

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 101246

Please Read
Application And
Notes, If Any,
Attached

This is to certify that St Barnabas Apartments Inc/Maine Properties, Inc.

has permission to Rebuild front entry.

AT 237 Woodford St CBL 130 A001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. ~~CAA~~ *[Signature]*

Health Dept. *[Signature]*

Appeal Board _____

Other _____
Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1246	Issue Date:	CBL: 130 A001001
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Location of Construction: 237 Woodford St	Owner Name: St Barnabas Apartments Inc	Owner Address: Po Box 368	Phone:
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: 2078833753
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial / Multi Units	Proposed Use: Commercial / Multi Units: Rebuild front entry.	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 4	Zone: R-52mc
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Proposed Project Description: Rebuild front entry.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 3B
	Signature: <i>[Signature]</i>	

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: 10/04/2010	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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" 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: <i>10/25/10</i>	Date: _____	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



Strengthening a Remarkable City. Building a Community for Life - www.portlandmaine.gov

*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 17, 2011

Travis Blake
Maine Properties, Inc.
PO Box 368
Scarborough, ME 04070

John Hebert
St Barnabas Apartments Inc.
PO Box 220
Van Buren, ME 04785

RE: 227-237 Woodford St, cor. 2-14 Norwood St. – 130-A-1 – B-1/R-5 Zone

Dear Mr. Blake,

This letter is intended to outline your permit application and the next steps required to complete the application prior to its issuance. The property is considered to be 24 legal residential dwelling units. The property consists of 3 separate buildings with 8 units in each building for the total of 24 residential dwelling units.

The property is located in two zones that split the property. The first 100 feet of land back from Woodford Street is a B-1 Business Zone. Behind the B-1 Zone is a R-5 Residential Zone. The B-1 Zone states under permitted uses that any residential use permitted in abutting residential zone shall be allowed [14-162(a)(1)a]. The R-5 Zone is the abutting residential zone. The R-5 Zone permits multiplex development with conditions. One of the conditions for allowing multiplex residential units is that “no open outside stairways or fire escapes above the ground floor shall be constructed” (section 14-11(a)2.c).

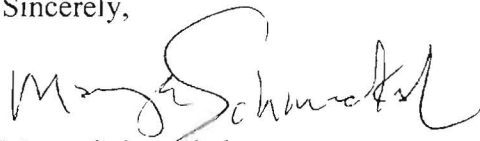
Your original application to rebuild the front entry was received on October 4, 2010. This original application did not suggest any changes to the current egresses from the second floor. It is my understanding that during the review process by both the Fire Department and Code Enforcement reviewers, it was found that the current manner of egress from the second floor was not sufficient under today’s Building and Fire Codes. Both codes require a full exterior egress stairway with the appropriate rise and tread. I understand that you have been working with both Fire and Inspection Services for several months on this issue. You have revised your plans to show two new exterior egresses extending to the second floor on each of the three buildings. You have proposed these six new stairways to be open and not enclosed. Because these new stairways to the second floor are open, they are in violation of section 14-117(a)2.c of the Land Use Zoning Ordinance.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have already

given you the necessary papers you will need to file an appeal when we met on February 15, 2011.

If you have any other questions regarding this matter, please do not hesitate to contact me at 874-8695.

Sincerely,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with the first name "Marge" written in a smaller, more compact script than the last name "Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: Jeanie Bourke, Code Enforcement Officer
Capt. Keith Gautreau, Fire Prevention Officer
file

Marge Schmuckal - 237 Woddfords Street

From: "Travis Blake" <travis@mpropertiesinc.com>
To: <MES@portlandmaine.gov>
Date: 2/14/2011 1:05 PM
Subject: 237 Woddfords Street

Marge,

I am trying to schedule and appt with you to look at what we need to do for a zoning appeal. Please call me on my cell 415-3450

Thanks,
Travis

Travis Blake CR
Project Manager/Estimator
Maine Properties, Inc
PO Box 368
Scarborough, ME 04070
883-3753 ext 1307
883-0364 fax

1-1-A-021



Marge Schmuckal - Re: Today's meeting

From: Jeanie Bourke
To: Travis Blake
Date: 1/14/2011 2:41 PM
Subject: Re: Today's meeting
CC: Keith Gautreau; Marge Schmuckal

Hi Travis,

I met with Marge today and she advises that you set up a time to meet as there is no zoning exception in this case where the egress is required to be enclosed above the 1st floor. The option may be to appeal for a variance and she can advise on the process.

The permit will continue to be on hold. Thank you for following up on this, there may be a few bumps in the road before full compliance with the life safety code is accomplished.
Jeanie

Jeanie Bourke
CEO/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> "Travis Blake" <travis@mpropertiesinc.com> 1/12/2011 7:35 AM >>>
Roccy and I would still like to come in today if you are open. Please let us know

Cell 415-3450

Thanks,
Travis

Travis Blake CR
Project Manager/Estimator
Maine Properties, Inc
PO Box 368
Scarborough, ME 04070
883-3753 ext 1307
883-0364 fax



permitted uses in the upper stories of buildings in the B-1b zone, refer to subsection (5) below: in existence on November 15, 1993:

(1) Residential

- 14-162(a)(1)a
- a. Any residential use permitted in the residential zone abutting the lot is permitted. If there is no abutting residential zone, any residential use permitted in the nearest residential zone to the lot is permitted. In the case of two (2) or more abutting residential zones, any residential use permitted in the most restrictive such zone is permitted.
 - b. In any structure with commercial use on the first floor, multifamily dwellings are permitted above the first floor.

(2) Business: Business uses listed below are permitted, provided that such use which generates in excess of a ratio of 100 peak hour vehicle trips per 2000 sq.ft. of space, and generates in excess of 100 peak hour vehicle trips is prohibited. As set forth in the City of Portland Technical Manual, section I, the city traffic engineer shall require a traffic study when it calculates the proposed use will generate in excess of a total of 50 peak hour vehicle trips.

- a. Professional offices, as defined in section 14-47, but excluding veterinarians.
- b. Business services, as defined in section 14-47, but excluding beverage container redemption centers.
- c. Personal services, as defined in section 14-47.
- d. Offices of building tradesmen, provided there is no exterior storage of building materials.
- e. Retail establishments, provided such do not include drive-through sales or services and do not operate between the hours of eleven (11) p.m. and six (6) a.m. and do not accept deliveries or services between the hours of ten (10) p.m. to seven (7) a.m.
- f. Beverage dealers (as defined in 32 M.R.S.A. 1862) provided they meet the following requirements:

R-5

be subject to review as specified under the provisions of 14-117(a)2e if such lots were under single ownership at any time within the two-year period immediately prior to development of the first such lot. No building reviewed as a two-family dwelling in accordance with article V (site plan) of this chapter or not reviewed under article V shall be altered or enlarged to include any additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with article V (site plan) which is altered or enlarged to include any additional dwelling unit after this five-year period shall be reviewed as a level I site plan pursuant to article V of this chapter.

- 14-117(a)2c
2. Multiplex development with three (3) or more horizontally or vertically attached dwelling units or a series of such attached dwelling units and the construction of at least one (1) building on a parcel of less than two (2) acres, provided that:

- a. The land area requirement for a multiplex shall be six thousand (6,000) square feet of land area per dwelling unit; except that a multiplex with two hundred fifty (250) feet or more of street frontage needs only forty-five hundred (4,500) square feet of land area per dwelling unit;
- b. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
- c. No open outside stairways or fire escapes above the ground floor shall be constructed;
- d. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below aboveground units;
- e. Such development shall be subject to article V (site plan) of this chapter for site plan review approval and shall conform to the R-5 Design Standards.

Marge Schmuckal - Fwd: 237 Woodfords Street

From: Jeanie Bourke
To: Keith Gautreau; Marge Schmuckal
Date: 1/6/2011 9:07 AM
Subject: Fwd: 237 Woodfords Street
Attachments: Stbarnabas24x36.pdf; stbarnabasplotplan; St Barnabas 11x17.pdf

130-A-1

FYI....can we meet next Wed between 1-3 with Travis and owners?

Thanks

If you have trouble opening the site plan, right click on the icon, click view attachment and right click again to open it.

>>> "Travis Blake" <travis@mpropertiesinc.com> 1/4/2011 10:35 AM >>>
Jeannie,

Happy New Year.

Attached is the new plot plan and the plan with the added things you requested for the stairs plan.

At this point I am requesting a meeting with You, Kevin, and Marge so that we can come to an agreement with what needs to be done. The owner has been cooperative to addressing the life safety issues but we need to finalize what we are going to do.

Please let me know when the three of you have reviewed this information and when we can meet to go over.

Thanks,
Travis

Legal use: 24 Dwelling units total
→ Bldgs 8 D.U. per Bldg
Split Zone B1 & R-5

Travis Blake CR
Project Manager/Estimator
Maine Properties, Inc
PO Box 368
Scarborough, ME 04070
883-3753 ext 1307
883-0364 fax





City of Portland, Maine
Department of Planning and Urban Development
Zoning Board of Appeals
Variance Appeal Application

Applicant Information:

Name

Business Name

Address

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property

(e.g. owner, purchaser, etc.):

Current Zoning Designation: _____

Existing Use of Property:

Subject Property Information:

Property Address

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Variance from Section 14 - _____

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

Date

Except as specifically provided by the ordinance, a variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. In order for the Board to find "undue hardship", the applicant must answer ALL of the following questions, and provide supporting evidence. The Board will consider this evidence in deciding whether to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

Yes _____ (deny the appeal) No _____

Reasons _____

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes _____ No _____ (deny the appeal)

Reasons _____

3. Will the granting of the variance alter the essential character of the locality?

Yes _____ (deny the appeal) No _____

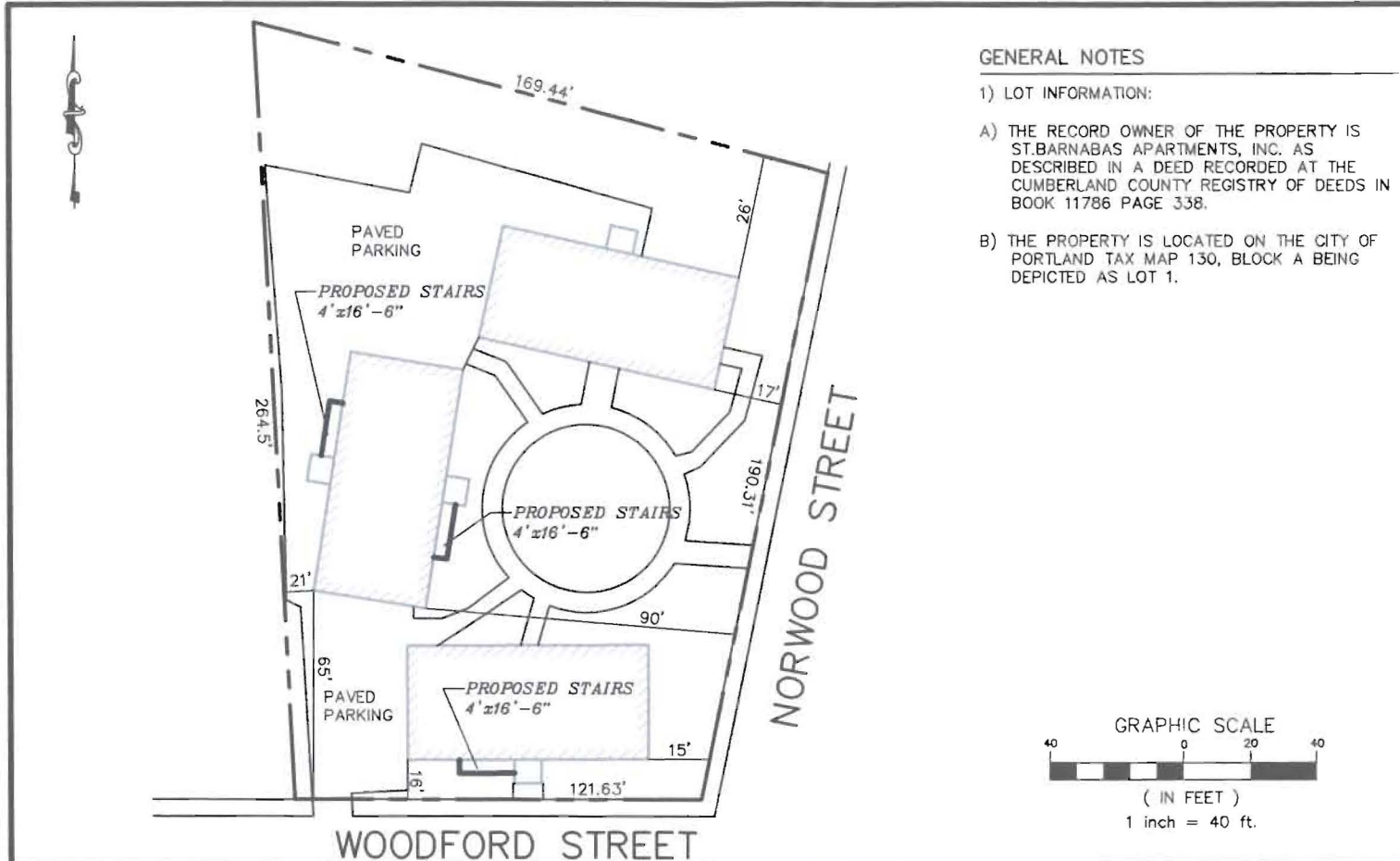
Reasons _____

4. Is the hardship a result of the action taken by the applicant or a prior owner (self-created hardship)?

Yes _____ (deny the appeal) No _____

Reasons _____

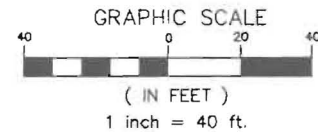
It is up to the applicant to decide whether to file an appeal after reviewing the above requirements.



GENERAL NOTES

1) LOT INFORMATION:

- A) THE RECORD OWNER OF THE PROPERTY IS ST.BARNABAS APARTMENTS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11786 PAGE 338.
- B) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 130, BLOCK A BEING DEPICTED AS LOT 1.



SITE PLAN
 OF:
237 WOODFORD STREET
 WOODFORD STREET
 PORTLAND MAINE
 FOR:
MAINE PROPERTIES
 P.O. BOX 368
 SCARBOROUGH, ME 04070



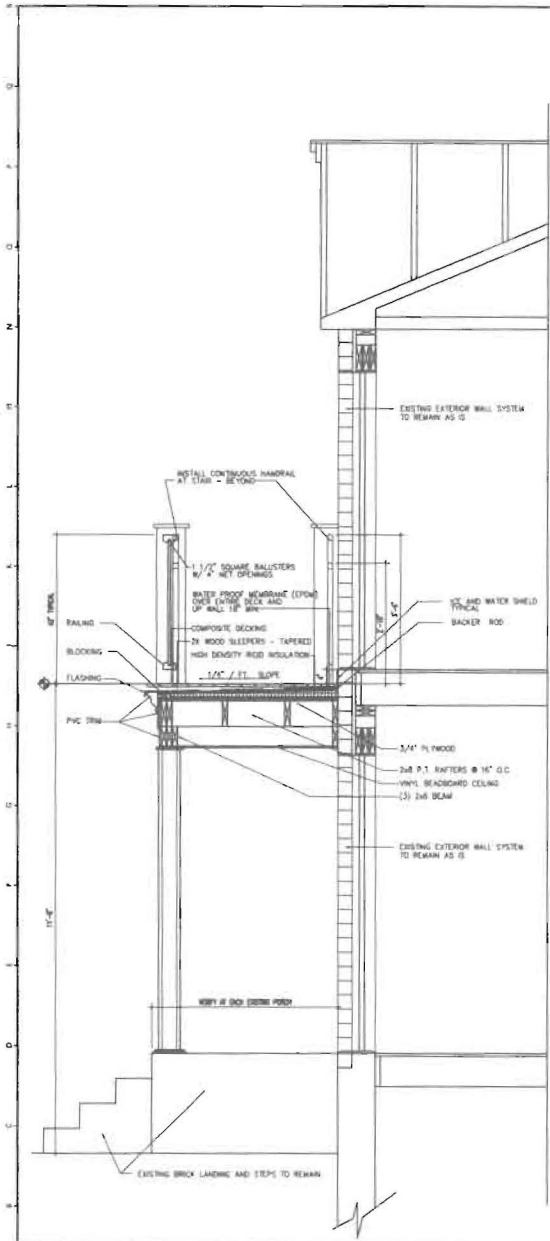
RISBARA BROS.

When Quality Counts

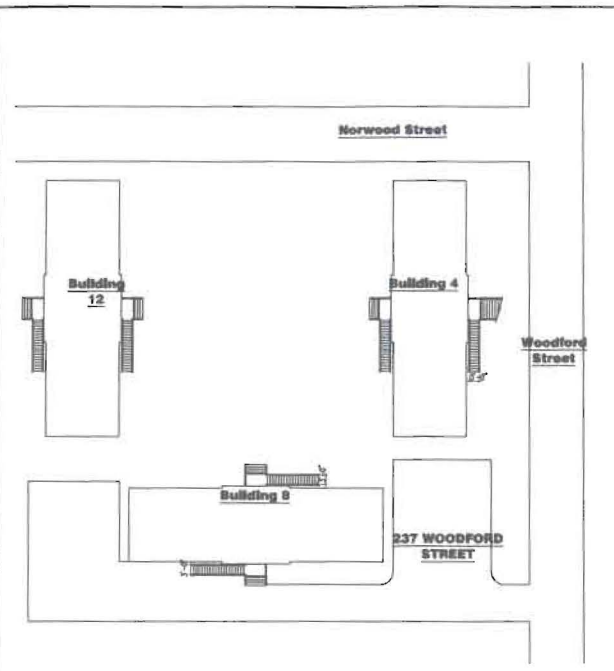
RESIDENTIAL • COMMERCIAL • EARTHWORK

SCARBOROUGH, ME. 883-5528

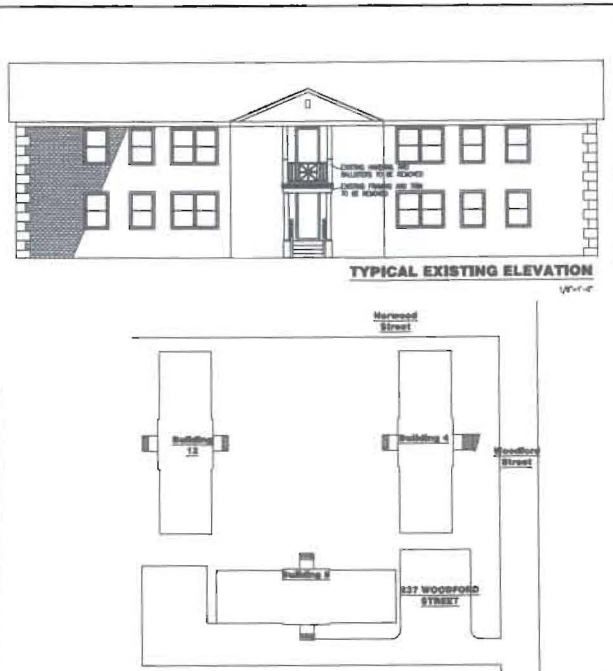
DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DCS
DATE:	
SCALE:	1"=40'
FIELD BK:	
PROJ. NO:	237 WOODFORD
DRAWING:	237 WOODFORD
SHEET 1 OF 1	



A1 WALL SECTION



H7 PROPOSED STAIR LOCATIONS AT EACH BUILDING



H14 EXISTING CONDITION ELEVATION AND PLAN



A7 PROPOSED ELEVATION WITH STAIR



**Gawron
Turgeon
ARCHITECTS**
39 Main Street
Portland, Maine 04101
www.gawronturgeon.com
603.633.1234

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 01.03.11
PROJECT #: 100110
DRAWN BY: TJP
CHECKED BY: TRG
DRAWING SCALE:

SHEET TITLE
ELEVATION
SECTION
BLOCK PLAN

A100

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Gawron Turgeon Architects
All rights reserved. No part of this drawing may be reproduced without the written permission of the architect.



City of Portland
Planning and Development Department
Zoning Board of Appeals
Practical Difficulty Variance Application

Applicant Information:

Name

Business Name

Address

Telephone

Fax

Applicant's Right, Title or Interest in Subject Property:

(e.g. owner, purchaser, etc.):

Current Zoning Designation: _____

Existing Use of Property:

Subject Property Information:

Property Address

Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone

Fax

Practical Difficulty Variance from Section 14 - _____

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Signature of Applicant

Date

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

1. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood:

2. The granting of the variance will not have an unreasonably detrimental effect on either the use or fair market value of the abutting properties:

3. The Practical Difficulty is not the result of action taken by the applicant or a prior owner:

4. No other feasible alternative is available to the applicant, except a variance:

5. The granting of a variance will not have an unreasonably adverse effect on the natural environment:

6. Strict application of the dimensional standards of the ordinance to the subject property will preclude a use which is permitted in the zone in which the property is located:

7. Strict application of the dimensional standards of the ordinance to the subject property will result in significant economic injury to the applicant:

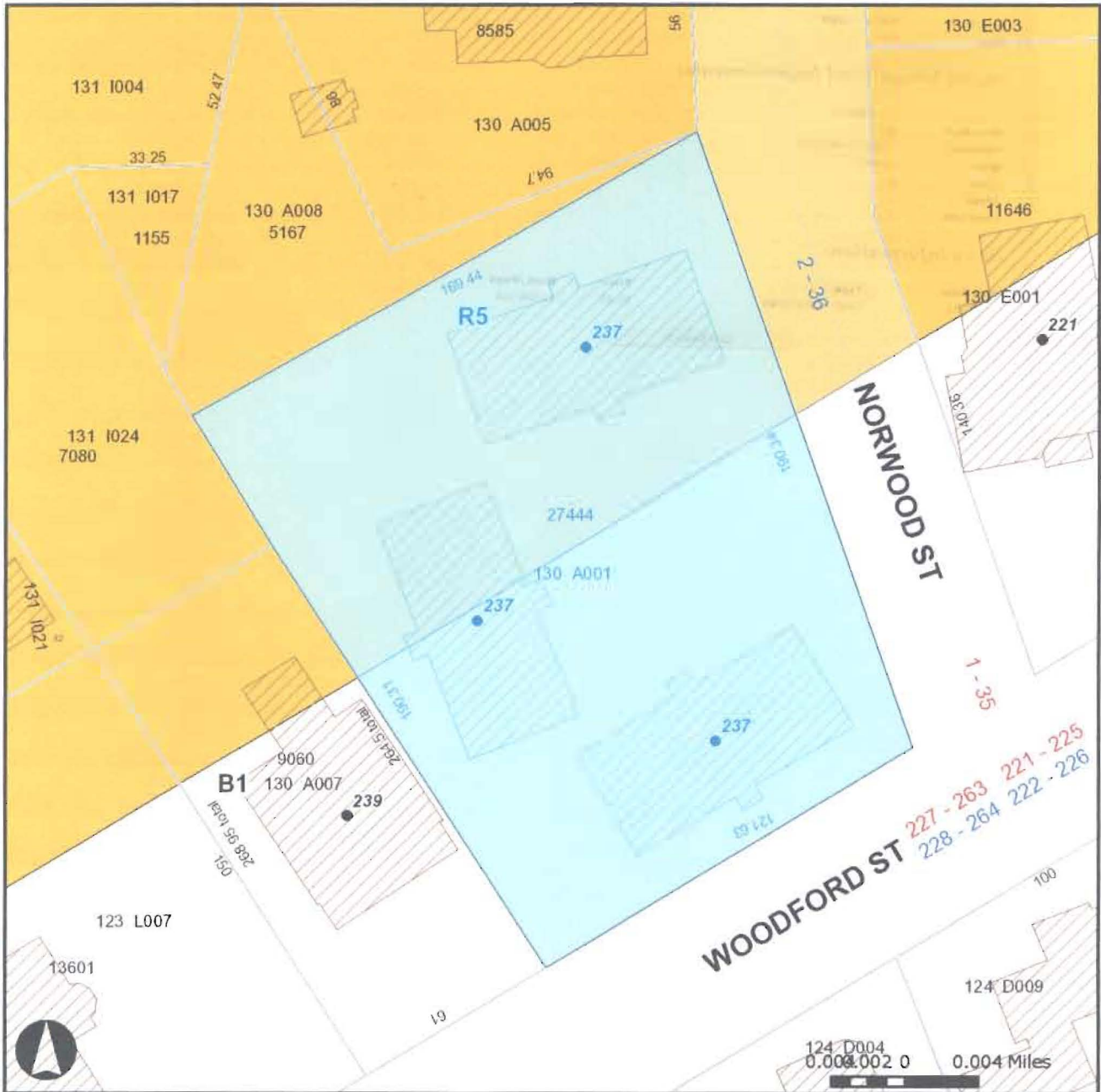
8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. Section 435, nor within a shoreland of flood hazard zone as defined in this article:

The following words have the meanings set forth below:

- a.) Dimensional Standards: Those provisions of this article which relate to lot area, lot coverage, frontage and setback requirements.
- b.) Practical difficulty: A case where strict application of the dimensional standards of the ordinance to the property for which a variance is sought would both preclude a use of the property which is permitted in the zone in which it is located and also would result in significant economic injury to the applicant.
- c.) Significant Economic Injury: The value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, nor to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Streets	C43	R4 Residential	C27
Buildings	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open Space	C30
	I-R2		C31

Assessor's Office : 89 Congress Street - Portland, ME 04101 - Room 115 - (207) 674-8488

City - Home - Departments - City Council - Services - Calendar - Jobs

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.

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

Browse City Services A-Z

Browse Facts and Links A-Z



Web content provided by Portland City

Current Owner Information:

CBL 130 A001001
Land Use Type TWENTY-ONE PLUS FAMILY
Property Location 237 WOODFORD ST
Owner Information ST BARNABAS APARTMENTS INC
 PO BOX 368
 SCARBOROUGH ME 04070
Book and Page 11786/338
Legal Description 130-A-1
 WOODFORD ST 227-237
 NORWOOD ST 2-14
 27444 SF
Acres 0.63

legal use: 24 D.U. total

Current Assessed Valuation:

TAX ACCT NO.	18878	OWNER OF RECORD AS OF APRIL 2010	ST BARNABAS APARTMENTS INC
LAND VALUE	\$149,200.00	PO BOX 368	SCARBOROUGH ME 04070
BUILDING VALUE	\$932,900.00		
NET TAXABLE - REAL ESTATE	\$1,082,100.00		
TAX AMOUNT	\$19,391.24		

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

Building Information:

Card 1 of 1
Year Built 1910
Style/Structure Type APARTMENT - GARDEN
Units 8
Square Feet 21087
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1
Levels B1/B1
Size 2343
Use SUPPORT AREA
Height 8
Heating NONE
A/C NONE

Card 1
Levels 01/01
Size 2343
Use APARTMENT
Height 9
Walls BRK/CONC BLK
Heating HW/STEAM
A/C NONE

Card 1
Levels 02/02
Size 2343
Use APARTMENT
Height 9
Walls BRK/CONC BLK
Heating HW/STEAM
A/C NONE

Other Features:

Card 1
Structure PORCH - COVERED
Size 4X7



10 1246



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>237 WOODFORDS ST. / 8 Woodward St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130 A 001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MAINE Properties Inc</u> Address <u>PO Box 367</u> City, State & Zip <u>Scarborough, Me 04070</u>	Telephone: <u>207-883-3753</u> <u>TRAVIS BLAKE</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>John Hebert</u> Address <u>PO Box 220</u> City, State & Zip <u>Van Buren Me 04985</u>	Cost Of Work: \$ <u>6,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>80.-</u>
Current legal use (i.e. single family) <u>Apartment</u> <u>MULTI</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Rebuild Front Entry, Change to sloped roof, change from door to egress casement window</u>		
Contractor's name: <u>Maine Properties, Inc.</u> Address: <u>PO Box 368</u> City, State & Zip <u>Scarborough, Me 04070</u> Telephone: <u>207883-3753</u> Who should we contact when the permit is ready: <u>TRAVIS BLAKE</u> Telephone: <u>2074153450</u> Mailing address: <u>PO Box 368 Scarborough, Me 04070</u>		

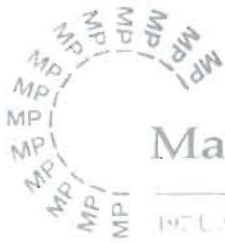
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 10/4/10

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



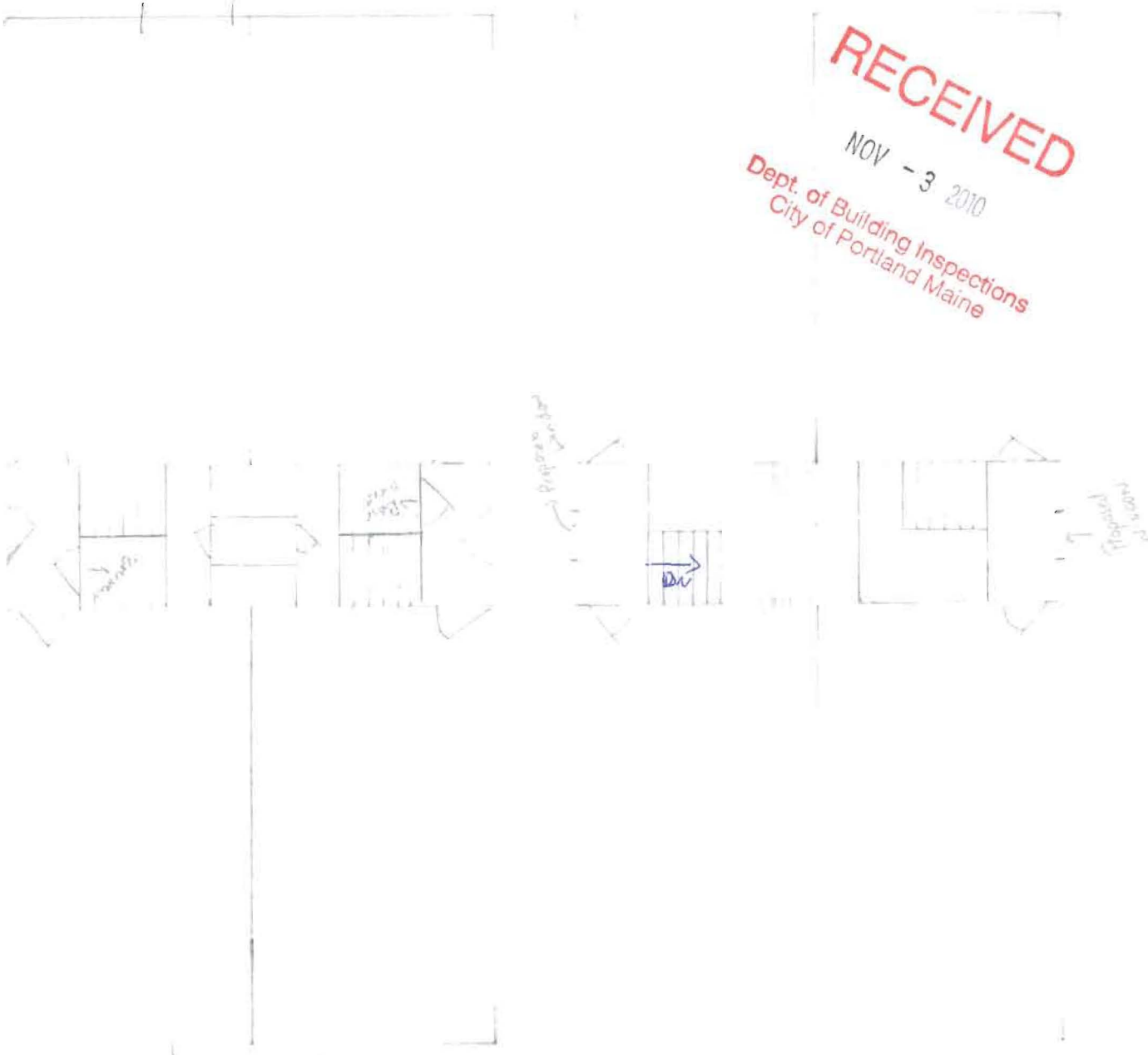
Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

Fax • 207 / 883 - 0364

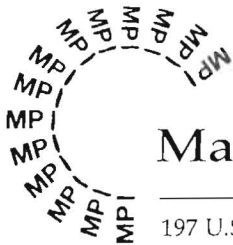
RECEIVED
NOV - 3 2010
Dept. of Building Inspections
City of Portland Maine



1ST FLOOR
3/32" = 1'-0"

2ND FLOOR
3/32" = 1'-0"

237 WOODFORDS

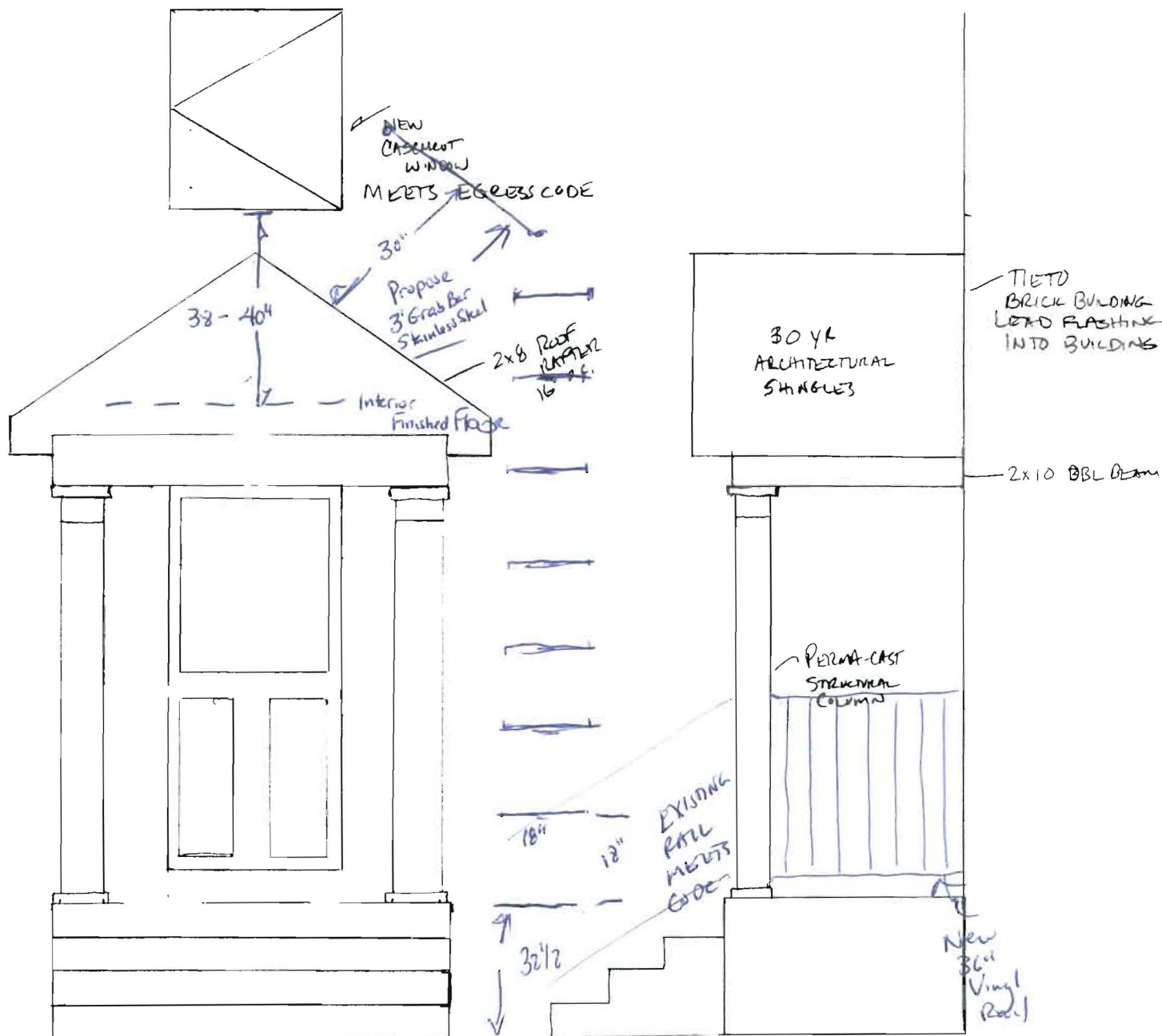


Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368

207 / 883-3753

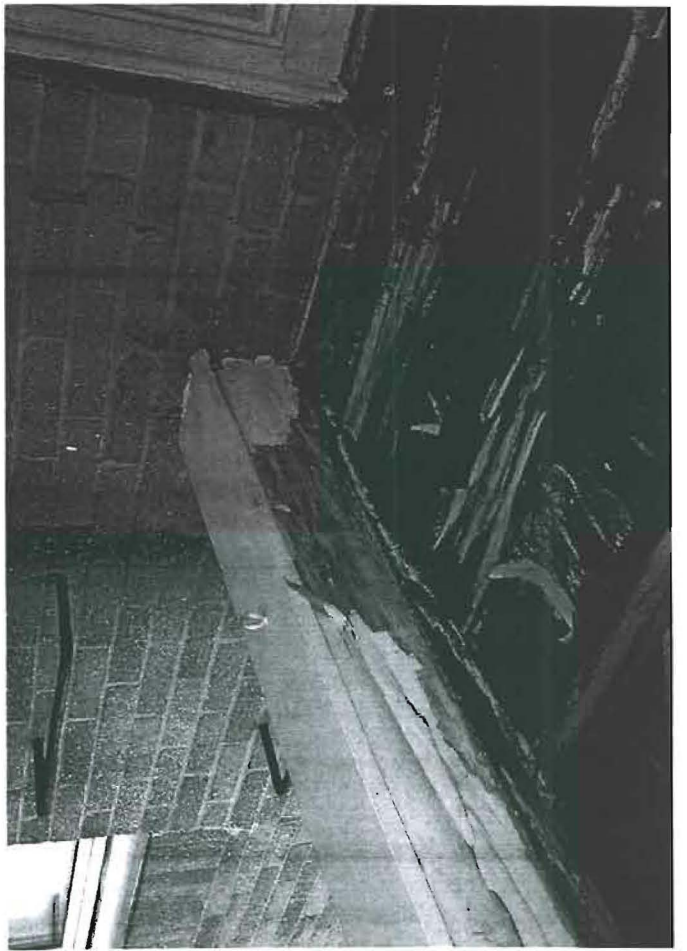
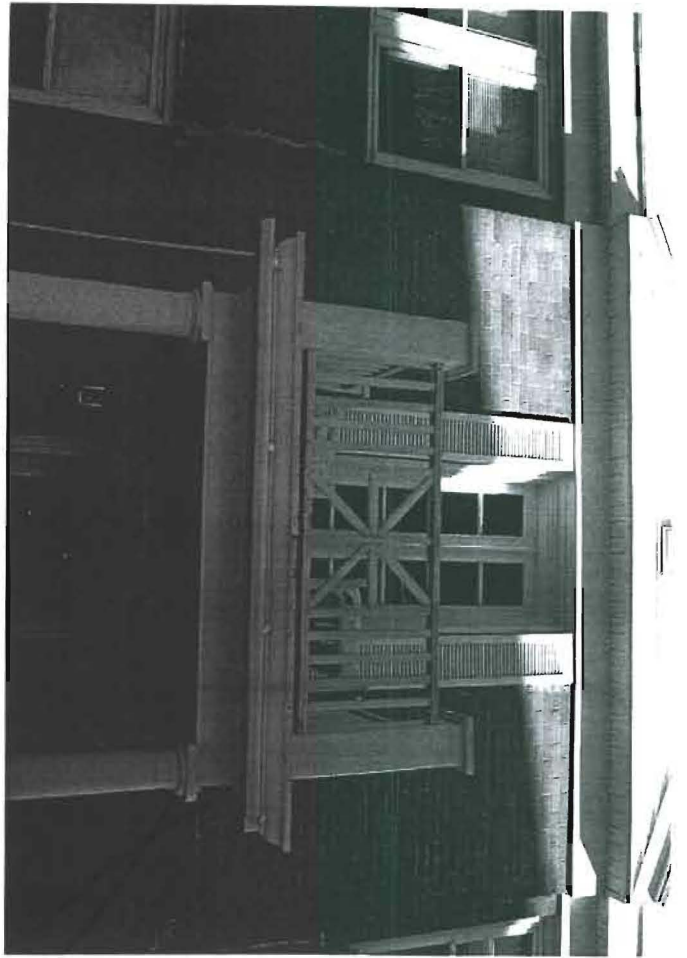
Fax • 207 / 883 - 0364

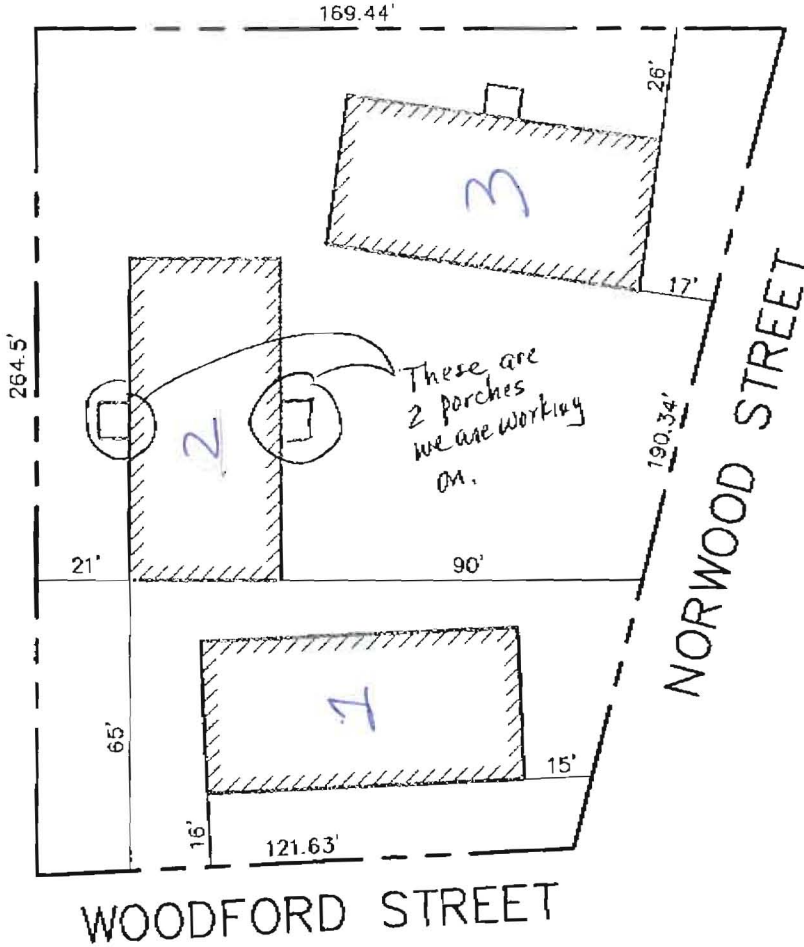


$3/8" = 1'-0"$

MAINE PROPERTIES, INC
237 WOODFORDS
8 NORWOOD ST
TRAVIS 415-3450

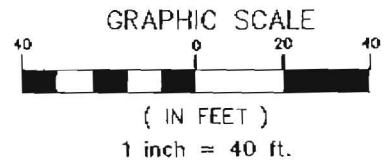
A Complete Remodeling Company
Residential & Commercial





GENERAL NOTES

- 1) LOT INFORMATION:
- A) THE RECORD OWNER OF THE PROPERTY IS ST.BARNABAS APARTMENTS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11786 PAGE 338.
- B) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 130, BLOCK A BEING DEPICTED AS LOT 1.



SITE PLAN

OF:
237 WOODFORD STREET
 WOODFORD STREET
 PORTLAND MAINE
 FOR:
MAINE PROPERTIES
 P.O. BOX 368
 SCARBOROUGH, ME 04070



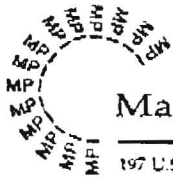
RISBARA BROS.

When Quality Counts

RESIDENTIAL • COMMERCIAL • EARTHWORK

SCARBOROUGH, ME. 883-5528

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DCS
DATE:	
SCALE:	1"=40'
FIELD BK:	
PROJ. NO:	237 WOODFORD
DRAWING:	237 WOODFORD
SHEET 1 OF 1	



Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368 207 / 883-3753 Fax • 207 / 883 - 0364

Maintenance and Remodel Fax Sheet

DATE: 10/25/10

TO: Marge

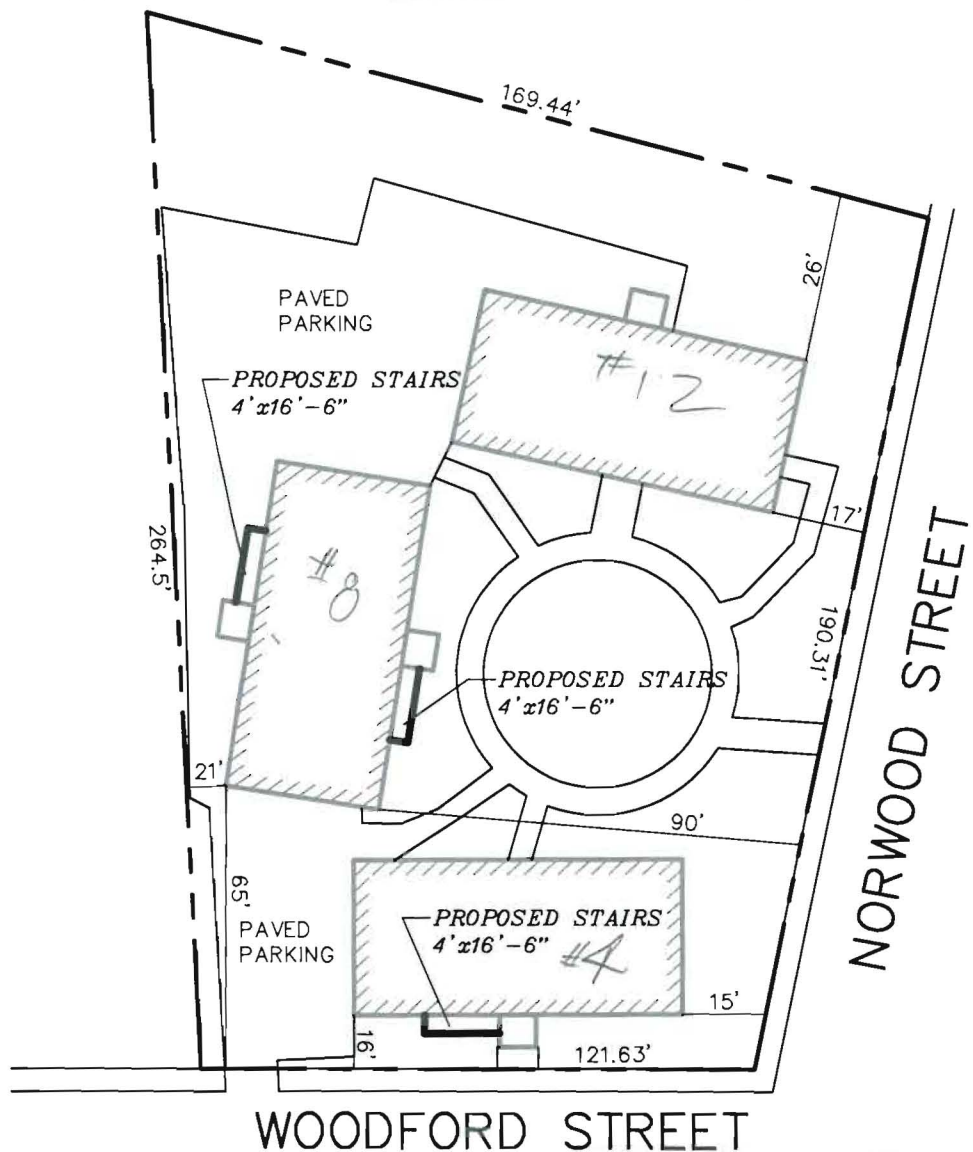
FROM: Travis Blake cell # 207-415-3450

25 2010

OUR FAX : 207-883-0364

TOTAL PAGES (INCLUDING COVER) 2

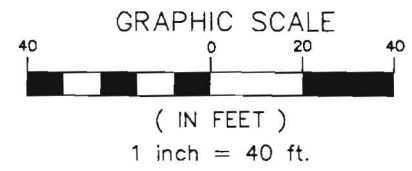
REMARKS: Here is the plot plan



GENERAL NOTES

- 1) LOT INFORMATION:
- A) THE RECORD OWNER OF THE PROPERTY IS ST.BARNABAS APARTMENTS, INC. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11786 PAGE 338.
- B) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 130, BLOCK A BEING DEPICTED AS LOT 1.

RECEIVED
 JAN 4 2011
 Dept. of Building Inspections
 City of Portland Maine



SITE PLAN
 OF:
237 WOODFORD STREET
 WOODFORD STREET
 PORTLAND MAINE
 FOR:
MAINE PROPERTIES
 P.O. BOX 368
 SCARBOROUGH, ME 04070



RISBARA BROS.
When Quality Counts
RESIDENTIAL • COMMERCIAL • EARTHWORK
 SCARBOROUGH, ME. 883-5528

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DCS
DATE:	
SCALE:	1" = 40'
FIELD BK:	
PROJ. NO:	237 WOODFORD
DRAWING:	237 WOODFORD
SHEET 1 OF 1	



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>8 Norwood St. / 237 Woodford</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130 A001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Maine Properties, Inc</u> Address <u>PO Box 368</u> City, State & Zip <u>Scarborough, Me 04070</u>	Telephone: <u>207-883-3753</u> <u>TRAVIS BLAKE</u>
Lessee/DBA (If Applicable) RECEIVED OCT - 4 2010 Dept. of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name <u>John Hebert</u> Address <u>PO Box 220</u> City, State & Zip <u>Van Buren, Me 04785</u>	Cost Of Work: \$ <u>6,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>20</u>
	Current legal use (i.e. single family) <u>Apartments</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Rebuild Front Entry, Change to sloped roof, change from door to egress casement window</u>	
Contractor's name: <u>Maine Properties, Inc</u>		
Address: <u>PO Box 368</u>		
City, State & Zip <u>Scarborough, Me 04074</u>		Telephone: <u>207-883-3753</u>
Who should we contact when the permit is ready: <u>TRAVIS BLAKE</u>		Telephone: <u>207-915-3450</u>
Mailing address: <u>PO Box 368 Scarborough, Me 04074</u>		

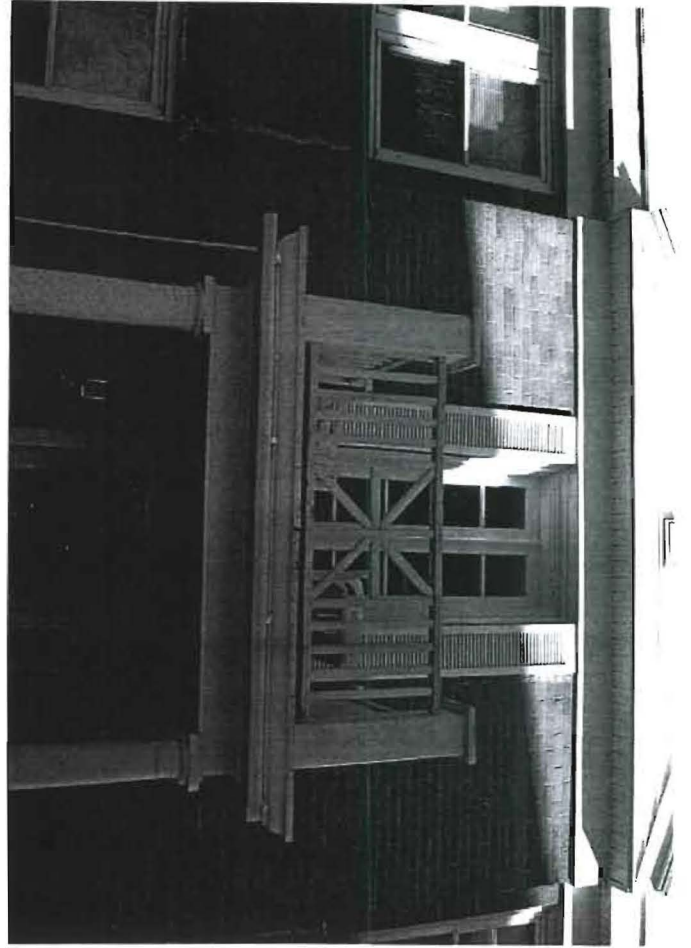
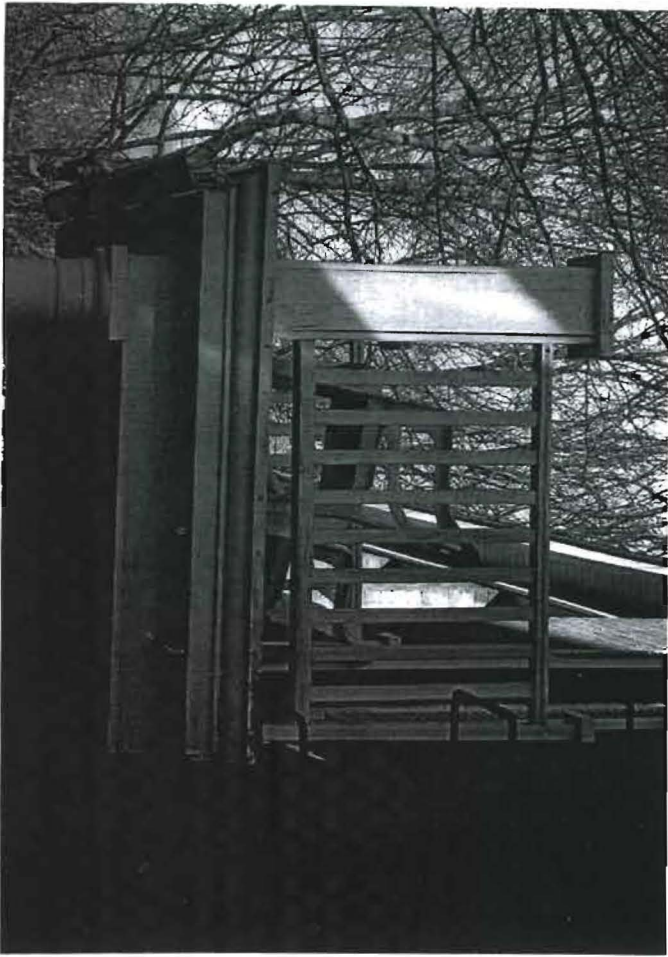
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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.

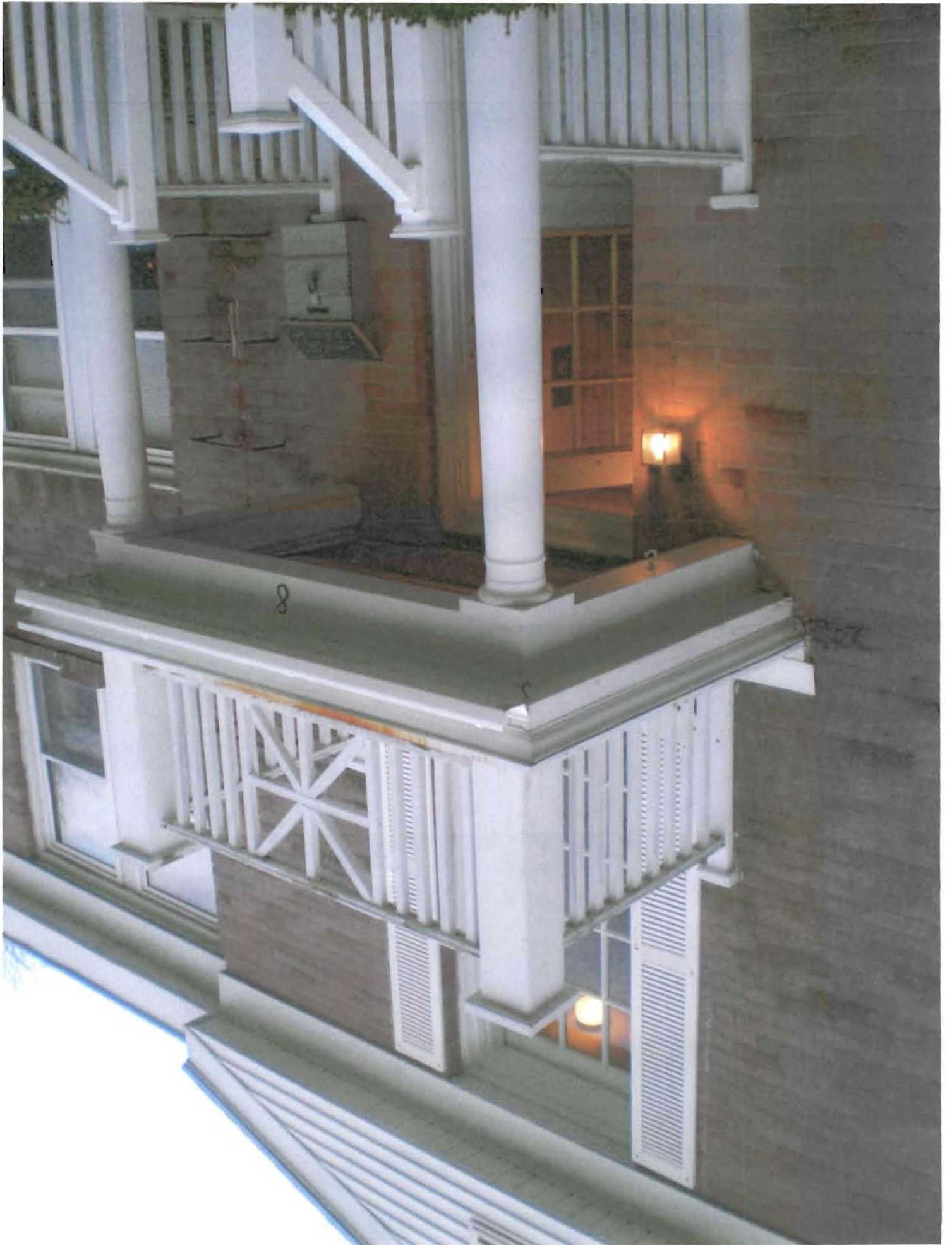
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

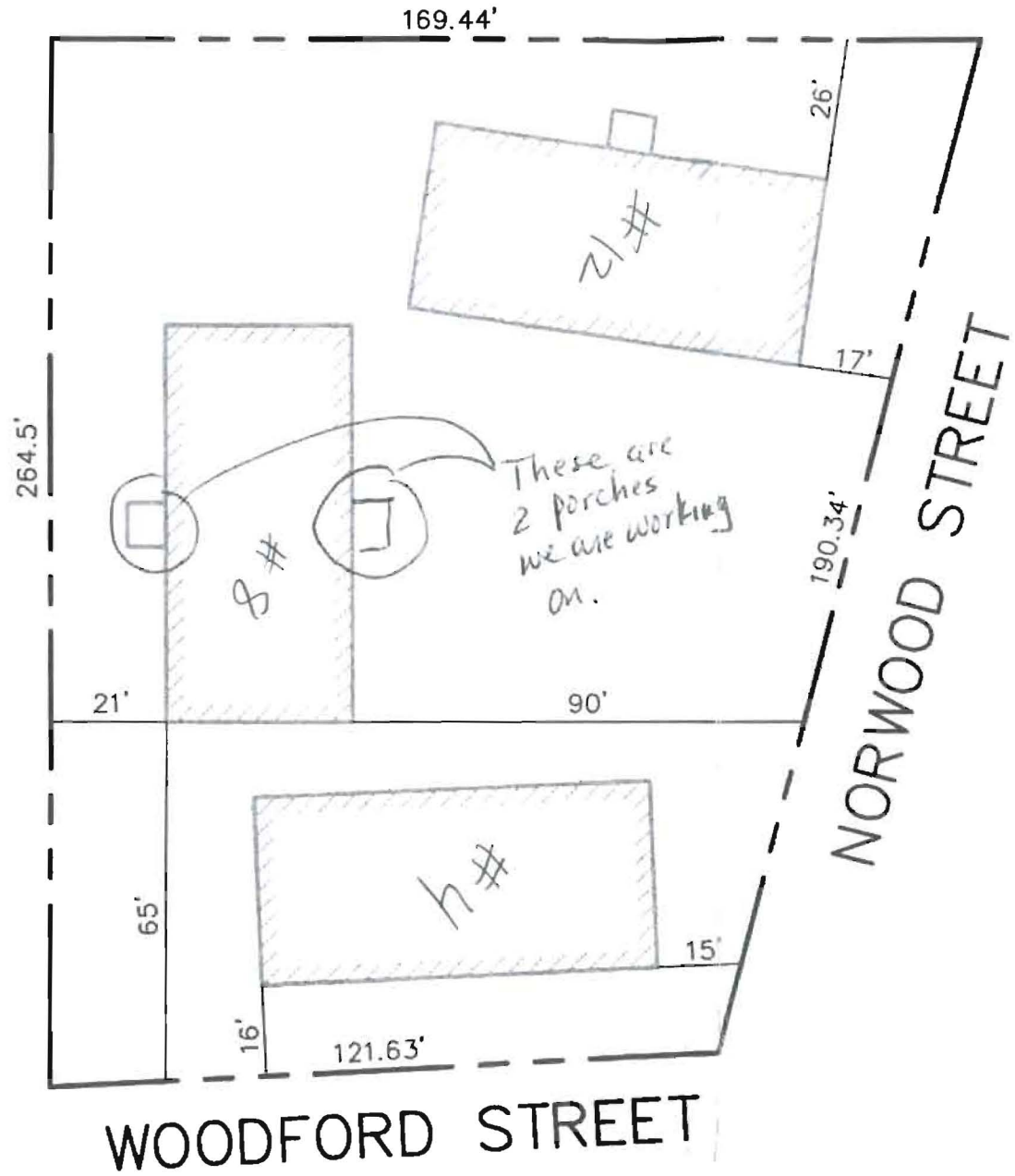
Signature [Signature] Date: 10/4/10

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









SITE PLAN

OF:

237 WOODFORD STREET

WOODFORD STREET

PORTLAND MAINE

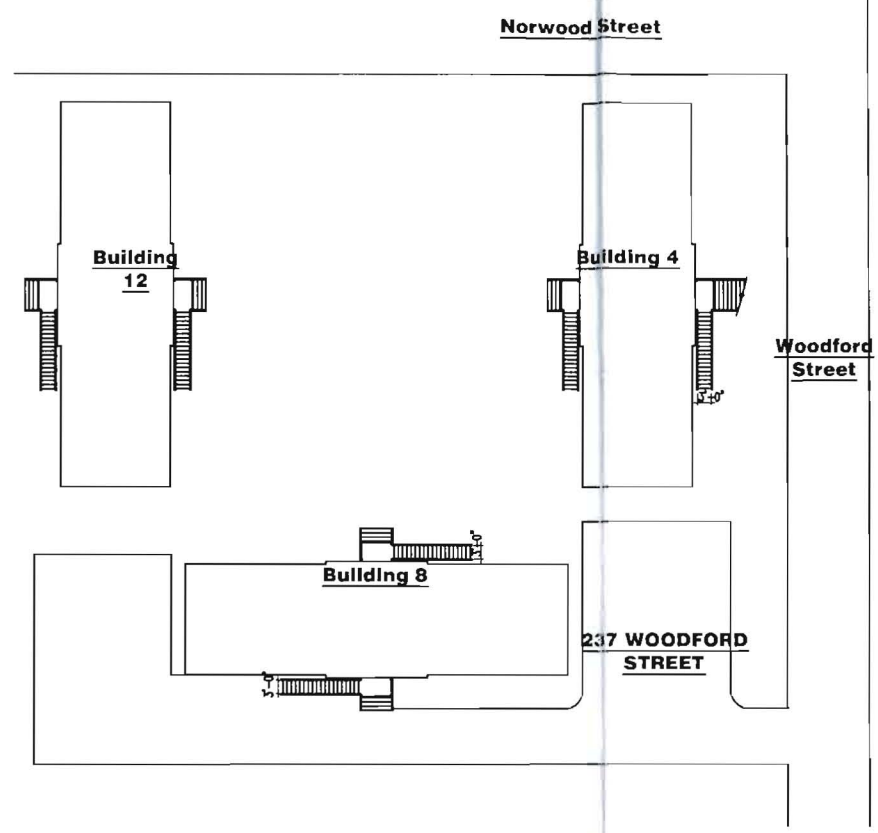
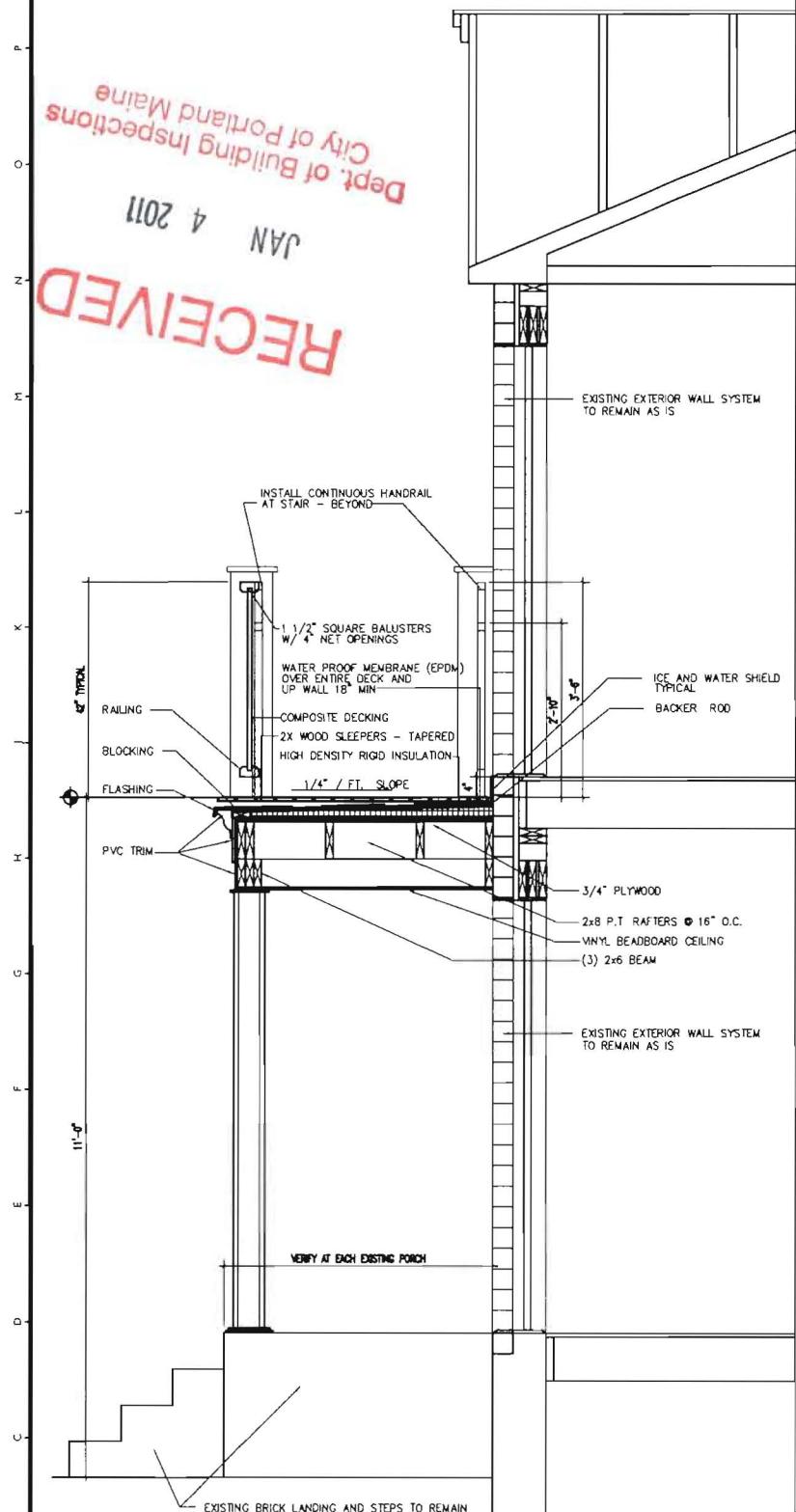


RISBARA

When Quality

1)
A)
B)

RECEIVED
 JAN 4 2011
 Dept. of Building Inspections
 City of Portland Maine



H7 PROPOSED STAIR LOCATIONS AT EACH BUILDING

1/4" = 1'-0" TYPICAL AT ALL THREE BUILDINGS

H14 EXISTING CO



NEW CONCRETE SLAB 3'-6\"/>





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 4 2010

Received from Maine Properties, Inc.

Location of Work 11 Dunwood

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 130 A001

Check #: 20713 Total Collected \$ 70.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 4 2010

Received from Maine Properties Inc

Location of Work 237 Woodford

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 70.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 130 A001

Check #: 20712 Total Collected \$ 70.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Jaylo

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy