

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

Location of Construction: 37-39 Falmouth St		Owner: Artinyan, Antranik & Zartarian		Phone:		Permit No: 7 71353	
Owner Address: 141 Noyes St Pctd, ME 04103		Lessee/Buyer's Name:		Phone: 772-3097		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> DEC 31 1997 </div> CITY OF PORTLAND </div>	
Past Use: 3-fam		Proposed Use: Same		COST OF WORK: \$ 2,000.00		PERMIT FEE: \$ 30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Demolish Garage				Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 29 December 1997				Zone: R-5 CBL: 116-D-029 Zoning Approval: ok with conditions 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"/>	

- 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..

PERMIT ISSUED
WITH REQUIREMENTS

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 Anttranik Artinyan ADDRESS: _____ DATE: 29 December 1997 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

- 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 5

COMMENTS

3-24-98 No movement on either permit

10/5/01

OK

AA

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

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Contractor Name:		Address:		Phone:			Zone: R-5 CBL: 116-D-029 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>12/30/97</i> <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"/>	
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SIGNATURE OF APPLICANT: *[Signature]* Anttranik Artinyan ADDRESS: _____ DATE: 29 December 1997 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

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *12/29/97*

[Signature]

CEO DISTRICT

5

D. Jordan

LAND USE - ZONING REPORT

ADDRESS: 37-39 Falmouth St DATE: 12/30/97

REASON FOR PERMIT: Demolish 3-CAR GARAGE

BUILDING OWNER: Antranik Artinyan C-B-L: 116-D-29

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
6, # 8, # 9

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 garage 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 Three 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 and/or garage, sheds, or pool.
9. Other requirements of condition This Area shall be loaned and

seeded. Any change of use such as for surface

parking shall require a separate permit application for review prior to approval

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Also: Supply photos!!!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 37-39 Felmouth St Owner: Armanik & Zarkaria ARTINYAN
Structure Type: Garage Contractor: _____

UTILITY APPROVALS

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Sten Gougeon 12/3</u>
NYNEX	878-7000	<u>Joe Raynes 12/4</u>
Northern Utilities	797-8002 X6241	<u>Oliver Goring 12/3</u>
Portland Water District	761-8310	<u>Jane at Portland W 12/3</u>
Public Cable Co.	775-3431 X257	<u>David Usher 12-5</u>
Dig Safe***	1-888-344-7233	<u>N/A No subsurface digging</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>J DiPaolo 1/4</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>K Doughty 12/3</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>J Tarling 12/3</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>C. Merritt 12/4</u>
✓ Building Inspections(insp required)	874-8300 X8703	<u>D. Jordan 12/5</u>
Historic Preservation	✓874-8300 X8726	<u>Deb. Andrews 12/3</u>
Fire Dispatcher	✓874-8300 X8676 8576	<u>Steve Lord 12/3</u>

Written Notice to Adjoining Owners

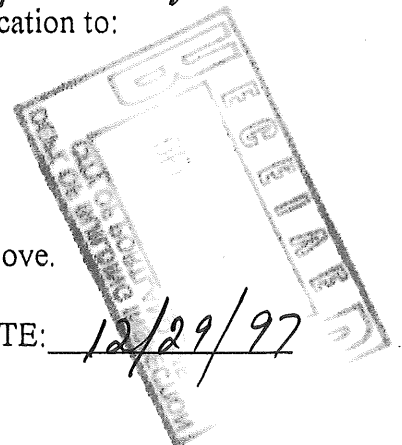
ASBESTOS

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>Ed Antz 12/29</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Armanik Artinyan DATE: 12/29/97



*AE**S*

Atlantic Environmental Services, Inc.

1437 Portland Road
Arundel, Maine 04046
(207) 985-9704 Toll Free: 1-800-750-LEAD
Fax: (207) 985-2151

December 12, 1997

Mr. Antranik Artinyan
141 Noyes Street
Portland, ME 04013

RE: 37-39 Falmouth Street, Portland

Dear Mr. Artinyan:

Please find enclosed the results of the bulk asbestos sampling performed at the above location on December 5, 1997.

The samples collected were taken from the roof of the garage which is scheduled for demolition in its entirety. No other suspect, asbestos-containing material was found.

Thank you for selecting Atlantic Environmental Services, Inc., for your asbestos-related needs.

Sincerely



David M. Pettis
Vice President

ASBESTOS RESULTS

SAMPLE #: B-1 TYPE: MISCELLANEOUS

DESCRIPTION: LOWER GARAGE ROOFING SHINGLE

AMOUNT OF MATERIAL: N/A

ANALYSIS RESULTS: 15% CELLULOSE; 85% NON-FIBROUS MATERIAL

SAMPLE #: B-2 TYPE: MISCELLANEOUS

DESCRIPTION: SHED ROOFING SHINGLE

AMOUNT OF MATERIAL: N/A

ANALYSIS RESULTS: 15% CELLULOSE; 85% NON-FIBROUS MATERIAL

SAMPLE #: B-3 TYPE: MISCELLANEOUS

DESCRIPTION: ASPHALT PAPER BENEATH ROOFING SHINGLES

AMOUNT OF MATERIAL: N/A

ANALYSIS RESULTS: 45% CELLULOSE; 55% NON-FIBROUS MATERIAL

SAMPLE #: B-4 TYPE: MISCELLANEOUS

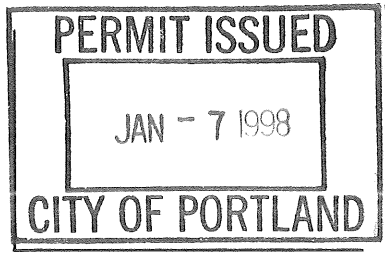
DESCRIPTION: MAIN GARAGE ROOFING SHINGLE

AMOUNT OF MATERIAL: N/A

ANALYSIS RESULTS: 20% CELLULOSE; 80% NON-FIBROUS MATERIAL

116-D-29

980009



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____
Portland, Maine, _____

1-5-98 (?)

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 071353 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 37-39 Falmouth St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Antranik Antinyan Telephone 772-3097
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 3 Fam No. families _____
Last use Residential No. families _____
Increased cost of work _____ Additional fee _____

Description of Proposed Work

Would like to keep concrete slab after Dem of garage
[Handwritten initials]



Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber - Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

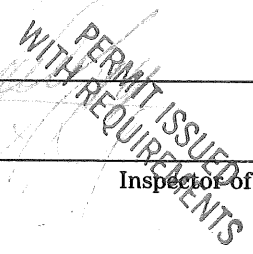
Approved: [Handwritten signature]

Signature of Owner _____

Approved: _____

INSPECTION COPY - WHITE FILE COPY - PINK
APPLICANT'S COPY - YELLOW ASSESSOR'S COPY - GOLDEN

Inspector of Buildings



LAND USE - ZONING REPORT

ADDRESS: 37-39 Falmouth St DATE: 1/5/98

REASON FOR PERMIT: Amend garage and permit to allow existing slab to remain

BUILDING OWNER: Antanick Antunyan C-B-L

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#9

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 garage 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 and/or garage.
9. Other requirements of condition The previous condition to loan seed

is no longer necessary, please note that the slab does not "grandfather" any rights for the placement of a future garage or structure.

Marge Schmuckal Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement

PERMIT ISSUED WITH REQUIREMENTS

BUILDING PERMIT REPORT

DATE: 6 Jan. 98 ADDRESS: 37-39 Falmouth St.
REASON FOR PERMIT: Amendment To Permit 971353
BUILDING OWNER: Artrak Antinyan
CONTRACTOR: ↑
PERMIT APPLICANT: ↑ APPROVAL: 1/30 ~~DENIED~~
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

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. 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. This is done to verify that the proper setbacks are maintained.
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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
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. 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 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
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. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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. 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.
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.
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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 19, 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)

7. 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.

8. The Fire Alarm System shall be maintained to NFPA #72 Standard.

9. The Sprinkler System shall be maintained to NFPA #13 Standard.

10. 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)

11. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.

12. 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".

13. 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.

14. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.

15. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.

16. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

17. All requirements must be met before a final Certificate of Occupancy is issued.

18. 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).

19. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

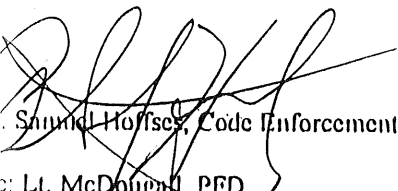
20. *Please read and implement attached Land Use - zoning report.*

1. _____

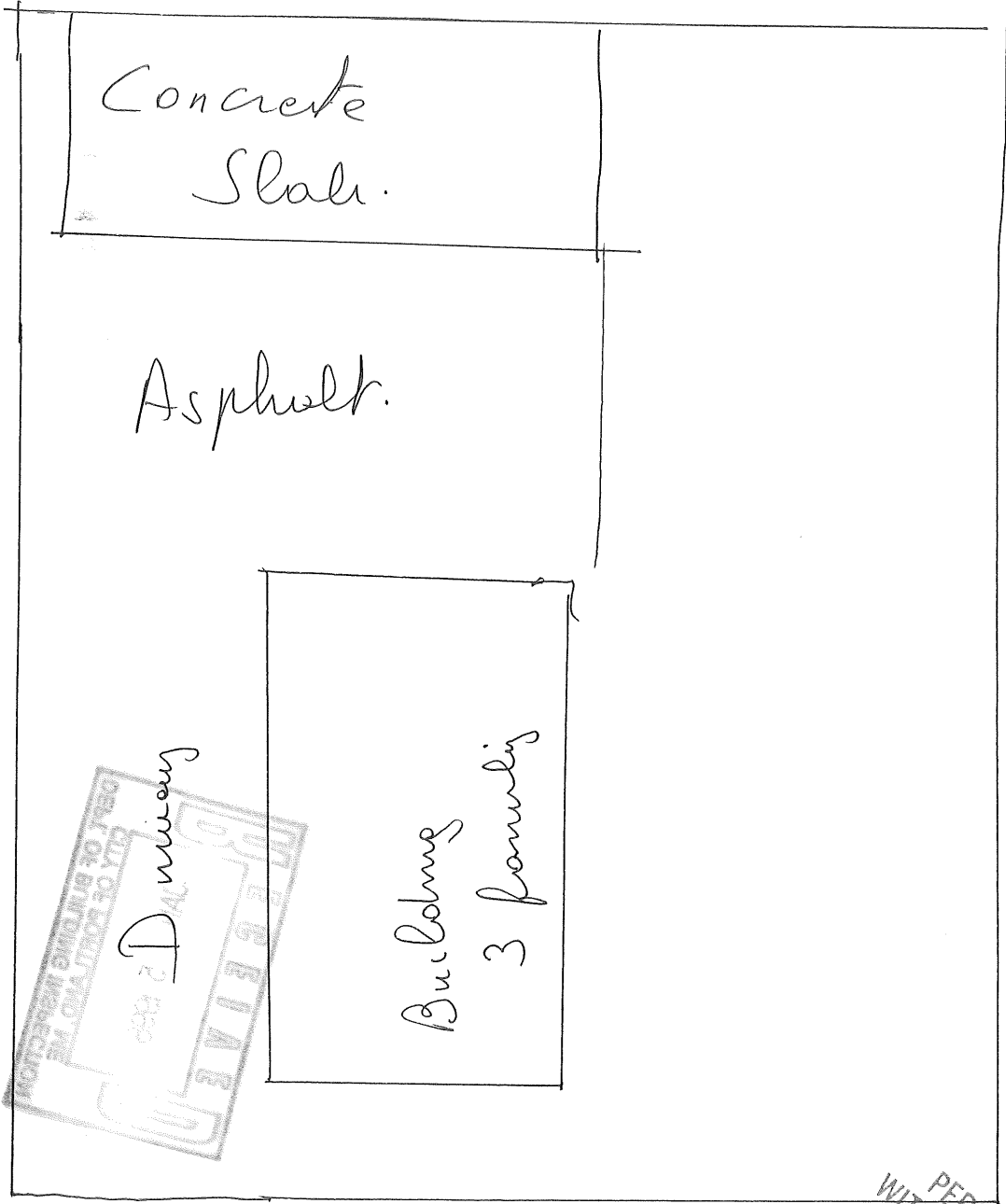
2. _____

3. _____

4. _____


Samuel Hoffses, Code Enforcement
Lt. McDonnell, PFD
Marge Schmuckal

Amend permit to containe parking
on remaining concrete slab.



PERMIT ISSUED
WITH REQUIREMENTS

