

Location of Construction: 171 Walton St.		Owner: James Flanagan Carolyn Stephens 772-7997		Phone:		Permit No: <b>941218</b>
Owner Address: 171 Walton St.		Leasee/Buyer's Name:		Business Name:		
Contractor Name: Resurrection Builders		Address: 1433 Forest Ave Portland, ME 04103		Phone: 797-4949		Permit Issued: <b>PERMIT ISSUED</b> NOV 10 1994 CITY OF PORTLAND Zone: GBL: 142-B-012
Past Use: 1-fam		Proposed Use: 1-fam w bakery		COST OF WORK: \$ 4,000. PERMIT FEE: \$ 40.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: F/Type: 5B BOCA 93 Signature: [Signature]		
Proposed Project Description: (change of use - Prot 894/0330) construct addition - 16'x33' Minor Site Plan review - 3300				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <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"/>
Permit Taken By: L Chase		Date Applied For: 10/5/94 Site Plan		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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review		

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 LETTER**

**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 [Signature] Ben Costiner	ADDRESS: 171 Walton St	DATE: 10/5/94 3 Nov 94	PHONE: 772-7997
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: 10/10/94

CEO DISTRICT **G**  
 MR. ROWE

COMMENTS

6/14/95 Not finished yet, AR.  
3/21/96 " " " AR

Inspection Record

	Type	Date
Foundation:	not called ar	2/15/95
Framing:	OK ar	2/15/95
Plumbing:		
Final:		
Other:		

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

November 8, 1994

Flanagan & Stephens  
171 Walton Street  
Portland, ME 04101

RE: 171 Walton Street

Dear Sir or Madam:

Your application to construct a 16' x 33' has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

**No Certificate of Occupancy can be issued until all requirements of this letter are met.**

### Site Plan Review Requirements

Inspection Services	- Approved - W. Giroux
Fire Department	- Approved - Lt. McDougal
Public Works	- Approved w/conditions (see Attached) Owens McCullough
Planning Department	- Approved w/conditions (see Attached) Owens McCullough

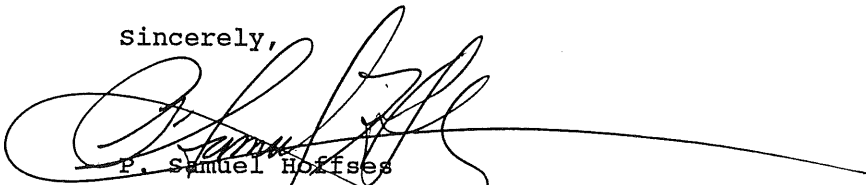
### Building and Fire Code Requirements

1. The proposed foundation does not meet the requirements of the City's building code, Chapter 18. The foundation must be either a frost wall, piers or full foundation.
2. The maximum storage weight is 125 PSF.
3. The fire resistance rating requirements for fire separation assemblies between the mercantile and storage is (2) two hours.

4. Guardrails & 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2M 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.
5. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993).

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

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

cc: Bill Giroux, Zoning Administrator  
Owens McCullough, Acting Development Review Coordinator  
Lt. McDougal, Fire Prevention

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: James Flanagan & Carolyn Stephens  
ADDRESS: 171 Wilton St. Portland, Me. 04103  
SITE ADDRESS/LOCATION: Same  
DATE: 10/31/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- ~~Two (2)~~ City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

\_\_\_\_\_ As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

\_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)



\_\_\_\_\_ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

\_\_\_\_\_ The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

\_\_\_\_\_ The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

cc: Paul Niehoff, Materials Engineer

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

James Flanagan & Carolyn Stephens

10/5/94

Applicant  
171 Walton St- Ptld, ME 04103

Date  
171 Walton St.

Mailing Address  
1-fam dwlg w bakery

Address of Proposed Site  
142-B-012

Proposed Use of Site  
appx .5 acre / 1-fam (existing)

Site Identifier(s) from Assessors Maps

Acreage of Site / & Ground Floor Coverage  
bakery {XXXXXXXXXX}

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: J. Flanagan 772-7997

Date Dept. Review Due: \_\_\_\_\_

minor site plan review

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

COMPLIES  
  
COMPLIES  
CONDITIONALLY  
  
DOES NOT  
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW  
  
REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

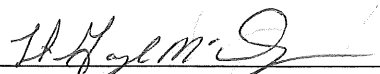
**FIRE DEPARTMENT REVIEW**

10/5/94  
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

  
 \_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE



**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Carolyn ...

Date 10/31/94

Mailing Address 1-1am ...

Address of Proposed Site 142-B-VI

Proposed Use of Site 107am (existing)

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage bakery

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: J. Flanagan 77-1001

Date Dept. Review Due: \_\_\_\_\_

*minor site plan review*

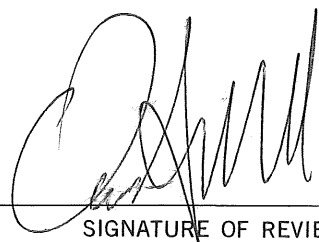
**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approval w/ attached conditions and															CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	per 10/31/94 site plan approval letter															
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

 10/31/94  
 SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreeage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

*10/6/94*  
(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	<i>Approval per attached conditions of approval and site plan approval</i>											
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*[Signature]* *10/31/94*  
 SIGNATURE OF REVIEWING STAFF/DATE



## CITY OF PORTLAND

October 31, 1994

Mr. James Flannagan and  
Ms. Carolyn Stephens  
171 Walton Street  
Portland, ME 04103

Re: 171 Walton Street - minor site plan approval

Dear Mr. Flannagan and Ms. Stephens:

On October 25, 1994, the Portland Planning Authority granted minor site plan approval for site improvements at 171 Walton Street. The site plan approval is subject to the following conditions:

1. All disturbed areas not to be paved shall be loamed (4" min.), seeded and mulched.
2. The proposed stone parking area shall be paved and graded to drain away from the existing driveway.
3. One (1) City of Portland approved street tree shall be installed at the south-easterly corner of the existing driveway (see attached sketch).

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

James Flanagan Jr.  
Carolyn M Stephens  
171 Walton Street  
Portland, Maine  
772-7997

Building Authority  
Portland, Maine

Site Plan Narrative for 171 Walton Street

We are proposing 2 changes which require a site plan to our house which sits on an approximately 1/2 acre lot (22,867 sq. ft.) at 171 Walton street.

A) An addition to the rear of the house of about 330 square feet which will house a walk in cooler, a prefab walk in freezer and produce about 100 square feet of storage for our bakery. On the roof of this addition will be a small deck providing a separate entrance for the second floor residence as required in our change of use permit (permit #940330), and an exterior stairway providing access to the 1st and second floor.

B) Although not required by the city, we plan to increase the driveway area by approximately 350 square feet to provide safer and easier parking for three or four cars. This is a service we want to provide our customers and will be enough parking for our small quality oriented business more than 99% of the time. We do not want to pave this area with asphalt, feeling too much of the lot is already paved. It would also be easier to return the area to lawn should we desire.

The City of Portland utilizes a right of way a right of way through the lot for a sewer and has the right to construct and maintain a sewer. This right of way should not effect nor should it be effected in any way by our project.

The entire project should not generate more than a few pick up trucks of solid waste. Land fill tickets have already been purchased with this in mind.

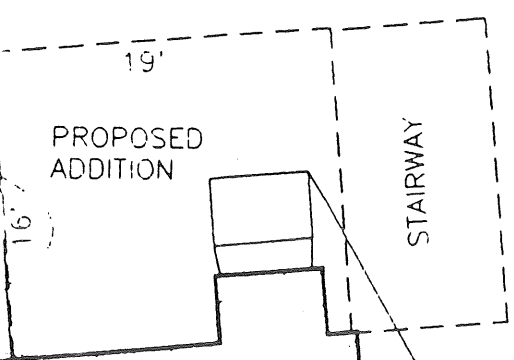
The back addition will begin as soon after the permit issuance as possible. The stairway to the second floor will be built in conjunction with a dormer to be built under a separate permit. The driveway will not be done until sometime in 1995 when weather and time permit.

We have no intention of borrowing money from a bank to do any of this project. We estimate the back addition will cost \$4,000 and the driveway \$1,000. With 15 years in building trades and the help of Precision Builders this project will be efficiently executed.

There are no unusual natural areas on the lot, but we fully intend to make this the most attractive home in the area. We put in a large flower garden (about 900 sq. ft) as soon as we purchased the house and have spent several weekends cutting back a wildly overgrown group of shrubs along the sidewalk. This sort of work will continue as long as we own the property.

Copy of title is attached.

Thank you for your timely response.



1/2 STORY FRAME SINGLE FAMILY HOUSE

# 171

PAVED DRIVE

PROPOSED STONE PARKING

SEWER EASEMENT AND OLD SIDELINE OF SEWER STREET AS SHOWN ON COSS PLAN

PIPE  
CENTER OF SEWER STREET (SO CAL)

ELEC

NEW street tree

SIGN

UP # 14.5

36" OAK

WALTON STREET

50 WIDE  
WALTON STREET LINED AND PAVED FROM  
CITY OF PORTLAND CITY RECORDS  
RECORDED IN 1940

WARRANTY DEED - SHORT FORM DEEDS ACT  
33 M.R.S.A. Section 761 et seq.

34214

KNOW ALL MEN BY THESE PRESENTS THAT I, Elizabeth R. Tibbetts, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to James E. Flanagan, Jr. and Carolyn M. Stephens of the County of Cumberland and State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any buildings thereon, located at 171 Walton Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 7, 1994.

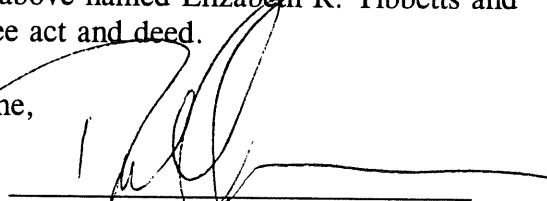
Witness

  
Elizabeth R. Tibbetts

STATE OF MAINE  
Cumberland, ss:

On June 7, 1994, personally appeared the above-named Elizabeth R. Tibbetts and acknowledged the foregoing deed to be his/her free act and deed.

Before me,

  
Notary Public/Attorney At Law

THOMAS W. CAMERON  
Type or Print Name

MAINE REAL ESTATE TAX PAID