

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

Location of Construction: 50 Church Rd Cliff Island		Owner: Hiltonen, John & Sharon		Phone: 1-914-774-5249		Permit No: 990044	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: MCape Builders		Address: 13 Spoonrift Ln, Cape Elizabeth ME 04107		Phone: 741-2273		Permit Issued: JAN 20 1999	
Past Use: 1-Fan		Proposed Use: Same		COST OF WORK: \$ 18,000		PERMIT FEE: \$ 110	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: (u) Use Group: 43 Type: 5B BGCA 96 Signature: <i>[Signature]</i>	
Proposed Project Description: Construct new decks and glassed in porch				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
Permit Taken By: MG		Date Applied For: January 19, 1999		Signature: _____		Date: _____	

- 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..

*Dave Johnson is Super on Job -
Normand Richmond 741-2273*

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

January 19, 1999

SIGNATURE OF APPLICANT

ADDRESS:

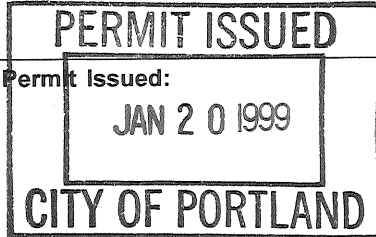
DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



Zone: **IR-1** CBL: **1098-F-050**

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



COMMENTS

1/22/99 Piers on Berwick - will drill & place anchor bolts in bedrock
Will eliminate Sones & use 6'x6' pressure treated on all Verticals
Ok per PSH - Will use 2x12x2 on Both hips - rest of Rafter System 2x8
Roof deck 5/8 CDX - w/25yr Gaining Shingles - (R)

4/16/99 Norm Richman Called - anchor bolts set into Bedrock w/epoxy ok
per PSH - Norm will call when Framing Ready

5-11-01 - Job Completed - ~~ALL~~ ~~DOORS~~ ~~DOORS~~ Doors locked - Unable to
access interior. (116)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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: 50 CHURCH RD. CLIFF ISLAND

Tax Assessor's Chart, Block & Lot Number Chart# <u>109-B</u> Block# <u>F</u> Lot# <u>050</u>		Owner: <u>JOHN R. HILTONEN</u> <u>SHARON HILTONEN</u>	Telephone#: <u>NAPLES FL</u> <u>1-941 774-5249</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$18,000</u>	Fee: <u>\$110-</u>
Proposed Project Description:(Please be as specific as possible) <u>NEW DECKS - NEW GLAZED PORCH;</u>			
Contractor's Name, Address & Telephone <u>CAPE BUILDERS - CAPE ELIZABETH, ME 04107</u>		<u>13 SPOONDRIFT LN. NAPA</u> <u>ME 04107</u>	Rec'd By: <u>RICHTMAN</u> <u>741-2273</u> <i>MY</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

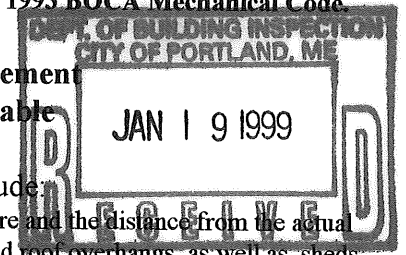
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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: [Signature] Date: DEC 30, 1998

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

BUILDING PERMIT REPORT

7 January 1999 ADDRESS: 50 Church Rd Cliff Island CBL 109B-F-050

FOR PERMIT: To Construct new deck and glassed in porch

OWNER: John & Sharon Hiltunen

TRACTOR: X Cape Builders

PERMIT APPLICANT: ?

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *2.6, *3, *8, *10, *24, *26, *28, *29, *30, *31, *32, *33

- 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.
2.5 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.
2.6 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.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. 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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. 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.

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)

13. 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
14. 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
15. 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
16. 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

17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- * 24. 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.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- * 26. 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).
27. 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)
- * 28. Please read and implement the attached Land Use-Zoning report requirements.
- * 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- * 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 31. *Bracing may be required on the columns from piers to sill. field inspection should not this.*

The plans submitted with your application did not show any framing details, size of sill, joist, decking, studs, headers, rafters, sheathing etc. or the quality of the print was so poor I could not read them - therefore before work begins on this project a complete set of plans must be submitted for review & approval.

All construction debris must be removed from the island at the contractor or owner expense. 33. Please submit head sizes and hip rafter size - ALSO Floor joist size, of joist from corner of dwelling to corner of proposed porch.

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 50 Church Rd, Cliff Isl. DATE: 1/19/99

REASON FOR PERMIT: to construct deck & porch

BUILDING OWNER: John & Sharon Hiltonen C-B-L: 109B-F-50

PERMIT APPLICANT: Cape Builders

APPROVED: with conditions DENIED: _____
#5, #8, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
9. 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. without special approvals.

10. Other requirements of condition your two plot plans showed some discrepancies. All required setbacks are to the lot line not pavement. It will be necessary to show the inspector exactly where your lot lines are. You are required

Marge Schmuckal, Zoning Administrator
City of Portland

to show a front and rear setback of 30 feet each and a side setback of 20 feet.
Marge Schmuckal

Applicant: X Cape Builders

Date: 1/19/99

Address: / 50 Church Rd Cliff Isl. C-B-L: 10⁹B-F-50

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1946

Zone Location - IRI

Interior or corner lot -

Proposed Use/Work - construct new decks & glass porch

Sevage Disposal -

Lot Street Frontage -

Front Yard - 30' req - 40' shown

Rear Yard - 30' req - 40' shown

Side Yard - 20' req - 35' shown
23' actual

28 x 42 = 1176

Projections -

Width of Lot -

Height -

Lot Area -

18,593

Lot Coverage/ Impervious Surface -

20%
3718.6^{sq} MAX

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

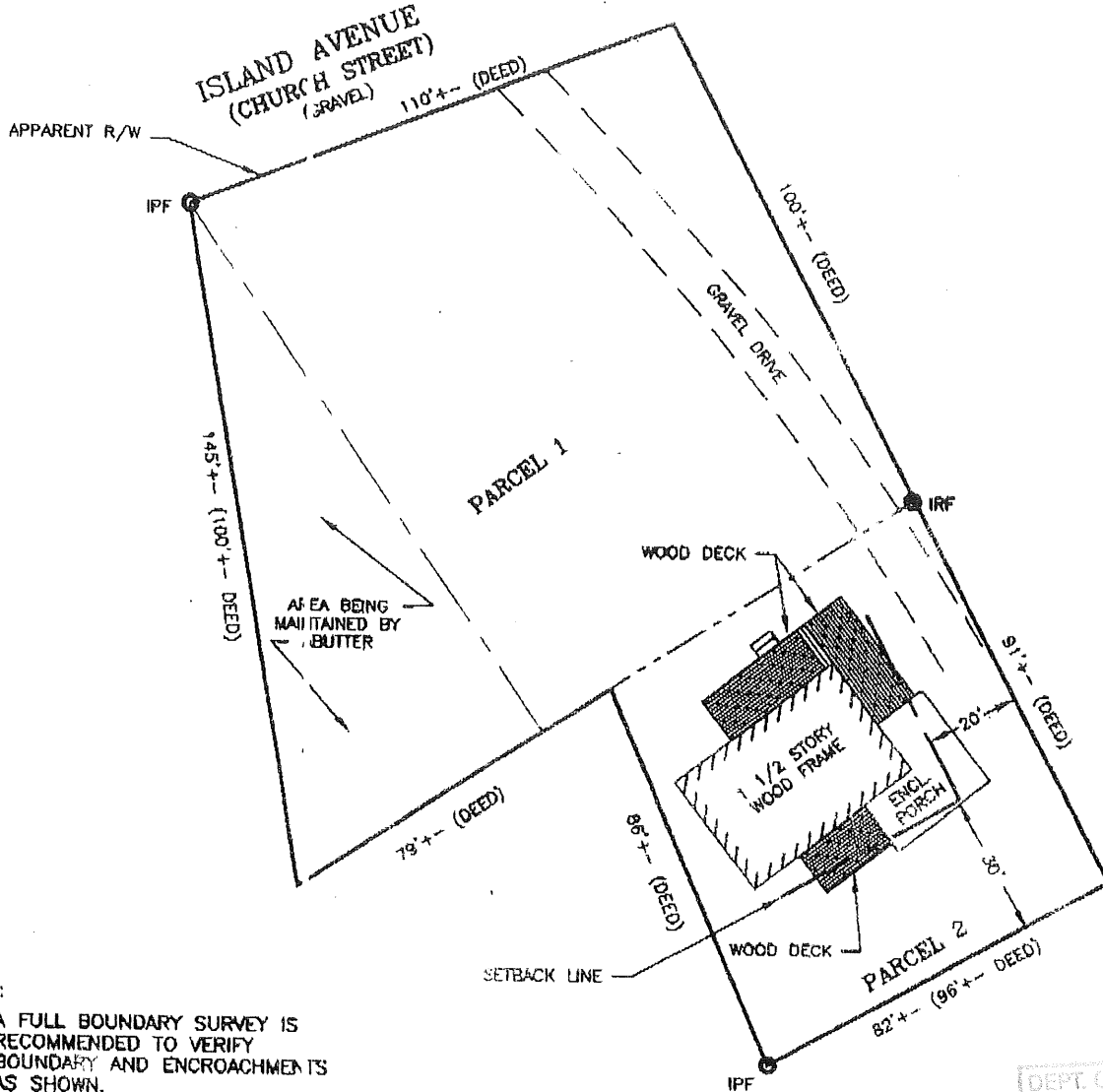
75' from HWM

Flood Plains - N/A panel
Zone C

Panel 10 of 17

Bruce W. Goodwin, P.L.S. P. O. Box 2314, So. Portland, Me. 04116-2314

Mortgage Loan Inspection



MARG- 0308 879

BAKER TOWER 239.595-1622
766
3019

NOTE:
A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AND ENCROACHMENTS AS SHOWN.

SCALE: 1" = 40'

The dwelling **DOES NOT** conform to the local zoning at the time of construction.
Enclosed porch and wood deck violate setback.
The dwelling **IS** in a special flood hazard zone as shown on the Flood Insurance Rate Map.
Panel 230051 0010 B, Dated July 17, 1986, Zone AO

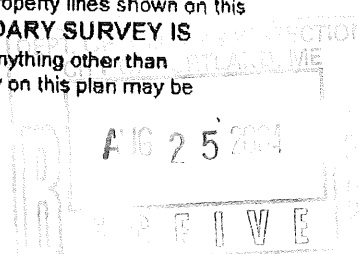
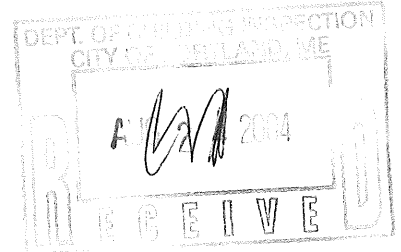
THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at the own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 8/23/2004, File No.: 16221, Job No: M27-31,
Lending Institution: Allen Funding
Client: Joanna B. Cole
Location: Island Ave., Portland, Cumberland County
Deed reference: Bk. 14339, Pg. 175
Plan reference: Bk. , Pg. , Lot
Tax Map No. 109B, Lot No. 50, Block No. F

Bruce W. Goodwin, PLS

Tel: 1-207-776-1665

Fax: 1-207-799-2326



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	109B F050001
Location	ISLAND AVE
Land Use	SINGLE FAMILY
Owner Address	HILTONEN JOHN R & SHARON M JTS PO BOX 69 CLIFF ISLAND ME 04019
Book/Page	14339/175
Legal	109B-F-50 REAR ISLAND AVE CHURCH AVE CLIFF ISLAND 18593 SF

Valuation Information

Land	Building	Total
\$36,330	\$97,340	\$133,670

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1946	Contemp	2	2016	0.427	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		5	None	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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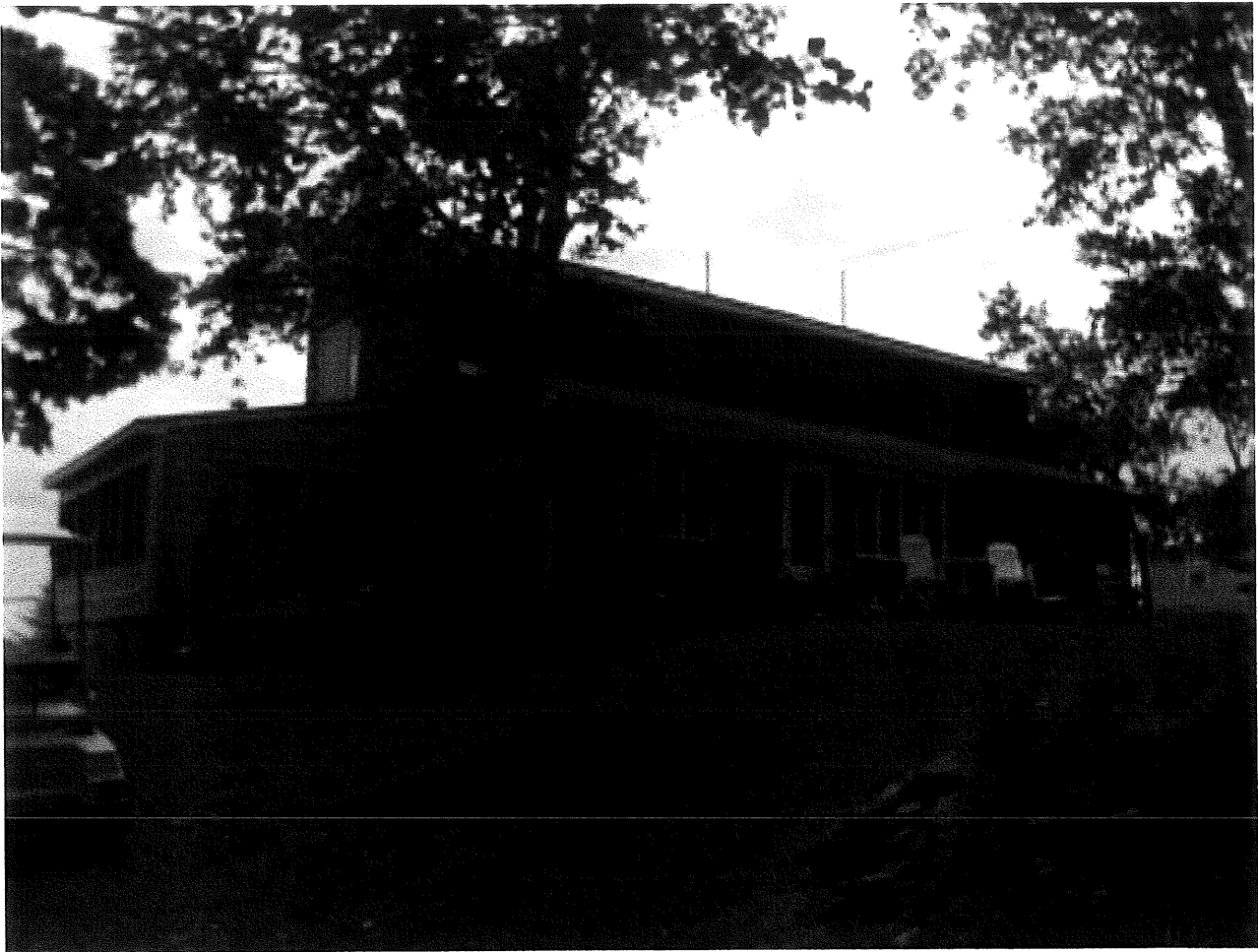
Picture and Sketch

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

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

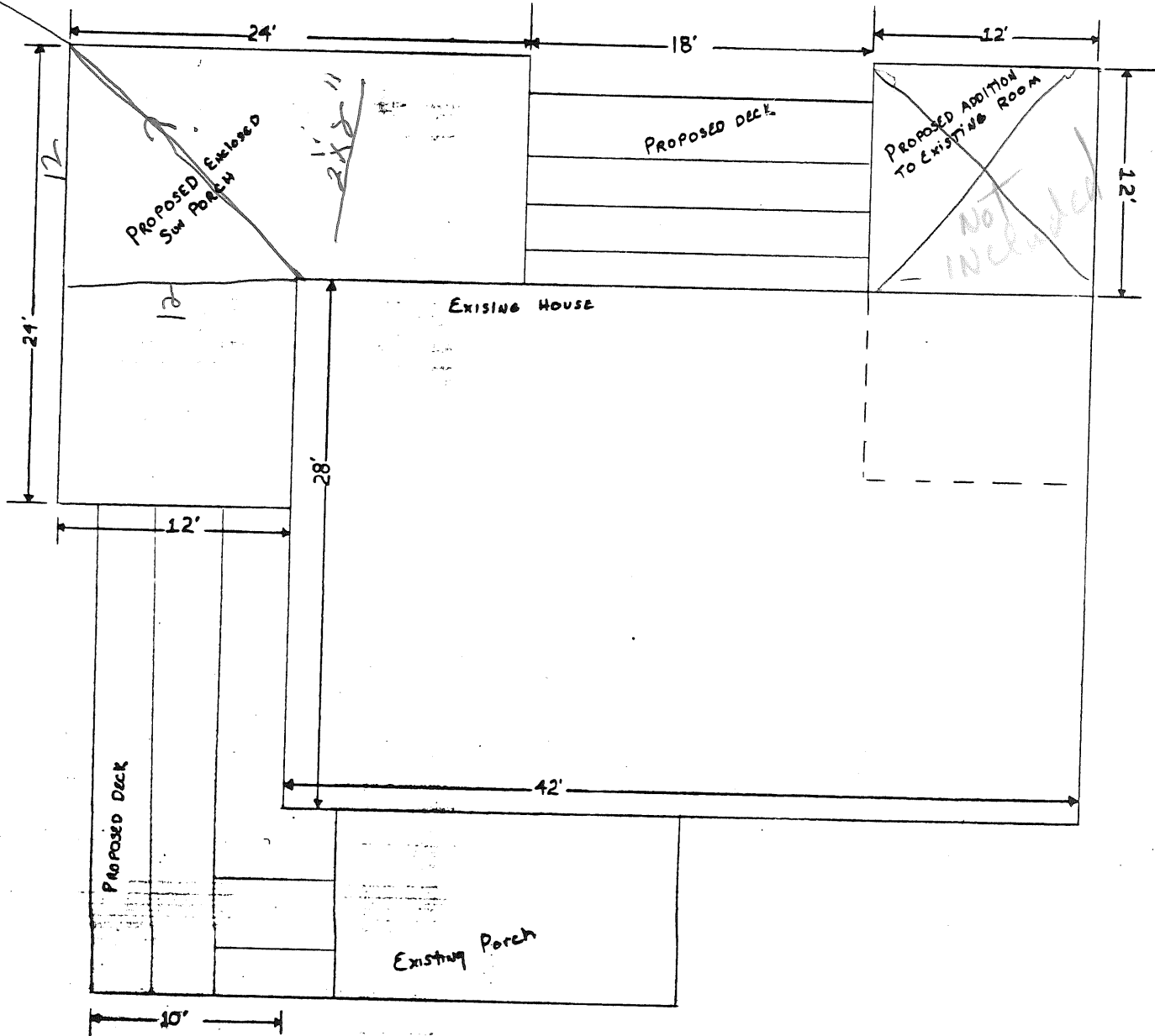
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



$$A^2 + B^2 = C^2$$

$$144 + 144 = 16.97 \text{ or } 17'$$



Proposed Remodeling Eng:

Mr. & Mrs. Robert Nathan

50 CHURCH RD.

ELIZABETH, N.J.

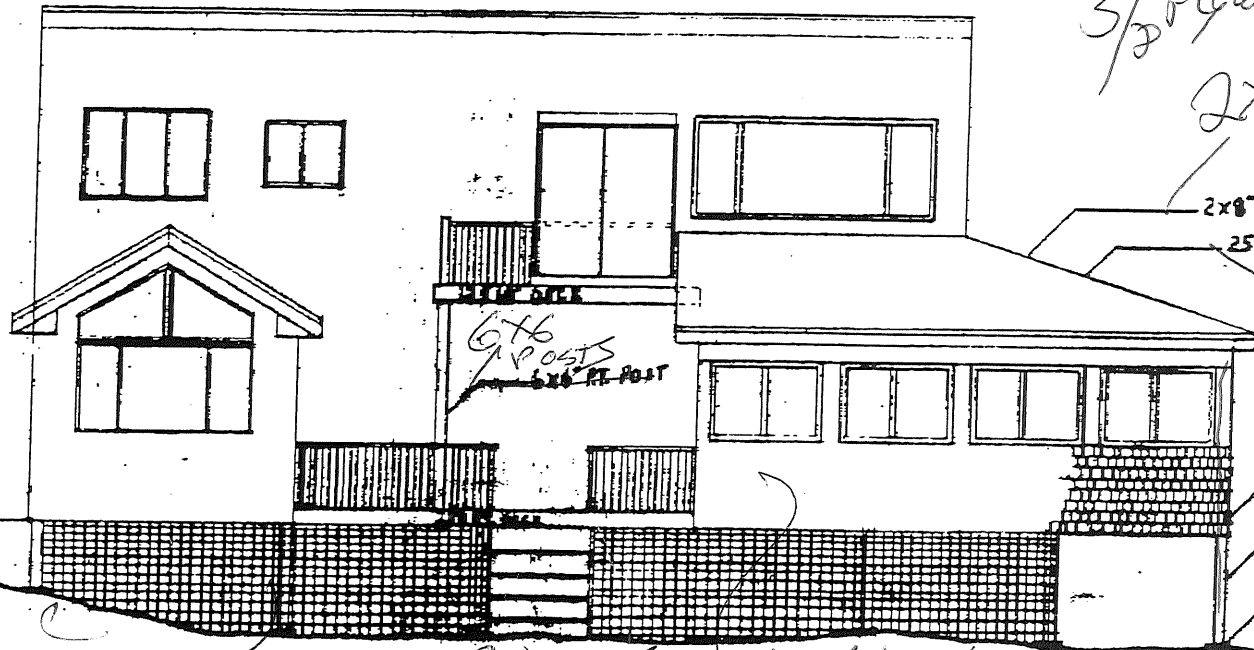
SCALE: _____ DRAWN BY: _____

DATE: 12-1958 _____ REVISED _____

Call Builders

MAP 109B-
LOT F
LOT 5-

109B.
LOT F
LOT 50
ISLAND AVE

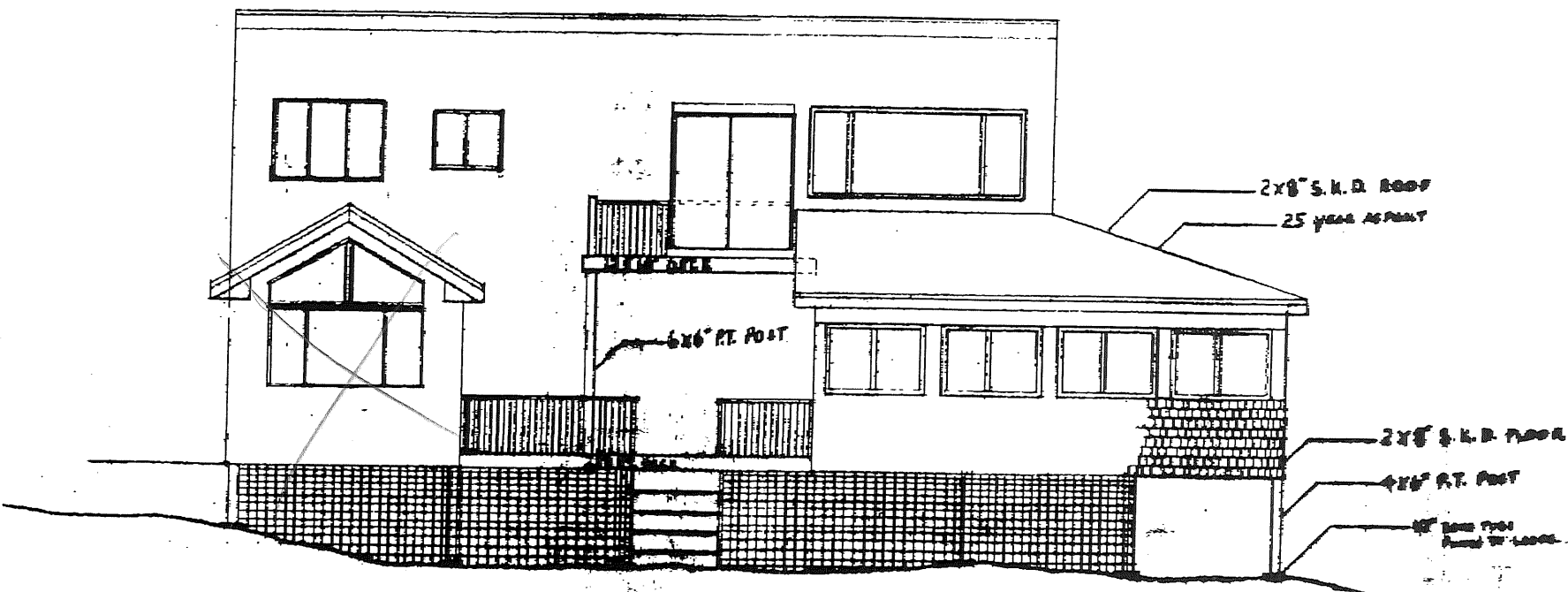


5/8 PLYWOOD ROOF DECKING
2x8 RAFTERS
16" ON CENTER
2x8 S.L.B. ROOF
25 YEAR ASPHALT
25 YEAR 3 TAB FISHSCALE
2x8 JOISTS
16" ON CENTER
2x8 S.L.B. ROOF
4x6 FT. POST
4x6 POSTS
CONCRETE 12" SCHEDULE 40 4 1/2 FT DIA

PRESER TREATED
HESBY
CONCRETE PIERS - EVERY 6 FT ON CENTER

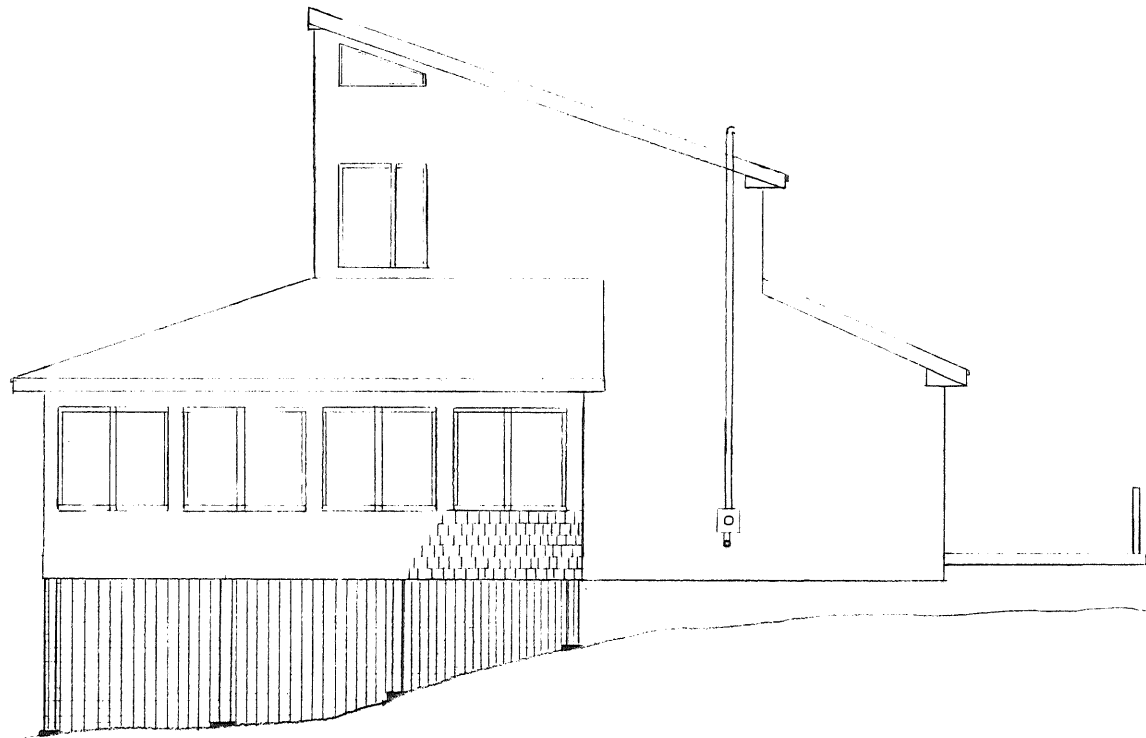
2x4
16' ON CENTER
1x4 T+G. Y.P. FLOOR
yellow pine

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 19 1964	
FBI - BOSTON	
EAST BOSTON	



FRANKLIN BUILDING CO.
 1000 N. 10th St.
 CHICAGO, ILL. 60610
 TEL. 312-442-1111
 FAX 312-442-1112
 E-MAIL: FRANKLIN@FRANKLINBUILDING.COM
 WWW.FRANKLINBUILDING.COM

CASE NUMBER: [REDACTED]
 EAST ELEVATION: [REDACTED]



MR & Mrs. Robert Hittaco		
50 Church Rd.		
Cott Island, ME		
SCALE:	APPROVED BY:	DRAWN BY: D. Johnson
DATE: 12-1998	Cape Builders	REVISED
NORTH ELEVATION		DRAWING NUMBER
		1.