

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 07-0373 | Issue Date: | CBL: 117 A014001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|-----------------------------|--|-------------|
| Location of Construction: 79 FALMOUTH ST | Owner Name: SEWALL ABBIE | Owner Address: 119 MEMORIAL HIGHWAY | Phone: |
| Business Name: | Contractor Name: TBD | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: RS |

| | | | | |
|--|---|--|---------------------------------|--------------------|
| Past Use: Residential 6 unit | Proposed Use: Residential 6 unit remove 2 fire escapes | Permit Fee: \$50.00 | Cost of Work: \$3,000.00 | CEO District: 2 |
| Proposed Project Description: Remove 2 fire escapes | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type: | |
| | | Signature: | Signature: | |

WITHDRAW

| | |
|--|------------------|
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | Signature: Date: |

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: dmartin | Date Applied For: 04/09/2007 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|---|---|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p>Special Zone or Reviews</p> <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"/> Date: | <p>Zoning Appeal</p> <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 Date: | <p>Historic Preservation</p> <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 <i>ABH</i> Date: |
|---|---|---|--|

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 |



General 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.

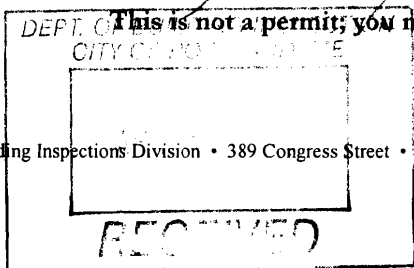
| | | |
|---|--|---|
| Location/Address of Construction: <u>7, 9 FALMOUTH ST, PORTLAND, ME. 04103</u> | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>117 A 014</u> | Owner: <u>Abbie Sewal!</u> <u>119 Memorial Highway</u> <u>No. Yarmouth, ME</u> <u>04097</u> | Telephone: <u>207.749.9505</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: | Cost Of Work: \$ <u>3,000.00</u> Fee: \$ <u>50.</u> C of O Fee: \$ <u>N/A</u> |
| Current legal use (i.e. single family) <u>6 unit Residential</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REMOVE ⁽²⁾ FIRE ESCAPES</u> | | |
| Contractor's name, address & telephone: <u>TBD</u> Who should we contact when the permit is ready: <u>same as above</u> Mailing address: _____ Phone: _____ | | |

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Abbie Sewal Date: 04.08.07



This is not a permit; you may not commence ANY work until the permit is issued.

4X

April 7, 2007

To: Greg Cass, Fire Marshall, City of Portland

Re: Fire Escapes at 79 Falmouth St.
Portland, Maine 04103

Dear Greg,

Yesterday I spoke to you, and Donna at City of Portland, Inspections Division. As instructed, I have completed the "Commercial Interior & Change of Use Permit Application Checklist" to the best of my ability.

I am requesting to remove two fire escapes, one on the east side, and one on the north side of my apartment building at 79 Falmouth St., in Portland. Two separate contractors have told me that the one on the east is causing structural damage to the building. From the interior side of this fire escape, there are large (and increasing) cracks and shifts in the walls, stair landings and stairs due to the fact that the fire escape was mounted against a large picture window frame, where there was not enough structural support for the load. Where the fire escape is bolted to the building there are gaps demonstrating that the fire escape is pulling out due to insufficient structural support. The north fire escape is also pulling away from the building, but not as drastically as the one on the east.

Both fire escapes are old and rusty. I don't know if they are functional. For each second floor apartment that they serve (2F, 2M and 2R) there are currently two forms of egress: one door and at least one window larger than 5.7 sq. ft. less than 20' feet off the ground, and accessible to the driveway.

With your permission, I would like to remove both fire escapes to prevent further structural damage to the building, and because they are not needed for the safe evacuation of tenants in the event of an emergency.

Thank you for your time and consideration of my request.

Sincerely,


Abbie Sewall, Landlord

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **Northeast Rentals, LLC**, a Maine limited liability company with its principal place of business in South Portland, Maine, for consideration paid, **grants to Abbie Sewall** of North Yarmouth, County of Cumberland and State of Maine, whose mailing address is 119 Memorial Highway, North Yarmouth, Maine, with **Warranty Covenants**, the land with buildings thereon, in Portland, County of Cumberland and State of Maine, described as follows:


A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Falmouth Street in the City of Portland, County of Cumberland and State of Maine and being the westerly half of Lot #17 and twenty-nine (29) feet of Lot #15 as shown on Plan Lands of the Deering Land Company, recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 29 and bounded and described as follows:

Beginning at a point on the northerly sideline of said Falmouth Street, four hundred sixty-six and sixty-five hundredths (466.65) feet from an iron monument in the easterly sideline of Deering Avenue and its intersection with the northerly sideline of said Falmouth Street; thence westerly by said Falmouth Street, fifty-four (54) feet to a point marked by an iron rod,

Thence northerly from the two points so located in a direction at right angles with said Falmouth Street, one hundred twenty-three (123) feet, more or less, to points on a line that shall be midway between said Falmouth Street and Fessenden Street measuring on the respective sideline of the premises hereby conveyed.

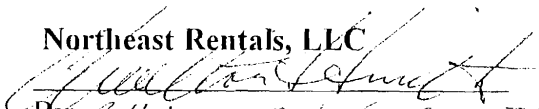
Meaning and intending to convey a portion of the premises conveyed to the Grantor by virtue of a deed from Charlton Smith, Trustee of Northeast Realty Trust, dated November 15, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16964, Page 37.

IN WITNESS WHEREOF, the said **Northeast Rentals, LLC** has caused this instrument to be signed in its company name by _____, its Member, and thereunto duly authorized, this 28th day of February, 2006.



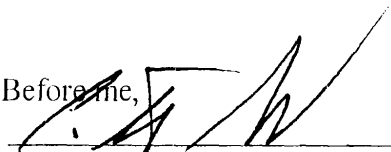
Witness

State of Maine
County of Cumberland. SS.

Northeast Rentals, LLC

By: CHARLTON S. SMITH
Its: Member

February 28, 2006

Then personally appeared the above named _____, and acknowledged the foregoing instrument to be his/her/their free act and deed in his/her/their capacity and the free act and deed of the limited liability company.

Before me, 

Notary Public/ Attorney at Law

FOR MORTGAGE LENDER USE ONLY

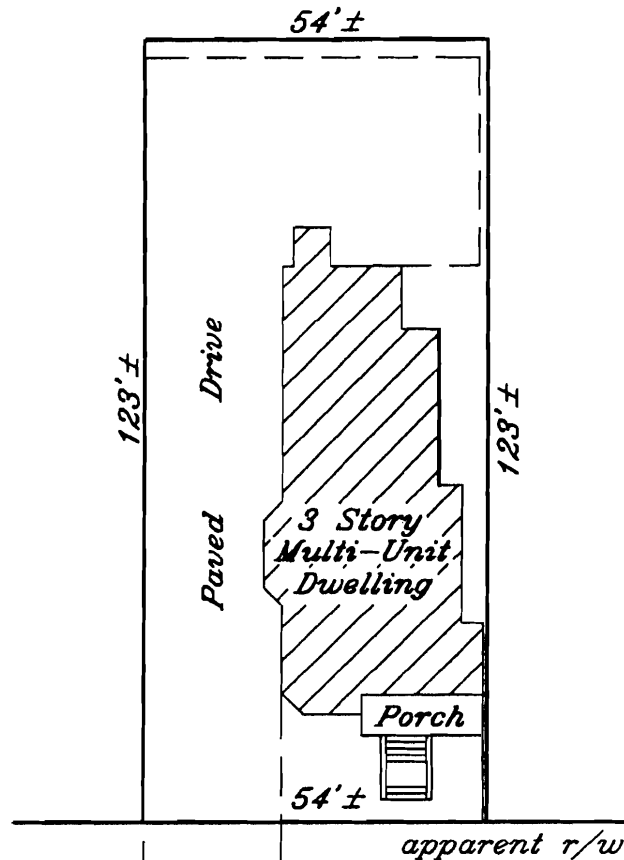
GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCRGACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 79 Falmouth Street
Portland, Maine

INSPECTION DATE: 1-28-06

SCALE: 1" = 30'



Falmouth Street

INSP. BY CJF

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Abbie Sewall

REQ. PARTY: Abbie Sewall

OWNER: Same

ATTORNEY: _____

LENDER: _____

FILE No. 20619070

CLIENT No. _____

TITLE REFERENCES:

DEED BOOK: 16964 PAGE: 37

PLAN BOOK: 4 PAGE: 29 LOT: P/O 15 & 17

COUNTY: Cumberland

MUNICIPAL REFERENCE: _____

James D. Nadeau, LLC
Professional Land Surveyors

1F

1 egress door
1 window 12 sqft
5'8" off driveway

1R

1 egress door
2 8 sqft windows
off driveway
1 large kitchen
window 5' +/- off
ground

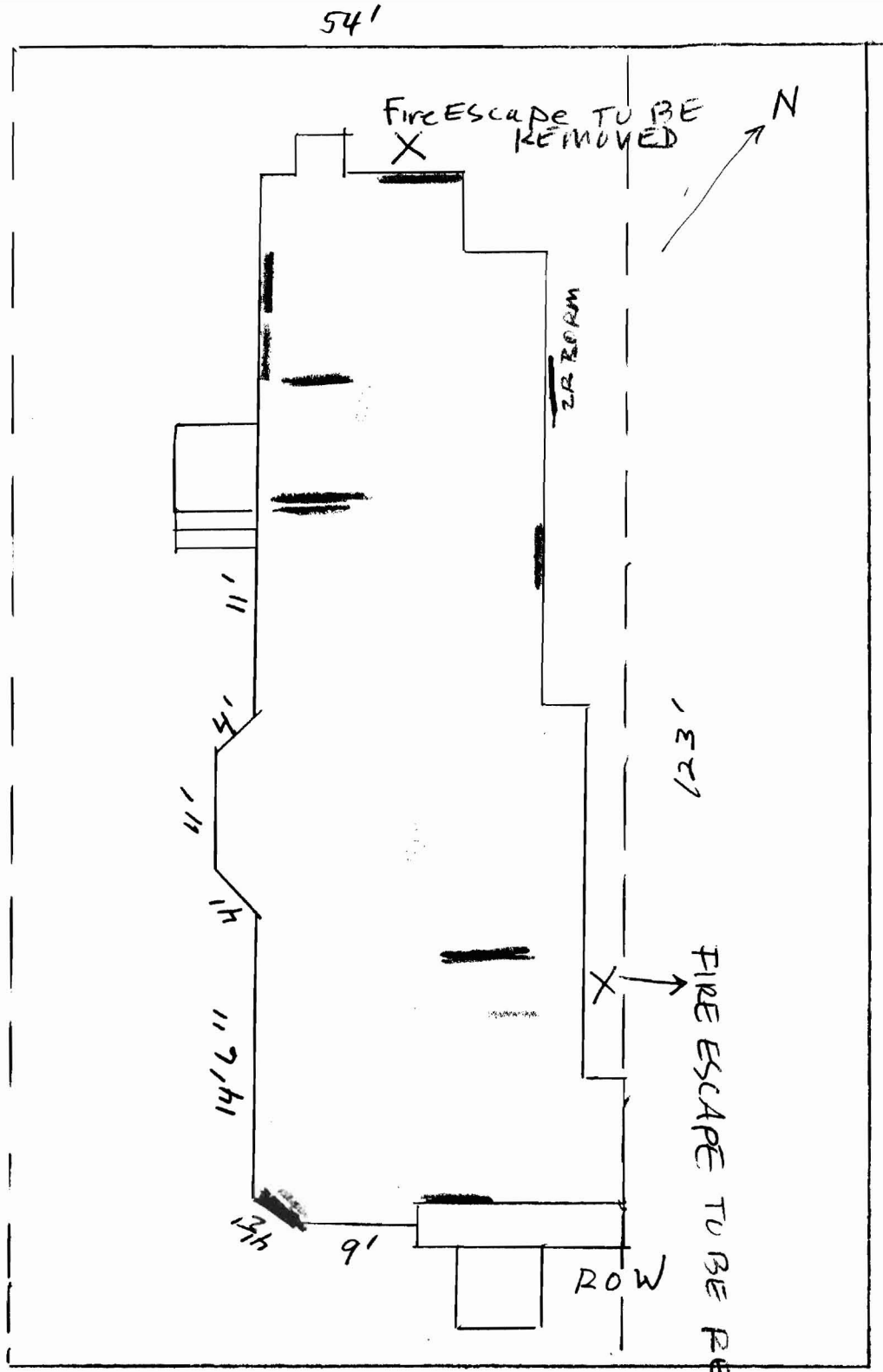
1 egress door
1 12 sqft window
14' off driveway

2M

each have 2 egress
doors

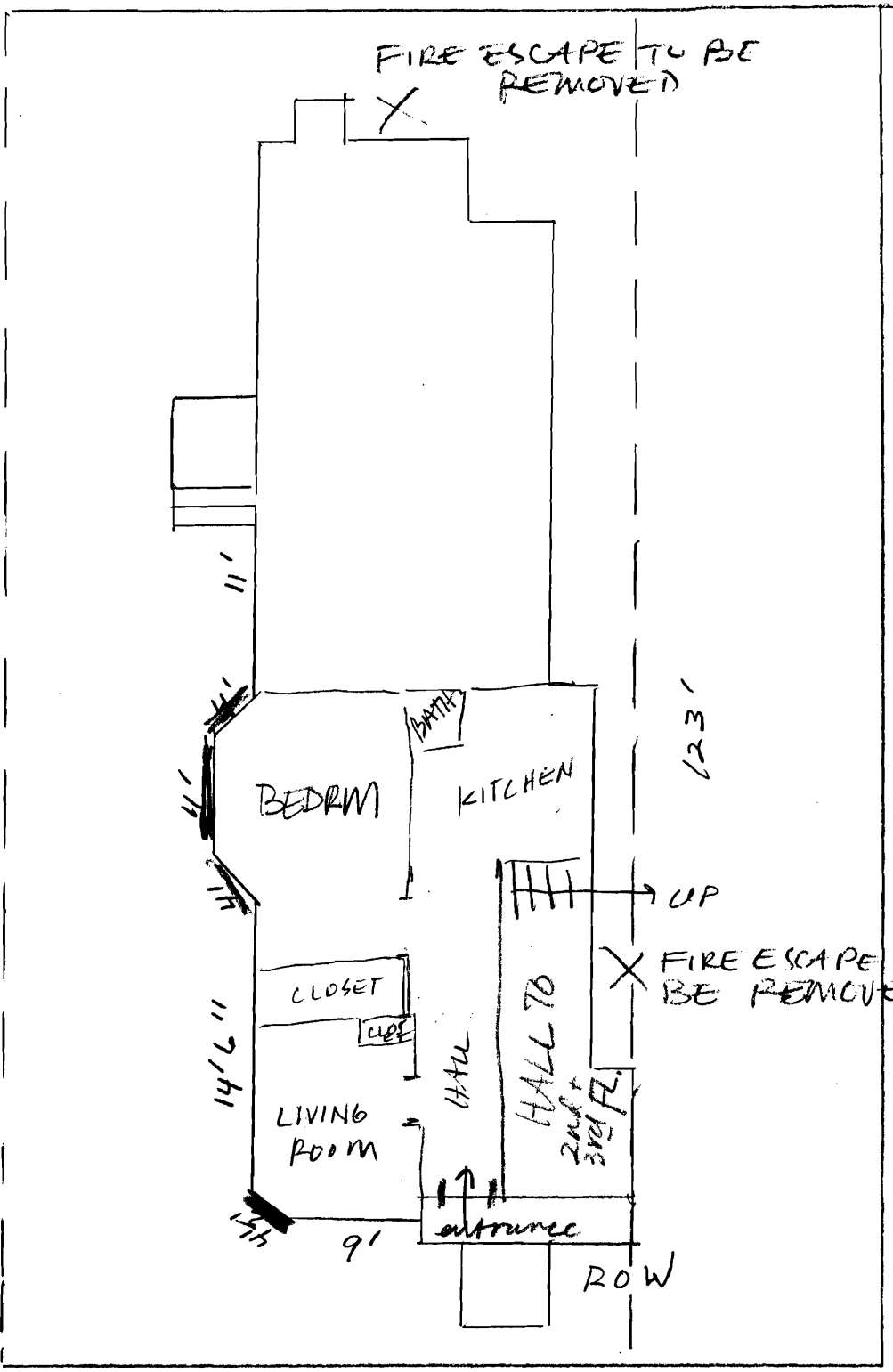
2R

1 egress door
1 8 sqft window
15' off driveway



79 FALMOUTH ST.
PORTLAND, ME.

54'



- 1 cypress door @ front entrance
- 1 12 sq ft window 5'8" off driveway / 23' in living room
- 3 large windows 5'8" off driveway in bedroom

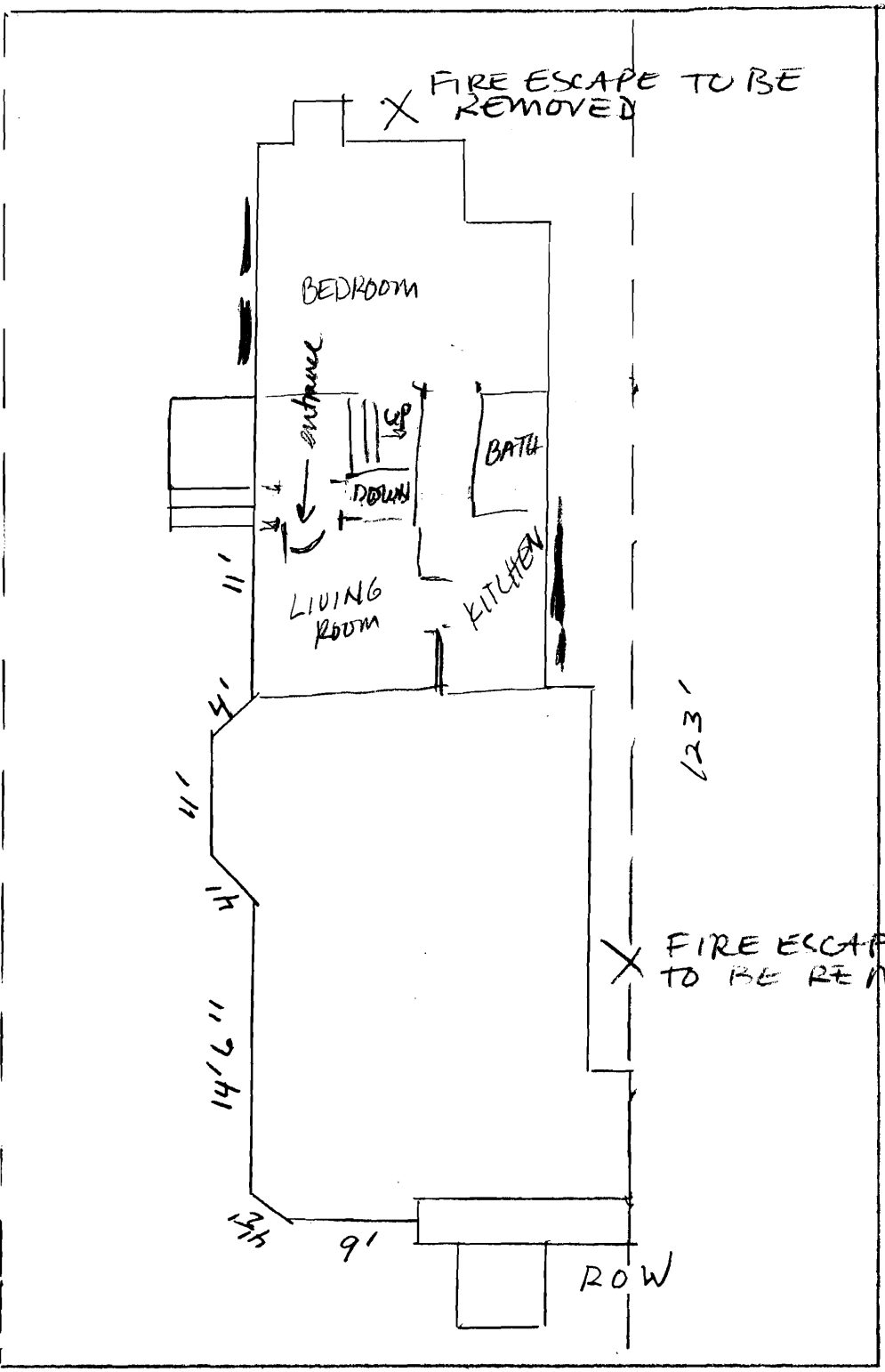
54'

1F

79 FALMOUTH ST.
PORTLAND, ME.

1st FLOOR FRONT
TERMINA

54'



1 egress door @ side entrance

2 8' sq ft windows off driveway in bedroom 5'8" from ground

1 large kitchen window 5'8" off ground

23'

23'

FIRE ESCAPE TO BE REMOVED

ROW

54'

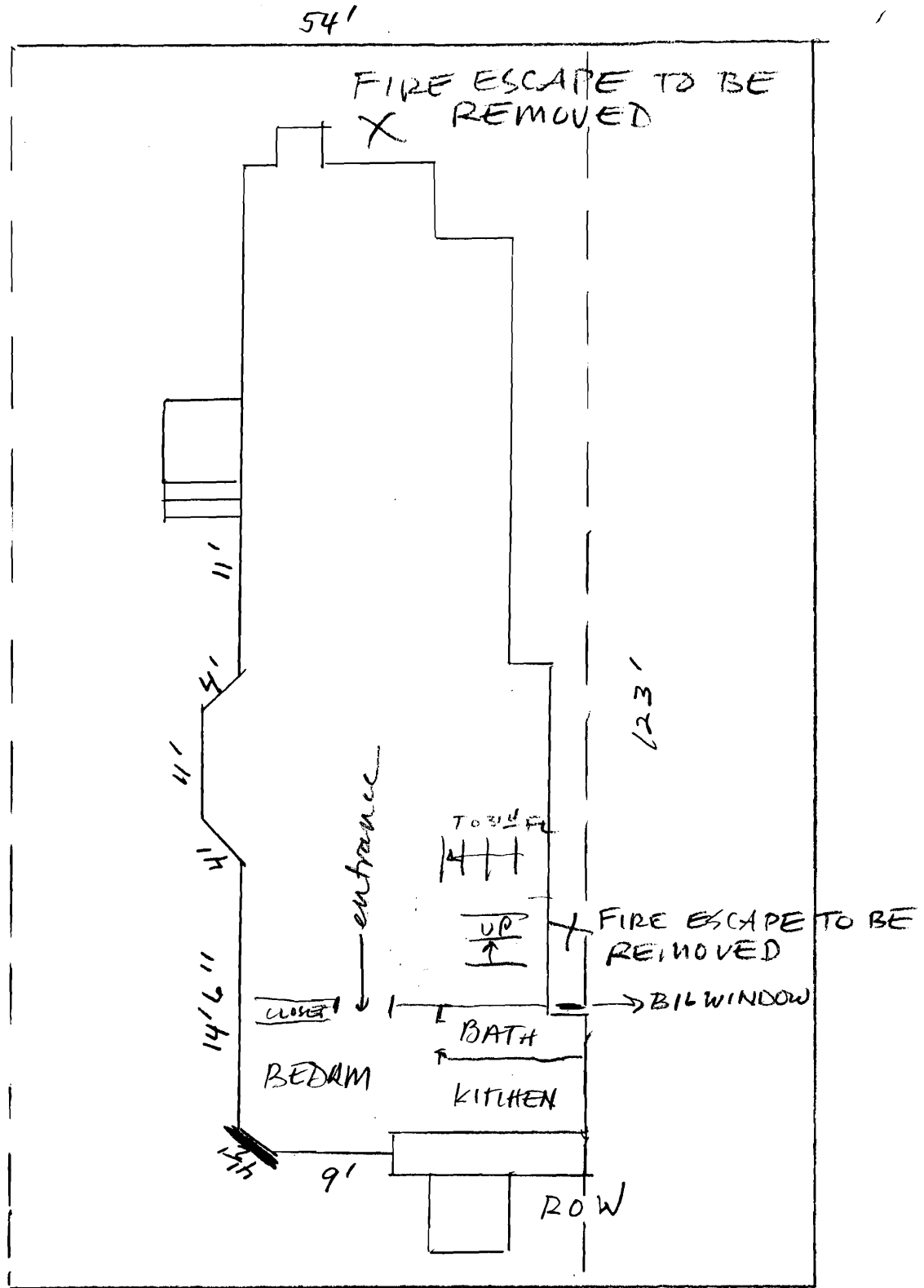
1R

79 FALMOUTH ST.
PORTLAND, ME.

1st FLOOR REAR
1 BEDROOM

1 egress door
1 12 sq ft window
16' off driveway

123'



54'

FIRE ESCAPE TO BE REMOVED

entrance

TO 3RD FL

UP

FIRE ESCAPE TO BE REMOVED

BIL WINDOW

closet

BEDRM

BATH

KITCHEN

9'

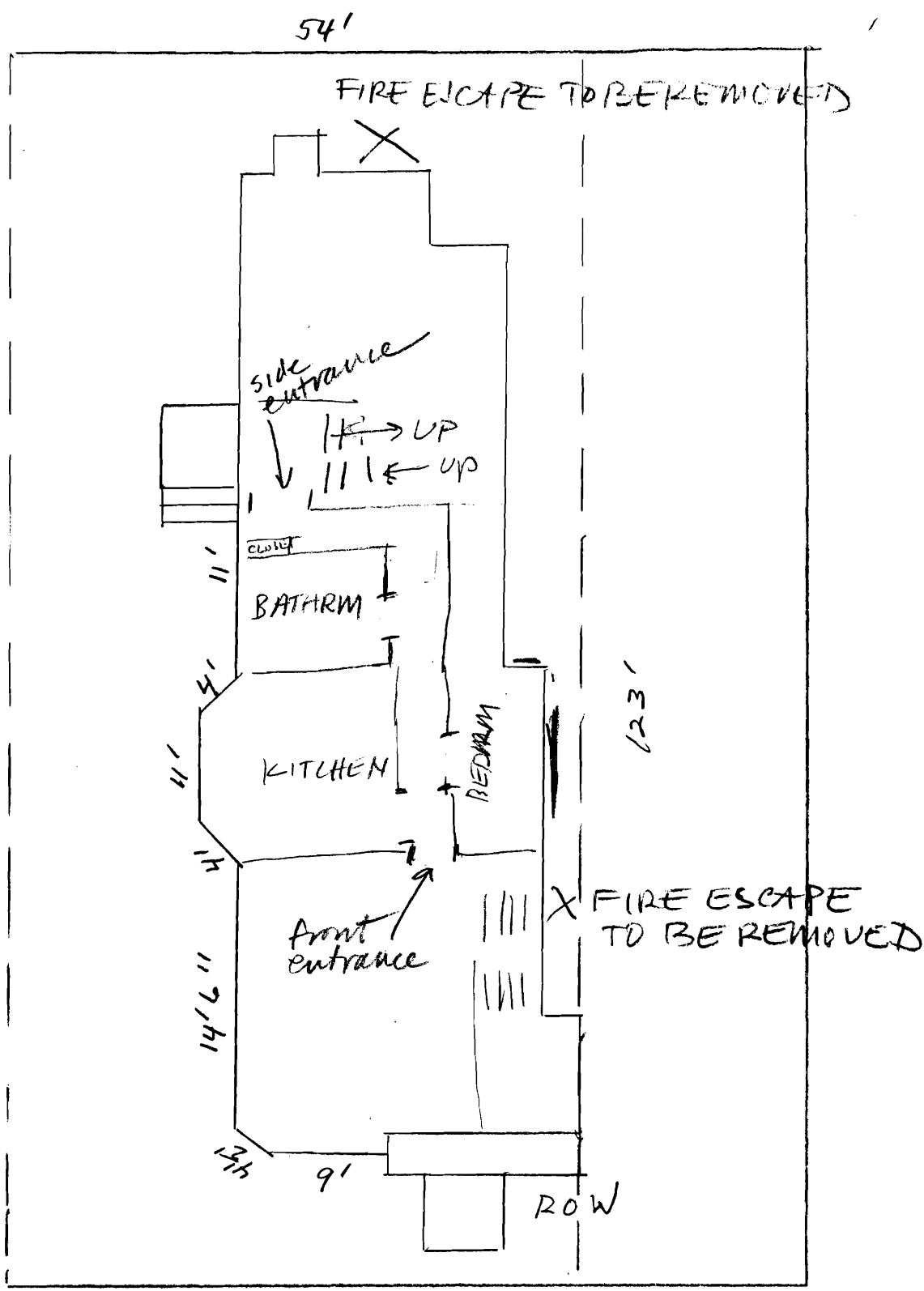
ROW

2F

54'

79 FALMOUTH ST.
2ND FLOOR FRONT PORTLAND, ME.
STUDIO APT.

2 egress doors
 large window in
 bedroom less than
 20' off ground

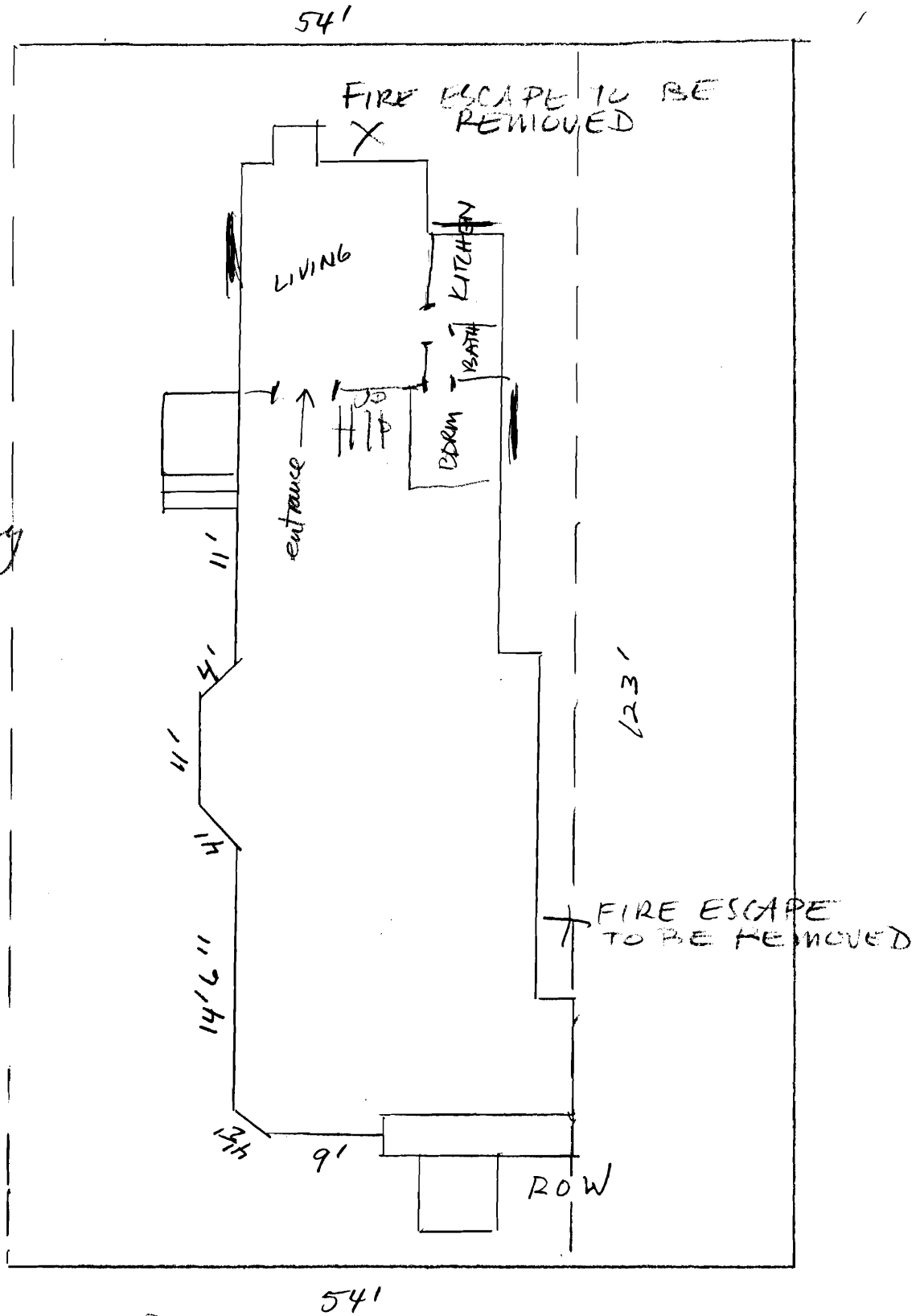


54'

2M

79 FALMOUTH ST.
 2nd FL. MIDDLE PORTLAND, ME.
 1 BEDROOM

1 egress door
 2 large windows
 in bedroom 16'
 off ground +
 neighbors driveway



2R

79 FALMOUTH ST.
 2nd FL. FEAR PORTLAND ME.
 1 bedroom