

Permit No: 971027

**PERMIT ISSUED**  
 Permit Issued: SEP 2 1997  
**CITY OF PORTLAND**

Zone: CBL: 185-D-001  
 Zoning Approval: *OK 9/10/97*  
 Special Zone or Reviews  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**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: 9/4/97  
*MA*

CEO DISTRICT 4  
 A. Powers

Location of Construction: 560 Brighton Ave  
 Owner: Marsh, Stephen  
 Phone: 772-2818  
 Owner Address: SAA PtId, ME 04102  
 Lessee/Buyer's Name: Marsh Agency  
 Business Name: Marsh Agency  
 Contractor Name: SAA  
 Address:  
 Phone:

Past Use: 1-fam  
 Proposed Use: Office  
 COST OF WORK: PERMIT FEE: \$ 25.00  
 FIRE DEPT.  Approved  Denied  
 INSPECTION: Use Group: Type:  
 Signature: *SM* Signature:  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)     
 Action: Approved with Conditions:   
 Denied

Proposed Project Description:  
 Change Use from 1-fam dwelling to:  
 Office/Insurance Business  
 Permit Taken By: Mary Gresik  
 Date Applied For: 04 September 1997

- This permit application does not 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..

**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 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 provisions of the code(s) applicable to such permit

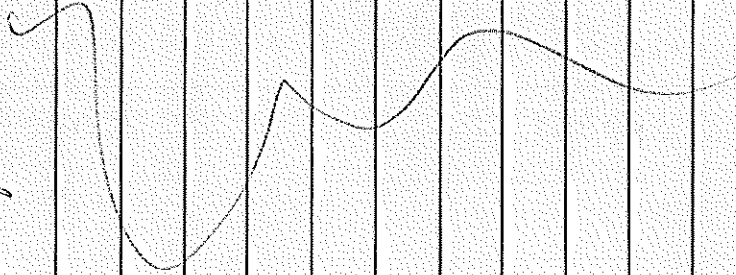
*Stephen Marsh*  
 SIGNATURE OF APPLICANT Stephen Marsh ADDRESS: 04 September 1997 PHONE:  
 DATE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:  
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

03/03/00 - Change of use accomplished

Close permit



Inspection Record

Type

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

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

Date

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

LAND USE - ZONING REPORT

ADDRESS: 560 Brighton Ave DATE: 9/10/97

REASON FOR PERMIT: change of use from 1 family to office space

BUILDING OWNER: Stephen Marsh C-B-L: 185-D-1

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#7, #9

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 you were to fax a plot plan showing 6 required off street parking spaces. Your permit is being issued with the understanding that you have those spaces and will fax in a copy of the plot plan showing them

Marge Schmuckal

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

BUILDING PERMIT REPORT

DATE: 9/23/97 ADDRESS: 560 Brighton Ave

REASON FOR PERMIT: Change of use

BUILDING OWNER: S. Marsh

CONTRACTOR: S.A.D.

PERMIT APPLICANT: Stephen Marsh APPROVAL: 1/15, 1/17, 2/20, 2/26, 3/30 DENIED

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 1B

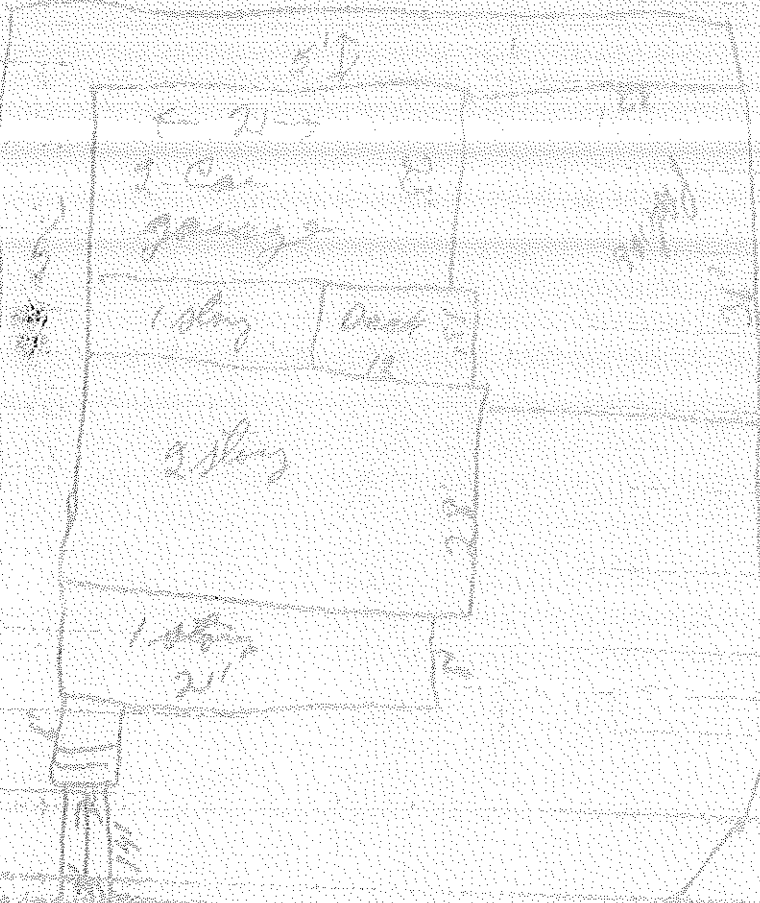
CONDITION(S) OF APPROVAL

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & 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.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

Mark Aganaga

560 Brighton Ave

50 x 100 lot showing to use



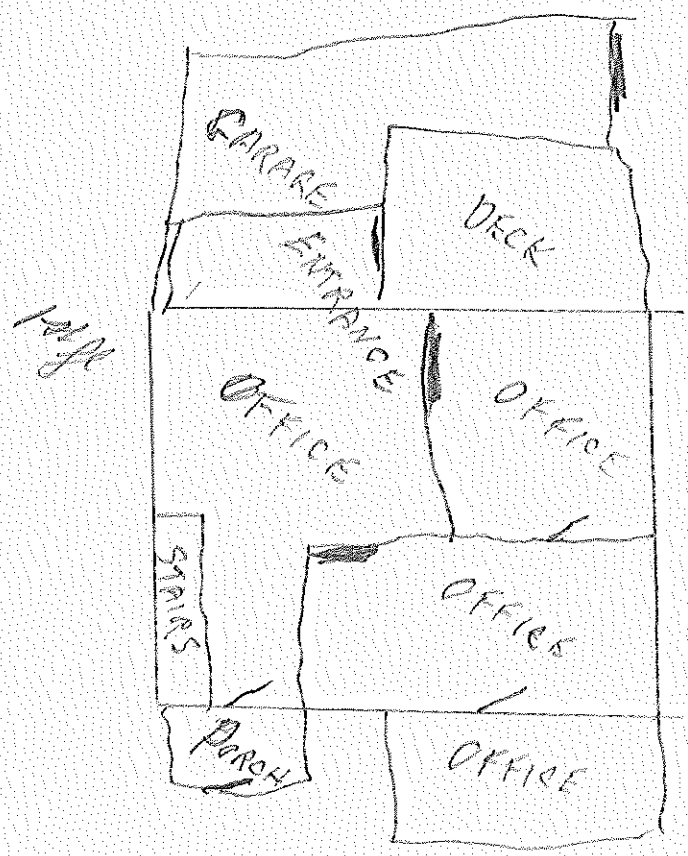
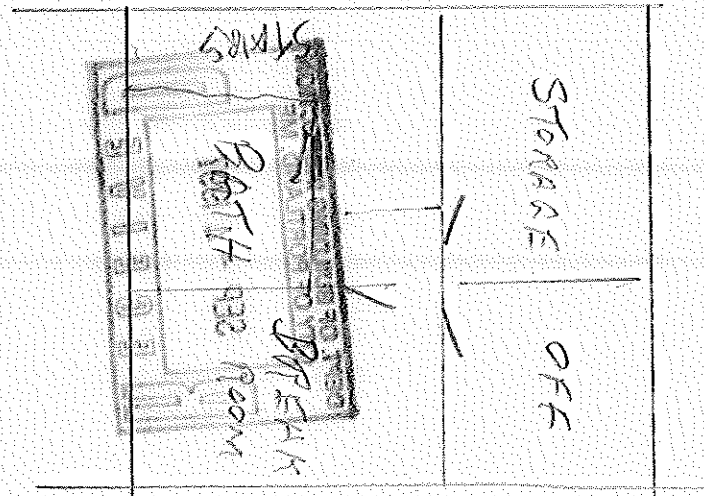
560 Brighton Ave

2. living - 21 x 21 - 588  
 1. living - 21 x 21 - 168

This goes with Bldg permit

received  
 9/11/97

offices



Applicant: Steven Marsh  
Address: 560 Brighton Ave

Date: 9/10/97  
C.B.L: 185-D-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1910

Zone Location - B-1

Interior or corner lot -

Proposed Use/Work - Change of use from family to offices

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - 5,000 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

None shown Off-street Parking - offices =  $1/400^{\text{th}}$  = 6 parking spaces

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

2 side car garage  
2 cars  
2 in driveway  
will fix  
me +  
plot plan

8 x 21 = 168  
24 x 28 = 672  
13 x 23 = 299  
21 x 24 = 504

Separate permits needed for signs -

2nd floor? 24 x 28? 1643 # 1 floor  
672  
2315