455.00	\$605.00	372.00	522.00	410.00	560.00
3'-0"	406.00	556.00	444.00	594.00	455.00	605.00	372.00	522.00	410.00	560.00
Simpson Literature	pg. 37		pg. 37		pg. 37		pg. 37		pg. 37	

ROUGH OPENINGS and UNIT DIMENSIONS - Page SWE-16

Double Door Price = Single Door Unit Times 2 PLUS \$67.00 (3/4" Wall)  
 (Add for other wall sizes - page SWE-2)

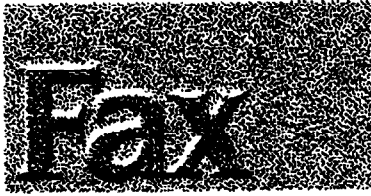
Door and Sidelight Specifications - Page SWE-15





SPRING ST.

PLAN OF PROPE  
 IN  
 PORTLAND, M  
 MADE FOR  
 ETHEL B. B.  
 SCALE 1 INCH = 10 FEET MA



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**Date:** 2/1/02

**To:** Tammy Munson and Michael Nugent  
**Phone:** 207-874-8706  
**Fax:** 207-874-8716

**From:** Bill "Blazer" Blazewicz  
**Phone:** 207-885-0330  
**Fax:** 207-885-0033

**Pages:** 2 (INCLUDING COVER PAGE)

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**Subject:** Revised Drawing.

**Hello Tammy and Michael,**

**After our conversation last Friday, I have redrawn the attached profile with the change to reflect the following:**

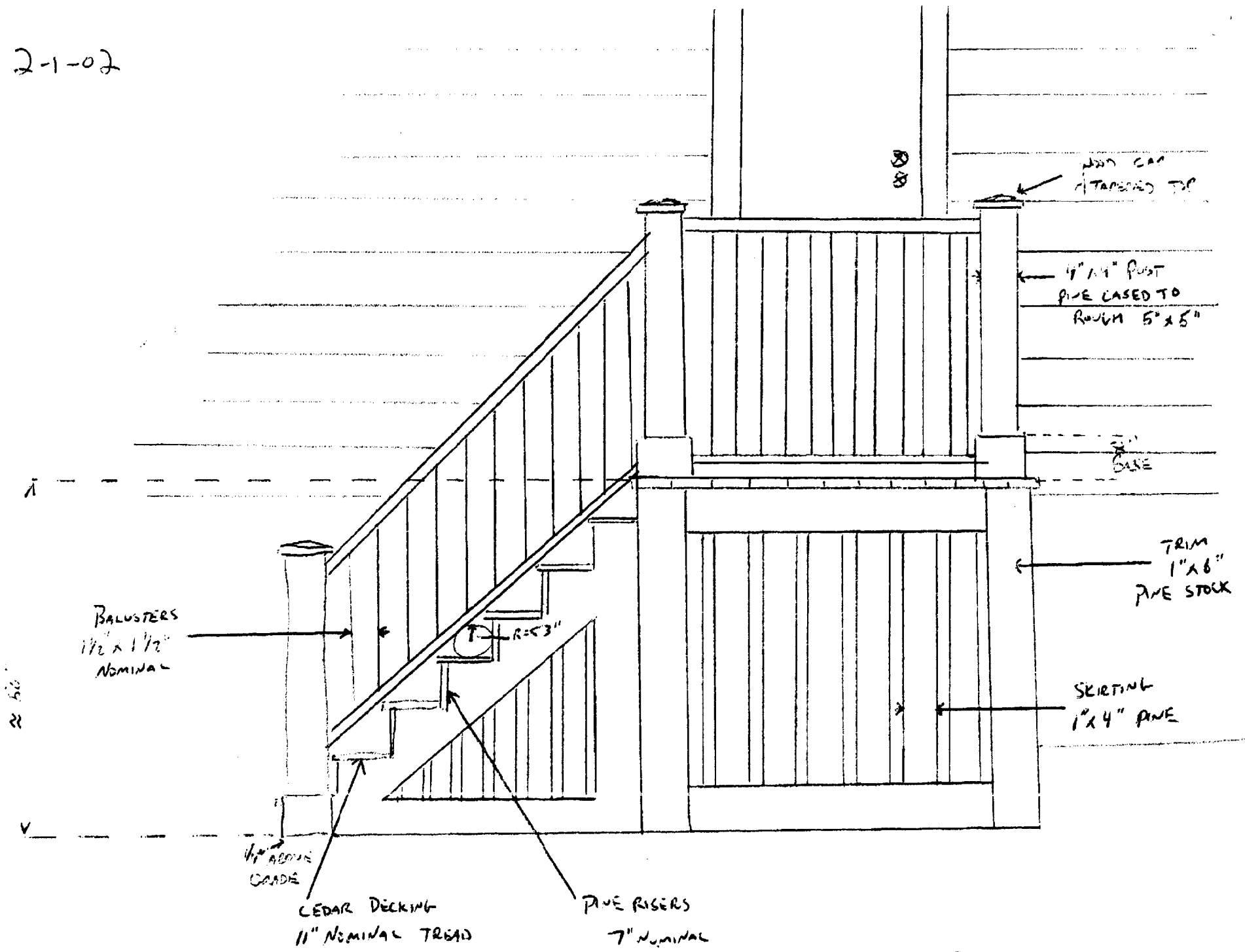
- 1. The shoe rail is now drawn to attach below the 8" base of the posts for code.**
- 2. The railing height will also be to the 36" code, please disregard the previously faxed railing height exemption. This was discussed onsite between the builder and Bill Needleman a few weeks ago.**

**Please let me know if I can be of any other assistance and thank for working with me on my first project in Portland.**

**Best regards and have a great weekend,**

**Bill Blazewicz  
271 Spring Street, #2  
Portland, Me 04102**

2-1-02



1/25/02 WAIVER NOT NECESSARY  
ADVISED OWNER TO  
SEND NEW PCAAS



## CITY OF PORTLAND

January 10, 2002

Mr. Bill Blazewicz  
271 Spring Street  
Portland, Maine 04101

Re: Certificate of Appropriateness for side porch installation.

Dear Mr. Blazewicz:


This letter is notification that the City of Portland's Historic Preservation Staff has reviewed and approved your application to introduce a new porch on the easterly side of 271 Spring Street. The approved amendment is limited to constructing the porch and changing a window to a door opening. The amendment is approved with the following conditions:

- i. That the applicant and the project contractor arrange an on-site meeting with City Historic Preservation Staff and to clarify construction and trim details prior to commencing any portion of the project. *conducted 1-11-02 (WBK)*
- ii. That approval of the submitted door unit design is pending further evaluation and by the Historic Preservation Staff. *Approved 1-11-02 (WBK)*

All improvements shall be carried out as shown on the submitted plans and specifications and/or as described above. 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,

A handwritten signature in black ink, appearing to read 'William B. Needelman', written in a cursive style.

William B. Needelman, Senior Planner

cc: Approval Letter File  
Deborah Andrews, Senior Planner  
Building Inspections

# Memo

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**Date:** 12/17/01

**From:** Bill "Blazer" Blazewicz

**To:** Bill Nidelmeyer

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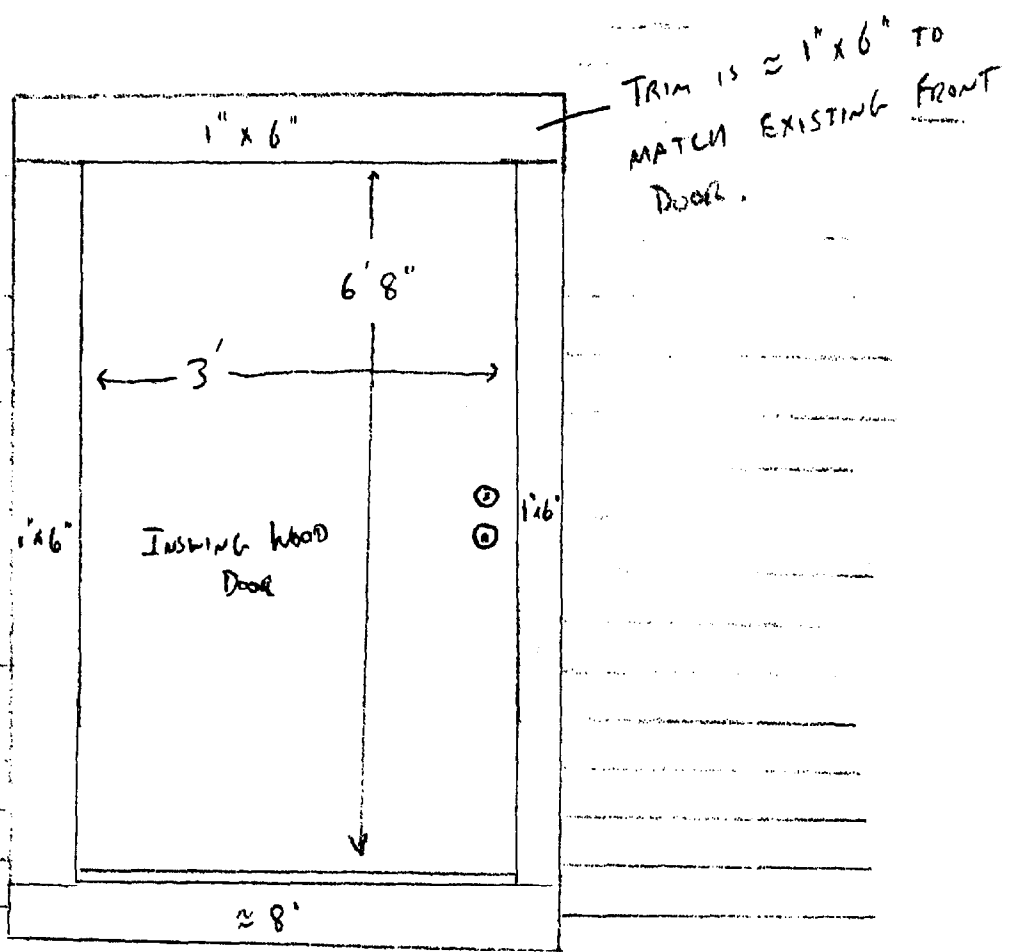
**Subject:** Proposed Entry.

Please let me know if this transmission is not clear or is missing any necessary information and I will do my best to get you a revised copy.

Best regards,

Bill Blazewicz  
885-0330

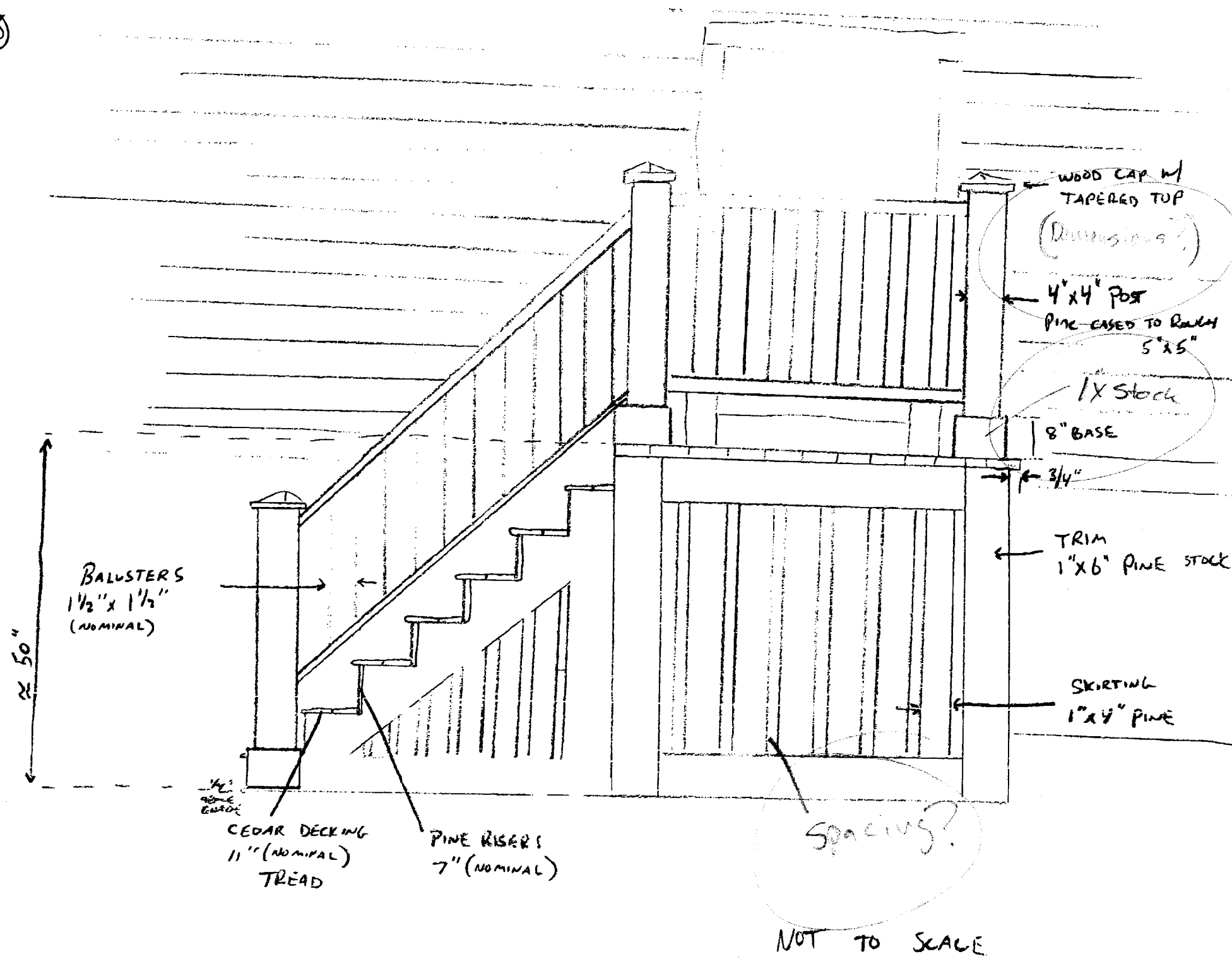
①



NOT TO SCALE

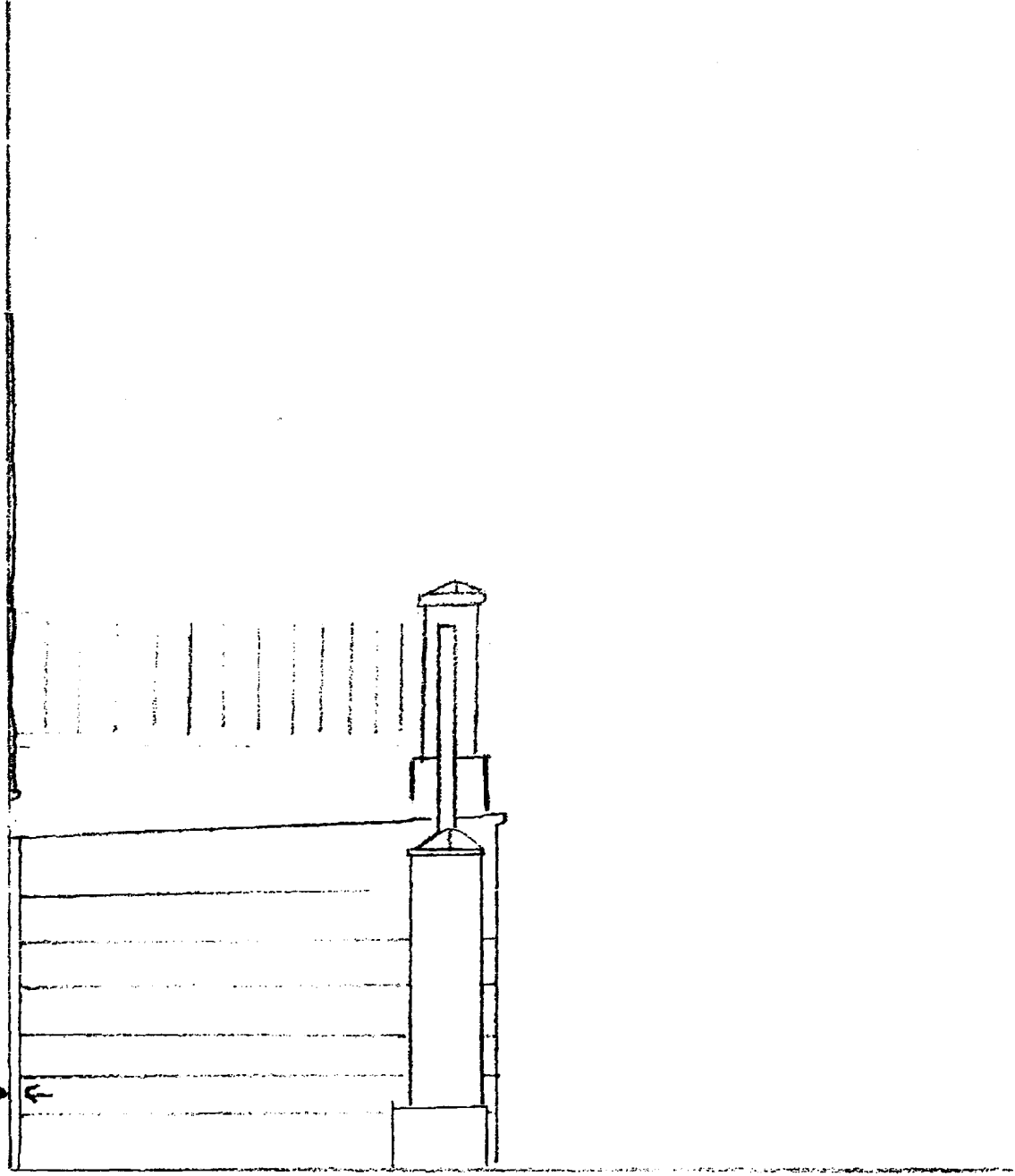


②

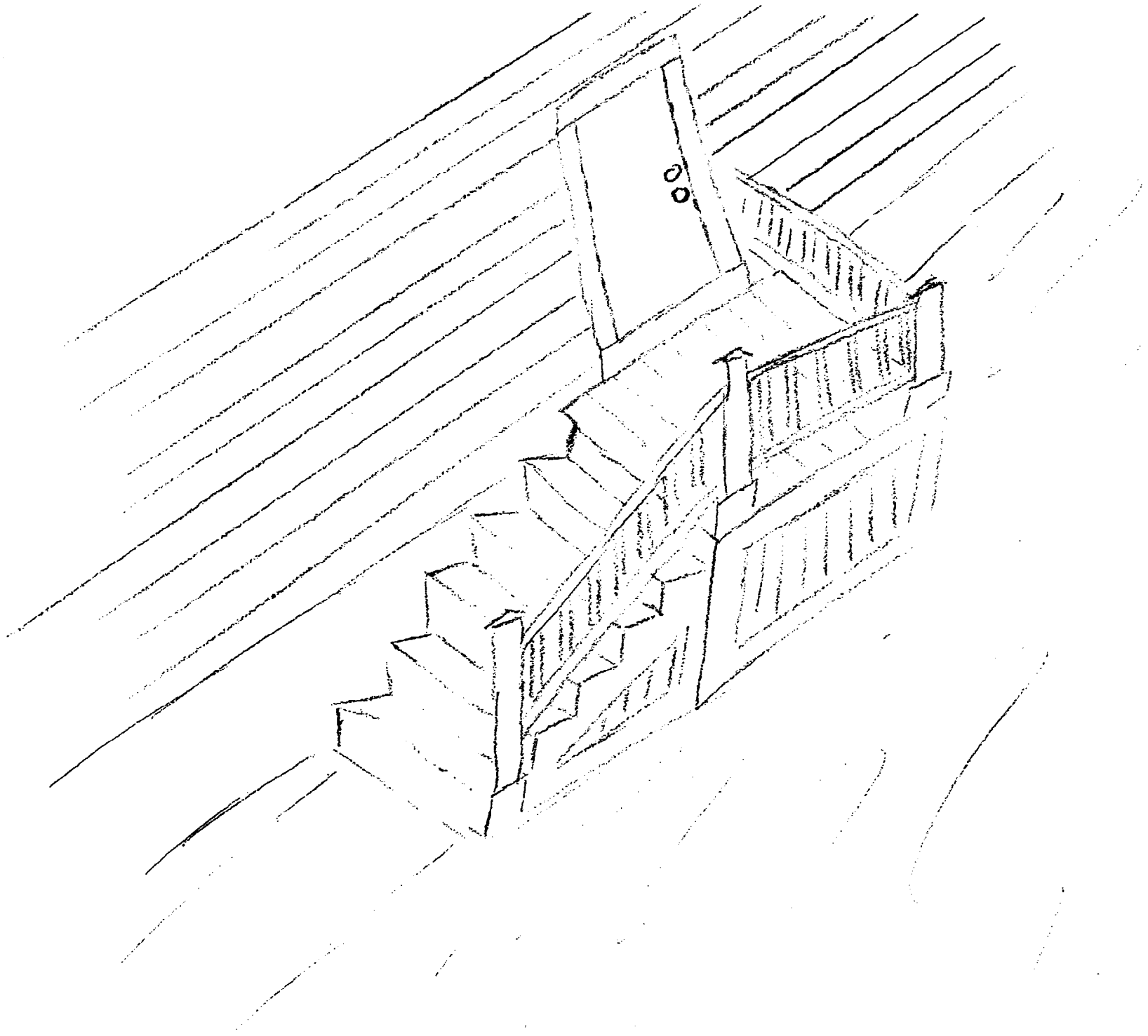


3

SMALL GAP BETWEEN  
HOLE AND STAIRS ←



4



MODE = MEMORY TRANSMISSION

START=DEC-17 13:28

END=DEC-17 13:29

FILE NO.-488

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	98850033	002/002	00:00:38

-CITY OF PORTLAND -

\*\*\*\*\* -PLANNING DEPT. - \*\*\*\*\* 2077568258-\*\*\*\*\*

# City of Portland Planning Department

389 Congress Street, 4th Floor  
Portland, ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258

### FAX TRANSMISSION COVER SHEET

Date: 12-17-01

To: Bill Pizzuto

Company: \_\_\_\_\_

Fax #: 885-0033

From: Bill Needelman

RE: Railing Keisfit exemption

YOU SHOULD RECEIVE 2 PAGE(S),  
INCLUDING THIS COVER SHEET.  
IF YOU DO NOT RECEIVE ALL THE PAGES,  
PLEASE CALL (207)874-8721 OR (207)874-8719.

### Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspection divisions of the Planning Dept.

WILLIAM BLAZEWICZ

Applicant

271 SPRING ST. #2 PORTLAND ME

Applicant's Mailing Address 04102

BILL BLAZEWICZ - 885-0330

Contact Person/Phone Number

12-17-2001

Application Date

271 SPRING ST.

Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

TO CUT AND ADD AN EXTERIOR ENTRANCE AND BUILD A LANDING AND STAIRS.

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

MULTI-FAMILY RESIDENCE OF FOUR UNITS.

2. Proposed Use, if applicable: NEW ENTRANCE FOR ONE UNIT OF 1 BEDROOMS.

3. The distance from the porch deck to the ground: APPROX. 50"

4. The number of existing stair risers: NONE, (EXPECTING 7.)

5. The current railing height and/or documented original railing height: OPPOSITE ENTRANCE IS 28" OFF DECK.

6. The railing height requested: 28"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

W. Clark [Signature]

Recommended

Inspections Staff Recommendation:

Exemption Granted \_\_\_\_\_ Conditional Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Signature \_\_\_\_\_ Date: \_\_\_\_\_

# 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:

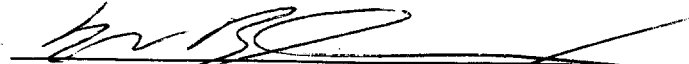

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

- \_\_\_\_\_ **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.
- \_\_\_\_\_ **Footing/Building Location Inspection:** Prior to pouring concrete
- N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete
- N/A **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**

	2-19-02
Signature of applicant/designee	Date
	2/19/02
Signature of Inspections Official	Date

CBL: 056 6047 Building Permit #: 011502