

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED	
Permit No: 02-0321	Issue Date: APR 28 2002
CBL: 186A C021001	

Location of Construction: 152 Bolton St	Owner Name: Rohner Marguerite M Lawler	Owner Address: 152 Bolton St Portland	Phone: 775-5390
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$240.00	Cost of Work: \$31,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	

Proposed Project Description: Construct 19'x15' Two Story Addition	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>	Date:	

Permit Taken By: gad	Date Applied For: 04/08/2002	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 <input type="checkbox"/> Date: <i>4/22/02</i>	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 Date:	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 Date:
	<i>all to remain 1 family</i>		

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

02-0321

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

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: 152 BOLTON ST PORTLAND ME

Total Square Footage of Proposed Structure 285 sq FT Square Footage of Lot 4892 sq FT

Tax Assessor's Chart, Block & Lot Number	Owner: ROBERT J & MARGUERITE M LAWLER-ROHNER	Telephone#: 775-5390
Chart# 186A Block# C 021 Lot# 001		

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 152 BOLTON ST PORTLAND	Cost Of 31,000.00 Work: \$26,000 Fee: \$210.00
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Current use: SINGLE FAMILY RESIDENCE

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant:

Proposed use: SINGLE FAMILY RESIDENCE

Project description: 19'X15' TWO STORY ADDITION - PROJECT WILL BE FAMILY ROOM 1/2 BATH FIRST FLOOR. ONE BEDROOM & PARTIAL ROOM AND 3/4 BATH ON SECOND FLOOR.

Contractor's Name, Address & Telephone:
ROBERT J ROHNER
152 BOLTON ST PORTLAND ME 04102

Applicants Name, Address & Telephone:
ROBERT J ROHNER
152 BOLTON ST PORTLAND ME 04102

Who should we contact when the permit is ready: ROBERT J ROHNER
Telephone: 775-5390

If you would like the permit mailed, what mailing address should we use:
152 BOLTON ST
PORTLAND ME
04102

DEPT. OF PERMITS
CITY OF PORTLAND
APR - 8 2002

Rec'd By:

Application ID Number: 2-0321

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 152 Bolton St

Approval Date: 04/22/2002

Given On Date: 04/12/2002

OK to Issue Permit Name: Marge Schmuckal Date: 04/22/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of the revised plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Please note that you are presently at your maximum lot coverage. Any future construction will not be allowed without alterations to existing structures in order to meet the current lot coverage requirements.

Create Date: 04/09/2002 By: gad

Update Date: 04/22/2002 By: mes



CITY OF PORTLAND, MAINE
Department of Building Inspections

3/20 20 02

Received from Robert Bohner

Location of Work 152 Bolton

Cost of Construction \$ 31,000

Permit Fee \$ 240 - over 30-

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 186A C 021

Check #: 104 Total Collected \$ 210-

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

MORTGAGE LOAN INSPECTION PLAN

152 BOLTON STREET

No. 647-62

PORTLAND ME.

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.

BOOK R288 PAGE 183 COUNTY CUMBERLAND

BUYER: MARGUERITE M. LAWLER - ROHNER &

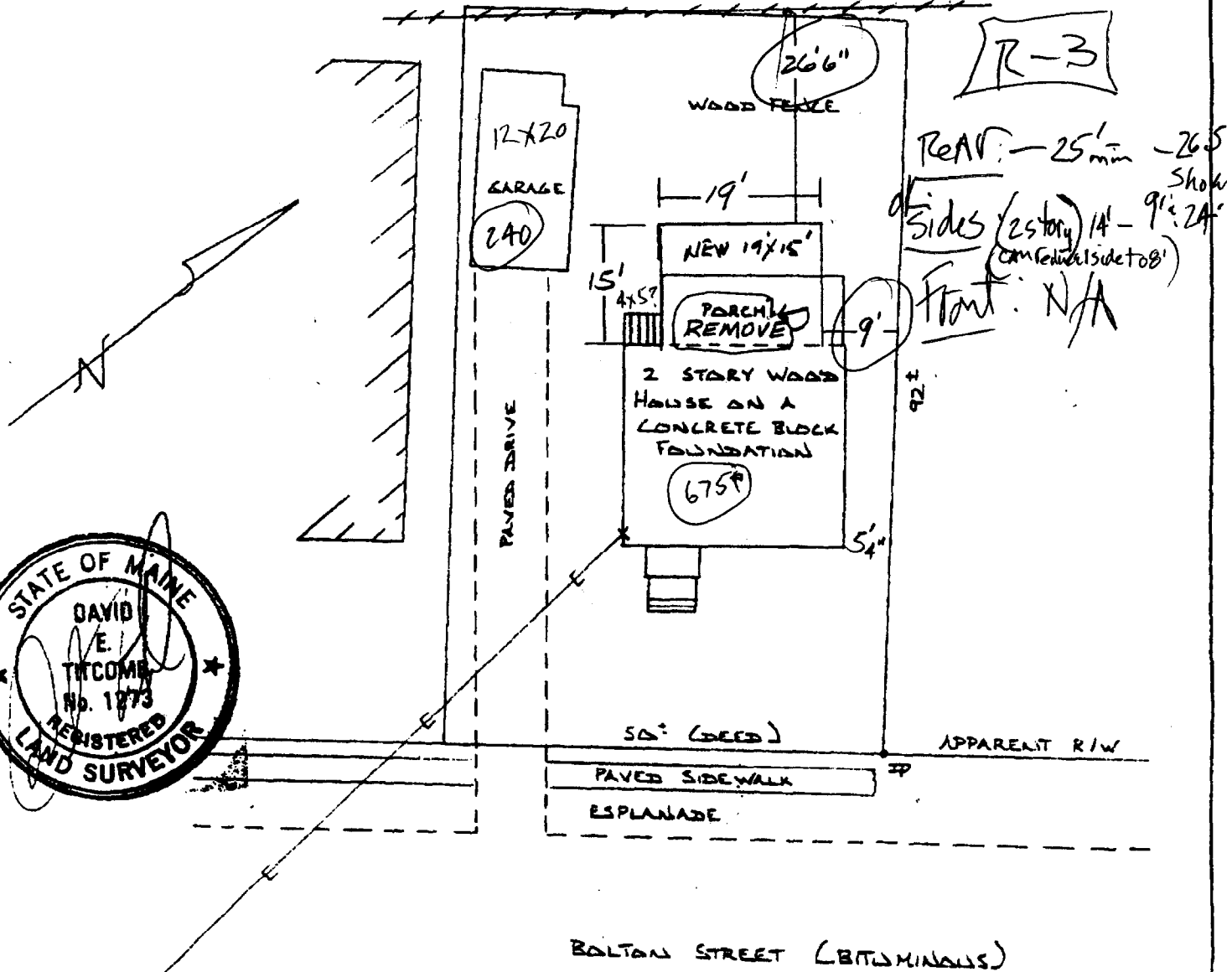
PART OF

ROBERT J. ROHNER

PLAN BOOK 10 PAGE 89 LOTS 32 & 33

SELLER: EDWARD W. LAWLER

12 7 PART OF 32



Lot size: $4892 \times 25\% = 1223\text{sq ft MAX}$

675
240
285 15x19

1200
20 4'x5'

Date 7-11-89 Scale 1:20

1220

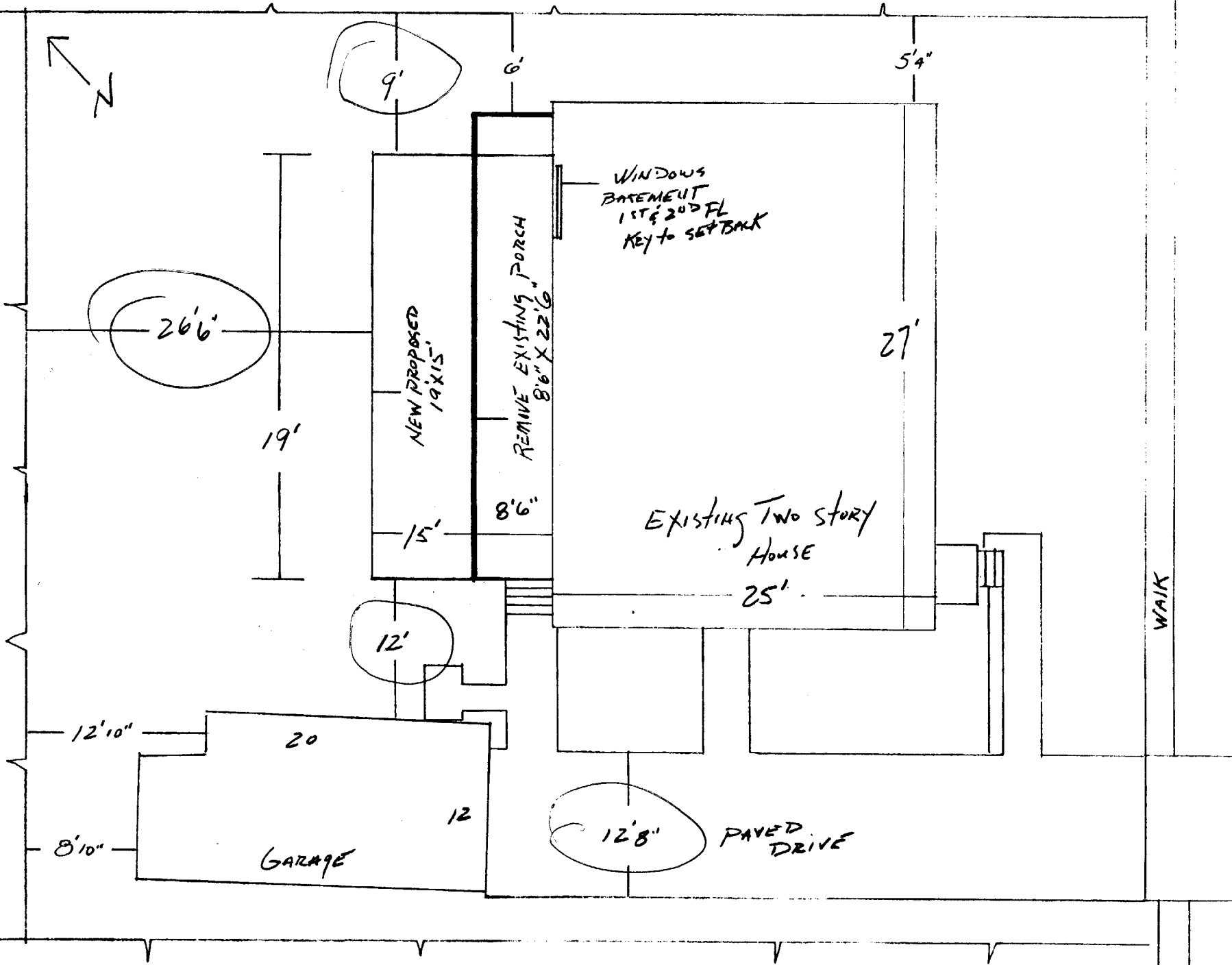
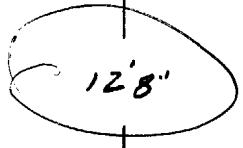
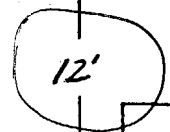
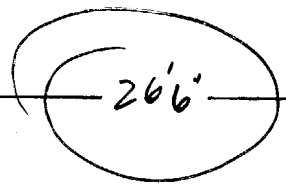
THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

TITCOMB ASSOCIATES Falmouth, Maine

Drawn By E.D.C.

PILOT PLAN

150 BOTTOM ST



N

9'

6'

5'4"

26'6"

19'

NEW PROPOSED
19' X 15'

REMOVE EXISTING PORCH
8'6" X 22'6"

WINDOWS
BASEMENT
1ST & 2ND FL
KEY TO SETBACK

27'

15'

8'6"

EXISTING TWO STORY
HOUSE

25'

WALK

BOTTOM ST

12'10"

20

12

GARAGE

8'10"

12'8"

PAVED
DRIVE



CITY OF PORTLAND

April 1, 2002

Marguerite & Robert Rohner
152 Bolton Street
Portland, ME 04102

See REVISIONS
submitted

RE: 152 Bolton Street – 186A-C-021 – R-3 Zone

Dear Mr. & Mrs. Rohner,

I am in receipt of your application to construct new 19' x 20' and 4.5' x 12' additions as per plans. Your permit is being denied because section 14-90 requires the maximum lot coverage not to exceed 25% of the lot area. Your lot area is given as 4892 square feet. 25% of your lot area is 1223 square feet. Your new proposal would be a total of 1379 square footage of lot coverage which is 156 square feet over the requirement.

Secondly, your proposal shows a rear setback of 21.66 feet instead of the required 25 feet as also required by section 14-90 of the zoning ordinance. However, another section of the Zoning Ordinance (section 14-433) may allow you to use a closer setback, if you revise your lot coverage to meet the current ordinance related to maximum coverage.

Based on this section of the Zoning Ordinance, your permit is being denied. If your plans can be changed to meet the requirements of the Ordinance, I would be glad to review that new proposal.

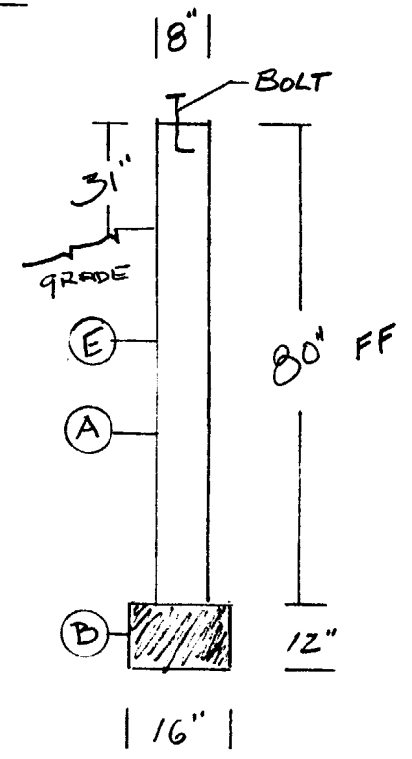
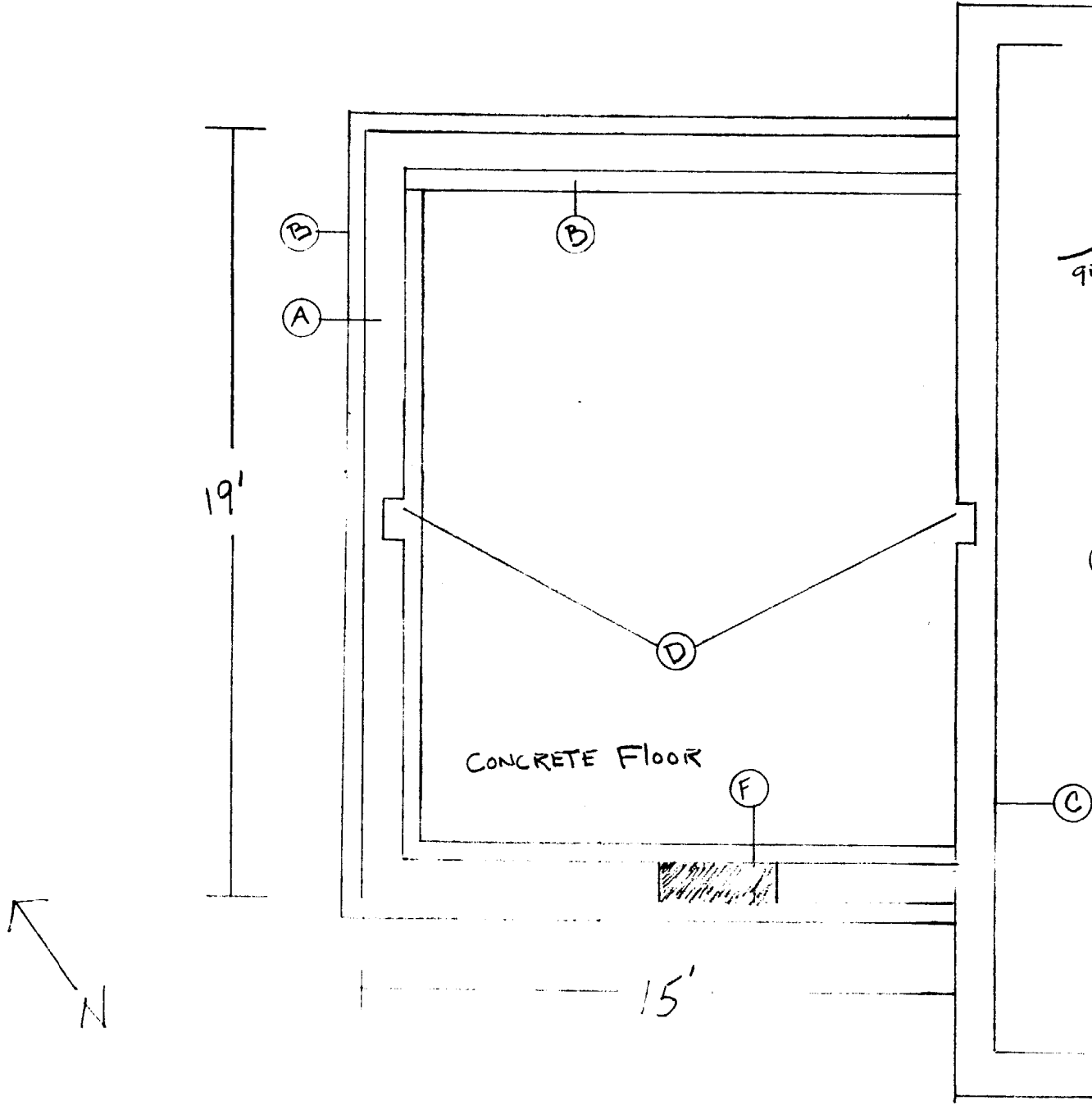
You have the right to appeal my decision to the Zoning Board of Appeals. Please note that variance appeals even for lot coverage and setbacks are very difficult to have granted. However, if you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to appeal. Please contact this office for the necessary paperwork that you need in order to apply for such an appeal.

Very truly yours,

Marge Schmuckal
Zoning Administrator

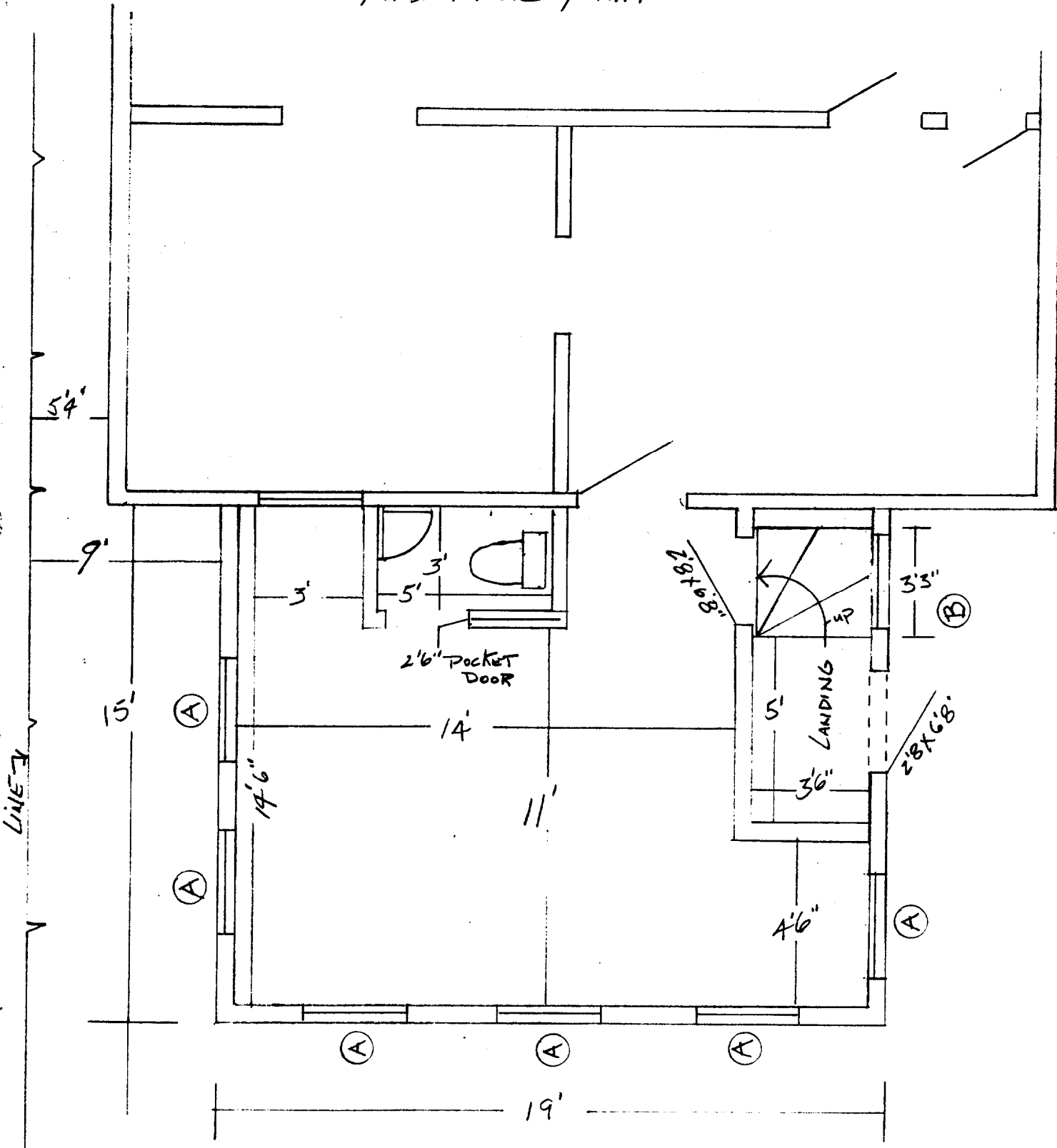
FOUNDATION & FOOTING PLAN

152 BOSTON ST



- (A) — 8" FOUNDATION
- (B) — FOOTING
- (C) — EXISTING FOUNDATION
- (D) — POCKET FOR GIRDER
- (E) — WATERPROOF BELOW GRADE
- (F) — STEP DOWN - JOG FOR DOOR

FIRST FLOOR PLAN



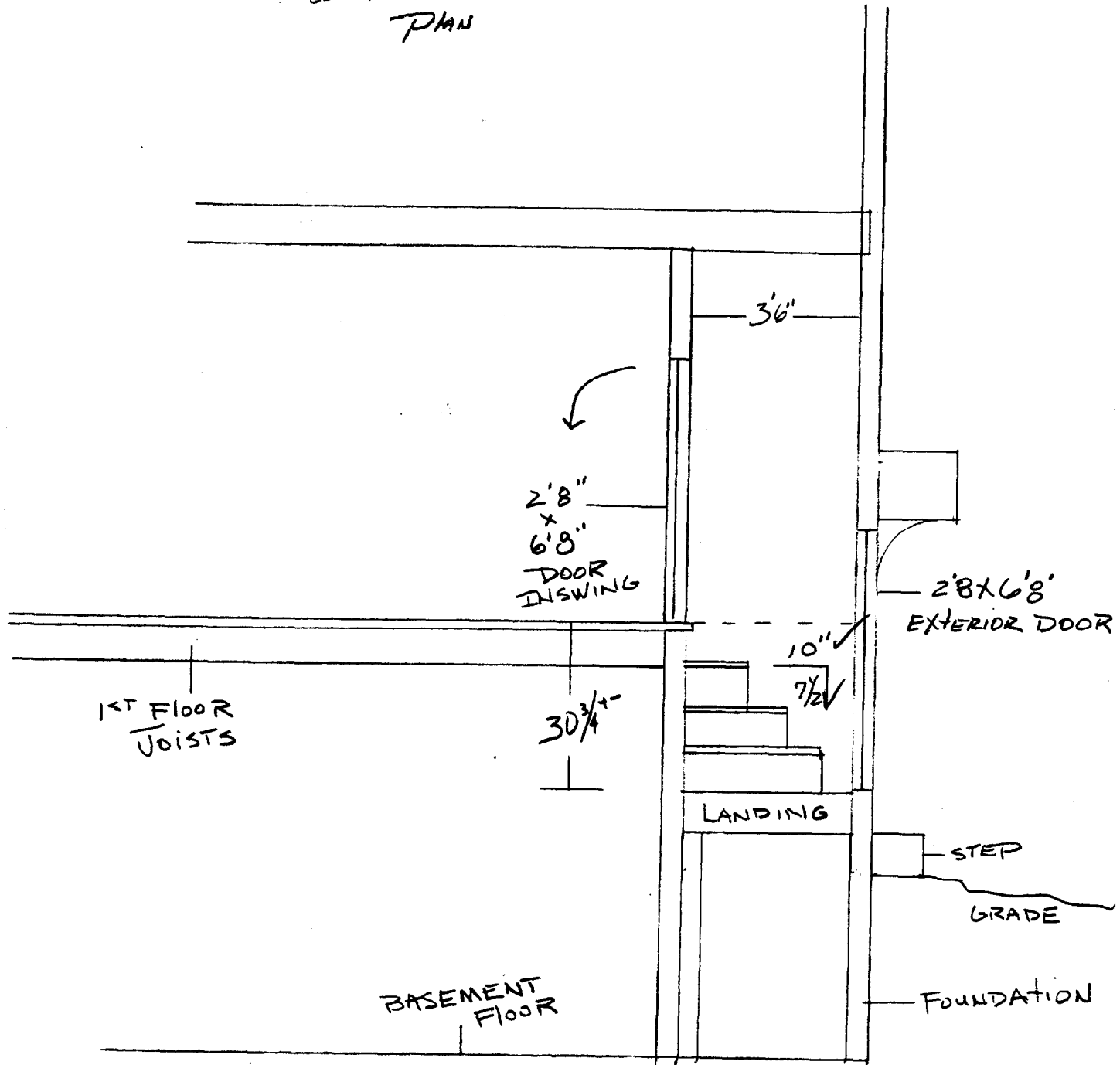
LINE 7

26'6"

(A) — DH 34X37

(B) — DH 26X37

STAIR DETAIL
SEE FIRST FLOOR
PLAN



DH 38X65
EQRESS

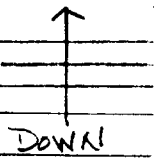
(A)

DH 34X37

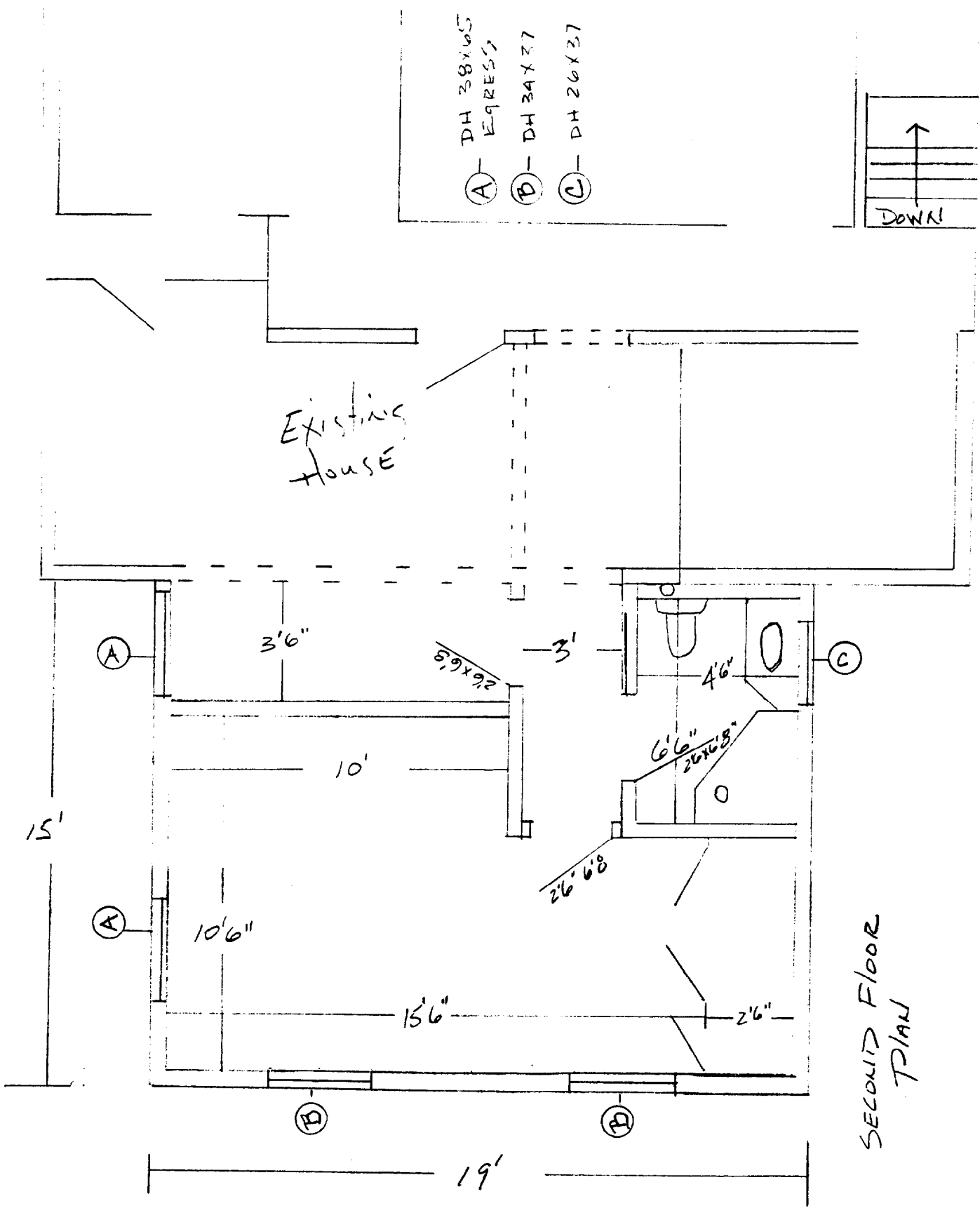
(B)

DH 26X37

(C)

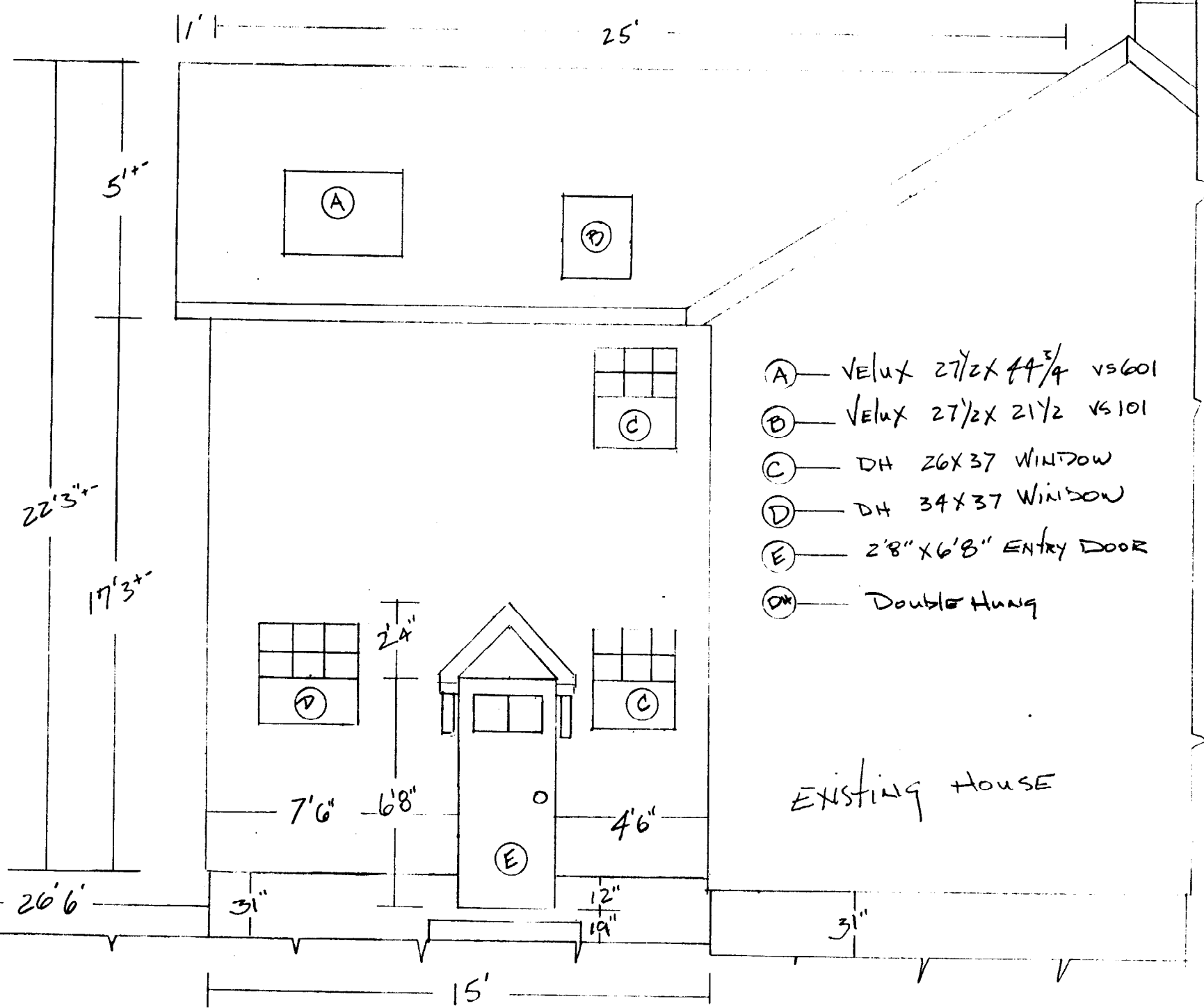


Existing
House



SECOND FLOOR
PLAN

EAST ELEVATION

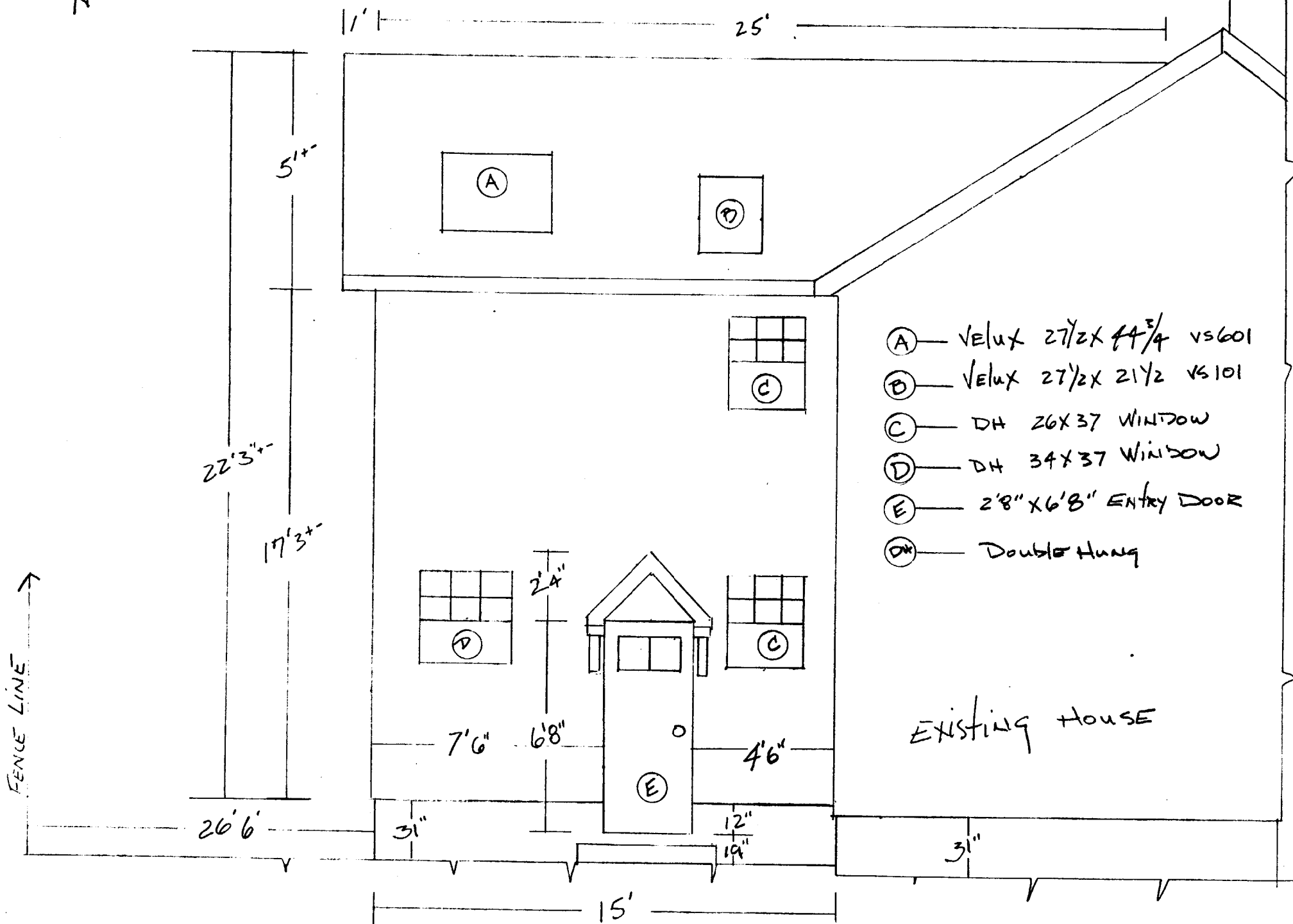


- Ⓐ — VELUX 27 1/2 X 44 3/4 VS601
- Ⓑ — VELUX 27 1/2 X 21 1/2 VS101
- Ⓒ — DH 26 X 37 WINDOW
- Ⓓ — DH 34 X 37 WINDOW
- Ⓔ — 2'8" X 6'8" ENTRY DOOR
- Ⓕ — Double Hung

EXISTING HOUSE

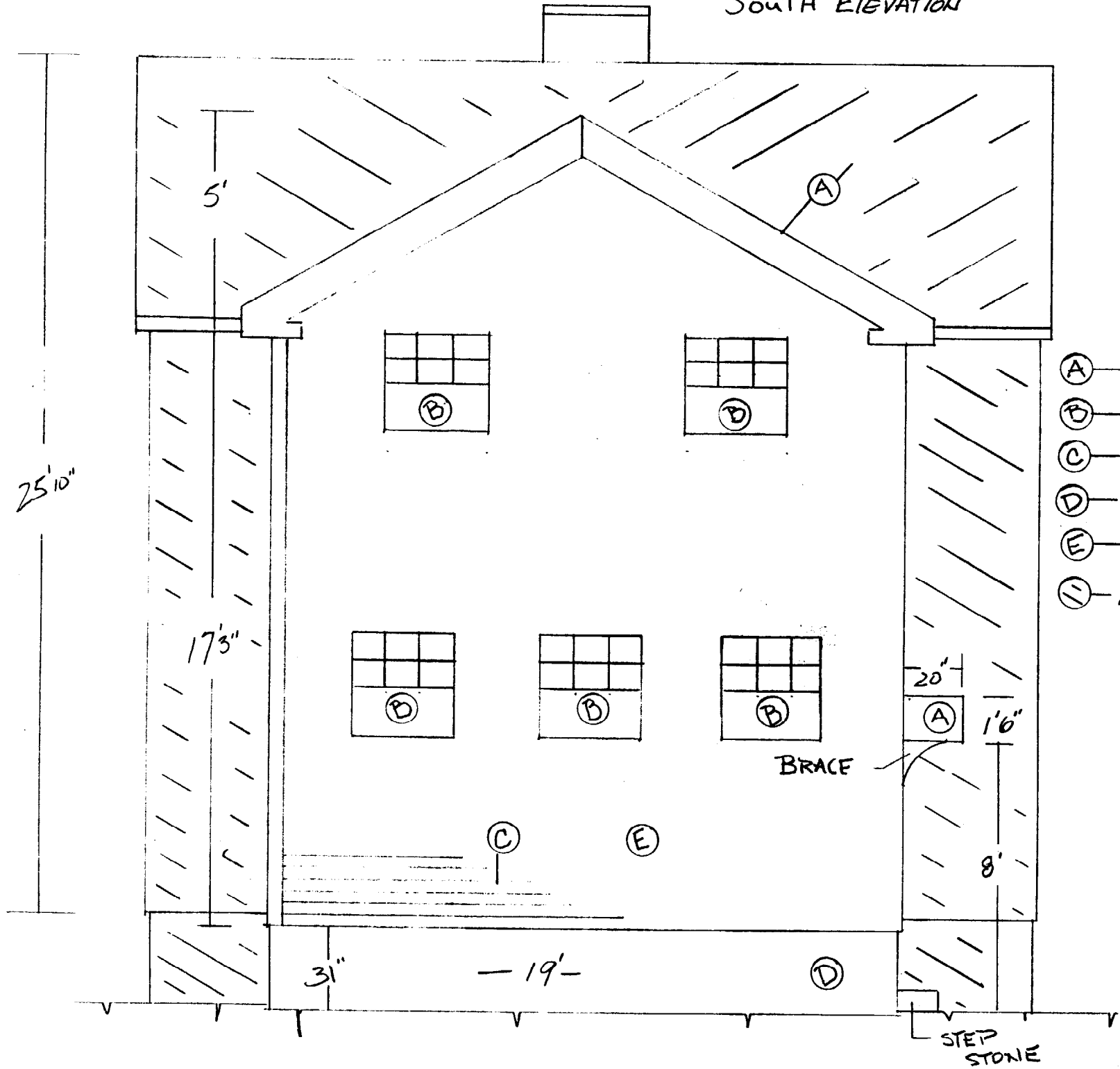
EAST ELEVATION

152 BOTTOM ST

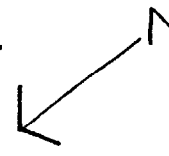


SOUTH ELEVATION

152 BOITON ST

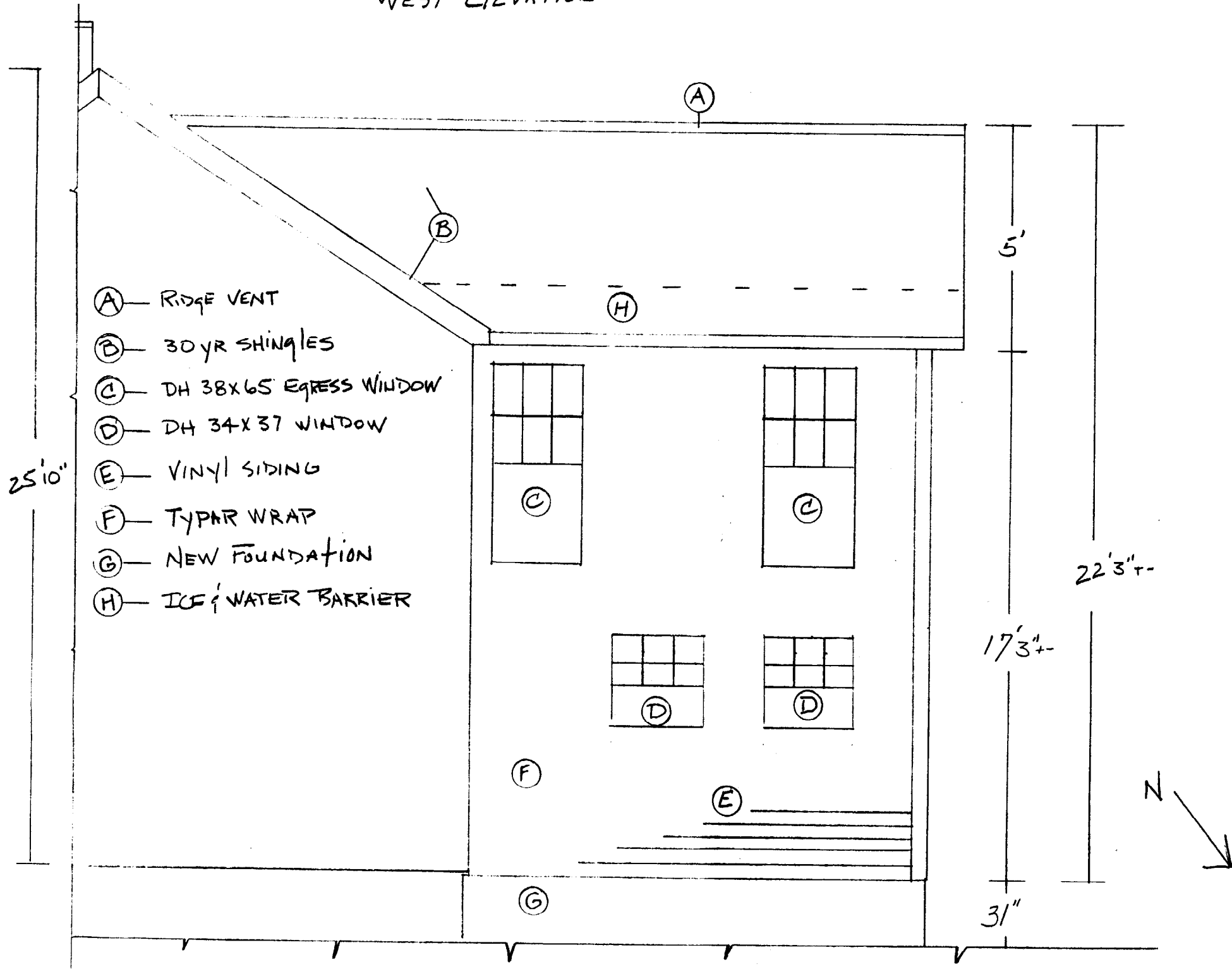


- (A) — 30yr SHINGLE
- (B) — DH 34X37 WIND
- (C) — VINYL SIDING
- (D) — NEW FOUNDATI
- (E) — TYPAR WRAP
- (S) — EXISTING HOUSE



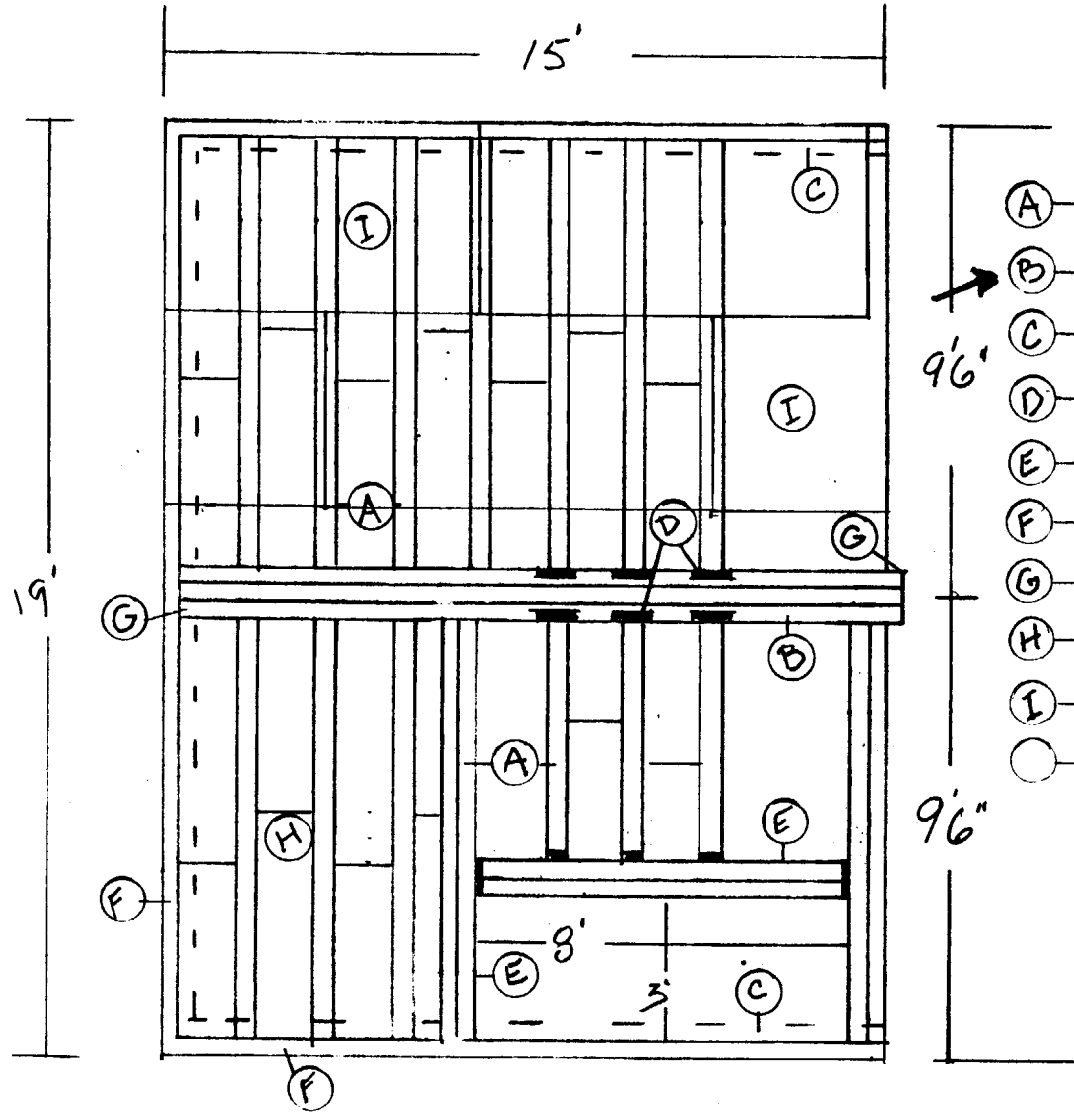
WEST ELEVATION

152 BOITON ST



FIRST FLOOR FRAMING HALL

152 BOITON ST

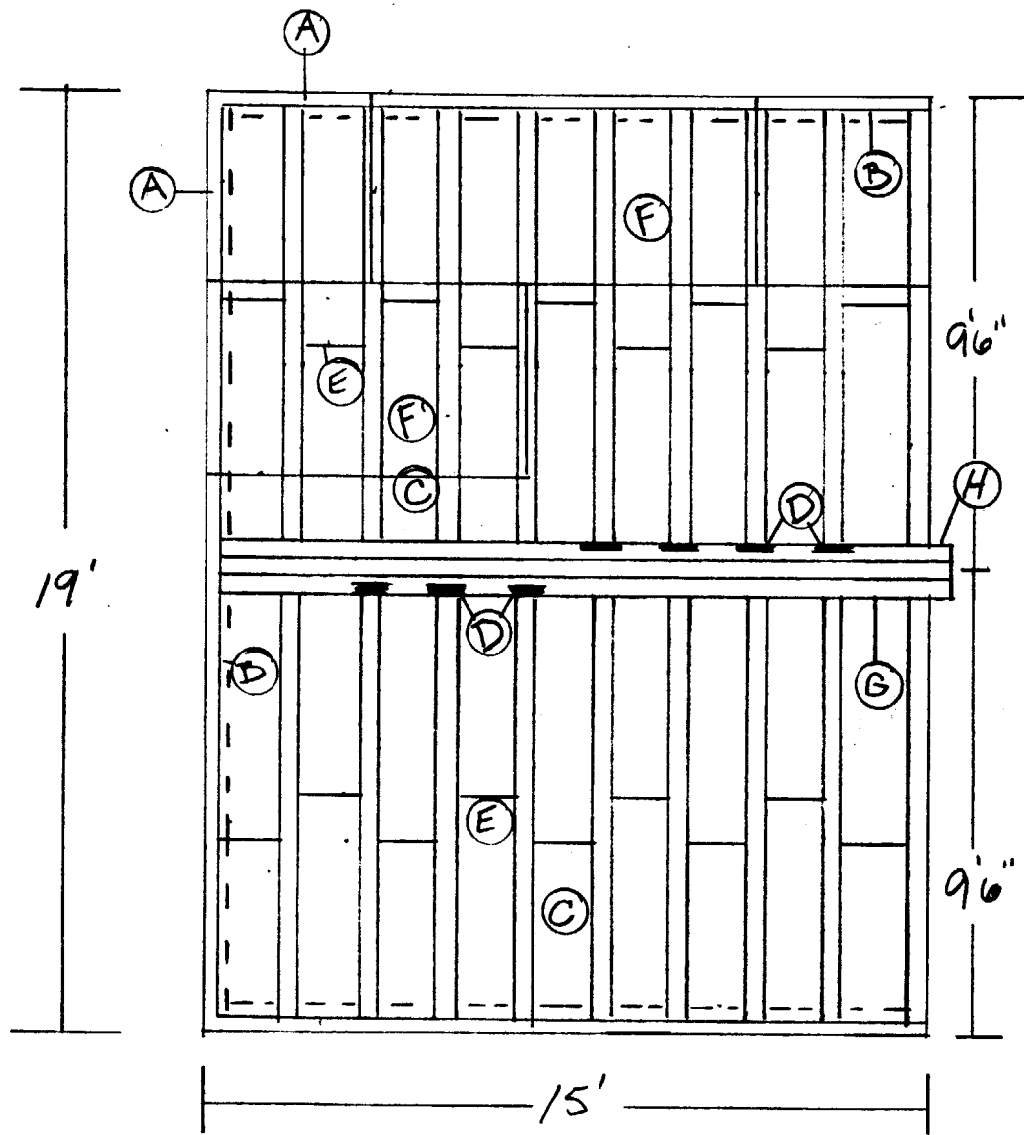


- Ⓐ - 2x8 Joist 16" o.c. - 8 1/2' span
- ➔ Ⓑ - 1 3/4 x 14 LVL Triple Girder
- Ⓒ - 1/2 x 6 PT Plate
- 9'6" Ⓓ - Joist Hangers Typ
- Ⓔ - Double 2x8 Trimmers
- Ⓕ - 2x8 Box
- Ⓖ - Pocket for Girder - Ⓑ
- Ⓗ - 1x3 Bridging
- Ⓘ - 3/4 T&G Plywood subfl w/adhesi
-



SECOND FLOOR FRAMING
PLAN

152 BOTTIN ST

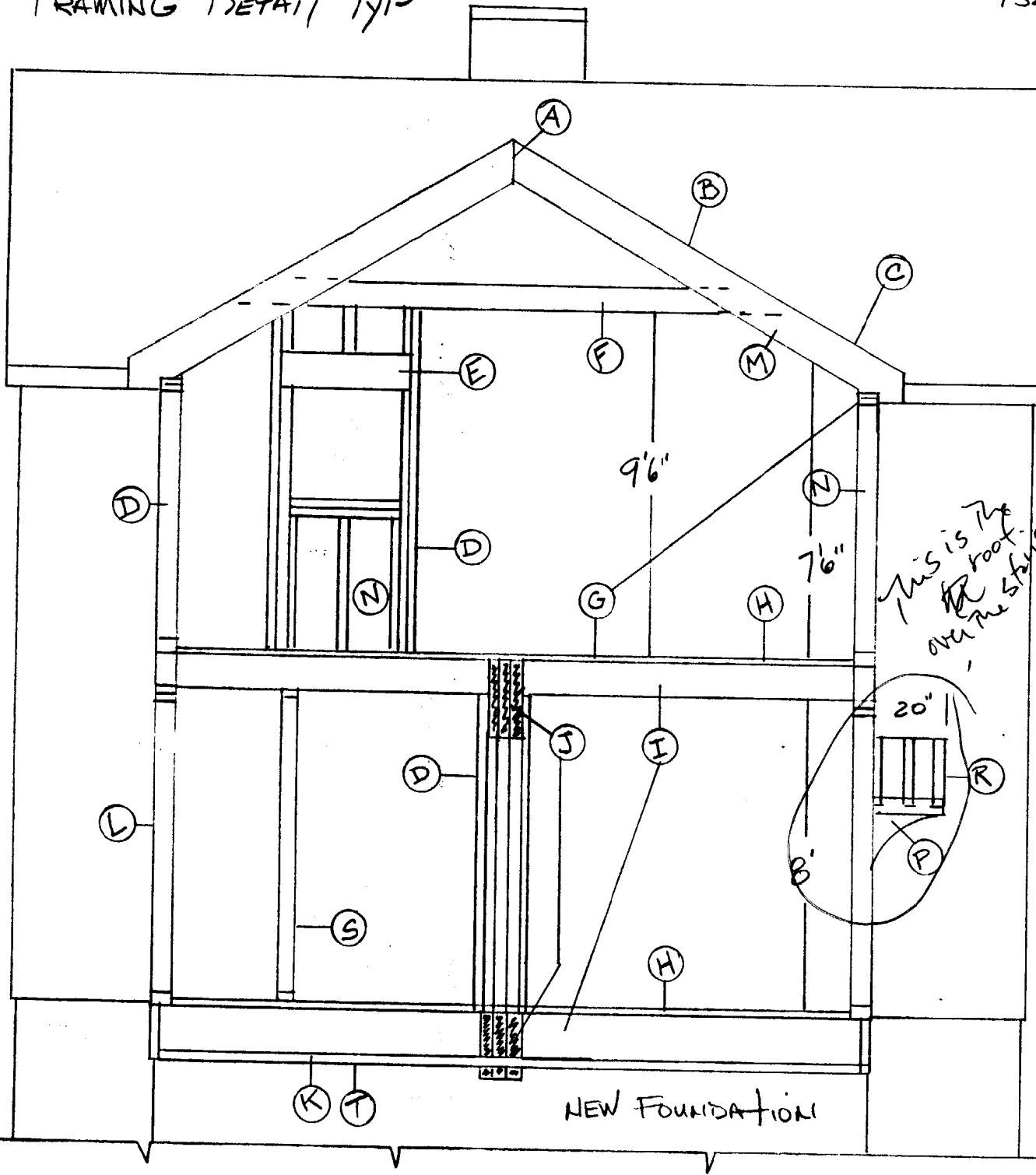


- Ⓐ 2x8 Joist Box
- Ⓑ 2x6 Double Plate Below 1st Fl
- Ⓒ 2x8 Joist 16" O.C.
- Ⓓ 2x8 Joist Hangers Typ
- Ⓔ 1x3 Bridging
- Ⓕ 3/4" T&G Sub Floor w/Adhesive
- Ⓖ 1 3/4 x 14' LVL Triple Girder
- Ⓗ Pocket Girder Support
- Ⓘ
- Ⓢ



FRAMING DETAIL TYP

152 1041 04 21



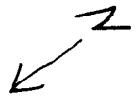
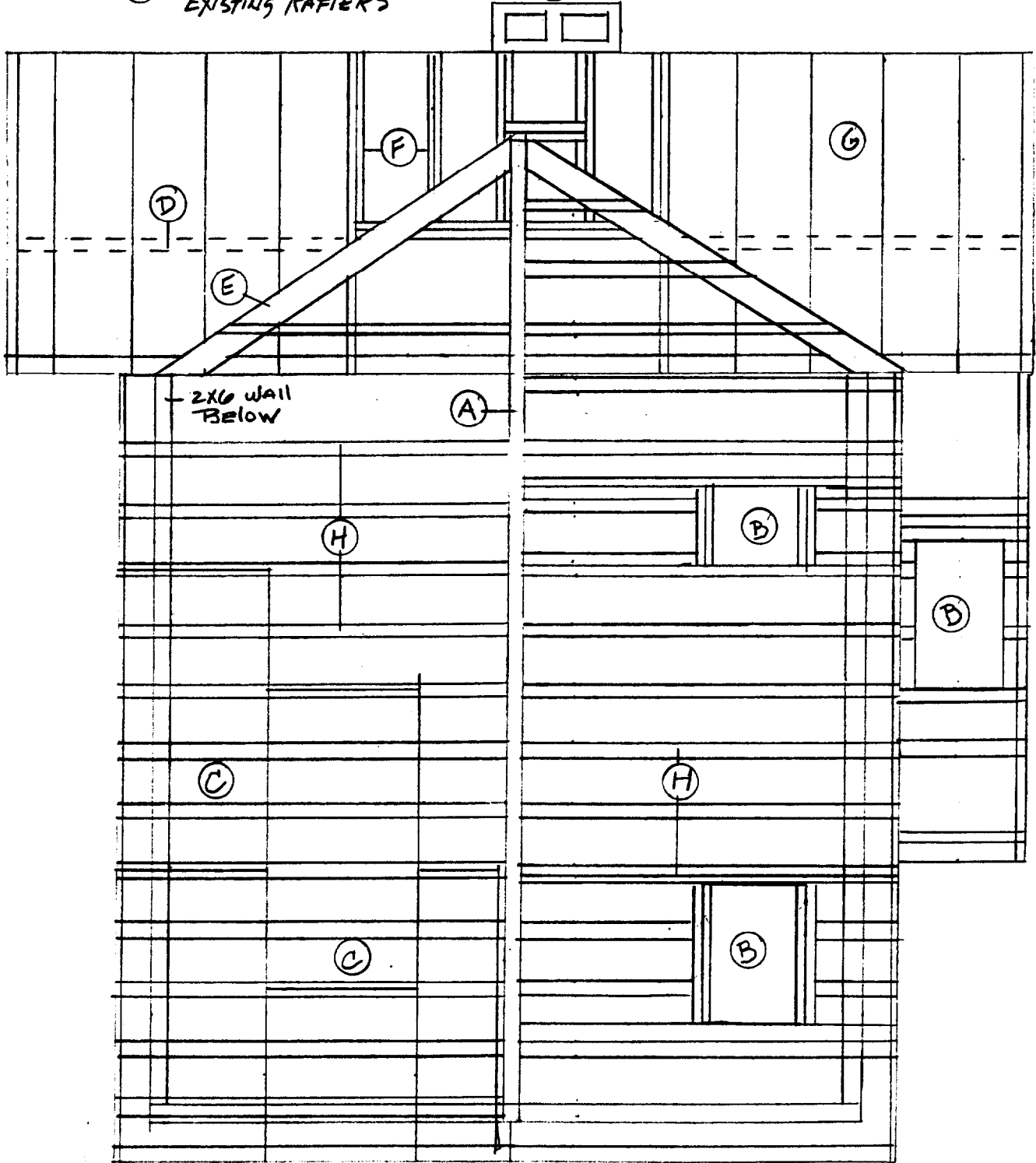
- (A) $1\frac{3}{4} \times 11\frac{7}{8}$ LVL RIDGE
- (B) 2X10 RAFTERS 16OC ✓
- (C) $\frac{5}{8}$ CDX PLY - ROOF ✓
- (D) 2X6 EXTERIOR STUDS ✓
- (E) HEADERS 2XB TYP ✓
TRIPPLE
- (F) 2X6 COLLAR TIES ✓
- (G) 2X6 PLATES ✓
- (H) $\frac{3}{4}$ T&G PLY-DECK ✓
- (I) 2XB FL JOISTS ✓
- (J) $1\frac{3}{4} \times 14$ LVL TRIPLE GIRDER
- (K) 2X6 PT SILL ✓
- (L) $\frac{1}{2}$ SHEATHING TYP ✓
- (M) R-30 INSULATION
- (N) R-19 INSULATION
- (P) KNEE BRACE
- (R) ENTRY ROOF
- ✓ (S) 2X4 INTERIOR WALLS
- (T) sill SEAL

This is the roof over the studs

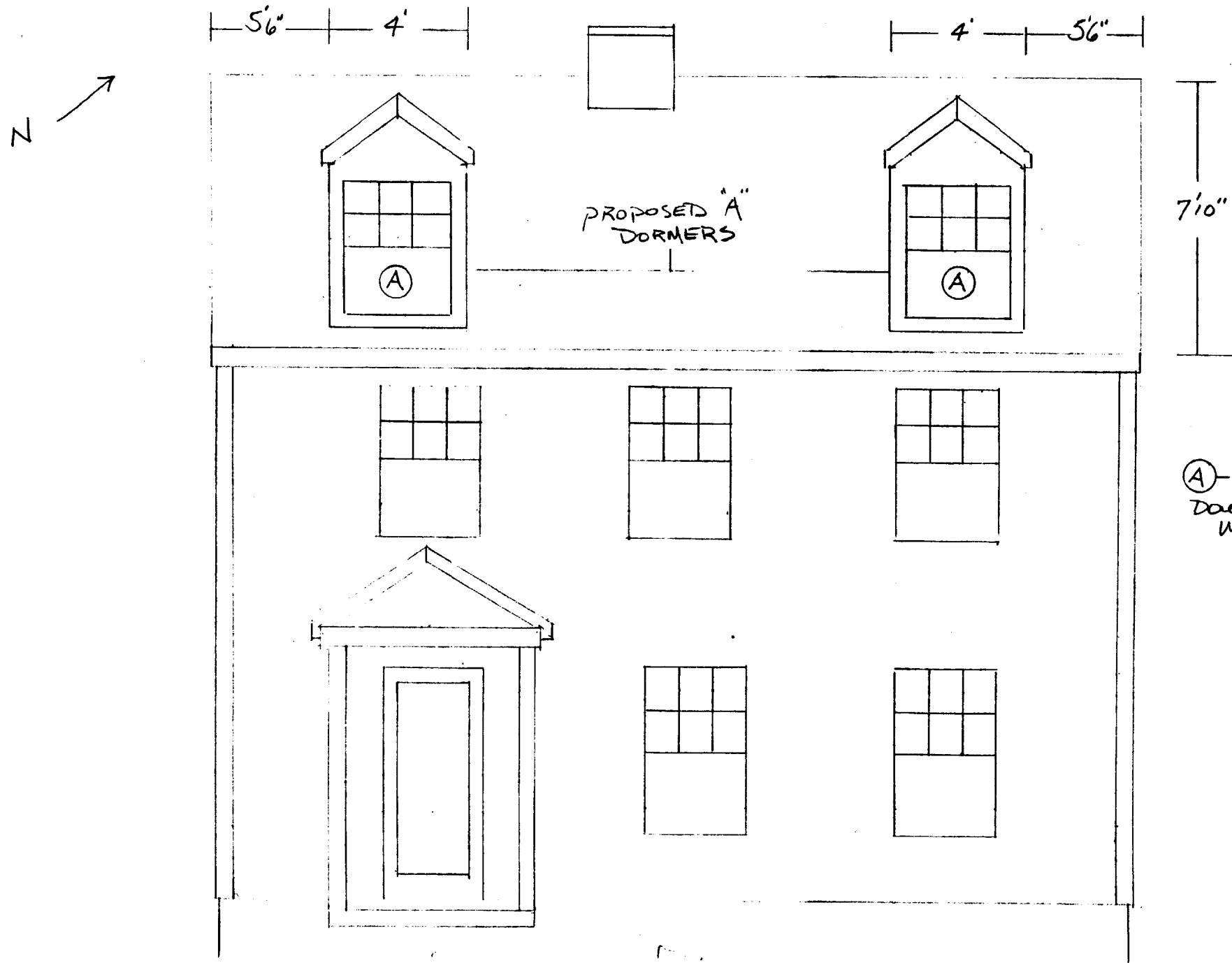
NEW FOUNDATION

ROOF FRAMING PLAN

- (A) — 1 3/4 X 11 3/4 LVL RIDGE
- (B) — FRAMING FOR SKYLITE
- (C) — 5/8 CDX FIR PLYWOOD
- (D) — ADD KNEE WALL BELOW EXISTING RAFTERS
- (E) — 2X10 PLATE - NO VALLEY RAFTER
- (F) — DOUBLE UP EXISTING RAFTERS ADD HEADER AT KNEE WALL
- (G) — EXISTING RAFTERS 2' O.C.
- (H) — NEW RAFTERS 2X10 16" O.C.



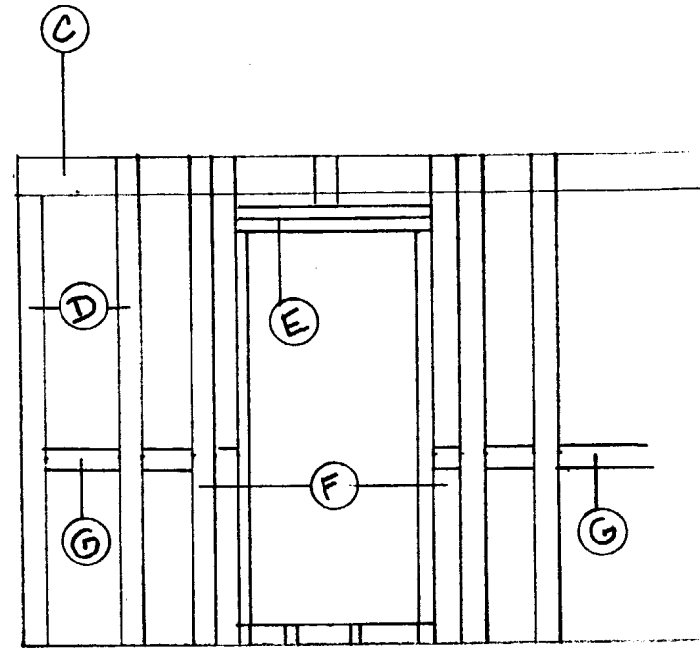
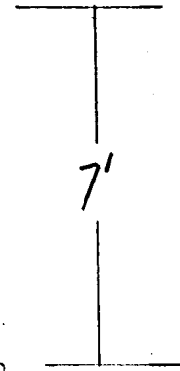
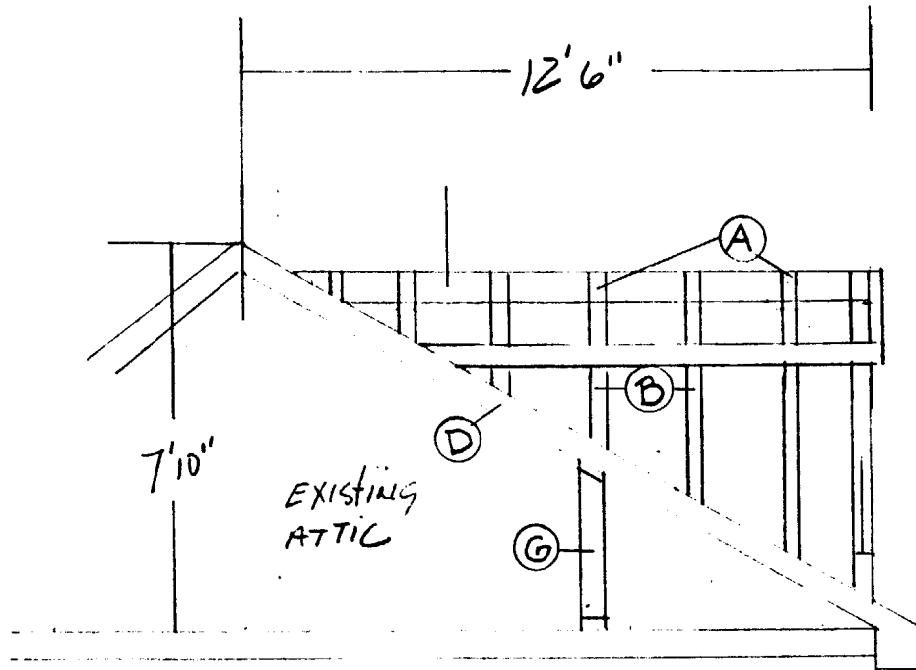
152 BOSTON ST
PORTLAND ME
FRONT ELEVATION
A-DORMERS



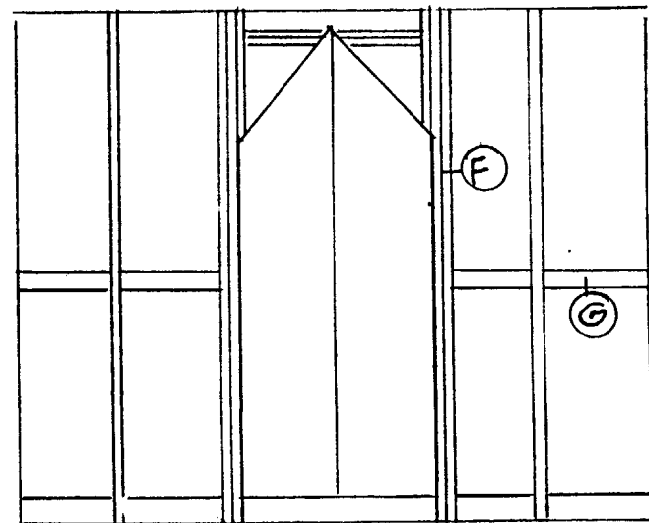
Ⓐ - DH 34X44
DOUBLE HUNG
WINDOWS

A-DORMERS

152 BOSTON ST
PORTLAND ME



- ✓ (A) — NEW 2X6 RAFTERS 16 O.C.
- ✓ (B) — 2X4 WALL STUDS 16 O.C.
- (C) — EXISTING RIDGE 1X8
- (D) — EXISTING RAFTER 2' O.C.
- ✓ (E) — NEW HEADER FOR RIDGE
- ✓ (F) — DOUBLE UP EXISTING RAFTERS
- ✓ (G) — KNEE WALL BELOW ADDED NEW



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

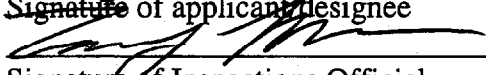
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X 
Signature of applicant/designee

Date 4/26/02


Signature of Inspections Official

Date

CBL: 013 G018001 Building Permit #: 02-0275

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMITS SECTION PERMIT

Permit Number: 020251

This is to certify that Rohner Marguerite M Lawler contractor / self
has permission to Build 19' x 20' Two-Story Addition with 8' x 4' 6" Porch.
AT 152 Bolton St 186A C021001

provided that the person or persons, firm or organization accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in permit in progress before this building or part thereof is opened or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

PENALTY FOR REMOVING THIS CARD

*Denied
4-1-02
lot coverage?
FEAT SETBACK*



CITY OF PORTLAND

April 1, 2002

Marguerite & Robert Rohner
152 Bolton Street
Portland, ME 04102

RE: 152 Bolton Street – 186A-C-021 – R-3 Zone

*See New
Permit
Applied for*

Dear Mr. & Mrs. Rohner,

I am in receipt of your application to construct new 19' x 20' and 4.5' x 12' additions as per plans. Your permit is being denied because section 14-90 requires the maximum lot coverage not to exceed 25% of the lot area. Your lot area is given as 4892 square feet. 25% of your lot area is 1223 square feet. Your new proposal would be a total of 1379 square footage of lot coverage which is 156 square feet over the requirement.

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Marge Schmuckal
Zoning Administrator

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

Permit No: 02-0251	Issue Date:	CBL: 186A C021001
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Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Build 19' x 20' two story addition with 12' x 4' side porch. Project will be family room 1st floor and 1 bedroom, partial bedroom & 3/4 bath 2nd floor.	Permit Fee: \$240.00	Cost of Work: \$31,000.00	CEO District: 3
Proposed Project Description: Build 19' x 20' Two Story Addition with 12' x 4' Side Porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: 03/22/2002	Zoning Approval	
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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..	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"/> Date:	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 Date:	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 Date:
	(This row is empty in the original image)		

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

 Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds~~, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

A. Rolat/Robn
Signature of applicant/designee

Date

A. Howe
Signature of Inspections Official

Date 5/8/02

186 A C 0 2 1
CBL: 186

Building Permit #: 020321