

Location of Construction: 10 Parsons Rd		Owner: Muir, Alan/Martin, Susan		Phone:		Permit No: 961088
Owner Address:		Leasee/Buyer's Name:		Phone:		
Contractor Name: Michael Wilbur		Address: P.O. Box 859 Yarmouth, ME		Phone: 04096 846-6944		Zone: R-3 CBL: 139-D-019 Zoning Approval: <i>ok with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>10/29/96</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"/>
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 6,500.00 PERMIT FEE: \$ 55.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3Type5B</i> <i>BOCA 96</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct Addition				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
Permit Taken By: Mary Gresik		Date Applied For: 28 October 1996				

1. This permit application doesn't 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..

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 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

Michael Wilbur
 SIGNATURE OF APPLICANT Michael Wilbur ADDRESS: *Willow Ledge Builders, Inc* DATE: 28 October 1996 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

CEO DISTRICT 6
M. Leary

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

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 6

COMMENTS

10-4-96 Sump tubes check out OK

11-19-96 Framing is all completed

12-12-96 Homeowner is going to convey for a home occupation permit
& license for counseling. Prob's complete

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	OK MJS	11-19-97
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 29-OCT-96 ADDRESS: 10 Parsons Rd.

REASON FOR PERMIT: To Construct 9'x11' addition

BUILDING OWNER: Martin - Mail

CONTRACTOR: Willow Ledge Builders, Inc

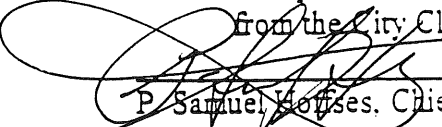
PERMIT APPLICANT: ↑ APPROVAL: *1 *5 *6 *7
DENIED: * 22

CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from ~~the Development Review coordinator and~~ Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- 3 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.
- 4. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- X 5. 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, 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.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 7. 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.
- 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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 19.919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 13 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. 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)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall be maintained to NFPA #13 Standard.
17. 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)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

22. Your plan shows 8" Sono Tubes 4' below grade. These tubes must be placed on footing with an anchor connecting the two.

LAND USE - ZONING REPORT

ADDRESS: 10 PARSONS ROAD DATE: 10/29/96

REASON FOR PERMIT: ADDITION

BUILDING OWNER: Susan Martin/Alan Martin C-B-L: 139-D-19

PERMIT APPLICANT: Michael Wilbur

APPROVED: with conditions DENIED: _____
#5

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 your letter implies A home occupation. You have not yet applied for a home occupation permit as required. We previously outlined the steps you need to do to obtain a change of use to allow a home occupation permit in a letter to you dated August 16, 1996. It will be necessary to apply for this permit prior to Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement
The occupancy of your new addition
 Marge Schmuckal

Applicant: Michael Wilbur
Address: 10 PARSONS ROAD

Date: 10/29/96
C-B-L: 139-D-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~exist~~ 1950

Zone Location - R-3

Interior or corner lot - 9.25' x 11.25' Addition on side

Proposed Use/Work - \rightarrow

Sewage Disposal - City

Lot Street Frontage -

Front Yard - 25' req - 32' 6" Shown

Rear Yard - 25' req - 36' 8" Shown

Side Yard - 8' req - 6' shown - ok using Section 14-433 allowing 2 feet into the side yard

Projections -

Width of Lot -

Height - 1 story

Lot Area -

6095[#]

Lot Coverage/ Impervious Surface - 25% of lot area - 1523.75[#] MAX

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

9.25 x 11.25 = + 104.07[#]
21 x 22 = 462
24 x 27 = 648
7 x 13 = 91

1201

TOTAL 1305[#]

*Needs a home occupation permit



Susan E. Martin L.C.S.W.
10 Parsons Rd.
Portland, Me. 04103

*Needs A change of
use
Didn't apply for it*

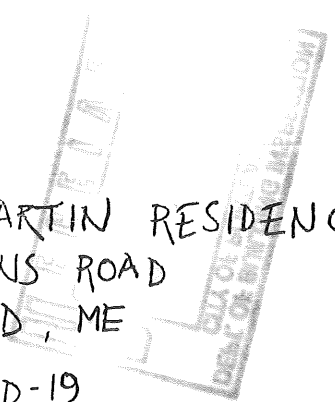
Dear Ms. Schmuckal,

I am writing to obtain a building permit for a home occupation space. The existing plan submitted by contractor Micheal Wilbur has the office six feet to the lot line. After many attempts to reconfigure the space; the only way to make it a functional psychotherapy office is to extend the width. The additional width of the office is necessary in order to provide seating for more than one client at a time. This is the case when I see couples for marital therapy. I would not be able to seat clients within a reasonable distance from one another without the additional width. (That's to say we would be sitting on top of one another) which would not feel professional or facilitate the treatment. I hope that you take my request for the additional width seriously . Thank you for your consideration.

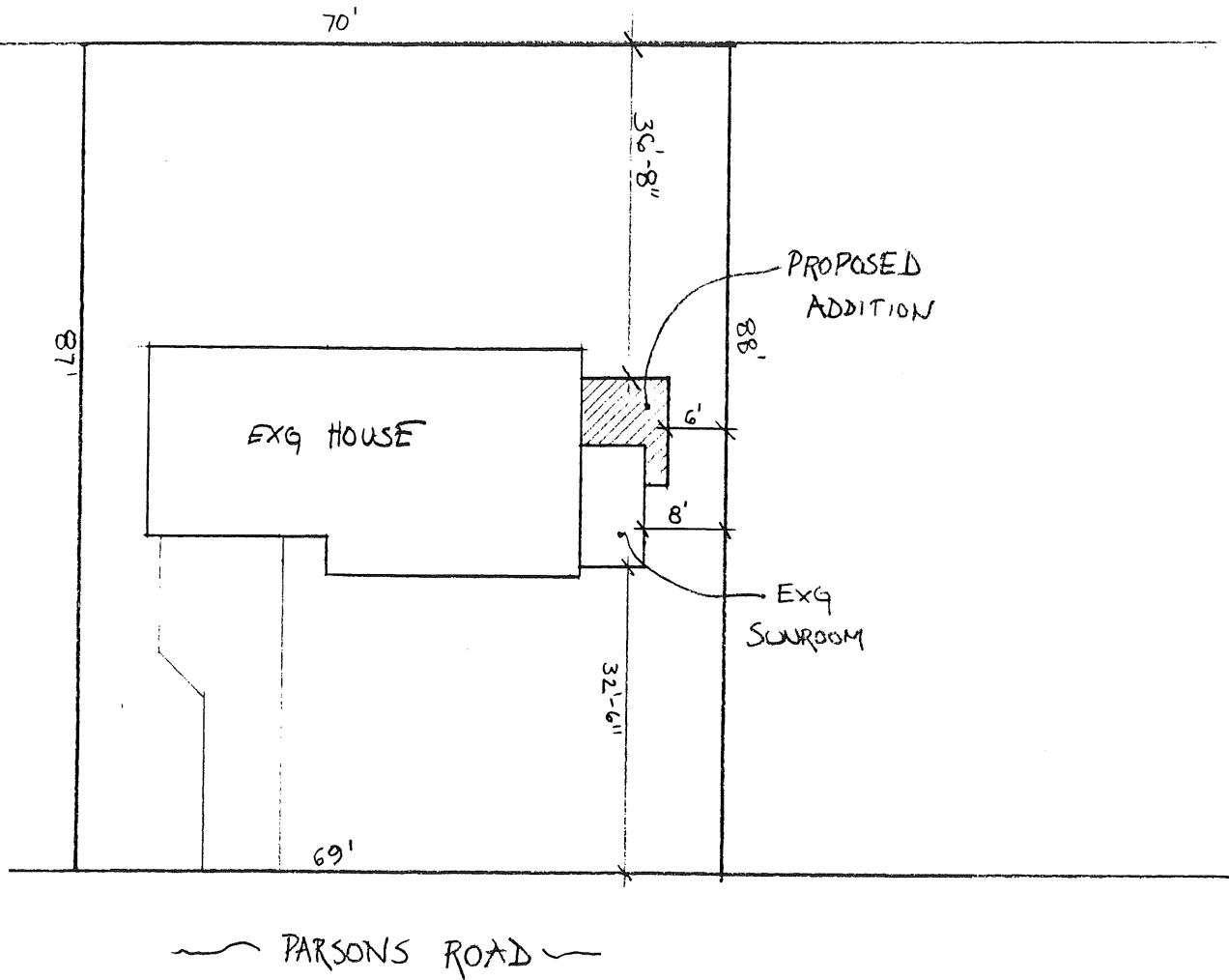
Sincerely,

Susan Martin

MUIR / MARTIN RESIDENCE
10 PARSONS ROAD
PORTLAND, ME
MAP 139-D-19



Willow Ledge Builders, Inc.
P.O. Box 859
Yarmouth, ME 04096

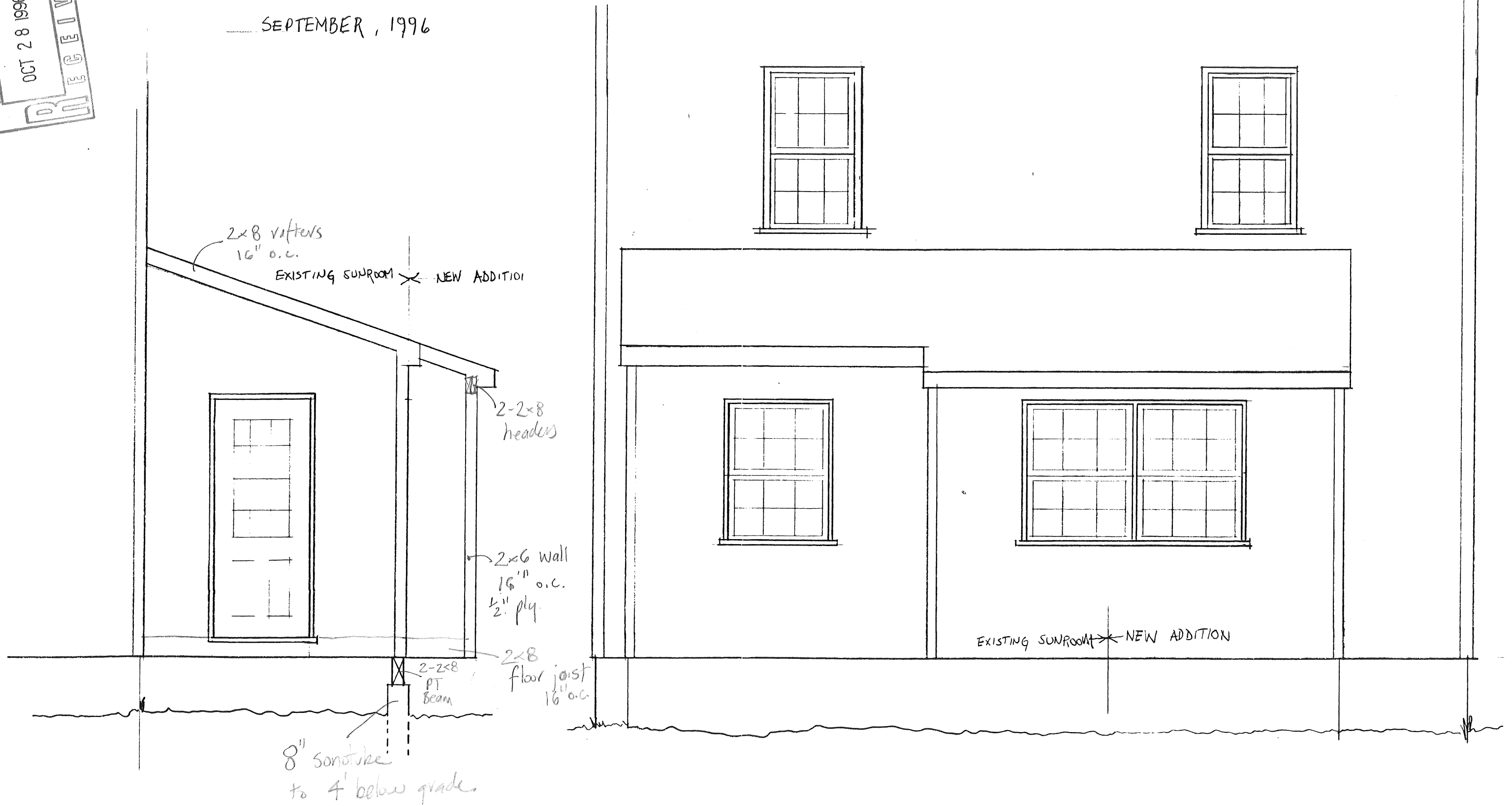
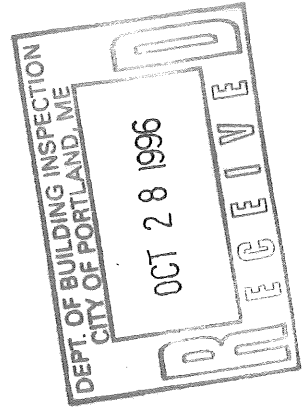


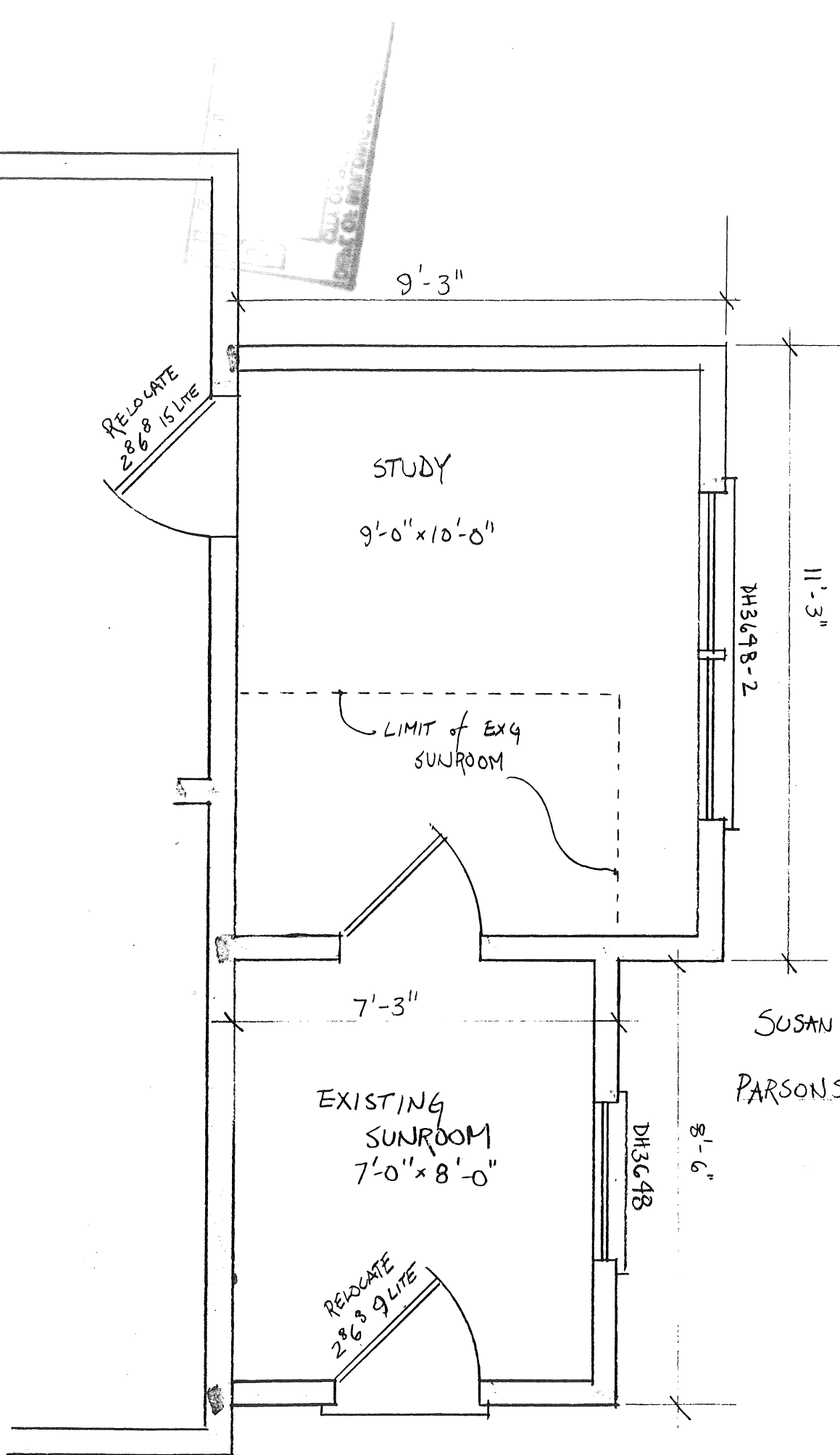
PROPOSED SUNROOM ADDITION

MARTIN RESIDENCE

10 PARSONS ROAD, PORTLAND

SEPTEMBER, 1996





9'-3"

RELOCATE
2868 15 LITE

STUDY
9'-0" x 10'-0"

11'-3"

DH3648-2

LIMIT of EX4
SUNROOM

7'-3"

EXISTING
SUNROOM
7'-0" x 8'-0"

SUSAN MARTIN RESIDENCE
PARSONS ROAD, PORTLAND

8'-6"

DH3648

RELOCATE
2868 9 LITE