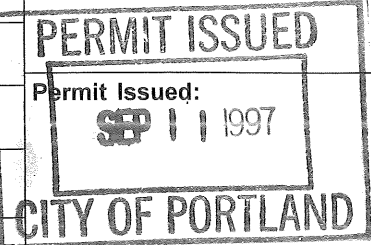


70932

Location of Construction: 502 Stevens Ave		Owner: Kim Sorvall		Phone: 774-7511	Permit No: 70932
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name:		Address:		Phone:	
Past Use: Single fam dwelling		Proposed Use: Same w/antique shop add ext door		COST OF WORK: \$25,000	PERMIT FEE: \$25,000
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: Change use, add ext door		Signature: <i>[Signature]</i>		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: B-1B <i>[initials]</i>	
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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: Tikki Dayer		Date Applied For: 7/24/97			



- 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..

Call City for P/U

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: *[Signature]* ADDRESS: 502 Stevens Ave, Portland 04103 DATE: DATE: PHONE: 774-7511

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:



COMMENTS

12-8-97 Header Inspection 36" wide, ok to enclose.

4-21-98 Message to owner - no one home.

Works nightshift

4-22-98 Kirk indicates that she is still planning to open and is requesting an extension. Granted 3 months.

Inspection Record

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

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

Location of Construction: 502 Stevens Ave		Owner: Kim Sproull		Phone: 774-7611		Permit No: 970959	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: SEP 11 1997 CITY OF PORTLAND	
Past Use: Single fam dwelling		Proposed Use: Same w/antique shop add ext door		COST OF WORK: \$25x00 200.00		PERMIT FEE: \$25.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Change use, add ext door				Signature: <i>[Signature]</i>		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: B-1b per zone change in effect 8/6/97	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone of 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: Vicki Dover		Date Applied For: 7/23/97				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	

- 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..

Call Kim for P/U

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

Kim Sproull
SIGNATURE OF APPLICANT: Kim Sproull
502 Stevens Ave, Portland 04103 ADDRESS: 774-7511 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: 7/28/97

CEO DISTRICT #4 A. Jones

BUILDING PERMIT REPORT

DATE: 9/9/97 ADDRESS: 502 Stevens Ave

REASON FOR PERMIT: renovation

BUILDING OWNER: Kim Spruell

CONTRACTOR: —

PERMIT APPLICANT: Kim Spruell APPROVAL: *1 *17 *24 *26 *28 *29 DENIED

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) U.L. 103.
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. Guardrail & 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, I-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.
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.
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 basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

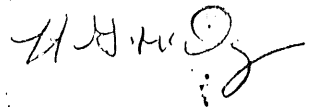
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, 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. 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.
22. 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".
23. 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.
- * 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- * 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.

28. The minimum width of the exterior door shall be 36"

29. Please read and implement items listed on the Landuse-Zoning report.

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



LAND USE - ZONING REPORT

ADDRESS: 502 Stevens Ave DATE: 9/8/97

REASON FOR PERMIT: change of use from single family to same with Antiquie Shop

BUILDING OWNER: Kim Sproull C-B-L: 135-E-9

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

6 & # 7

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 A Single family with an Antiquie Shop units. Any change in the use in this approved use shall require a separate permit application for review and approval. from
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 _____

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

Applicant: Kim Sproull
Address: 502 Stevens Ave

Date: 9/8/97
C-B-L: 135-E-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - B-1b Zone - per zone change in effect 8/6/97

Interior or corner lot -

Proposed Use/Work - change of use with antique shop on 1st floor
& Add ext. door

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



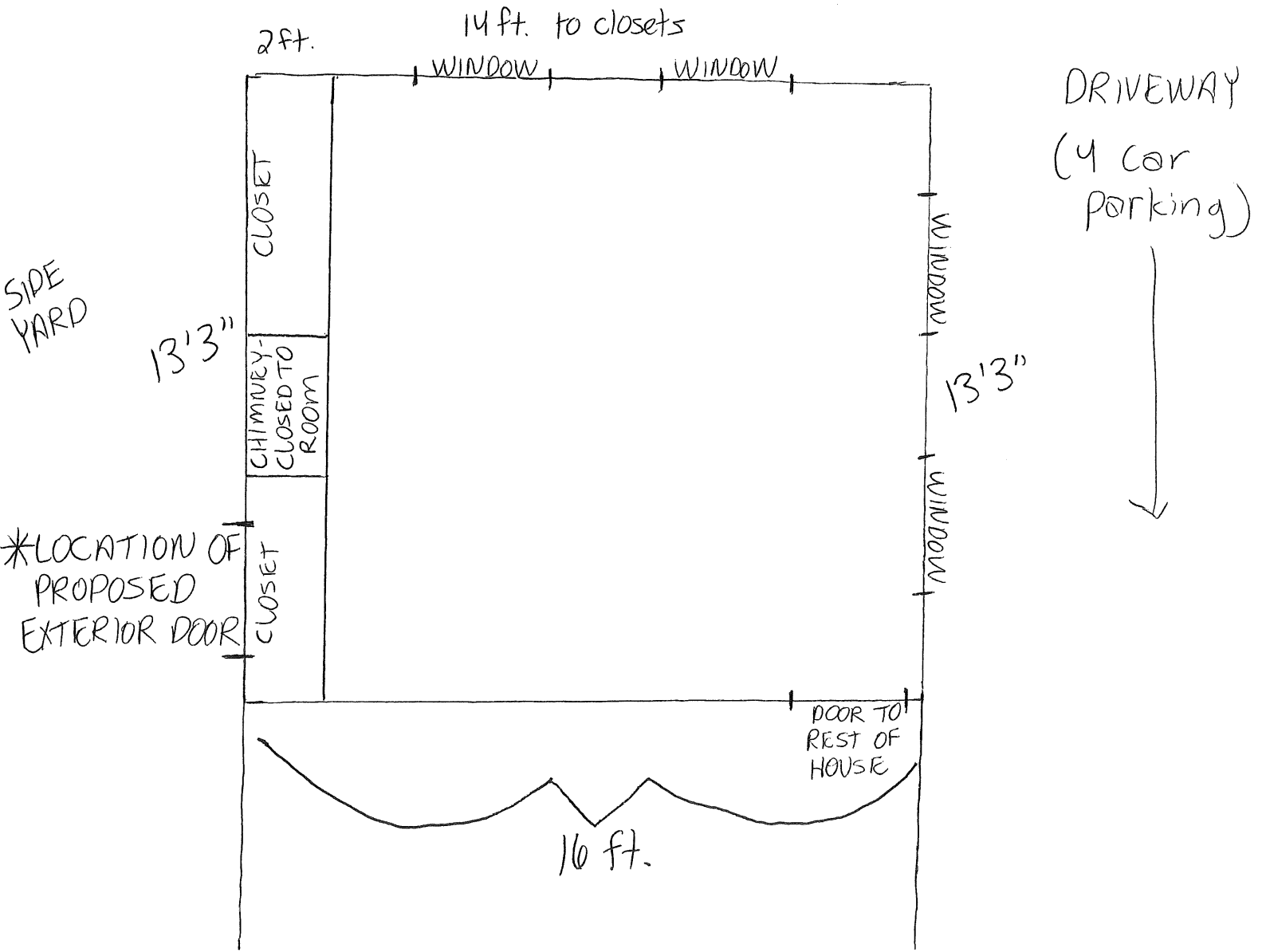
16 x 13.5 = 216 #
less than 2000 #
NO parking needed -

Re: Proposed Change of Use and Exterior Renovations for 502 Stevens Avenue

Kim and Bill Sproull, owners of the property at 502 Stevens Avenue, are requesting permission to add an exterior door on the north side of the property. The proposed door would be on the north side of a 186 square foot room that faces Stevens Avenue. Installation of the door will include creating an opening in the north wall, framing the opening with 2"x4"s and a 4"x4" header. There is no carrying timber at this location. The door will be 79 inches by 31 3/4 inches, and the opening will be only large enough to accommodate the door and its associated framing.

Concerning the proposed change of use for this property, please note that the driveway will park four cars and there is parking available on both sides of Stevens Avenue.

STEVENS AVENUE



CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Marge Schmuckal, Zoning Administrator
FROM: Natalie L. Burns, Associate Corporation Counsel
DATE: July 14, 1997
RE: Zoning Map Changes

The City Council passed three map changes at its meeting on July 7, 1997. The first was the contract zone with Maine Medical Center for the office building/parking garage on Congress Street. The second was the rezoning of 500-502 Stevens Avenue from R-5 to B-1b. The third was the rezoning of 1037 Forest Avenue from B-2 to I-L. Each of these takes effect on August 6, 1997.

I will send you a copy of the final MMC contract once it has been executed by all the parties.

Natalie

Natalie L. Burns
Associate Corporation Counsel

NLB:lab

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
Rick Knowland, Senior Planner
Kandi Talbot, Planner

Attachment R5



Proposed Site for Rezoning
R-5 to B-1b



LEGEND

1. Church
2. Pompeo's
3. Pat's Meat Market
4. Roy's Shoe Shop
5. Video Store
6. Hair Salon
7. Post Office
8. Consignment Shop
9. Quality Shop
10. Offices
11. Single Family
12. Lincoln School