

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0074	Issue Date: JAN 29 2002	CBL: 186 D012001
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Location of Construction: 59 Bolton St	Owner Name: Baillargeon Maryellen	Owner Address: 59 Bolton St CITY OF PORTLAND	Phone: 207-773-3477
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Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-5
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Past Use: Single Family	Proposed Use: Single Family / Permit for a rear set back reduction. Prior permit #961009. Refer to letter attached with permit.	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 3	47859 constructed in 1900's (Principal structure)
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Proposed Project Description: Set Back Reduction	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 See City issued 10/31/97	Signature: [Signature]	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 01/25/2002	Zoning Approval		
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<ol style="list-style-type: none"> 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.. 	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	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 checked="" type="checkbox"/> Not in District 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
	set back reduction to 10' allowed under section 1A-433 #3 Date: [Signature] 1/29/02	Date: _____	Date: _____

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 PHONE

Application ID Number:

Department: Status: Reviewer:

Comments: Approval Date:

Given On Date:

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

This Permit is to Legalze Setback Reduction per section 14-433 of the Zoning Ordinance. Building Code Compliance was established per Certificate of Occupancy issued 10/31/1997

Create Date: By: Update Date: By:

Application ID Number: 2-0074

Department: Zoning

Status: Approved

Reviewer: Marge Schmuckal

Comments: 59 Bolton Street -
principal structure built in 1900s - using section 14-433 to
allow a rear setback reduction to approx. 18 feet instead of
20' normally required. - attached garage already
constructed under previous permit.

Approval Date: 01/29/2002

Given On Date: 01/28/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 01/29/2002

Date 2:

Create Date: 01/25/2002 By: gg

Update Date: 01/29/2002 By: mes



January 18,2002

Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101

Dear Marge:

Enclosed is the new building permit application and plot plan for the property located at 59 Bolton Street. I have also enclosed a copy of the previous permit, a copy of the certificate of occupancy on the structure, and a \$30.00 check for the new permit.

As we had discussed, we are looking for a rear setback reduction from 20' to 18' as shown on the enclosed plot plan.

We appreciate your help in this matter and hope to hear from you soon. If you have any questions or need additional information please call me at 253-3185.

Cordially,

Garry Smith
Broker
Dewolfe Real Estate Services

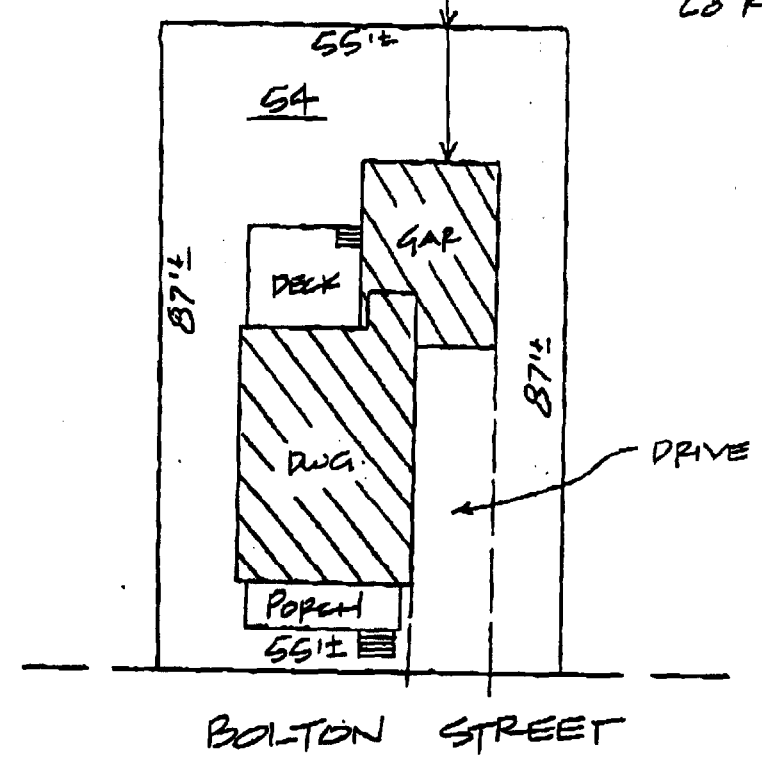
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES EXCEPT AS NOTED. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL SETBACKS, AND B) FLOOD ZONE DETERMINATION BY DOWNSIDE SCALING ON RELOF REFERENCES FEMA MAP. (3) THIS INSPECTION DOES NOT COVER ALL APPLICABLE STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER TITLE AFFORSAIT & TITLE INSURER AND SHOULD NOT BE USED BY ANY OTHER PARTY FOR ANY PURPOSES. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 69 BOLTON STREET INSPECTION DATE: 1-14-02
PORTLAND, ME SCALE: 1" = 20'

North

NOTE
 18'± FIELD
 20' REQ'D



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: SAUNDERS REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: BALLARGEON ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE NO. 2021129

TITLE REFERENCES:
 DEED BOOK: 17614 PAGE: 26
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMB

MUNICIPAL REFERENCE:
 MAP: 18c BLOCK: D LOT: 12

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 23005.1. PANEL: 2012B ZONE: C DATE: 02-15-92

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

YOUR FILE # _____

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 800 BRIGHTON AVENUE
 PORTLAND, ME 04103
 (207) 898-1000

222 CLARES WOODS ROAD
 LYMAN, ME 04102
 (207) 496-4568

James R. Lemieux
 1-14-02

INSP. BY _____

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

All Purpose 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>59 BOLTON STREET</u>		
Total Square Footage of Proposed Structure <u>DESCRIBED IN PREVIOUS PERMIT</u>	Square Footage of Lot <u>DESCRIBED IN PREVIOUS PERMIT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>D</u> Lot# <u>12</u>	Owner: <u>MARYELLEN BAILLARGEON</u>	Telephone: <u>773-3477</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARYELLEN BAILLARGEON</u> <u>59 BOLTON STREET</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>DESCRIBED IN PREVIOUS PERMIT</u> Fee: \$
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: _____		
Project description: <u>BASEMENT AND GARAGE.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>CAROL SMITH 253-3185</u>		
Mailing address: <u>53 BAKER BLVD.</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>253-3185</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Maryellen Baillargeon</u>	Date: <u>1-18-02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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

Location of Construction: 59 Bolton St		Owner: Baillargeon, Maryellen		Phone: 773-3477		Permit No: 961009	
Owner Address: SAA Pctld, ME 04102		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 10 1996 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 11,000.00 PERMIT FEE: \$ 75.00			
Proposed Project Description: Construct attached garage (24 x 19)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: 50 Use Group: R3 Type: # Signature: <i>[Signature]</i>		Zone: <i>R-5</i> CBL: 186-D-012 Zoning Approval: <i>[Signature]</i> 10/9/96 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"/>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Permit Taken By: Mary Gresik Date Applied For: 07 October 1996		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 checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 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: <i>Maryellen Baillargeon</i> Maryellen Baillargeon		ADDRESS: _____		DATE: 07 October 1996.		PHONE: _____	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____				PHONE: _____			

Action:
 Approved
 Approved with Conditions
 Denied

Date: *10/7/96*

[Signature]

CEO DISTRICT 5

COMMENTS

12-11-96 - Rear setback problem is, / about 18' to rear fence property line / must be close.

5-9-97 - no work

10-31-97 final inspection - ok. Sheetrock w/ 5/8" Type X.

11-5-96 Inspected footings being placed
OK to pour

11-8-96 Checked foundation wall
poured, Rear lot line to fence
only 19' + 2" owner is checking to see exactly
where property line is before continuing making
side yard 8' OK had 8'-6".

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Bolton Street

Issued to Maryellen Baillargeon

Date of Issue 31OCT97

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. 961009, 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

APPROVED OCCUPANCY

GARAGE W/MUDROOM

GARAGE W/MUDROOM

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10-31-97

(Date)

Maryellen Baillargeon
Inspector

[Signature]
Inspector of Buildings

[Handwritten mark]

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.

BUILDING PERMIT REPORT

DATE: 9/OCT/96 ADDRESS: 59 Bolton St.

REASON FOR PERMIT: To Construct 18'x22' Attached garage.

BUILDING OWNER: Maryellen Baillargeon

CONTRACTOR: SAA

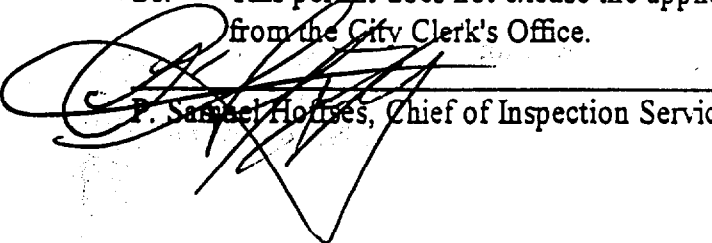
PERMIT APPLICANT: SAN APPROVAL: *1, *4, *5, *7
DENIED: *18

CONDITION OF APPROVAL OR DENIAL

- *1. Before concrete for foundation is placed, approvals from the ~~Development Review coordinator and~~ Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *4. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- *5. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M 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.
6. Headroom in habitable space is a minimum of 7'6".
- *7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall be maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
- *18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hodges, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

Applicant: Maryellen Billangeon Date: 10/9/96
 Address: 59 Bolton St C-B-L: 106-D-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - 19x24 Attached garage

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' req - 20' shown

Rear Yard - ~~20' req - 25' shown~~

Side Yard - 8' req - 8'7" shown

see permit
 02-0074
 18' shown to
 rear property
 line - ok per
 14-433
 #3

Projections -

Width of Lot -

Height - 1 story

Lot Area -

4,785 sq ft

Lot Coverage/ Impervious Surface - 40% coverage max = 1914 sq ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

New 19 x 24 = 456
 5 x 8 = 40
 5 x 7 = 35
 24 x 34 = 816
 6 x 22 = 132
 (1479 sq ft)

ok