



05/08/2018

Amended permit for 173 Ocean Ave

3 messages




Jason Grossi <jason_grossi@yahoo.com>
Reply-To: Jason Grossi <jason_grossi@yahoo.com>
To: "permitting@portlandmaine.gov" <permitting@portlandmaine.gov>
Cc: Kathryn Horutz <khorutz@hotmail.com>

Thu, Mar 15, 2018 at 8:00 PM

To whom it may concern,
Attached are the new drawings for 173 Ocean ave and plans for an ADA sidewalk.
If you have any questions or concerns please don't hesitate to ask.
Thank you for your consideration
Jason

Jason & Co [207.838.1285](tel:207.838.1285) ~Looking forward to creating a better living experience for you~
<http://www.jasonandcompany.co/>

3 attachments




-  **HORUTZ DENTAL-A1 (1).pdf**
187K
-  **HORUTZ DENTAL-C1.pdf**
782K
-  **CCF15032018.pdf**
3123K

Permitting and Inspections <buildinginspections@portlandmaine.gov>
To: Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Mar 29, 2018 at 10:34 AM

[Quoted text hidden]

3 attachments

-  **HORUTZ DENTAL-A1 (1).pdf**
187K
-  **HORUTZ DENTAL-C1.pdf**
782K
-  **CCF15032018.pdf**
3123K

Jeanie Bourke <jmb@portlandmaine.gov>
To: Permitting and Inspections <buildinginspections@portlandmaine.gov>

Thu, Mar 29, 2018 at 1:21 PM

Hi Stephanie,

I was able to get some answers from both Planning and Public Works for any additional permitting for this project.

Planning - Barbara Barhydt confirmed, an Administrative Authorization is required, I have notified the applicant to submit this and sent him a link with information.

Public Works - Jeremiah Bartlett confirmed no street or sidewalk occupancy permits are required.

I also asked the applicant, Jason Grossi to submit a revised application to include enclosure of the existing open porch for the ADA access. This was infilled during his original work and needs to be on record. He will also provide information and photos of this work.

The remaining complicated factor is that this was submitted before the 19th but not processed in UI, you have probably had to deal with this already.

Please make this email a document to be included in the permit records. I'm also attaching a google photo of the property for the permit record.

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

[Quoted text hidden]



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

05/08/2018

 **173 Ocean Ave - Google Maps.pdf**
2848K



Permitting and Inspections Department
Michael A. Russell, MS, Director

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General Building Permit Application

Project Address: 173 OCEAN AVE PORTLAND ME

Tax Assessor's OBL: _____ Chart # _____ Block # _____ Lot # _____ Cost of Work: \$ 19000

Proposed use (e.g., single-family, retail, restaurant, etc.): ADA SIDEWALK

Current use: DENTAL OFFICE / RESIDENTIAL Past use, if currently vacant: _____

Commercial Multi-Family Residential One/Two Family Residential

Type of work (check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Fence | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Pool - Above Ground | <input type="checkbox"/> Change of Use |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Pool - In Ground | <input type="checkbox"/> Change of Use - Home Occupation |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Radio/Telecommunications Equipment |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Replacement Windows | <input type="checkbox"/> Radio/Telecommunications Tower |
| <input type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Commercial Hood System | <input type="checkbox"/> Tent/Stage |
| <input type="checkbox"/> Demolition - Interior | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Wind Tower |
| <input type="checkbox"/> Garage - Attached | <input type="checkbox"/> Tank Removal | <input type="checkbox"/> Solar Energy Installation |
| <input type="checkbox"/> Garage - Detached | | <input type="checkbox"/> Site Alteration |

Project description/ scope of work (attach additional pages if needed):

BUILD & INSTALL ADA COMPLIANT SIDEWALK FROM AUSTIN ST. TO ENTRANCE OF DENTAL OFFICE

Applicant Name: JASON GROSSI Phone: (207) 838 - 1285

Address: 40 wellington rd Email: jason_grossi@yahoo.com

Lessee/Owner Name (if different): KATHRYN HORUTZ Phone: (207) 232 - 2341

Address: 173 OCEAN AVE PORTLAND ME 04103 Email: KHORUTZ@HOTMAIL.COM

Contractor Name (if different): JASON GROSSI Phone: (207) 838 - 1285

Address: 40 wellington rd PORTLAND ME 04103 Email: _____

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: _____ Date: 3.9.18

This is a legal document and your electronic signature is considered a legal signature per Maine state law.

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.



Permitting and Inspections Department
Michael A. Russell, MS, Director

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Electronic Signature and Fee Payment Confirmation

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: portlandmaine.gov/payyourpermit
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

City of Portland
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, Maine 04101

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: *Aaron Thom* Date: 3/15/18

I have provided electronic copies and sent them on: Date: 3/15/18

NOTE: All electronic paperwork must be delivered to permitting@portlandmaine.gov or with a thumb drive to the office.

If you or the property owner owe taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that
MIDDLE DAUGHTER LLC

Located at
173 OCEAN AVE

PERMIT ID: 2017-00187 ISSUE DATE: 02/09/2017 CBL: 140 F022001

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

has permission to **AMENDMENT 1 to 2016-02977 Dental Office-**

05/08/2018

Install 3 LVL Beams & Steel I Beam to support roof joists, including posts and new lally column

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/s/ Jeanie Bourke

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

1st floor dental office

Building Inspections

Use Group: B Type: 5B
Business - Dental Office
Occupant Load = 21
Nonsprinkled
Mixed Use separated - apartments
First Floor
MUBEC/IBC 2009

Fire Department



City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2017-00187	Date Applied For: 02/08/2017	City: Portland, Maine Reviewed by: [Signature] 02/09/2017 Permitting and Inspections Department Approved with Conditions 140 F022001 05/08/2018
Proposed Use: Same: Multi-Use/Commercial 1st floor dental office and 4 apartments		Proposed Project Description: AMENDMENT 1 to 2016-02977 Dental Office- Install 3 LVL Beams & Steel I Beam to support roof joists, including posts and new lally column		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 02/09/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/09/2017	
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit.				
2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				



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Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: _____ Project Address: _____

Classification: Title II (State/Local Government) Title III (Public Accommodation/Commercial Facility)

New Building

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

Alteration/Addition

- Existing Building Completion date:
 - Original Building: _____
 - Addition(s)/Alteration(s): _____
- Americans with Disabilities Act (ADA)
 - Path of Travel Yes No
- Maine Human Rights Act (MHRA)
 - Exceeds 75% of existing building replacement cost
 - Barrier Free Certification (\$75,000+ scope of work)
 - State Fire Marshal Plan Review Approval

Occupancy Change/Existing Facility

New Ownership – Readily Achievable Barrier Removal: _____

Residential

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
 - Covered Multifamily Dwelling (4+ units)
 - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: _____

Contact Information:

Design Professional:

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: _____

Address: _____

Phone: _____

Maine Registration #: _____

Owner:

Signature
(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)

Name: KATHAN HONUTE

Address: 173 OCEAN AVE
PORTLAND, ME 04103

Phone: 207 772 1205