

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

PERMIT ISSUED	
Permit No: 02-0220	Issue Date: 10/2/02
CBL: 120 D020001	

Location of Construction: 118 Frances St	Owner Name: Schelasin Roland	Owner Address: 118 Frances St CITY OF PORTLAND	Phone: 207-774-4837
Business Name: n/a	Contractor Name: SCC., Corp	Contractor Address: Auburn	Phone: 2077849789
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family / Remodel existing finished basement area to include a bedroom. (see attached letter for details)	Permit Fee: \$51.00	Cost of Work: \$4,000.00	CEO District: 3
Proposed Project Description: Remodel existing finished basement.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 3B 3/15/02 <i>[Signature]</i>	

Signature:	Signature:
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: gg	Date Applied For: 03/13/2002	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" 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: 03/15/02	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 Date:	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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No EXPANSION OF STRUCTURE
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

Application ID Number: 2-0220

Department: Building

Status: Approved

Reviewer: Mike Nugent

Comments:

[Redacted comment box]

Approval Date: 03/15/2002

OK to Issue Permit

Name: Mike Nugent

Date: 03/15/2002

Cancellation Section:

Celling height at 6'10" approved pursuant to Section 121 of the local amendment the Building Code (waiver provision) there is a pipe that will afford 6'4 in a limited area as well. MJN

Create Date: 03/14/2002

By: gg

Update Date: 03/15/2002

By: mjn

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>118 Frances Street</u>		
Total Square Footage of Proposed Structure <u>Existing Structure</u>	Square Footage of Lot <u>8960 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>120 - D - 20 - 21</u>	Owner: <u>Roland Schelasin</u>	Telephone: <u>541-3255 wrk</u> <u>774-4837 hmc</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Roland Schelasin</u> <u>118 Frances Street</u> <u>Portland ME 04102</u> <u>774-4837</u>	Cost Of Work: \$ <u>4000</u> Fee: \$ <u>51.00</u>
Current use: <u>Single Family Home</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME</u>		
Project description: <u>Remodel existing finished basement area to include a bedroom (see attached letter)</u>		
Contractor's name, address & telephone: <u>Owner; SCC Corp., Auburn, 784-9789</u>		
Who should we contact when the permit is ready: <u>Roland Schelasin</u>		
Mailing address: <u>118 Frances Street</u> <u>Portland, ME 04102</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: <u>541-3255 wrk</u> <u>774-4837 hmc</u>		

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: <u>Roland Schelasin</u>	Date: <u>3/12/02</u>
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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

Michael J. Nugent
Inspection Services Manager
Housing and Neighborhood Services Division
City Hall Rm. 315
389 Congress Street
Portland, Maine 04101

March 12, 2002

Dear Mr. Nugent,

I am writing to you in regard to the attached application for a building permit that will allow me to remodel my previously finished basement to include a bedroom for my son.

Our house located at 118 Frances Street is a post WWII cape with 3 bedrooms. I have my baby daughter occupying one of the spare bedrooms and my three sons from my first marriage staying in the third bedroom two weekday evenings and one weekend night when they come to stay overnight. Lately my almost 13 year old son has expressed a desire to come live with us. Current custody mediation points toward the possibility of his coming to stay with us on a temporary basis and possibly permanently. Due to the age difference between him and his brothers (his two brothers are 7 and 9 years old) and in response to the recommendation of the children's therapist it has become necessary to create a separate bedroom in order for him to have adequate living accommodations. Unfortunately my financial situation is such that building an addition to the house is not an option. I therefore am sending you this appeal to allow me to create a bedroom in the basement (refinishing an existing finished basement area).

I intend to do everything in my power and financial capability to adhere to all applicable guidelines including:

1. Cutting into the foundation wall and re-landscaping the house exterior to accommodate the installation of an egress window:
 - 34" x 36" casement window with 90 degree hardware (>5.7 sf opening)
 - bottom of window at 43" from floor (<44")
 - 30" from bottom of window to ground level (<36")
2. Installation of a smoke alarm and CO detector
3. Redoing the walls, ceiling, and flooring
 - 6' 10" subfloor to ceiling
 - partial obstruction due to heating pipe at 6' 4"
4. Refinishing the adjacent room, hallway, and stairs in similar fashion

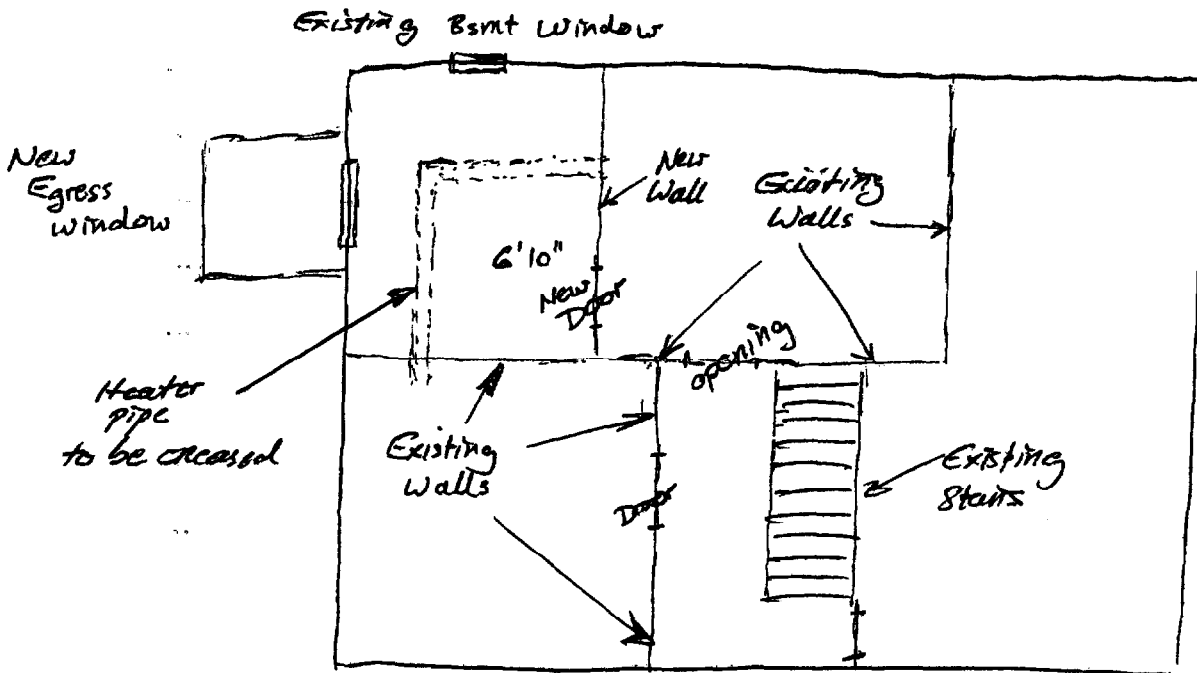
Unfortunately I am unable to achieve the required 7' clearance floor to ceiling.

I appeal to you to please still grant me the building permit as I will otherwise not be able to help my son by providing him with the accommodations necessary to allow him to come live with us.

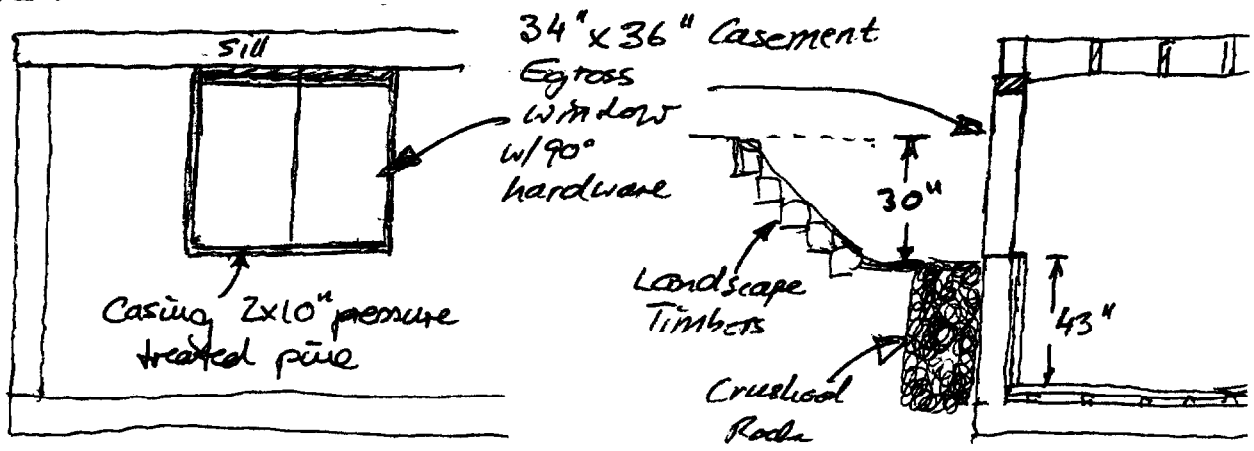
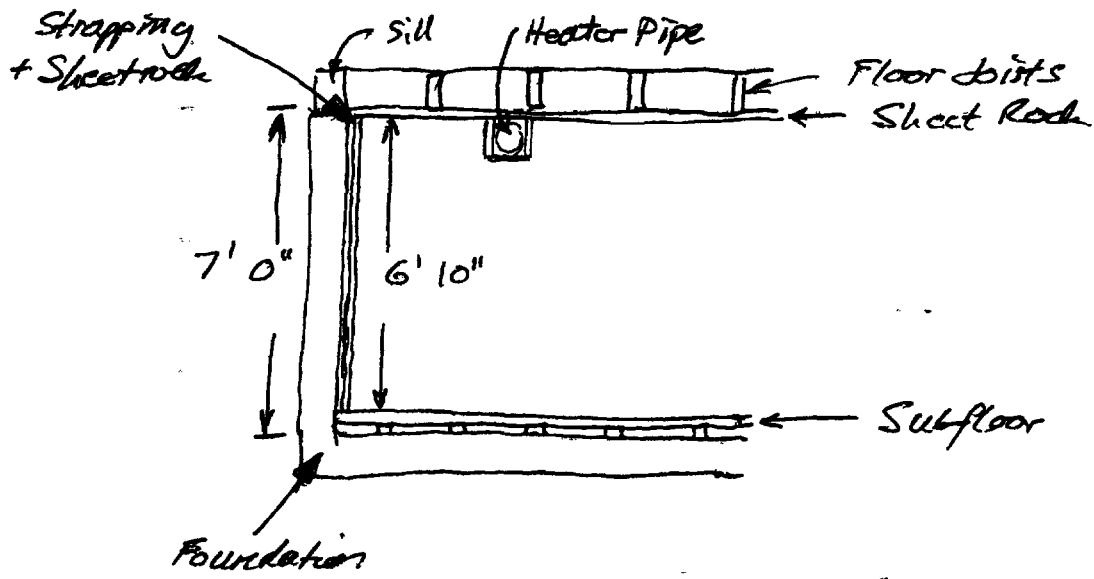
With much appreciation for your consideration in this matter,

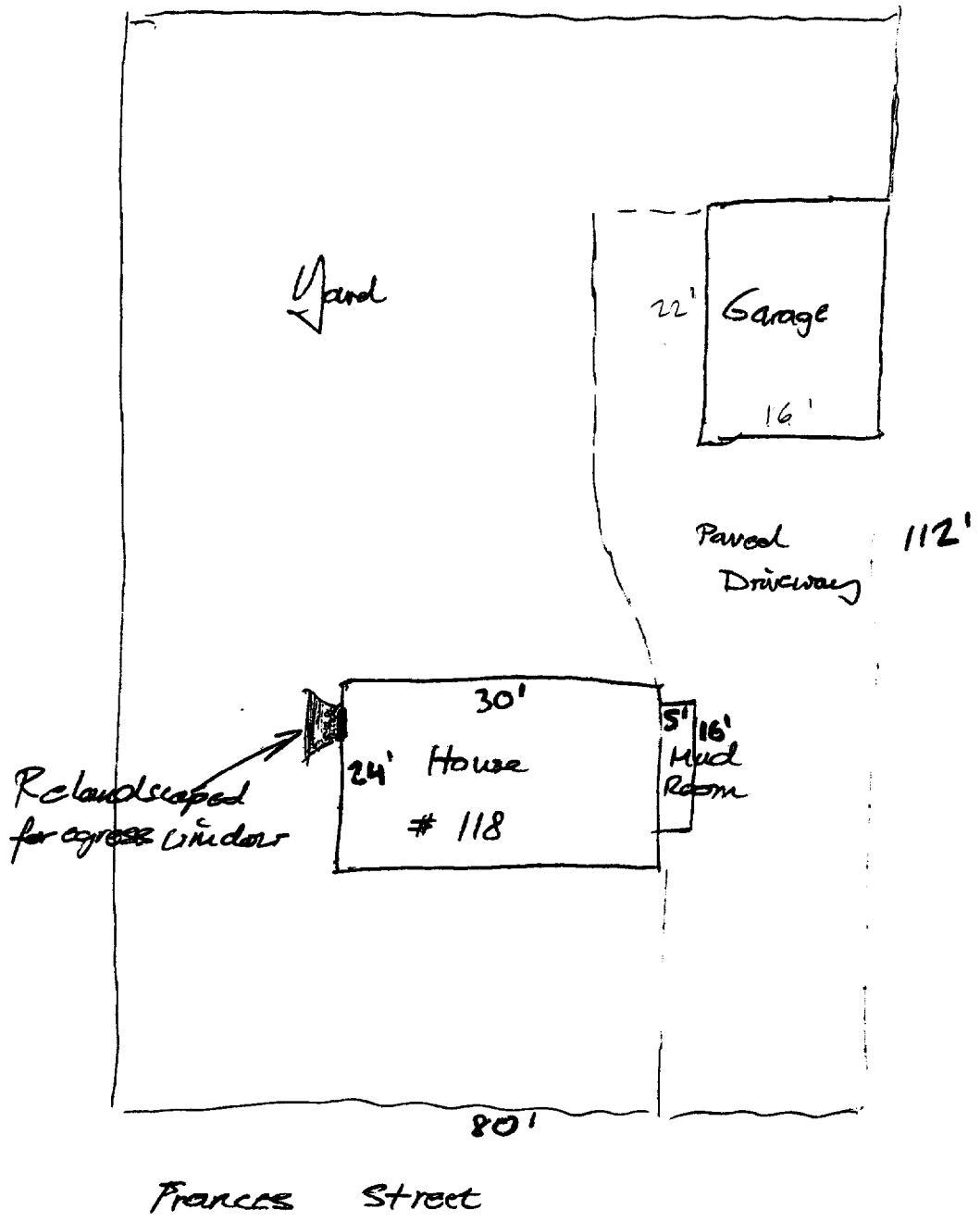
Sincerely,


Roland E.A. Schelasin



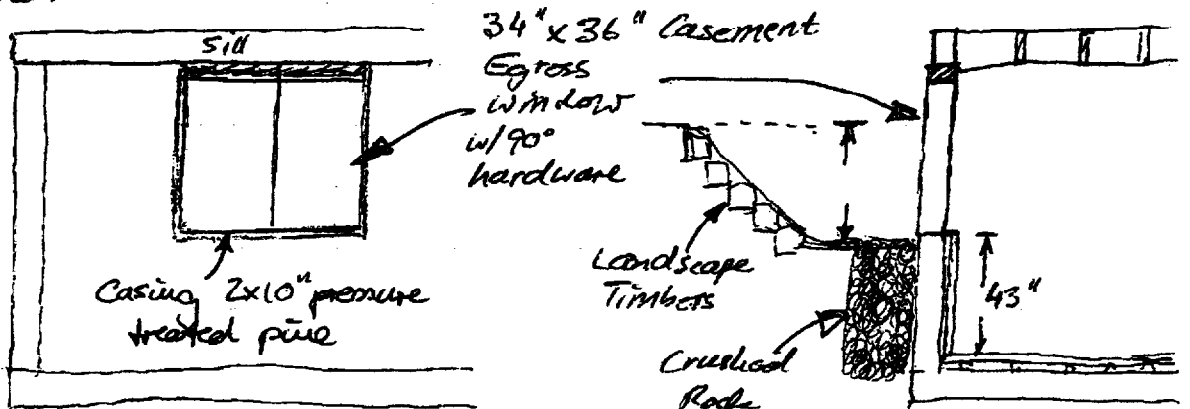
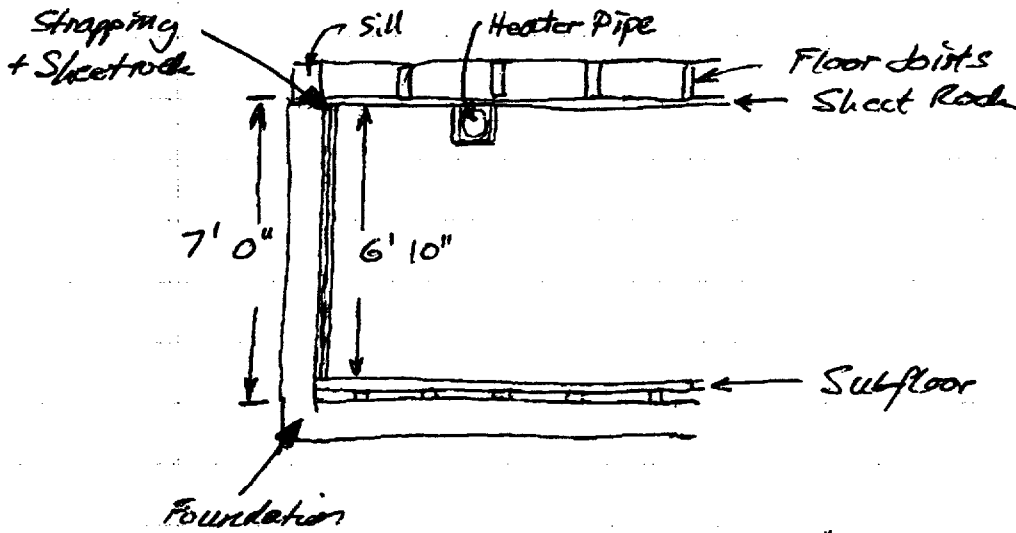
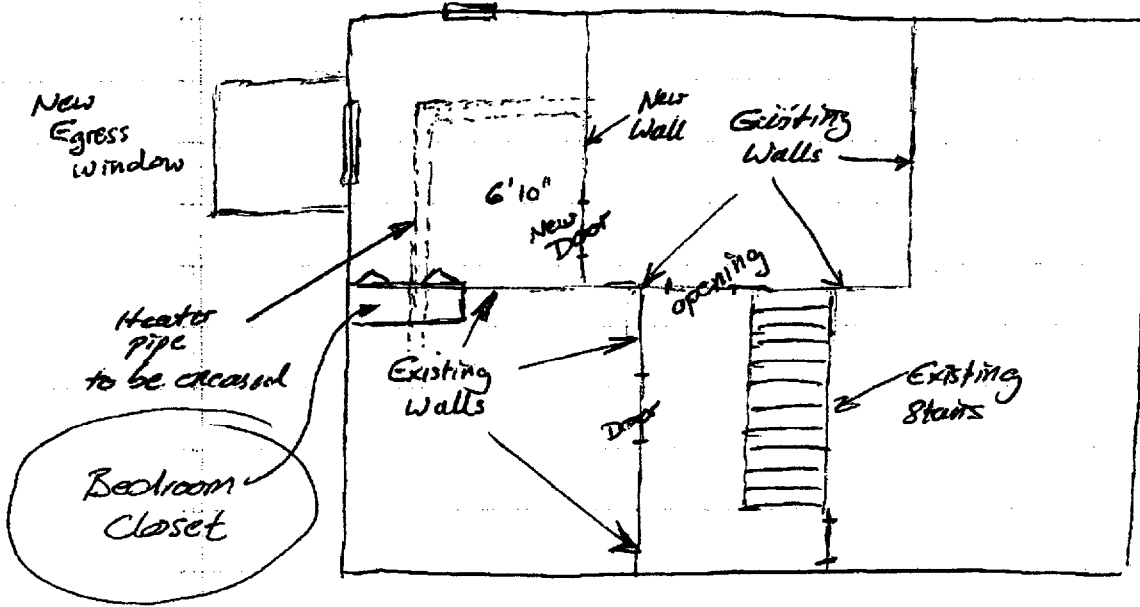
New walls
2x4" 16" o.c.





Re: 118 Frances Street

Existing Bsmt Window



Memo

To: Michael J. Nugent
Inspection Services Manager
Housing and Neighborhood Services Division
Portland, Maine

From: Roland Schelasin
118 Frances Street
Portland, Maine
207 541-3255
207 774-4837

Re: 118 Frances Street

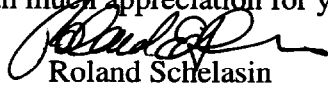
Date: March 27, 2002

Dear Mr. Nugent,

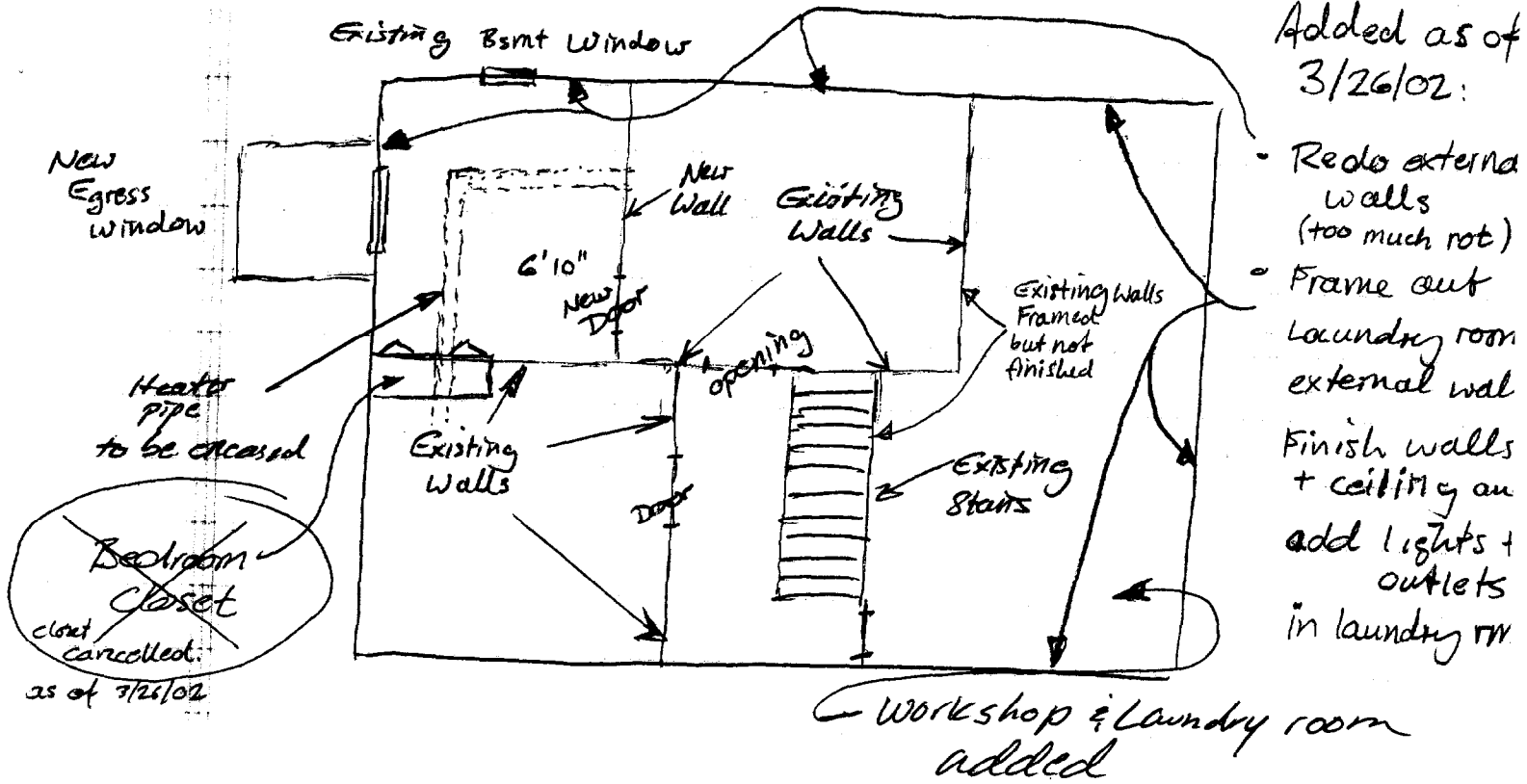
I would like to please amend my building permit no. 02-0220 to include the following:

- Reframe the walls at the foundation in the basement bedroom and family room (previously finished space; found too much rot to retain existing walls at foundation; see attached sketch).
- Frame the outside walls in the laundry room/workshop (see attached sketch)
- Finish the walls and ceiling in the laundry room/workshop (see attached sketch)

With much appreciation for your consideration,


Roland Schelasin

Re: 118 Frances Street



120-D-20

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

PK **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

PK **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is ~~a \$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

PK **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

3/18/02
Date

[Signature]
Signature of Inspections Official

3/18/02
Date

CBL: 180 D 020 Building Permit #: 020 220