

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0311	Issue Date: JUL 27 2004	CBL: 079 C001001
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Location of Construction: 498 St John St	Owner Name: Bolduc George R	Owner Address: 496 Saint John St	Phone:
Business Name:	Contractor Name: Ken Ouellette	Contractor Address: 3 High Bluff Scarborough	Phone: 2077569091
Lessee/Buyer's Name	Phone:	Zone: R5	

Past Use: Two car garage only on property	Proposed Use: 26' x 36' Duplex w/existing 2-car garage	Permit Fee: \$1,401.00	Cost of Work: \$144,600.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: R3 BOCA 1999 SB	

Proposed Project Description: Construct new 26' x 36' duplex	Signature: AMB 7/27/04
Signature:	Date:

Permit Taken By: kwd	Date Applied For: 03/25/2004	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 zone</i> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2004-0029</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>9/5/13/04</i>	Zoning Appeal <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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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: 04-03 11	Date Applied For: 03/25/2004	CBL: 079 C001001
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Location of Construction: 498 St John St	Owner Name: Bolduc George R	Owner Address: 496 Saint John St	Phone:
Business Name:	Contractor Name: Ken Ouellette	Contractor Address: 3 High Bluff Scarborough	Phone (207) 756-909 1
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: 26' x 36' Duplex w/existing 2-car garage	Construct new 26' x 36' duplex
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/13/2004

Note: 5/10/04 This is a property consisting of two lots which is proposed being split into two lots. There is an existing single family. A two unit is being proposed on the new lot that has an existing 2 car garage in front. I have questions about the side setback of 4.5' to the newly created property line. I also do not see the required parking spaces for the existing single family. Where the parking maybe located does not have at least 5' from the side property line. I left a message for William Bolduc. I actually thought that Jay Reynolds had contacted the owner about the setbacks previously, but I may have been mistaken about that.
5/13/04 Owner did know thru planning my concerns - revised plan was submitted which shows that both lots meet zoning

Ok to Issue:

- 1) Because required setbacks are right on the minimum required for both lots, the code enforcement office shall require documentation from a surveyor that all required setbacks are met in full.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) The existing property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. It is understood that the new lot & building will be a two unit only.
- 4) This permit is being approved on the basis of plans submitted and received on 5/13/04. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/27/2004

Note: 5/19/04 spoke w/Ken O. To review required submissions, he will have designer call to confirm & send.
7/21/04 Ken O. Called to confirm that DRC has approved plans, reviewed w/him the submissions needed for building code. Ventilation of basement, fastener schedule, fire separation/sound rating floor assembly, fire penetration products. He will submit.

Ok to Issue:

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 03/09/2004

Note:

Ok to Issue:

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 07/14/2004

Note:

Ok to Issue:

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Location of Construction: 498 St John St	Owner Name: Bolduc George R	Owner Address: 496 Saint John St	Phone:
Business Name:	Contractor Name: Ken Ouellette	Contractor Address: 3 High Bluff Scarborough	Phone (207) 756-9091
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

- 3) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 4) Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/14/2004

Note: **Ok to Issue:**

- 1) Granite curb and bituminous sidewalk is required to be installed along the frontage of the property, per City of Portland specifications. Revised plans shall be submitted showing the location of the required curb and sidewalk.

79-C-1

498 St. John St.

04-0511

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Permit Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	? Not Filled over old neighborhood 12" x 24" 8' scold	OK	12" x 24" OK
Foundation Drainage Dampproofing (Section 406)	coating, drain sock	OK	
Ventilation (Section 409.1) Crawls Space ONLY	none shown	? OK 7/26/04	
AnchorBolts/Straps (Section 403.1.4)	Concrete Lally	5/19/04 6' OC corners OK	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	30" x 30"	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	4-2x12 6'6" and less	OK	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Mem. Joists open web TJI	OK	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	" "	OK	

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Roof Trusses	OK
Roof Rafter: Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Trusses 2x 8 @ 8:12	OK
Sheathing: Floor, Wall and roof (Table 503.2.1(1))	3/4 T+G, 1/2", 5/8 w/clips	OK
Fastener Schedule (Table 602.3(1) & (2))	?	OK 7/26/04
Private Garage Section 309 and Section 407 1309 BOCA) Living Space? (Above or beside)	N/A	OK
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	Notes say 1 per Bedroom	OK
Roof Covering (Chapter 9)	Asph/Flt 20 yr	OK
Safety Glazing (Section 308)	2nd Floor Bath	OK
Attic Access (BOCA 1211.1)	OK OK	OK
Draft Stopping around chimney	N/A	OK

Interior	Exterior	Treads and (Section 3)	Width	Headroom	Guardrails and (Section 315)	Smoke Detector Location and t	Plan Reviewer
					rails		
2	0	10" - 7 3/4" max width	3'6" scaled	6'8"	36"		
						Bedroom Protection	
							of basement per K. Swell the 5/15/14
							OK
							OK
							OK

See Chimney Summary Checklist

Fire Separation Specs - method/sound - OK 7/26/14
 Fire Penetration method.
 Blocking at extended exterior wall balcony frame

7/26/14 to be platform construction

see RTW side wall vent OK

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber			
Wall thickness	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances			
From chimney	N	2 inches interior, 1 inch exterior.	1001.15
From fireplace		2 inches front, back or sides.	1003.12
Combustible trim or materials		6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a			
Strap	O	3/16 inch by 1 inch.	1003.4
Number		Two.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Looting			
Thickness	P	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.	

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3260

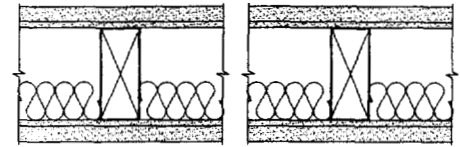
PROPRIETARY †

**1 HOUR
FIRE**

**50 to 54 STC
SOUND**

**GYPSUM WALLBOARD, GLASS FIBER INSULATION,
WOOD STUDS**

Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of laminating compound along the edges and centerline of each board and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 16" o.c. at top and bottom plates only. 1 1/2" glass fiber insulation, 0.8 pcf, in stud space.



Joints staggered 16" each layer and side. **(LOAD-BEARING)**

Thickness: 5 3/8"
Approx. Weight: 9 psf
Fire Test: See WP 3340
(UL R2717-52, 9-9-68,
UL Design U312;
ULC Design W300)
Sound Test: G&H BW-35ST, 4-16-69

PROPRIETARY GYPSUM BOARD

G-P Gypsum	-	1/4" GyProc® Sound Deadening Board
		5/8" GyProc® Fireguard® C
James Hardie Gypsum		1/4" Hardirocko Brand Type V Gypsum Panels
		5/8" Hardirocko® Brand Max "C"™ Gypsum Panels
Lafarge Gypsum		1/4" Soundcheck™
		5/8" Firechecko Type C
National Gypsum Company		5/8" Gold Bond® FIRE-SHIELDG™ Gypsum Wallboard

GA FILE NO. WP 3330

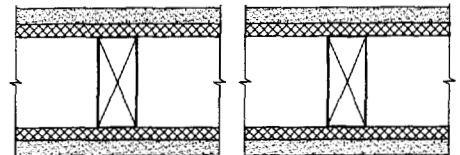
GENERIC

**1 HOUR
FIRE**

**45 to 49 STC
SOUND**

GYPSUM WALLBOARD, WOOD FIBERBOARD, WOOD STUDS

Base layer 1/2" wood fiberboard, 0.82 psf, applied parallel to each side of 2 x 4 wood studs 16" o.c. with 5d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 24" o.c. at vertical joints and intermediate studs and 16" o.c. at top and bottom plates. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel to each side with 6" wide strips of 1/2" thick beads of laminating adhesive along the perimeter and centerline of each board and 8d coated nails, 2 1/2" long, 0.131" shank, 9/32" heads, 12" o.c. to top and bottom plates, 24" o.c. at vertical joints, and at third-points at intermediate studs.



Joints staggered 24" each layer and side. **(LOAD-BEARING)**

Thickness: 5 7/8"
Approx Weight: 8 psf
Fire Test: OSU T-3054, 4-3-65
Sound Test: OR 64-73, 9-23-64

GA FILE NO. WP 3340

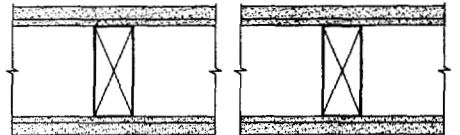
PROPRIETARY †

**1 HOUR
FIRE**

**45 to 49 STC
SOUND**

GYPSUM WALLBOARD, WOOD STUDS

Base layer 1/4" proprietary gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 4d coated nails, 1 1/2" long, 0.099" shank, 1/4" heads, 12" o.c. Joints staggered 16" on opposite sides. Face layer 1/2" proprietary type X plain or predecorated gypsum wallboard or gypsum veneer base applied parallel to each side with 1/2" beads of adhesive 16" o.c. and 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 6" o.c. at top and bottom plates only. Joints offset 24" from base layer joints. **(LOAD-BEARING)**



PROPRIETARY GYPSUM BOARD

American Gypsum Company	-	1/2" TYPE X PLUS
G-P Gypsum		1/4" GyProc® Sound Deadening Board
		1/2" Eternawall Fireguard® C
Lafarge Gypsum		1/4" Soundcheck™
		1/2" Firecheck® Type C
National Gypsum Company		1/2" Gold Bond® FIRE-SHIELDG™ Gypsum Wallboard
Temple-Inland Forest Products Corporation	-	1/4" Temple-4 Sound Deadening Board
		1/2" FIRE-RATED "T"

Thickness: 5 1/8"
Approx. Weight: 8 psf
Fire Test: UL R2717-52, 9-9-68,
UL Design U312;
ULC Design W300
Sound Test: G&H BW-27FT, 7-13-67

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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.

Location/Address of Construction: <u>498 ST John ST</u>		
Total Square Footage of Proposed Structure <input type="checkbox"/>	Square Footage of Lot	
Tax Assessor's Chart, Block & lot Chart# <u>TM79</u> Block# <u>C</u> Lot# <u>1</u>	Owner: <u>George Boldue</u>	Telephone: <u>767-1577</u>
Lessee/Buyer's Name (If Applicable) <u>William Boldue</u>	Applicant name, address & telephone: <u>William Boldue</u> <u>498 St. John St</u>	cost Of Work: \$ <u>144,600</u> Fee: \$
Current use: <u>Two car garage</u>	Blck Fee <u>1326.00</u>	
If the location is currently vacant, what was prior use: _____	of <u>2500</u> - \$ <u>1401.00</u>	
Contractor's name, address & telephone: <u>Ken Ouellette 3 High Blvd 2a</u>		
Who should we contact when the permit is ready: <u>Ken Ouellette</u>		<u>Scarborough</u>
Mailing address: <u>3 High Blvd Scarborough, ME</u>		<u>0756 9091</u>
		<u>+x call</u>
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

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: Marie Bucken Date: MAR 25 2004

This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: William Balduc

Date: 5/10/04

Address: 498 St John St

C-B-L: 079-C-001

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 04-0311

Existing house is on this lot

Date - ~~activity~~ existing lots with a single family dwelling on it → to be 6,098 #

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct new 2 family 26' x 36' with existing garage in front NO REAR DECKS

Sevage Disposal - city

Lot Street Frontage - 50' min req - 50' shown

Front Yard - 20' min req - 24.75' to the existing garage

Rear Yard - 20' min req - 21' shown

Side Yard - old, existing garage has a 5.5' side yard ~~2~~ 2 story ~~12'~~ req - can reduce one side to no less than 8' if add that taken off to the other side → 9' 15' shown (what would be permitted)

check setbacks right on required

Projections - 2 front steps 2.5' x 3'

Width of Lot - 60' min thru the principal structure - 60' shown

Height - 35' MAX - 24.5' scaled

Lot Area - 6,000 # - 6002 # given

Lot Coverage/ Impervious Surface - 40% MAX @ 2,400.8 # MAX

Area per Family - 3,000 #

Off-street Parking - old site with single family is a problem where is the parking - new site has a 2 car garage

5/13/04 revised plans

Loading Bays - N/A

Needs to show 1 PKG SPACE is now being shown

Site Plan - minor site plan # 2004-0029

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 13 Zone C

revised 5/13/04

old existing house has 4.5' setback problem → OK moved line -

22 x 24 = 528
26 x 36 = 936

1464 #

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 079 C002001
Location 496 ST JOHN ST
Land Use SINGLE FAMILY

Owner Address BOLDUC GEORGE R & LILLIAN M OR SURV
 496 ST JOHN ST
 PORTLAND ME 04102

Book/Page
Legal 79-C-2
 ST JOHN ST 494-496
 5500 SF

Valuation Information

Land \$27,510 **Building** \$84,000 **Total** \$111,510

Property Information

Year Built 1929 **Style** old style **Story Height** 2 **Sq. Ft.** 1938 **Total Acres** 0.126

Bedrooms 4 **Full Baths** 2 **Half Baths** **Total Rooms** 8 **Attic** unfin **a r t** Full

Outbuildings

Type **Quantity** **Year Built** **Size** **Grade** **Condition**

Sales Information

Date **Type** **Price** **Book/Page**

Picture and Sketch

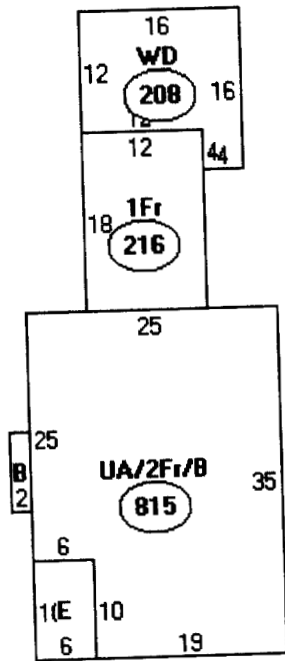
[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at **874-8490** or e-mailed.







Descriptor/Area

A:UA/2Fr/B
815 sqft

B:2FBAY/B
16 sqft

C:1Fr
216 sqft

D:WD
208 sqft

E:1Fr/EP
60 sqft

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2004-0029

Application I. D. Number

2/26/2004

Application Date

Bolduc George R

Applicant

496 Saint John St, Portland, ME 04102

Applicant's Mailing Address

Bolduc Duplex

Project Name/Description

Consultant/Agent

Applicant Ph: (207) 767-1577

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

498 - 498 St John St, Portland, Maine

Address of Proposed Site

079 COO1001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,872 s.f.

Proposed Building Area Square Feet or # of Units

Acres of Site

R5

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **2/26/2004**

Zoning Approval Status:

Reviewer

Margie Schnuckel

- Approved
- Approved w/Conditions See Attached
- Denied

Inspections

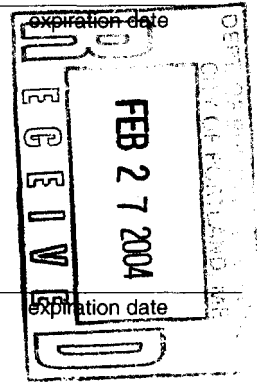
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required' Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	
	submitted date	amount	
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



*EXISTING house shown on spec
79-C-211 - owner
5500 #*

6,600 # GARAGES

14-526

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

		5
Total Square Footage of Proposed Structure 1872'		Square Footage of Lot 6002'
Tax Assessor's Chart, Block & Lot 001	Property owner, mailing address: 496 ST. John ST	Telephone:
Consultant/Agent, mailing address, phone & contact person Ken Ouellette 3 High Bluff Ln. Scarborough ME 756-9091	Applicant name, mailing address, telephone #/Fax#/Pager#: William Bolduc 75 Myrtle Ave So. Portland 767-1577	Project name: Baldue Duplex
le and /		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: ci.portland.me.us chapter 14

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: 2-26-04
---	---------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

City of Portland
Dept. of Planning and Development
389 Congress St.
Portland, ME 04101

Dear Review Members,

The project will consist of a duplex containing two, one bedroom apartments. St. John street is in the R-5 zone, the site for the project contains 6,002 square feet. Please see attached site plan completed by Owen Haskell, Inc.. The structure will be 36 x 26, for a total of 1872 square feet. Each unit will have an estimate of 900+ square feet of living space. See attached blueprints completed by House Calls Inc.. Excavation and foundation work will be completed by Les Wilson and Sons, construction will be done by Ken Ouellette of Community Builders.

The city resurfaced St. John street September 20, 2001, therefore the permit cost to open the street could be \$13,200, per Todd Merkle of the Portland Works Department. I met with Sarah Greene of the Planning Department who stated I should ask for a street opening waiver. November 26, 2002, the home at 495 St. John street, directly across the street from the site, sewer line blocked. The street was opened and was not resurfaced. Also, the Portland Water District opened the street at 519 St. John street over one year ago, it has not been resurfaced. The waiver would allow me to start the project now instead of September 21, 2006 when the moratorium ends. Also, as discussed with Sarah Greene, I am asking for a sidewalk and curbing waiver. In 1997, the City of Portland installed curbs and sidewalks from 489 St. John street to 573 St. John street, Carol Merit of the Portland Works Department assisted with all dates and locations. As shown on the site plan, the area between the concrete sidewalk and the brick sidewalk is open. This area has never been curbed or had a sidewalk. Thank you for your time and considerations for my requests. If you need further information please call 767-1577.

Thank You,

William Bolduc

51

Know All Men by These Presents,

That we, FREDERICK C. PRESCOTT and FRANCES M. PRESCOTT, both of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by GEORGE R. BOLDUC and LILLIAN M. BOLDUC, both of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GEORGE R. BOLDUC and LILLIAN M. BOLDUC, as joint tenants and not as tenants in common, their

heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of St. John Street in said Portland, bounded and described as follows: Beginning on said westerly side of St. John Street at the northeasterly corner of land formerly of James G. Libby, Jr. and now or formerly of one Folsom; thence northwesterly by said St. John Street one hundred ten (110) feet to a stake; thence westerly at right angles to said St. John Street a distance of one hundred ten (110) feet, more or less, to the easterly boundary line of the Maine Central Railroad location; thence southerly by said Railroad location to said Folsom land; thence easterly by said Folsom land to the point of beginning,

Being all and the same premises conveyed to the Grantors herein by Sarah M. Mills by Warranty Deed dated May 17, 1943 and recorded in the Cumberland County Registry of Deeds in Book 1712, Page 367.



August 15,2003

DESCRIPTION
FOR
WILL BOLDOC

Proposed Lot

A certain lot or parcel of land with the buildings thereon situated on the westerly side of St. John Street in the City of Portland, County of Cumberland, and State of Maine bounded and described as follows:

Beginning on the westerly sideline of said St. John Street at the southeasterly corner of land now or formerly of Phillip E. Collin;

Thence S 12°00' 00" E along said St. John Street 50.00 feet;

Thence by the following courses and distances across land of the grantor herein:

S 78°00' 00" W 25.00 feet;
S 52°29' 38" W 11.56 feet;
S 12°00' 00" E 5.02 feet;
S 78°00' 00" W 47.57 feet to land of the Portland Terminal Co.;

Thence N 12°00' 00" W along said Portland Terminal Co. land 60.00 feet to land of said Collin;

Thence N 78°00' 00" E along said land of Collin 110.00 feet to the point of beginning, containing 6,002 square feet;

Reference is made to a plan titled "Boundary and Topographic survey on St. John Street Portland, Maine Made for William Bolduc" revised 6/10/03 by Owen Haskell, Inc. for further description of the above described property.

513

Know All Men by These Presents,

That we, FREDERICK C. PRESCOTT and FRANCES M. PRESCOTT, both of Portland in the County of Cumberland and State of Maine,

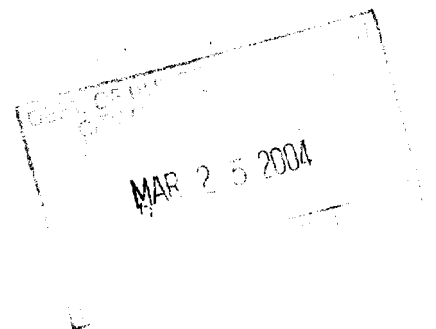
in consideration of One Dollar (\$1.00) and other valuable consideration,

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Reference is made to a plan titled "Boundary and Topographic survey on St. John Street Portland, Maine Made for William Bolduc" revised 6/10/03 by Owen Haskell, Inc. for further description of the above described property.

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	079 C001001
Location	498 ST JOHN ST
Land Use	GARAGES, SHEDS, AUX, ETC.
Owner Address	BOLDUC GEORGE R & LILLIAN M OR SURV 496 SAINT JOHN ST PORTLAND ME 04102
Book/Page	
Legal	79-C-1 ST JOHN ST 498-500 6600 SQ FT

Valuation Information

Land	Building	Total
94,100	98,820	912,920

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
		1.5		0.152	
Bedrooms	Full Bathe	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1987	22X24	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	079 COO1001
Location	498 ST JOHN ST
Land Use	GARAGES, SHEDS, AUX, ETC.
Owner Address	BOLDUC GEORGE R & LILLIAN M OR SURV 496 SAINT JOHN ST PORTLAND ME 04102
Book/Page	
Legal	79-C-1 ST JOHN ST 498-500 6600 SQ FT

Valuation Information

Land	Building	Total
94,100	\$8,820	\$12,920

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
		1.5		0.152	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

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Picture and Sketch

<u>Picture</u>	<u>sketch</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).



This page contains a detailed description of the Parcel **ID** you selected. Press the **New Search** button at the bottom of the screen to submit a new **query**.

Current Owner Information

Card Number 1 of 1
 Parcel ID 079 C002001
 Location 496 ST JOHN ST
 Land Use SINGLE FAMILY

Owner Address BOLDUC GEORGE R & LILLIAN M OR SURV
 496 ST JOHN ST
 PORTLAND ME 04102

Book/Page
 Legal 79-C-2
 ST JOHN ST 494-496
 5500 SF

Valuation Information

Land \$27,510 Building \$84,000 Total \$111,510

Property Information

Year Built 1929	Style old style	story Height 2	Sq. Ft. 1938	Total Acres 0.126	
Bedrooms 4	,Pull Baths 2	Ealf Baths	Total Rooms 8	Attic unfin	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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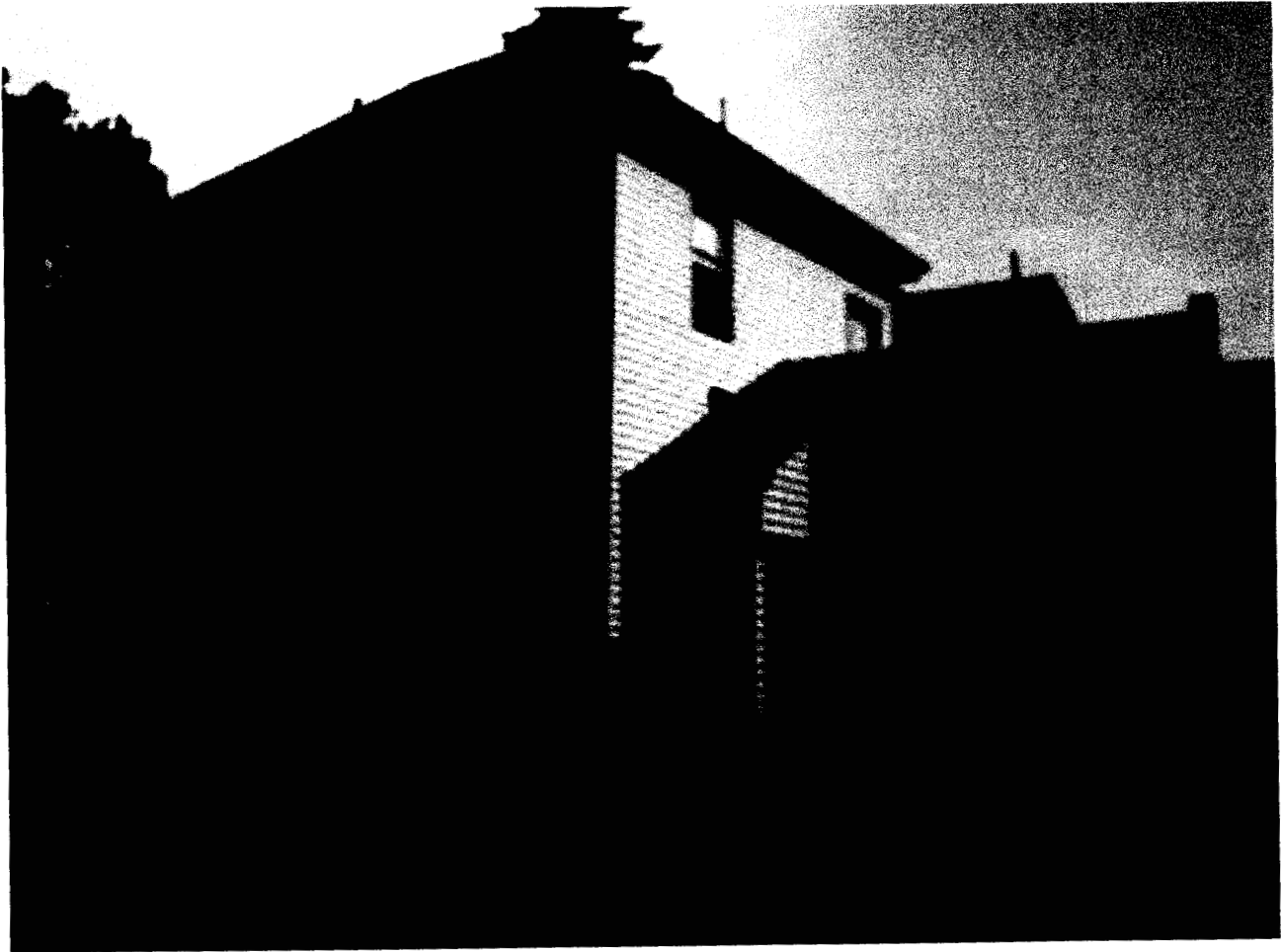
Picture and Sketch

[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 9, 2004

Mr. George Bolduc
496 St. John Street
Portland, ME 04102

Dear Mr. Bolduc:

RE: Application for Minor Site Plan, 498 St. John Street
(CBL#079C001) (ID#2004-0029)

Thank you for your application for the 498 St. John Street Duplex. Upon review, the City has the following comments:

1. Planning Comments:

- a. Building: A building permit application is required along with your minor site plan application. Please apply at the City's Building Inspections Department.
- b. Zoning: The zoning administrator has indicated that there may be setback issues as a result of the new lot line between the properties.
- c. Site Plan:
 - i. Please indicate whether there are any proposed changes in the topography.
 - ii. A cleanout is required on your sewer lead (>80 feet from sewer main).
 - iii. Are any foundation drains proposed? If so, please show the discharge/outlet location.
 - iv. Landscaping: Please indicate the species and caliper of street trees and foundation plantings that are shown on your site plan.
 - v. Parking: The zoning administrator has indicated that a total of 5 parking spaces are needed to facilitate both properties. The 10' paving extension may need to be extended further. Also, a copy of the executed access easement will be required prior to obtaining a certificate of occupancy.
 - vi. Utilities: Capacity letters will need to be obtained from the Portland Water District and the City's Wastewater Division to assure available capacity for Water and Sewer services.
 - vii. Curb and Sidewalk: Attached are the criteria for waiving curb and sidewalk. Please indicate which criteria are being met, so that the City may review the waiver.