

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that MORGAN MANAGEMENT CO INC

Located At 952 FOREST AVE

Job ID: 2011-07-1688-ALTR

CBL: 142 - - A - 002 - 001 - - - -

has permission to Rebuild side entry landing and stairs at the 952 building 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 by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*[Handwritten Signature]* 7/28/11  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-07-1688-ALTR	Date Applied: 7/13/2011	CBL: 142 - - A - 002 - 001 - - - - -	
Location of Construction: 952 FOREST AVE	Owner Name: MANAGEMENT COMPANY INC MORGAN	Owner Address: 59 CALEB ST PORTLAND, ME - MAINE 04102	Phone:
Business Name:	Contractor Name: A.B. Smith	Contractor Address: 971 Main St., Bowdoin, ME 04287	Phone: 207-751-7452
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: <b>R-P</b>
Past Use: Two structures on property - 946 Forest - restaurant & one dwelling unit & 952 Forest - two family	Proposed Use: Same - rebuild side entry at 952 Forest Ave. - 4' x 5' deck w/stairs (total footprint 4' x 12.5')	Cost of Work: 2000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC-2009 Signature: JMB 7/28/11
Proposed Project Description: Replace existing side entry stairs same footprint		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not 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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: Ok w/conditions 7/13/11 ABN	<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 Date:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: ABN

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Framing inspection, or if visible at final, just final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1688-ALTR

Located At: 952 FOREST

CBL: 142 - - A - 002 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 952 Forest Avenue (142 A002) was with 946-948 Forest Avenue (142 A003) under permit #96-0561. This property shall remain as a restaurant and one dwelling unit (#946 Forest Avenue) and a two family dwelling (#952). Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Handrails shall be returned at the top and bottom to a post or wall.

R-P (25)

2011-07-1688

(7/14/11)



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>952 Forest Ave Portland</u>		
Total Square Footage of Proposed Structure/Area <u>480'</u>	Square Footage of Lot <u>5400 #1</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>142      A      2</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Morgan Management</u> Address <u>52 Caleb St.</u> City, State & Zip <u>Portland</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1200.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replace existing entry Stairs exact</u>		
Contractor's name: <u>AB Smith</u> Address: <u>971 Main St.</u> City, State & Zip <u>Bowdoin Me 04287</u> Telephone: <u>751-7452</u> Who should we contact when the permit is ready: <u>Smitty</u> Telephone: <u>751-7452</u> Mailing address: _____		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature]      Date: 7-13-2011

**This is not a permit; you may not commence ANY work until the permit is issued**

# Plot Plan

## 952 Forest Ave. Portland

147-A-007:003 R.P. - using P.S.

952 & 946 Forest Ave merged as one lot

lots area -  $41623 + 5400 = 19,023 \text{ ft}^2$

Setbacks - 20' rear (OP)

Side - 12' (OP) cause in middle of lot

\* Same footprint.

lot coverage -  $40\% = 4,209.2 \text{ ft}^2$

1612

+ 1046

2658 (OP)

Forest Ave

Sidewalk

19' sidewalk

- From Sidewalk To Building 11'

Lot 54 x 100

92 Forest  
Lot is 54 x 100

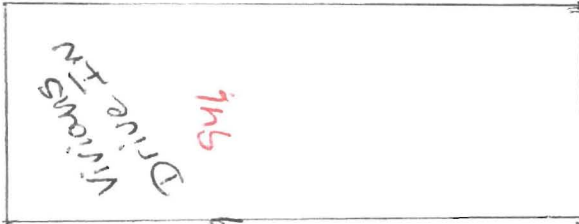
19' -  
Nineteen Feet  
To House  
From House

49' From Rear of Building to Neighbor

203

Walton

From Sidewalk To Front of Stairs 29' 8"



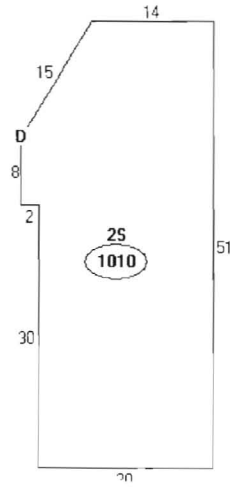
29' 8"

31' from Stairs to Building

16' lot parking

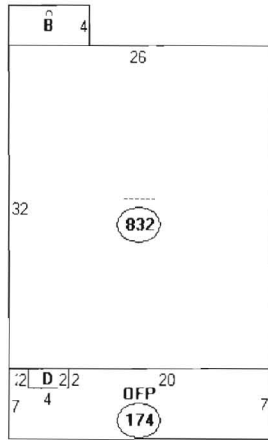
36' Between Buildings

946-948



Descriptor/Area
A 031 1010 sqft
B 011 1010 sqft
C 2S 1010 sqft
D PA1 3500 sqft

952



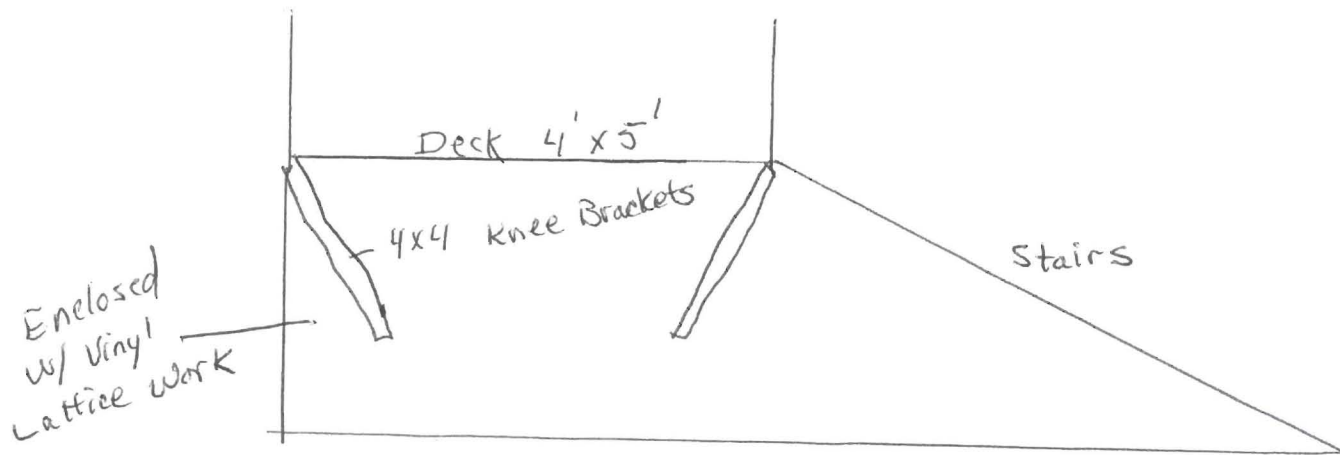
Descriptor/Area

- A .....  
832 sqft
- B: EP/B  
32 sqft
- C: QFP  
174 sqft
- D: FBAY/OP  
8 sqft



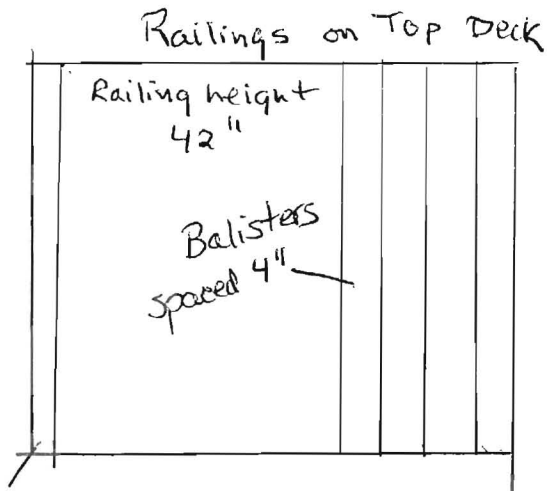


Existing Footprint 4' x 12' 6"



Proposed Foot print 4' x 14' 6" larger than existing to make stairs to code existing stairs were too steep to match Existing Footprint exact

Scan This side



4x4 posts w/ 5/8 Bolts washers + Nuts

Ledger size 2x6

Fasteners 5/8 Ledger locks Every 10"

Girder size 4' x 5'

Joist size 2x6 16" oc 4' x 5' w/ hangers

Guardrail height 42" on Top Deck

Balister spacing 4"

Handrail on stairs 37"

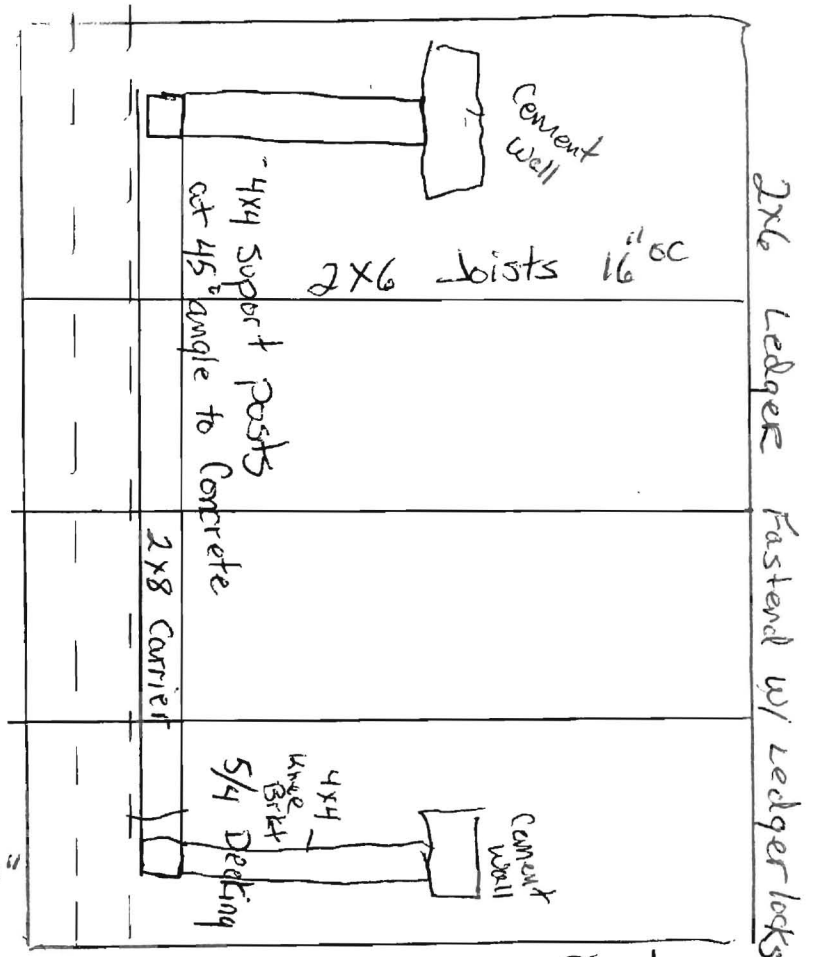
Stair Details

Tread Dept. 11"

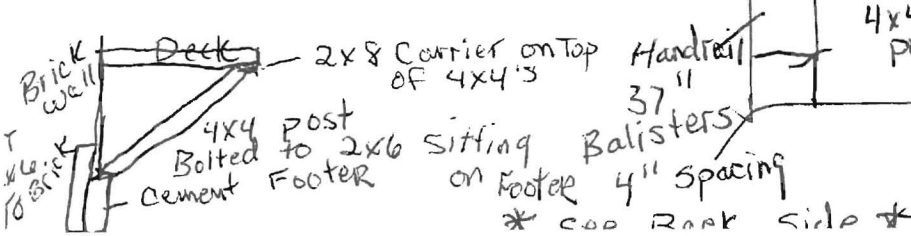
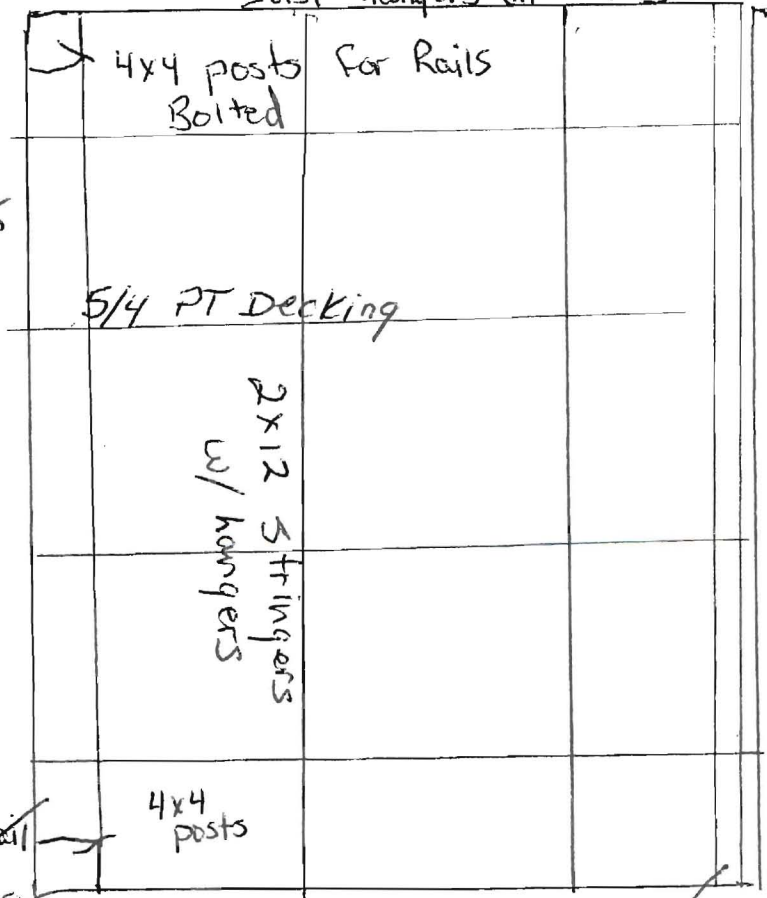
Riser height 7"

Noising on Treads 3/8"

width of stairs 48"



Joist hangers on Treads



Graspable handrail attached to wall

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

Location of Construction: 948 & 932 Forest Ave	Owner: Joyce Sikora & Dennis Perry	Phone: 707 7 VIVIAN'S DAYCARE
Owner Address:	Leasee/Buyer's Name: DORNA BOZMAN 59 Caleb St	Phone: 610, ME 04 02 874-6417
Contractor Name:	Address:	Phone:
Past Use: 948 Forest - Restaurant/Apt 932 Forest - 1-Inv (Illegal)	Proposed Use: Same Same (Legal)	<b>COST OF WORK:</b> \$ <b>PERMIT FEE:</b> \$ 25.00 <b>INSPECTION:</b> Use Group: Type: Signature: Date:
Proposed Project Description: Change Use - Merge Lots	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:	
Permit Taken By: Mary Gzask	Date Applied For: 12 June 1996	

960561

**PERMIT ISSUED**

Permit Issued:

JUN 19 1996

**CITY OF PORTLAND**

Zone: R-P CBL: 142-A-002/003

Zoning Approval: *Special Zone or Reviews:*

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  major  minor  mm

- This permit application doesn't 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 Joyce at Vivian's  
Dennis - 707-7077*

*Ed Pearce  
7731990  
ext 213*

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

SIGNATURE OF APPLICANT *Edward A Pearce* ADDRESS: DATE: 12 June 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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT

LAND USE - ZONING REPORT

ADDRESS: 948 & 952 Forest Ave DATE: 6/17/96

REASON FOR PERMIT: Merge 2 lots and add 1 dwelling unit

Present BUILDING OWNER: Joyce Sikora & Dennis Perry C-B-L: 142-A-2 & 3

PERMIT APPLICANT: Edward K. Pearce

APPROVED: with condition DENIED:

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 shall supply this office with a copy

of the executed deed describing the merger of the property prior to issuance of Certificate of Occupancy

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 948 & 951 Forest Ave

Issued to Joyce Sikora & Dennis Perry

Date of Issue 08 October 1996

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 9405811, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Two Buildings

APPROVED OCCUPANCY

Bldg 1 - Restaurant & Apartment  
Bldg 2 - Two Apartments

Limiting Conditions:

This certificate supersedes  
certificate issued 21 June 1996

Approved:

10/10/96  
.....  
(Date) Inspector

.....  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.13. 20 11

Received from Mark Smith

Location of Work 957 T. St. 1700

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 40

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: MA2

Check #: CC Total Collected \$ 40

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy