

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

|  |  |  |  |   |  |   |  |
|--|--|--|--|---|--|---|--|
| Location of Construction:<br>59 Bolton St                            |  | Owner:<br>Baillargeon, Maryellen         |  | Phone:<br>773-3477 PM   |  | Permit No:<br><b>961009</b>   |  |
| Owner Address:<br>SAA Pctld, ME 02102                                |  | Leasee/Buyer's Name:                     |  | Phone:  |  | BusinessName:   |  |
| Contractor Name:   |  | Address:                                 |  | Phone:  |  | Permit Issued:<br>OCT 10 1996   |  |
| Past Use:<br>1-fam   |  | Proposed Use:<br>Same                    |  | COST OF WORK:<br>\$ 11,000.00   |  | PERMIT FEE:<br>\$ 75.00   |  |
|  |  |  |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION:<br>Use Group: <i>R-3-U</i> Type: <i>5B</i><br><i>020CA96</i>  |  |
| Proposed Project Description:<br>Construct attached garage (24 x 19) |  |  |  | Signature:  |  | Signature:  |  |
|  |  |  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)   |  | Zone: <i>R-3</i> CBL: 186-D-012   |  |
|  |  |  |  | Action: <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |  | Zoning Approval:<br><i>OK 10/10/96</i>  |  |
| Permit Taken By: <i>Mary Gresik</i>                                  |  | Date Applied For: <i>07 October 1996</i> |  | Signature:  |  | Date:   |  |
|  |  |  |  |   |  | Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |

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

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 *Maryellen Baillargeon* ADDRESS: \_\_\_\_\_ DATE: *07 October 1996* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review
- Action:**
- Approved
  - Approved with Conditions
  - Denied
- Date: *10/7/96*

CEO DISTRICT 5

COMMENTS

12-11-96- Rear setback problems, / about 18' to red fence  
property line / must be close.

5-9-97 - no work

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

11-5-96 Inspected footings being placed  
OA 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: _____      | _____ |

|  |  |                                  |  |  |  |  |  |   |  |
|--|--|----------------------------------|--|--|--|--|--|---|--|
| Location of Construction:<br>59 Bolton St                            |  | Owner:<br>Baillargeon, Maryellen |  | Phone:<br>773-3477   |  | Permit No: <b>961009</b>                                       |  |   |  |
| Owner Address:<br>SAA Ptld, ME 04102                                 |  | Leasee/Buyer's Name:             |  | Phone:   |  | BusinessName:  |  |   |  |
| Contractor Name:   |  | Address:                         |  | Phone:   |  | Permit Issued:<br>OCT 10 1996                                  |  |   |  |
| Past Use:<br>1-fam   |  | Proposed Use:<br>Same            |  | COST OF WORK:<br>\$ 11,000.00  |  | PERMIT FEE:<br>\$ 75.00  |  |   |  |
| Proposed Project Description:<br>Construct attached garage (24 x 19) |  |                                  |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied  |  | INSPECTION <i>M. 50</i><br>Use Group: <i>A3</i> Type: <i>A</i> |  |   |  |
|  |  |                                  |  | Signature: _____   |  | Signature: <i>Hoffre</i>                                       |  |   |  |
| Permit Taken By: Mary Gresik   |  |                                  |  | Date Applied For: 07 October 1996  |  |  |  | Zone: <i>R-5</i> CBL: 186-D-012   |  |
|  |  |                                  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied: <input type="checkbox"/><br>Signature: _____ Date: _____ |  |  |  | Zoning Approval: <i>OK 10/9/96</i><br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |

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SIGNATURE OF APPLICANT: Maryellen Baillargeon ADDRESS: \_\_\_\_\_ DATE: 07 October 1996 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

**PERMIT ISSUED**

OCT 10 1996

**CITY OF PORTLAND**

Zone: *R-5* CBL: 186-D-012

Zoning Approval: *OK 10/9/96*

**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: 10/7/96

*D. Audun*

CEO DISTRICT 5



CITY OF PORTLAND, MAINE  
Department of Building Inspection

186-D-12

# 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)

*Amy Rivers*

Inspector

*[Signature]*

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.

186

Applicant: Maryellen Billangeon Date: 10/9/96  
Address: 59 Bolton St C-B-L: 186-D-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - RS

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

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

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: SAN

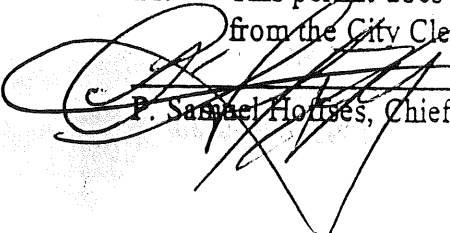
PERMIT APPLICANT: SAN APPROVAL: \*1, \*4, \*5, \*7  
DENIED: \*18

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 dwelling 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 Holmes, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.

Close

This data is provided by the Assessor's Office and is current as of January 10, 2002

|                  |                       |      |        |                  |                             |           |
|------------------|-----------------------|------|--------|------------------|-----------------------------|-----------|
| CBL              | 186 D012001           | CARD | 1 of 1 | Property Address | 59 BOLTON ST                | Taxes Due |
| Owner Name 1     | BAILLARGEON MARYELLEN |      |        | Property Type    | RESIDENTIAL                 |           |
| Name 2           |                       |      |        | Description      | 186-D-12<br>BOLTON ST 57-61 |           |
| Mailing Address  | 59 BOLTON ST          |      |        |                  | 4785 SF                     |           |
| City, State, Zip | PORTLAND              | ME   | 04102  |                  |                             |           |

|                            |                  |              |      |         |                                 |
|----------------------------|------------------|--------------|------|---------|---------------------------------|
| Land Use                   | SINGLE FAMILY    | Nbr of Units | 1    | Traffic | LIGHT                           |
| Zone                       | R5               | Neighborhood | 011  |         |                                 |
| District                   | DEERING-ROSEMONT |              |      |         |                                 |
| Total Sq. Feet/Living Area | 1142             |              |      |         |                                 |
| Utilities                  | PUBLIC WATER     | PUBLIC SEWER | NONE |         |                                 |
| Mailing Address            | 59 BOLTON ST     |              |      |         | Update Property Mailing Address |
| Modified Date              | 12/28/2000       | Modified By  | vjm  |         |                                 |

*R-5 Built prior to 1900*

*14-437  
The bldg has to be existing  
AS of 11-15-93  
cant use - bldg permit  
is 10/10/1996*

*GARRY SMITH  
DEWOLFE  
253-3185*

*14-433  
lot of record - The principal  
structure must be existing  
AS of 7/19/88 - (yes this was built  
in 1900's)  
R-5 zone may allow as close  
as 5'*

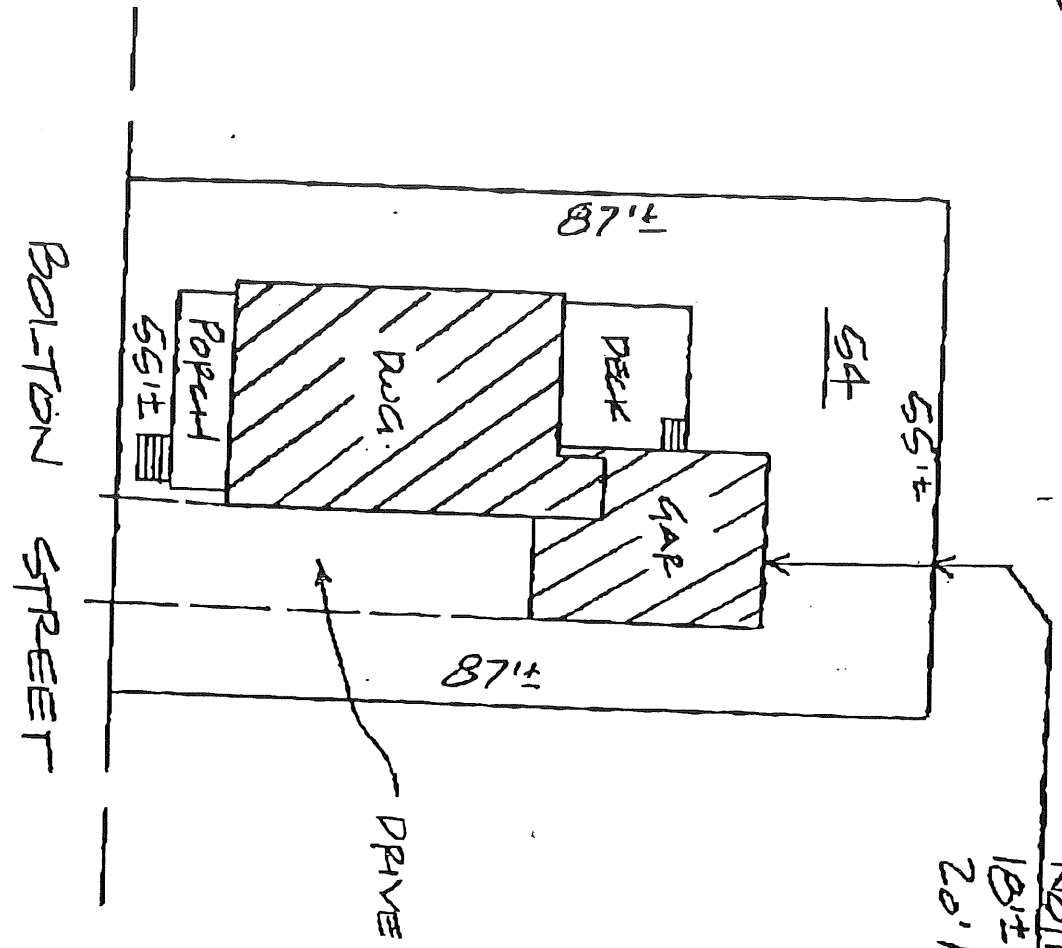


# FOR MORTGAGE LENDER USE ONLY

GRABBLE NOTES: (1) REVIEWED SURVEY AND FOUND THAT REPRESENTS GROSS BUILD. (2) SEE LISTING OF FURS INSPECTED AS TO WHETHER AN OPINION AS FOLLOWS: (1) BUILDING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH ASPECTS TO MUNICIPAL ZONING ORDINANCES AND (2) FROM STATE ARCHITECTURAL BY ORDINANCE SCHEDULE ON BEHALF REFERENCED PART MAP. (3) THIS INSPECTION REPORTING OUR LEGAL STANDARDS OF PRACTICE AND STANDARDS OF CARE. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BUILDER LISTED LENDER FROM APPROVAL & THIS INSPECTION AND SHOULD NOT BE USED BY ANOTHER PARTY FOR ANY PURPOSES OR FOR ANY OTHER PURPOSES. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO DETERMINE A PROVISIONAL DRAWING PERTAINING TO BOUNDARY LINE LOCATIONS. BOUNDARY POINTS OF EIT. DETERMINE AND/OR ESTABLISHMENT.

ADDRESS: 59 BOLTON STREET INSPECTION DATE: 1-14-02  
PERLAIR, ME SCALE: 1" = 20'

NOTE  
 18'± FIELD  
 20'± REAR D



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPLICABLES, IF ANY.

APPLICANT: SANDERS REQUESTING PARTY: LEETE &  
 OWNER: BALLAEGARD ATTORNEY: DANIEL R. LEMIEUX  
 LENDER: \_\_\_\_\_ FILE NO. 20211269

TITLE REFERENCES: \_\_\_\_\_  
 DEED BOOK: 1744 PAGE: 25  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 COUNTY: CANB \_\_\_\_\_  
 MUNICIPAL REFERENCE: \_\_\_\_\_  
 MAP: 18c BLOCK: D LOT: 12

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 230051...  
 PARKING SPACES: 4 DATE: 01-15-02  
 THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SEVERAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.  
 COMMENTS: \_\_\_\_\_

YOUR FILE #:  
**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 800 BEECHER AVENUE  
 PORTLAND, ME 04103  
 AND CLARKS POINT ROAD  
 LYMAN, ME 04002  
 (207) 966-1000 (207) 966-5566

*[Handwritten Signature]*  
 1-14-02

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



