

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

Location of Construction: 33 Carroll Street Portland		Owner: Bruce McGorill		Phone: 772-3228		Permit No: 991110	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: ** Sunrise Bldrs Inc. (Jos)		Address: P.O. Box 8096 Portland Maine 04104		Phone: 799-4477		Permit Issued: OCT - 8 1999	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 30,000		PERMIT FEE: \$ 240.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type: 58 800096	
				Signature:		Signature: <i>Heffer</i>	
Proposed Project Description: Re build garage (existing)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: OK	
				Signature:		Date:	
Permit Taken By: L.		Date Applied For: Aug. 25 1999 K				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"/>	

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**

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

SIGNATURE OF APPLICANT ADDRESS: DATE: **Aug. 25 1999** 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 with Conditions
- ☐ Denied

Date: **9/3/99**

CEO DISTRICT

3

LAND USE - ZONING REPORT

ADDRESS: 33 Carroll St DATE: 9/3/99

REASON FOR PERMIT: Rebuild existing garage

BUILDING OWNER: Bruce Mc Gorrell C-B-L: 62-A-13

PERMIT APPLICANT: Sunrise bldgs

APPROVED: with conditions DENIED: _____

#1, #6, #10, #11

CONDITION(S) OF APPROVAL

#5

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.~~ You may rebuild within 1 gear on the same footprint - there shall be NO increase in dimensions
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. -- was stated to be an area for storage only
11. Other requirements of condition The area above the garage & height of the garage shall be limited to the minimum height allowed under the Historic District Review guidelines

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-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 33 Carroll St

Tax Assessor's Chart, Block & Lot Number Chart# <u>062</u> Block# <u>A</u> Lot# <u>013</u>		Owner: <u>Bance McGonill</u>	Telephone#: <u>772-3228</u>
Owner's Address: <u>33 Carroll St</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 30,000</u> Fee: <u>\$204.00</u>
Proposed Project Description: (Please be as specific as possible) <u>Re-Built existing garage</u>			
Contractor's Name, Address & Telephone <u>* Sunrise Bldgs Inc</u> <u>303</u> <u>P.O. Box 8096 Portland, ME 04106</u> <u>799-4477</u>		Rec'd By: <u>(K)</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: Joe Van Mirel

Date: 2/15/99

Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
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Joe Van Mirel

AUG 25 1999
CITY OF PORTLAND

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Bruce C. McGorrill
33 Carroll Street
Portland, ME 04102

February 11, 1999

RE: 33 Carroll Street - R-4/R-6 - 62-A-13

File

Dear Mr. McGorrill,

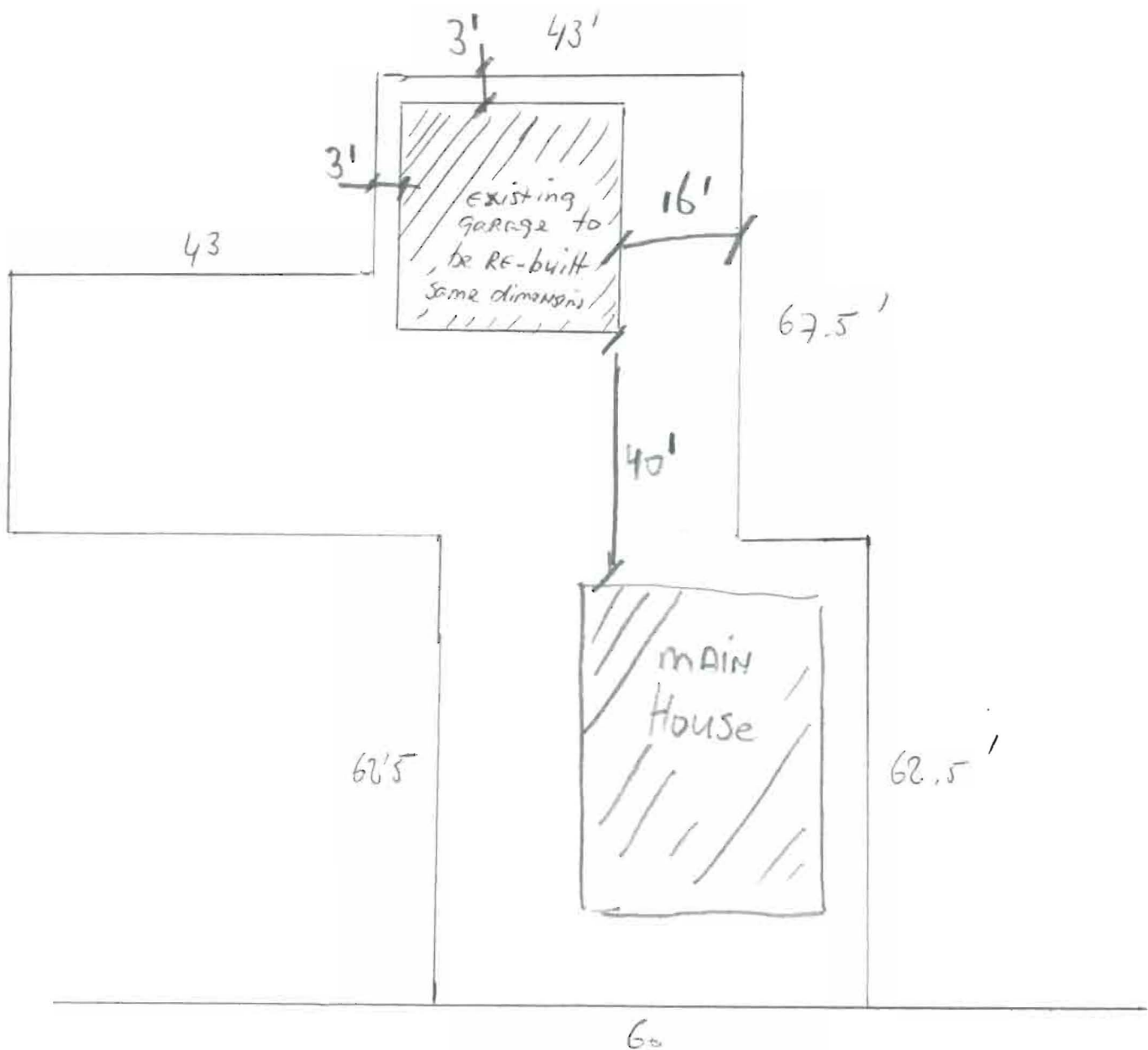
I am in receipt of your letter addressed to Mr. Gray. The Zoning Ordinance does allow a "grace period" of one year in which to rebuild a non-conforming building to the original non-conforming setbacks. Our most recent ice storm was approximately 1/8/99. You would have one year in which to replace this garage using the same footprint and setbacks. As you know, you would still be subject to Historic review and Building Code requirements under a building permit. You would need to have obtained your building permit and begun substantial construction by 1/8/2000. If you fail to apply for a permit and rebuild within this time period, you will need to meet the Zoning requirements for setbacks in effect at that time.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Planning & Urban Dev.
Karen Geraghty, City Councilor



33 Carroll street

Plot plan

by Sumiso Bblns

729-4477

SHORT FORM WARRANTY DEED

BRUCE C. McGORRILL and DONNA T. McGORRILL, being married, both of Portland, Maine, FOR CONSIDERATION PAID, grant to DONNA T. McGORRILL of 33 Carroll Street, Portland, ME 04102, with WARRANTY COVENANTS, the following described real property located in Portland, Cumberland County, Maine:

A certain lot or parcel of land, with the buildings thereon, situated in said Portland on the northerly side of Carroll Street, and bounded and described as follows:

BEGINNING at a point in the northerly side line of Carroll Street and distant sixty-six (66) feet westerly from the west side line of Neal Street, and at the southwest corner of the homestead of the late Charles O. Haskell, now or formerly the residence of John H. Pierce; thence running northerly on the line of said Haskell land sixty-eight and one-half ($68 \frac{1}{2}$) feet to a corner; thence westerly on a line parallel with said Carroll Street sixty (60) feet, and to the northeast corner of the homestead formerly of Mary Emma Cole, and now or formerly the residence of Marcus Chandler; thence southerly on the line of said Mary Emma Cole land sixty-eight and one-half ($68 \frac{1}{2}$) feet to said side line of Carroll Street; thence easterly on said street line sixty (60) feet to point of beginning.

Also a certain lot or parcel of land situated in said Portland and bounded and described as follows:

BEGINNING at a stake in the northerly side line of the lot of land above described distant from Carroll Street sixty-eight and one-half ($68 \frac{1}{2}$) feet and distant westerly from Neal Street one hundred (100) feet; thence northerly parallel with Neal Street, and one hundred (100) feet therefrom, sixty-seven and one-half ($67 \frac{1}{2}$) feet, more or less, to land formerly belonging to Cullen C. Chapman; thence westerly by the said Chapman land, and land now or formerly of Thomas Laughlin Heirs, forty-three (43) feet, more or less; thence southerly parallel with Neal Street sixty-seven and one-half ($67 \frac{1}{2}$) feet, more or less to land formerly of Mary Emma Cole; thence easterly by line of said Cole land and the northerly line of the lot above described, said line being parallel with Carroll Street, forty-three (43) feet, more or less, to the point of beginning.

Also a certain lot or parcel of land situated in Portland and bounded and described as follows:

BEGINNING at a point on the westerly line of land formerly of Mary Emma Cole, which point is distant northerly from the northerly side line of Carroll Street sixty-eight and one-half ($68 \frac{1}{2}$) feet, and easterly from the easterly side line of Vaughan Street one hundred (100) feet; thence easterly along the northerly side line of said Cole's land and parallel with the northerly side line of Carroll Street forty-three (43) feet to land conveyed by J.B. Brown & Sons to Frederick A. Thompson by warranty deed dated August 2, 1912, recorded in Cumberland County Registry of Deeds, Book 898, Page 100, and subsequently conveyed by Ella L. Farrington to Clement F. Robinson by deed dated March 20, 1925, recorded in Cumberland County Registry of Deeds, Book 1197, Page 19; thence northerly along the line of said Robinson's land sixty-seven and one-half ($67 \frac{1}{2}$) feet to land now or formerly of Thomas Laughlin Heirs; thence westerly along the southerly line of said Thomas Laughlin Heirs' land forty-three (43) feet to a point, which point is distant one hundred (100) feet from the easterly line of Vaughan Street; thence southerly and


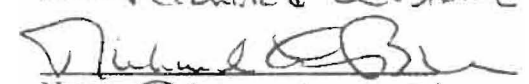
parallel with the easterly side line of Vaughan Street sixty-seven and one-half (67 1/2) feet to the point of beginning.

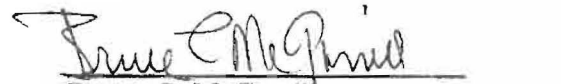
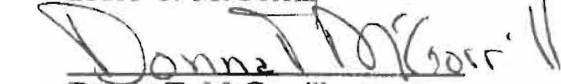
Excepting from the foregoing description the property heretofore conveyed by Mary Emma Cole to Elizabeth B. Milliken by her deed dated March 14, 1927, recorded in Cumberland County Registry of Deeds, Book 1262, Page 32, being the northerly twenty-five (25) feet of the property above described.

Being the same premises conveyed by Ella G. Worthing et al to Bruce C. McGorrill and Donna T. McGorrill by warranty deed dated June 29, 1964 and recorded August 4, 1964 in Cumberland County Registry of Deeds, Book 2841, Page 453.

WITNESS our hands and seals, this 17th day of Nov., 1989.

WITNESS:


Name Richard LeBlanc

Name Richard LeBlanc



Bruce C. McGorrill

Donna T. McGorrill

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Nov. 17, 1989

PERSONALLY APPEARED the above-named Bruce C. McGorrill and Donna T. McGorrill and acknowledged the foregoing instrument to be their free act and deed.


Before me,


Name Richard LeBlanc
Notary Public/Attorney at Law

232:nat
03214004.002

RICHARD P. LeBLANC
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 8, 1993

SEAL

RECORDED
COUNTY OF DEEDS
1989 NOV 22 AM 11:24
CUMBERLAND COUNTY


BUILDING PERMIT REPORT

6 Aug. 99

ADDRESS: 33 Carroll ST.

CBL: 062-A-013

FOR PERMIT:

To Re-build existing garage.

BUILDING OWNER:

Bruce McGorill

PERMIT APPLICANT:

Contractor

Sunrise Bldrs. Inc.

USE GROUP

U1

CONSTRUCTION TYPE

5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)

The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

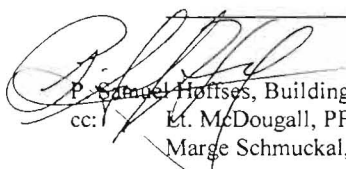
This permit is being issued with the understanding that the following conditions are met:

*1, *2, *4, *7, *11, *12, *13, *14
*27, *29, *32, *33, *35, *36, *37

Approved with the following conditions:

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- *7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996). and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- * 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- * 35. *A design shall be submitted for the proposed micro-Lam Beams before installation.*
- * 36. *This permit does not authorize any new dwelling units.*
- * 37. *Windows shall be done in accordance with section 1014.6.3 of the bldg. Code.*
- 38.


P. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**