

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

Location of Construction: ** 27 Bancroft St., Portland, ME		Owner: Thilda Feato and ** Maria and Michael Balzano		Phone: 756-6811 w 879-0851 h		Permit # 000557	
Owner Address: 27-29 Bancroft St., Portland, ME		Lessee/Buyer's Name: N/A		Phone: N/A			Permit Issued: MAY 25
Contractor Name: Rick Rautenberg		Address: 33 Scott Dyer Rd., Cape Elizabeth		Business Name: N/A			
Past Use: two family		Proposed Use: mud room and bathroom Two families with addition		COST OF WORK: \$ 25,000			PERMIT FEE: \$ 174.00
Proposed Project Description: 1st level renovations/ addition - bathroom and mud room		Signature: _____		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-5 Type 59 000899 Signature: _____	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: _____ Date: _____	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning: R-5 019 185-E-020	
Permit Taken By: Kathy		Date Applied For: May 23, 2000		JF		Zoning Approval: OK Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland with conditions <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision 5/2/00 <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

**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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: **May 23, 2000** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

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: _____

PERMIT ISSUED
WITH REQUIREMENTS
GEO-DISTRICT

3

BUILDING PERMIT REPORT

DATE: 23 MAY 2000 ADDRESS: 27 Bancroft St CBL: 185-E-020

REASON FOR PERMIT: 1st level Reno. / add. floor - bathroom / mud room

BUILDING OWNER: Balzano's

PERMIT APPLICANT: CONTRACTOR Rick Rautenberg

USE GROUP: R-3 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: 25,000.00 PERMIT FEES: 154.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #2, #3, #11, #13, #31, #22, #29, #32, #33, #34

- 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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. 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.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/23/00

19. 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 920.3.2 (BOCA National Building Code/1999), 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
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X 33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

****** ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

LAND USE - ZONING REPORT

ADDRESS: 27 Bancroft St DATE: 195-E-20 ^{19th}

REASON FOR PERMIT: 1st level renovations & Addition for bar room & mud room

BUILDING OWNER: Thilda Fento & Maria & Michael Balzano C-B-L: 1

PERMIT APPLICANT: ~~Bob~~ MARIA Balzano

APPROVED: with conditions DENIED: _____

#1, #17, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____

Marge Schmuckal Marge Schmuckal, Zoning Administrator

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 27 Bancroft St. Portland, Me

Tax Assessor's Chart, Block & Lot Number Chart# <u>SECT 1 & B. 11</u> <u>185</u> Block# <u>E</u> Lot# <u>020</u> <u>2531</u>	Owner: <u>Mania; Michael Barzani and</u> <u>Tridga Frato</u>	Telephone#: <u>8790851-H</u> <u>756-6811-W</u>
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Owner's Address: <u>27-29 Bancroft St.</u>	Lessee/Buyer's Name (If Applicable) <u>---</u>	Cost Of Work: <u>\$25,000</u> Fee <u>\$174.00</u>
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Proposed Project Description: (Please be as specific as possible)
1st level renovation/addition Bathroom + mudroom

Contractor's Name, Address & Telephone <u>Rick Rautenberg</u> <u>33 Scott Dyer Rd</u> <u>Cape Elizabeth, ME</u> <u>799-3772</u>	Rec'd By: <u>(Signature)</u>
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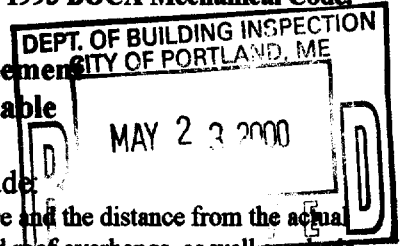
2/11/00

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)



If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: <u>Mania Barzani</u>	Date: <u>5/15/00</u>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

[Space Above This Line For Recording Data]

MORTGAGE

100102141

WORDS USED OFTEN IN THIS DOCUMENT

(A) "Security Instrument." This document, which is dated October 2, 1992, will be called the "Security Instrument."

(B) "Borrower." Michael X. Balzano and Maria F. Balzano and Thilda Feato

sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) "Lender." Coastal Savings Bank

will be called "Lender." Lender is a corporation or association which exists under the laws of State of Maine. Lender's address is PO Box 8550, Portland, Maine 04104

(D) "Note." The note signed by Borrower and dated October 2, 1992, will be called the "Note." The Note shows that I owe Lender SIXTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$ 65,000.00) plus interest.

I have promised to pay this debt in monthly payments and to pay the debt in full by November 1, 2022

(E) "Property." The property that is described below in the section titled "Description of the Property," will be called the "Property."

(F) "Sums Secured." The amounts described below in the section titled "Borrower's Transfer to Lender of Rights in the Property" sometimes will be called the "Sums Secured."

BORROWER'S TRANSFER TO LENDER OF RIGHTS IN THE PROPERTY

I mortgage, grant and convey the Property to Lender, subject to the terms of this Security Instrument, to have and to hold all of the Property to Lender, and to its successors and assigns, forever. This means that, by signing this Security Instrument, I am giving Lender those rights that are stated in this Security Instrument and also those rights that the law gives to lenders who hold mortgages on real property. Those rights that the law gives to lenders who hold mortgages on real property include those rights known as "Mortgage Covenants." I am giving Lender these rights to protect Lender from possible losses that might result if I fail to:

(A) Pay all the amounts that I owe Lender as stated in the Note;

(B) Pay, with interest, any amounts that Lender spends under Paragraphs 2 and 7 of this Security Instrument to protect the value of the Property and Lender's rights in the Property; and

(C) Keep all of my other promises and agreements under this Security Instrument.

MAINE - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3020 10/91

 VMP-6R(ME) (9111)

VMP MORTGAGE FORMS - (313)293-8100 - (800)521-7291



DESCRIPTION OF THE PROPERTY

I grant and mortgage to Lender the Property described in (A) through (G) below:

(A) The Property which is located at 27-29 Bancroft Street

Portland, Maine 04102 This Property is in
[City] , [Street] [Zip Code] Cumberland County. It has the following legal description:

SEE SCHEDULE A ATTACHED HERETO

Maine law requires the payment of 3% interest, payable quarterly (or more frequently), on all mandatory escrow balances for mortgages secured by owner-occupied residential properties of not more than four (4) units.

- (B) All buildings and other improvements that are located on the Property described in subparagraph (A) of this section;
- (C) All rights in other property that I have as owner of the Property described in subparagraph (A) of this section. These rights are known as "easements and appurtenances attached to the Property";
- (D) All rights that I have in the land which lies in the streets or roads in front of, or next to, the Property described in subparagraph (A) of this section;
- (E) All fixtures that are now or in the future will be on the Property described in subparagraphs (A) and (B) of this section;
- (F) All of the rights and property described in subparagraphs (B) through (E) of this section that I acquire in the future; and
- (G) All replacements of or additions to the Property described in subparagraphs (B) through (F) of this section.

BORROWER'S RIGHT TO MORTGAGE THE PROPERTY AND BORROWER'S OBLIGATION TO DEFEND OWNERSHIP OF THE PROPERTY

I promise that: (A) I lawfully own the Property; (B) I have the right to mortgage, grant and convey the Property to Lender; and (C) there are no outstanding claims or charges against the Property, except for those which are of public record.

I give a general warranty of title to Lender. This means that I will be fully responsible for any losses which Lender suffers because someone other than myself has some of the rights in the Property which I promise that I have. I promise that I will defend my ownership of the Property against any claims of such rights.

PLAIN LANGUAGE SECURITY INSTRUMENT

This Security Instrument contains promises and agreements that are used in real property security instruments all over the country. It also contains promises and agreements that vary, to a limited extent, in different parts of the country. My promises and other agreements are stated in "plain language."

SCHEDULE A

A certain lot or parcel of land with the buildings thereon located at Brighton in the City of Portland, County of Cumberland and State of Maine being bounded and described as follows: Beginning at a point on the northwesterly side of Bancroft Street, distant southwesterly thereon three hundred (300) feet from the southwesterly sideline of Brighton Avenue; thence northwesterly and at right angles to Bancroft Street one hundred (100) feet to a point; thence southwesterly and parallel with Bancroft Street one hundred (100) feet to a point; thence southeasterly and again at right angles to Bancroft Street one hundred (100) feet to said Bancroft Street; thence northeasterly along the northwesterly side of Bancroft Street one hundred (100) feet to the point of beginning.

Said lots contain ten thousand (10,000) square feet and are lots No. 207 and 208 as shown on Plan of Greater Brighton made for George T. Edwards, August, 1904, by Clifford C. Legrow, C.E., recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 111.

Being the same premises conveyed to us by Lawrence F. Gordius, et al, by deed to be recorded herewith.

Subject to restrictions and easements of record, if any.

MORTGAGE LOAN INSPECTION PLAN TO THE LENDING INSTITUTION AND ITS TITLE INSURER

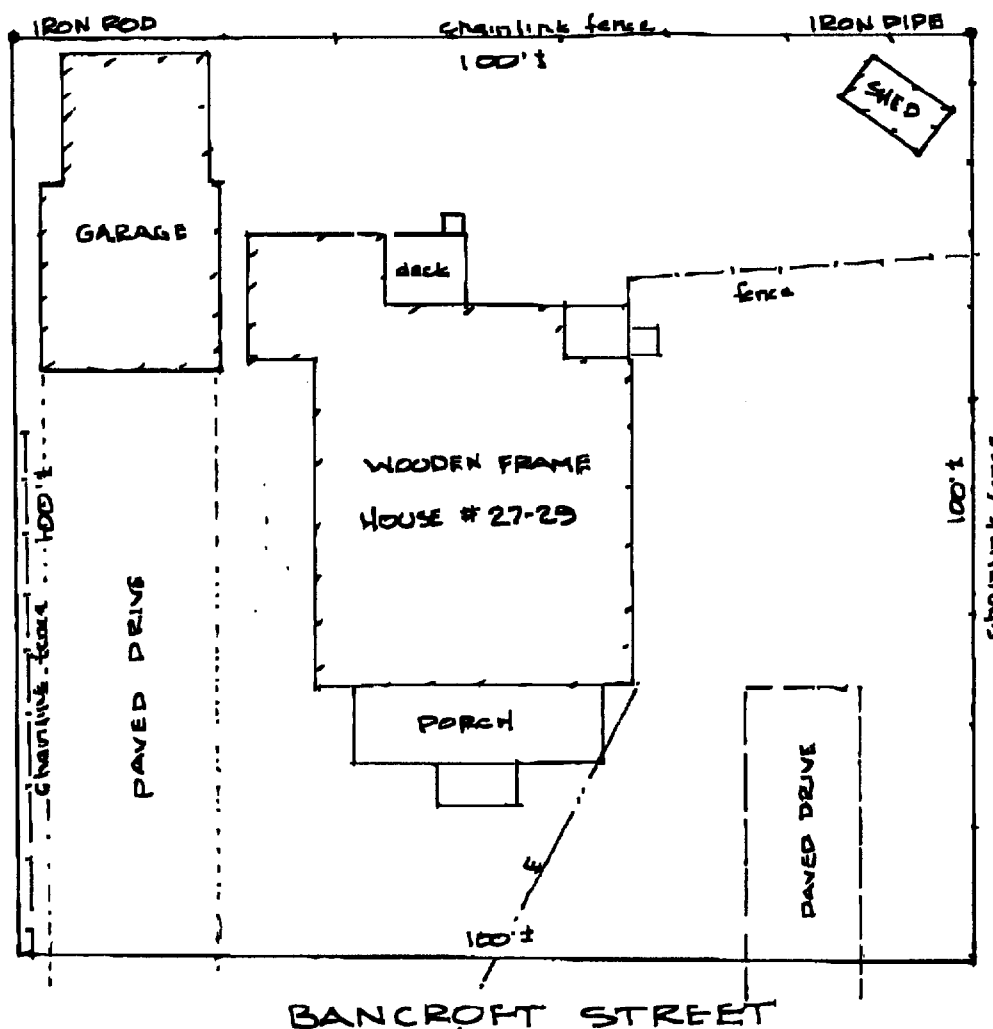
I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID ~~NOT~~ CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY, AND THE LINES SHOWN HEREON MAY DIFFER FROM THOSE DETERMINED BY ACTUAL SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY

DATE SEP 28 1992 PROJ. AT 1358
BOOK/PAN 3676 PAGE 246
COUNTY Cumberland SCALE 1" = 20'
PURCHASER MICHAEL X. & MARIA F. BALZANO
PORTLAND, MAINE



John L. Cothorn

John L. Cothorn, P.L.S., P.O. Box 8709, Portland, Maine 04104 Tel: 1-800-696-1573 Fax: 865-1678

KEEP THIS PORTION

2000 REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year 2000
July 1, 1999 - June 30, 2000

Owner of Record as of April 1, 1999

**BALZANO MICHAEL X &
MARIA F JTS & THILDA FEATO
29 BANCROFT ST
PORTLAND, ME 04102**



ACCOUNT NUMBER
000026650 B04390
CBL
185 - E-019-001
LENDING INST.

Assessed Property Description

**185-E-19-20
BANCROFT ST 25-31
10000 SF**

CURRENT BILLING DISTRIBUTION

School	\$1,697.16
Public Works	\$201.36
Parks & Recreation	\$95.88
Fire	\$236.52
Police	\$258.89
Debt Repayments	\$341.99
General Government	\$143.83
County	\$92.69
Health & Human Services	(\$83.10)
Library	\$108.67
Metro Transit District	\$73.51
Enterprise Funds	(\$19.18)
Regional Waste Systems	\$47.94

CURRENT BILLING INFORMATION

Land Value	\$28,800.00
Building Value	\$104,580.00
Total Value	\$133,380.00
Exemptions	\$0.00
Homestead	\$7,000.00
Taxable Value	\$126,380.00
Tax Rate	\$25.29
TOTAL TAX	\$3,196.16
AMOUNT PAID	\$1,598.08

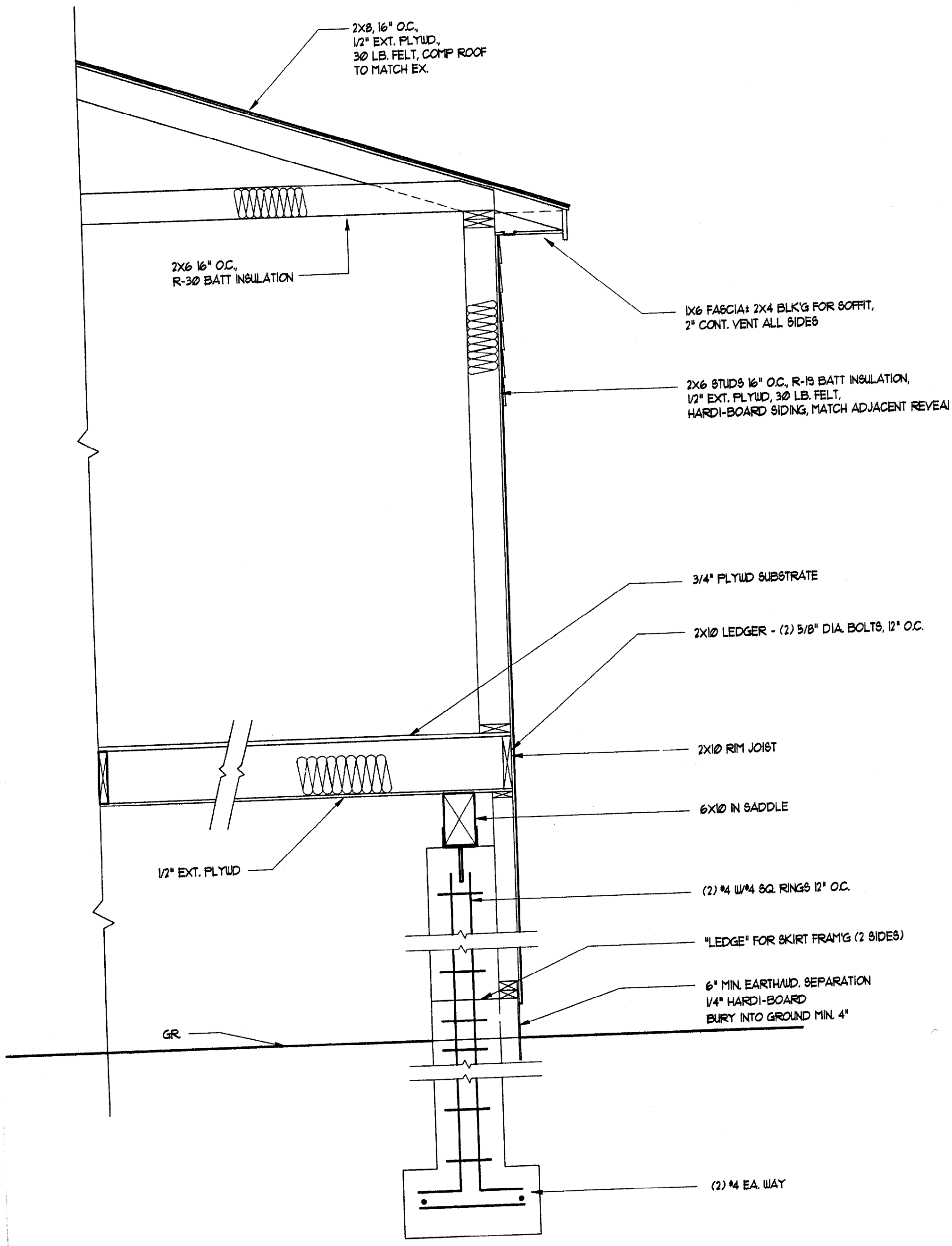
Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

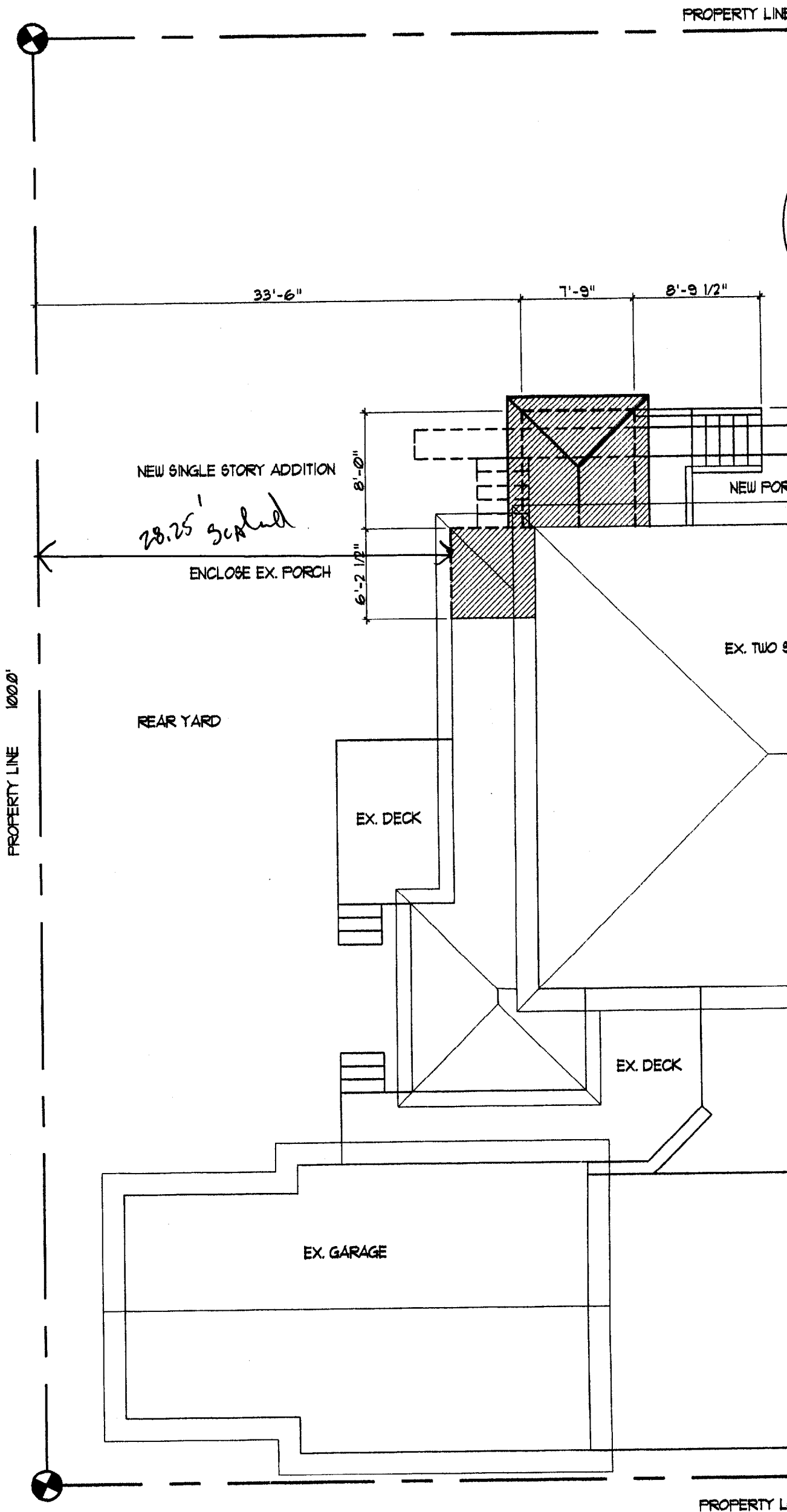
Use enclosed envelope to mail in your payment.

Please be sure remittance address on back side of **RETURN** portion of this tax bill is clearly visible through the window in the return envelope.

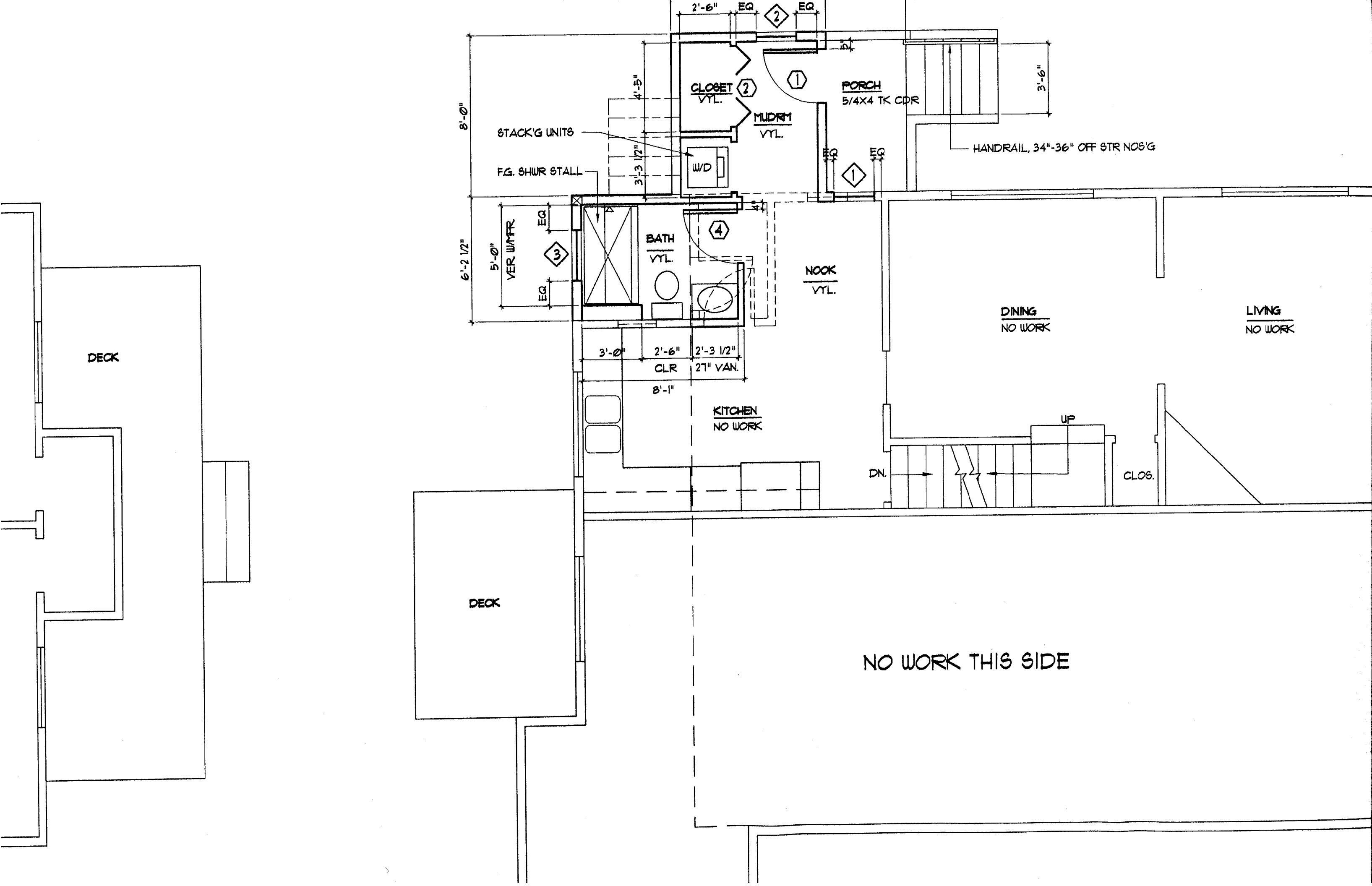
Use top right margin for change of address and check off box on return envelope.

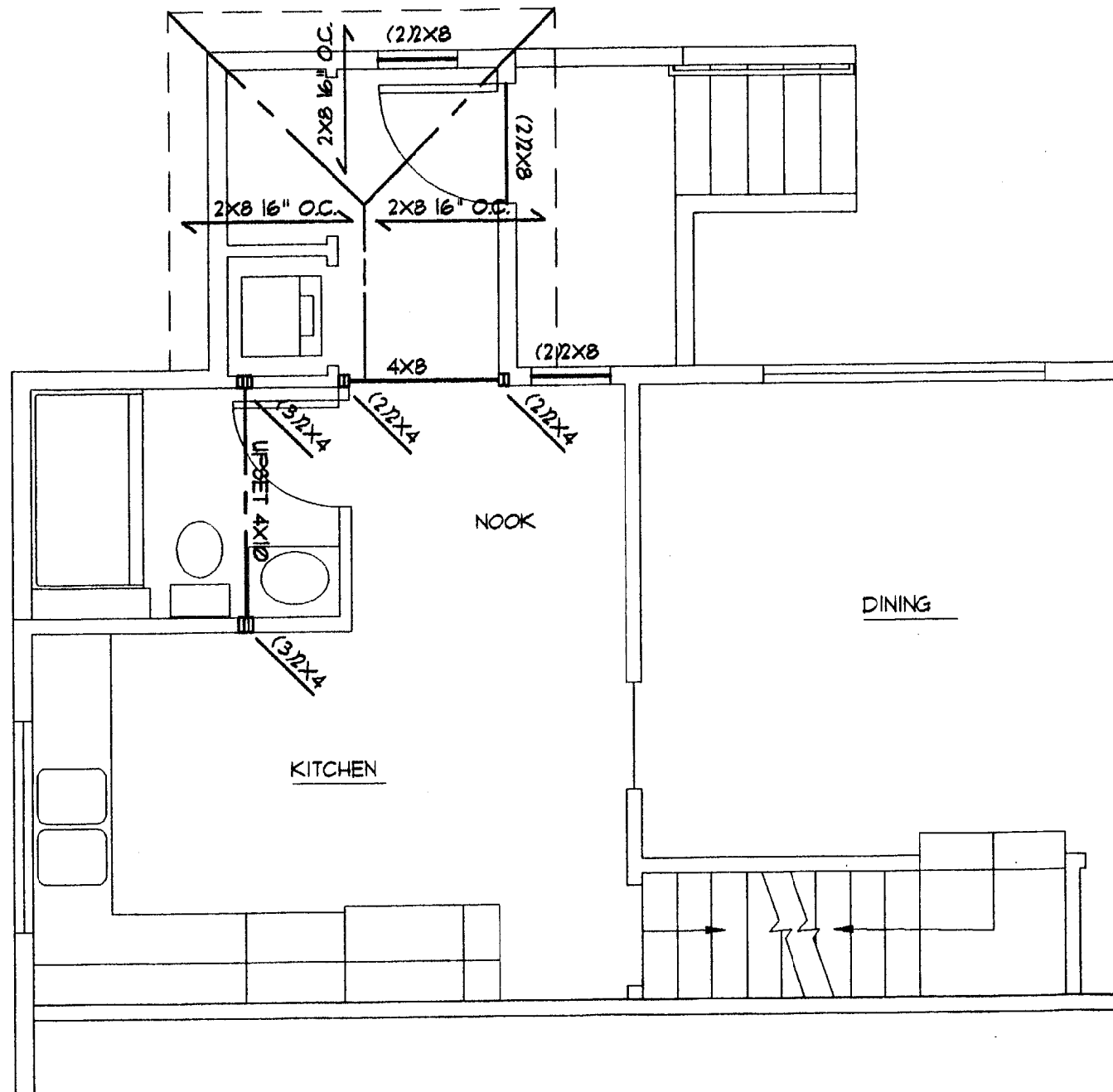


TYPICAL WALL SECTION



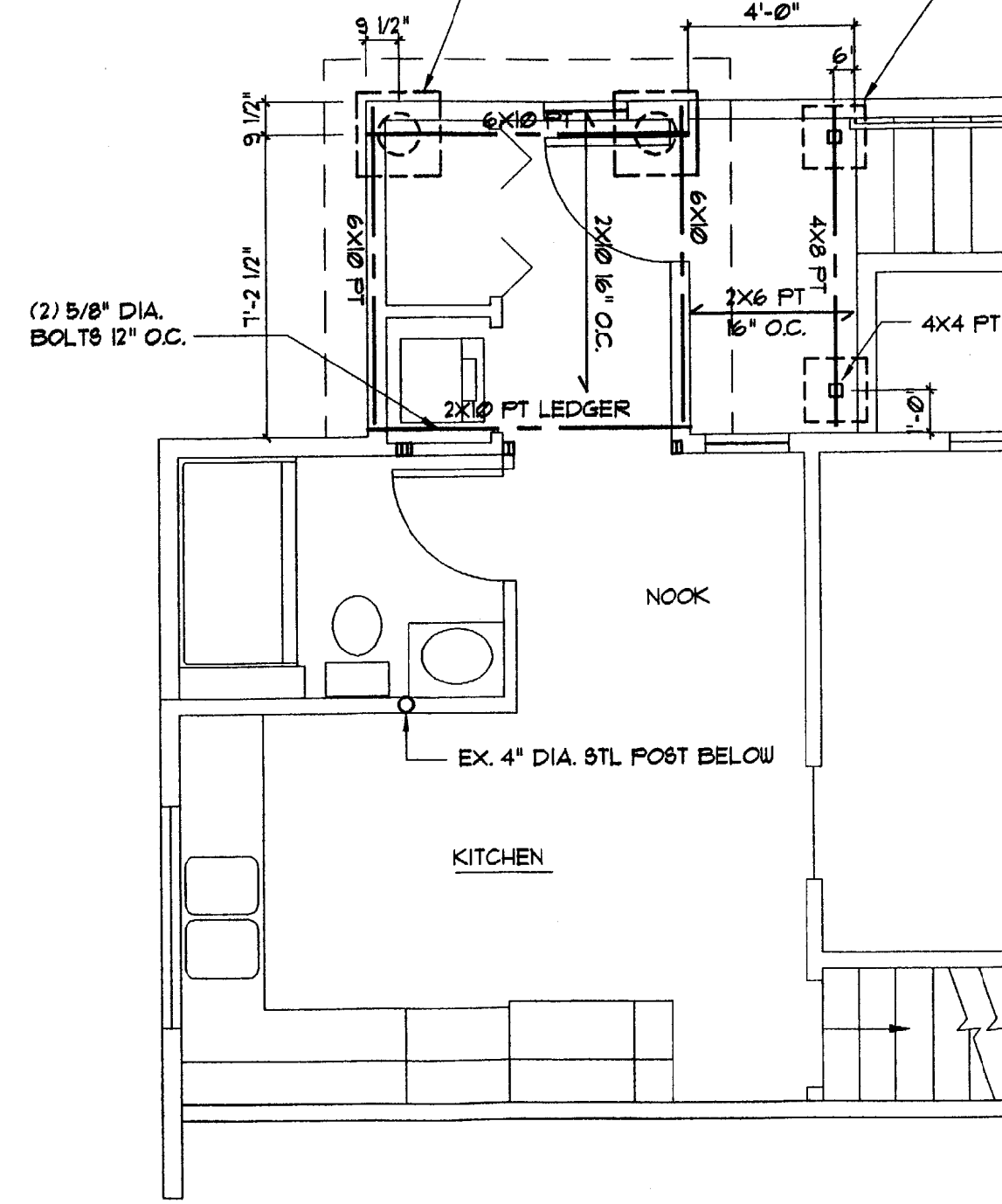
1 SITE PLAN
SCALE: 1/8" = 1'-0"



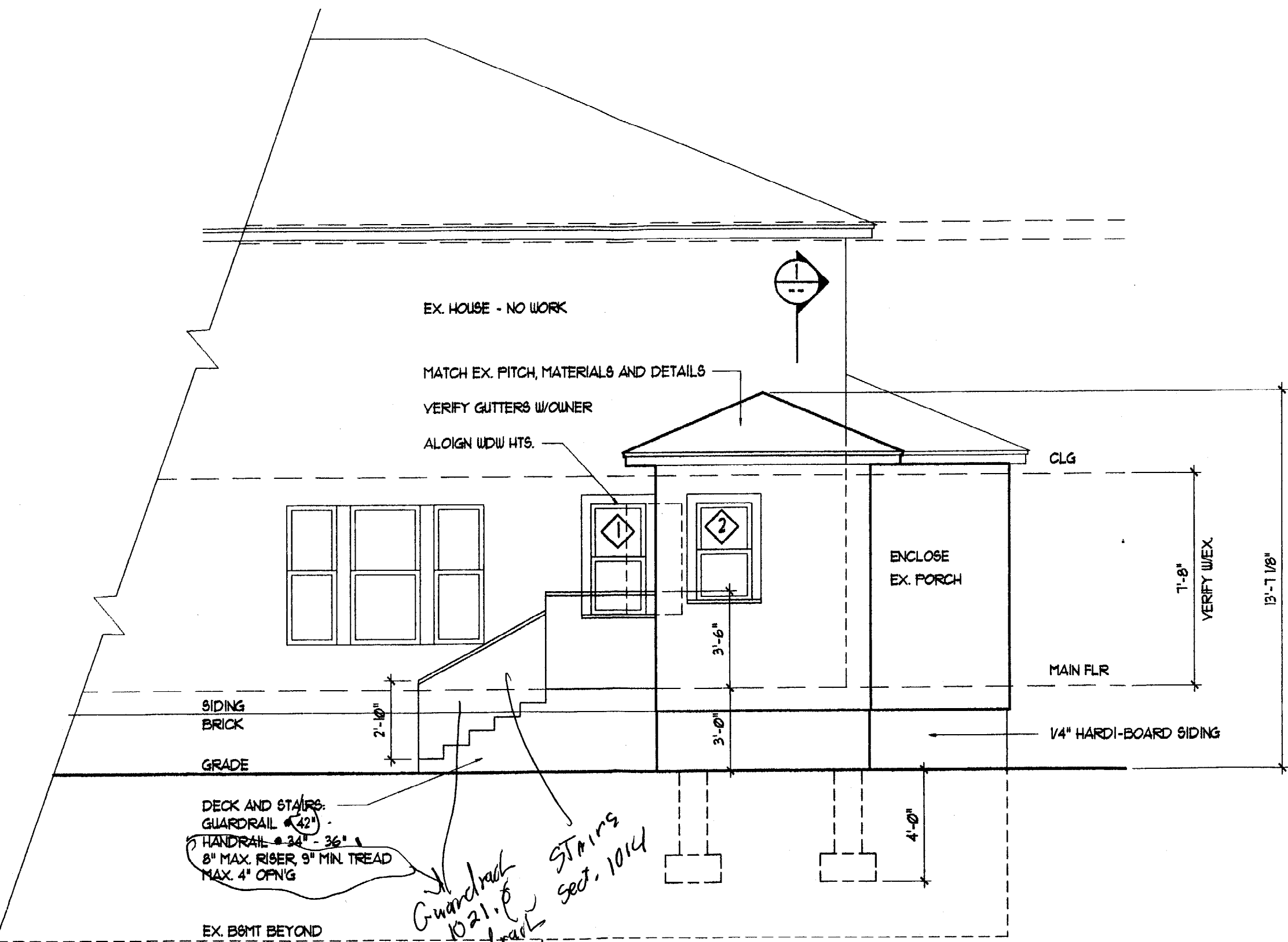


① **FIRST FLOOR & ROOF FRAMING PLAN** 
 Scale: 1/4" = 1'-0"

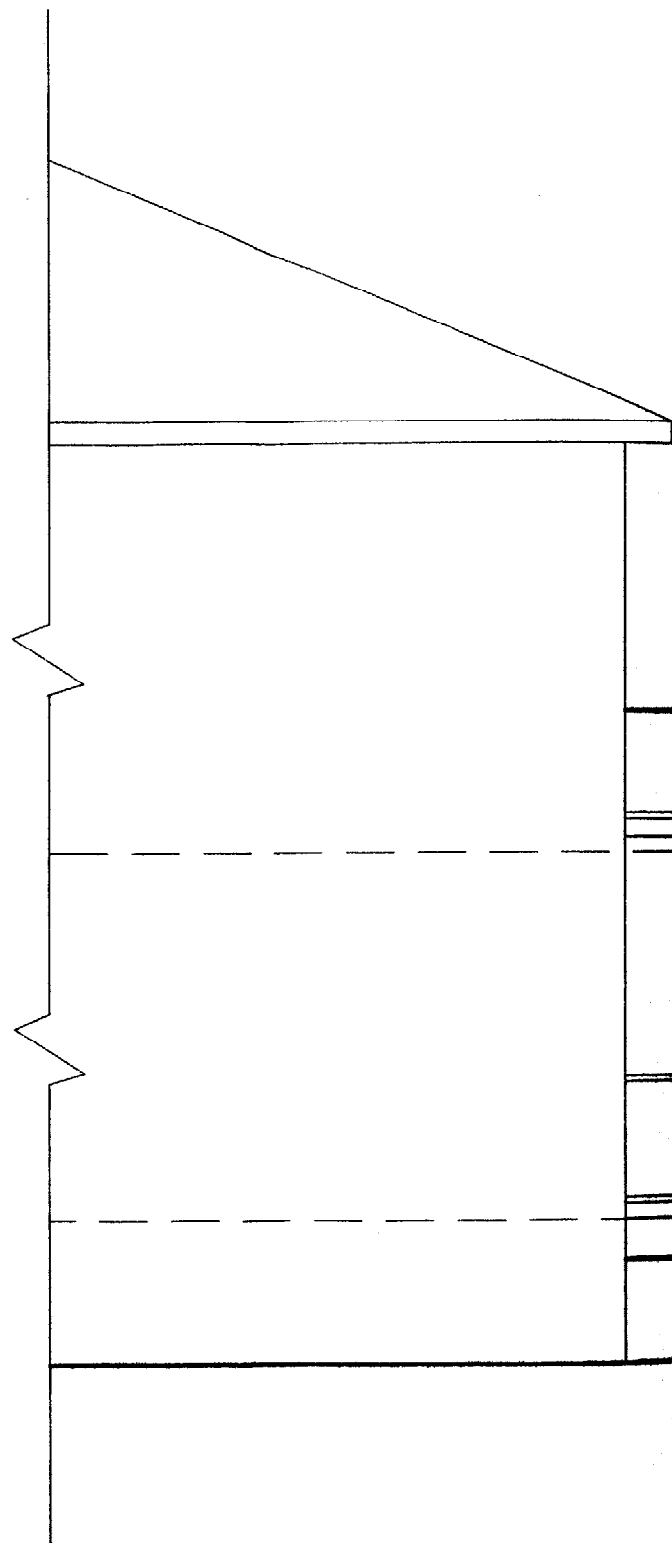
24" X 24" X 12" FT'G
 UNDER 12" DIA. CONC. POST,
 (2) #4 EA. WAY IN FT'G,
 #4 SQ. RINGS 12" O.C. POST



① **FOUNDATION FRAMING PLAN**
 Scale: 1/4" = 1'-0"



NORTH ELEVATION



EAST ELEVATION