

**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 McGill		Phone: 773-3116		Permit No: <b>991110</b>	
Owner Address: DAA		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: ** Sunrise Bldg Inc. (Inc)		Address: P.O. Box 2096 Portland Maine 04104		Phone: 793-4417		Permit Issued: OCT 8 1999	
Past Use: single family		Proposed Use: same		COST OF WORK: \$ 30,000		PERMIT FEE: \$ 140.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 19-3 Type 5B BOCA 96 Signature: <i>Helfer</i>	
Proposed Project Description: to build garage (existing)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		CITY OF PORTLAND	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: <b>K-2</b> CBL: 060-A-013	
Permit Taken By:		Date Applied For: Aug. 15 1999		Signature:		Zoning Approval:	
				Date:		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. 15 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: \_\_\_\_\_

**CEO DISTRICT** 3

BUILDING PERMIT REPORT

6 Aug 97

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

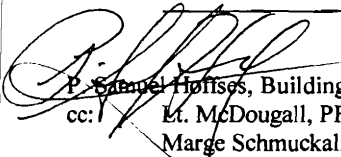
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

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.
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.
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.
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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 76".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.

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. *Winders 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.**

LAND USE - ZONING REPORT

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

REASON FOR PERMIT: Rebuild existing garage

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

PERMIT APPLICANT: Sunrise blders

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 year 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 is 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.

**NOTE\*\*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>33 Carroll St</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>042</u> Block# <u>A</u> Lot# <u>013</u>	Owner: <u>Bruce Mc Gill</u>	Telephone#: <u>772-3228</u>
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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>
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Proposed Project Description:(Please be as specific as possible)  
RR-Built existing garage

Contractor's Name, Address & Telephone <u>* Sunrise Bldgs Inc. P.O. Box 8096 Portland, ME 04104 799-4477</u>	Rec'd By: <u>(Signature)</u>
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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)

AUG 25 1999  
CITY OF PORTLAND

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: <u>(Signature)</u>	Date: <u>8/15/99</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUAGENT\APADSFD.WPD

(Signature)  
Jus Van Meir

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,

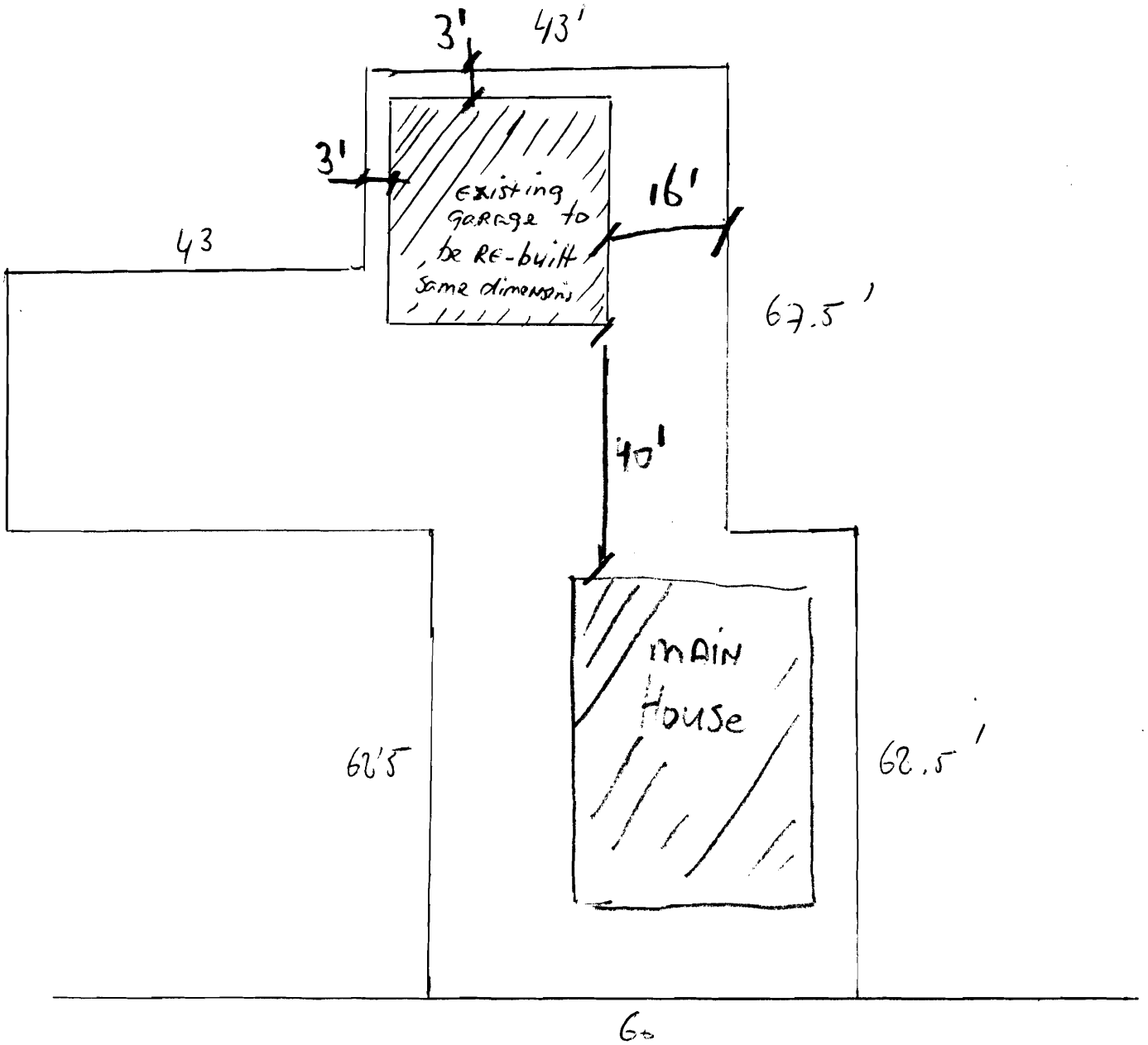
I am in receipt of your letter addressed to Mr. Gray. The Zoning Ordinance does allow a "grace period" of one year in which to rebuild a non-conforming building to the original non-conforming setbacks. Our most recent ice storm was approximately 1/8/99. You would have one year in which to replace this 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 Sunrise Bldgs

799-4477

Date \_\_\_\_\_

Signature \_\_\_\_\_

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 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 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 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 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 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 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 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 17<sup>th</sup> day of Nov., 1989.

WITNESS:

Richard LeBlanc  
Name Richard LeBlanc  
Richard LeBlanc  
Name Richard LeBlanc

Bruce C. McGorrill  
Bruce C. McGorrill  
Donna T. 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,

Richard LeBlanc  
Name Richard LeBlanc  
Notary Public/Attorney at Law

232:nat  
03214004.002

RICHARD P. LeBLANC  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 8, 1989



RECEIVED  
CUMBERLAND COUNTY REGISTRY OF DEEDS  
1989 NOV 22 AM 11:24  
CUMBERLAND COUNTY

Richard LeBlanc