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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 letter 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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

OCT 7

John & Cynthia Sargent
103 Read Street
Portland, ME 04103

RE: 103 Read Street

July 2, 1996

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

Tracy

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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CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 103 Read Street..... Fire District #1 , #2

1. Owner's name and address John P. Sargent - same..... Telephone 773-0660

2. Lessee's name and address..... Telephone.....

3. Contractor's name and address..... Telephone.....

..... No. of sheets.....

Proposed use of building 3 families..... No. families.....

Last use 2 families..... No. families.....

Material..... No. stories..... Heat..... Style of roof..... Roofing.....

Other buildings on same lot.....

Estimated contractual cost \$ 1,850..... Appeal Fees \$ 50.00

FIELD INSPECTOR—Mr. @ 775-5451..... Base Fee 20.00

..... Late Fee.....

..... TOTAL \$.....

Change of use from 2 to 3 families, with new apt on 2nd floor

Appeal sustained 3-12-83

Stamp of Special Conditions

This application is preliminary to and settles the question of zoning appeal. In the event the appeal is sustained, the applicant shall furnish complete information, estimated cost and pay legal fee.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical

DISPLAY THIS CARD ON PRINCIPAL MOUNTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT No. 10905

This is to certify that JOHN SARGENT

as permission to CHANGE OF USE FROM 2 TO 3 FAMILIES, WITH ALTERATIONS

AT 103 READ STREET

provided that the person or persons, firm or corporation accepting this permit shall

comply with all the provisions of the Statutes of the State of Maine and of the Ordinances of

the City of Portland regulating the construction, maintenance and use of buildings

structures, and of the application on file in this department.

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

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

Notification for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

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

OTHER REQUIRED APPROVALS: Fire Dept., Health Dept., Appeal Board, Director

PERMIT ISSUED WITH LETTER

Department Name

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 2, 1983

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

PSH/kat