## City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716 Permit No: 9 6 0 6 3 4 Location of Construction: Owner: Phone: 103 Read St Sargent, John & Cynthia 773-0660 Leasee/Buyer's Name: Owner Address: Phone: BusinessName: SAA Ptld, ME 04103 Permit Issued: Contractor Name: Address: Phone: JUL - 3 1996 COST OF WORK: PERMIT FEE: Past Use: Proposed Use: \$ 25.00 INSPECTION: **FIRE DEPT.** □ Approved 3-fam 3-fam ☐ Denied Use Group: Type: Legal 2-fam Signature: Signature: Zoning Approval: Thus use Proposed Project Description: PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) has been continued Action: Approved Special Zone or Reviews: Change Use/Legalize 3rd unit Approved with Conditions: □ Shoreland fr · · · Denied □ Wetland ☐ Flood Zone □ Subdivision Signature: Date: ☐ Site Plan mai ☐ minor ☐ Permit Taken By: Date Applied For: Mary Gresik 23 May 1996 **Zoning Appeal** □ Variance This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. ☐ Miscellaneous 2. Building permits do not include plumbing, septic or electrical work. ☐ Conditional Use Building permits are void if work is not started within six (6) months of the date of issuance. False informa-3. □ Interpretation □ Approved tion may invalidate a building permit and stop all work.. □ Denied Closed Historic Preservation Mot in District or Landmark Does Not Require Review ☐ Requires Review Action: **CERTIFICATION** ☐ Appoved ☐ Approved with Conditions 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 ☐ Denied 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 Date: areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit 23 May 1996 SIGNATURE OF APPLICANT John Sargent ADDRESS: DATE: PHONE: RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: CEO DISTRICT

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

A. Paux

Flq

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development Joseph E. Gray Jr. Director

## CITY OF PORTLAND

John & Cynthia Sargent 103 Read Street Portland, ME 04103

RE: 103 Read Street

June 4, 1996

Dear Mr & Mrs Sargent,

I am in receipt of your application to increase the number of units at the above location from 2 to 3 units. I can not issue this permit since this property is located in an R-3 residential zone which does not allow multi families. It appears that at one time prior to 1988, this was zoned as an R-5 residential zone which would have allowed this use. However, presently, this is an R-3 zone which does not allow 3 units. I do not believe that the Board of Appeals has the authority to even grant this type of appeal.

It will be necessary to remove this third unit since it was never authorized. On May 5, 1987 a leater was issued from this department that posted this unit. I find no paperwork ever authorizing its legal use after that fact. This department has never recognized its legal existence, and therefore must be removed within 30 days of the receipt of this letter. The code enforcement office, Mr Rowe will be following up on its removal.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal

Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Code Enforcement

Joseph Gray, Dir. of Planning & Urban Dev.

Arthur Rowe, Code Enforcement Officer

Corporation Counsel



Framming and Orban Development

Joseph E. Gray Jr.

Director

## CITY OF PORTLAND

John & Cynthia Sargent 103 Read Street Portland, ME 04103

RE: 103 Read Street

July 2, 1996

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Dear Mr. & Mrs Sargent,

After a further review of our files and microfiche, I have determined that the three dwelling units are legal under Zoning. The Appeals Board granted the use on 5/12/83. I now believe that this use is still in effect. However, please note that the building and the units must meet all Building Codes, Housing Codes, and Fire Prevention Codes. I will be passing on the permit that you applied for so that it can gain further review prior to issuance under the other required codes.

If you have any other questions, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal

Zoning Administrator

OCT: 7

cc to: P. Samuel Hoffses, Chief of Code Enforcement Joseph Gray, Dir. of Planning & Urban Dev. Arthur Rowe, Code Enforcement Officer

David Lourie, Attny

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## /ze CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY of PORTLAND

	plies for a permit to erect, alter, repair, demolis	h move or install the follow	ing building news
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	land with plans and specifications, if any, sub		_
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3. Contractor's name and add	uress	1 616]	No of about
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Estimated contractural cost \$		Appeal Fees	s50,00
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FIELD INSPECTOR—Mr. @ 775-5451		Base Fee	20.00
		Late Fee	• • • • • • • • • • • • • • • • • • • •
	-	TOTAL	\$
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VOTE TO APPLICANT: Sept	arate permits are required by the installers ar	nd subcontractors of heatin	g, plumbing, electrical
DISPLAY TH	HIS CARD ON PRINCIPAL	F_9NTAGE O	F WORK
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pl p l	CITY OF PORT	LAIV.V	
Please Read Application And	DITH DING ANCDED	TION .	进进。
Notes, If Any,	BUILDING INSPECT	HUN LÃ	<b>).</b>
Attached	PERMIT	KL8,3, 0 0 0 0	
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September 2, 1983

INSPECTION SERVICES DIVISION

Mr. John P. Sargent 103 Read Street Portland, ME 04102

Dear Sir:

Your application for a building permit to change the use of 103 Read Street from a 2- to a 3-family dwelling has been reviewed, and a building permit is herewith issued, subject to the following requirements.

- 1. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
- 2. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceilings, and fire door with self-closers.
- 3. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closer.
- 4. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
- 5. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.
- 6. Each apartment unit shall have a one hour fire separation to adjoining unit.

If you have any questions on these requirements, please call this office at 775-5451 ext. 346.

Sincerely,

P. Samuel Hoffses Chief of Inspection Services