

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

Location of Construction: 27 Cobb Avenue		Owner: Sylvia R. Staples		Phone: 773-8726		Permit No: 970012	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: * Craig Galarneau		Address: P.O. Box 41, Standish, ME 04084		Phone: 637-2838		Permit Issued: JAN 8 1997	
Past Use: Single Family Dwelling		Proposed Use: Same w/in-law apt		COST OF WORK: \$		PERMIT FEE: \$ 50.00 (Appeal)	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Bldg Prot Fee: \$25 pd 12/16/96 Construct in-law apt as per plans CONDITIONAL USE, APPEAL (11/21/96)				Signature:		Signature:	
Permit Taken By: Vicki Dover		Date Applied For: November 5, 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

APPEAL SUSTAINED 11/21/96
11/21/96
With Conditions

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: Sylvia H. Staples ADDRESS: 27 Cobb Ave., Portland, ME 04102 DATE: 11/5/96 PHONE: 773-8726

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

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED

JAN 8 1997

CITY OF PORTLAND

Zone: CBL: R-2 272 A-15/19/32

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: 12/17/96

CEO DISTRICT **#4**
A. Powers

COMMENTS

1-28-97 Framing Inspection- adequate. Owner has ~~complied~~ complied with requirements pertaining to dead space that is to be maintained for zoning requirements. Wall is framed to be closed off permanently, no electrical and no heat in room. Have discussed the necessity of insulating and marking the ceilings in garage and spec's of type & sheet rock.

4-2-97 - Called for final -

① Needs Code Compliant step @ rear exit from garage

② Several PVC drain penetrations through rated garage ceiling & Rated stairwell ceiling exposing apt. & stairs - also several gaps in perimeter of sheetrock rated ceiling where it butts to walls - No CO2 until corrected (P)

4-18-97 Final Inspection of mother-in-law apt.

Inspection Record

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

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		Signature:		Signature:		Zoning Approval: ok with conditions	
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APPEAL SUSTAINED 11/21/96 with conditions

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D. Andrews

CEO DISTRICT #4
A. Powers



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 27 Cobb Ave 212-A-018

Issued to Sylvia Staples

Date of Issue 22 April 1997

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. 970012, 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

Entire

Single Family w/In-law apartment
above garage

Limiting Conditions: The conditional use unit above the garage is limited to no more than 25% of the principal building. It shall not be increased in size without approvals from this department. Please also note that the conditional use approval is only for tenants who are either sixty years or older, or handicapped persons. If in the future the tenant cannot meet these qualifications, the apartment shall no longer be allowed, and would have to be discontinued.

This certificate supersedes
certificate issued

Approved:

4/22/97 [Signature]
.....
(Date) 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.

CO

#960934

28x24 garage (attached)

#970012

In law apt above

Garage (see attached conditions of approval M. Schmuck)

27 Cobb Ave

① The conditional use unit above the garage is limited to ^{no more than} 25% of the principal building. It shall not be increased in size without approvals from this Dept.

② → copy # 10 off the approval sheet

LAND USE - ZONING REPORT

ADDRESS: 27 Cobb Ave DATE: 1/3/97

REASON FOR PERMIT: change the use to allow a subordinate unit for a person over 60 yrs of age - 11/21/96 approved with conditions

BUILDING OWNER: Sylvia H. Staples C-B-L: 212-A-18-19-32

PERMIT APPLICANT: owner

APPROVED: with conditions #9 #10 DENIED: _____

CONDITION(S) OF APPROVAL

- 1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
- 5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 7. Separate permits shall be required for any signage.
- 8. Separate permits shall be required for future decks and/or garage.

⑨ Other requirements of condition The revised plans shown 1/3/97 have two areas of Dead Space that shall be completely sealed off from the tenants use in order to meet the conditions of the conditional use appeal (for size requirements).

⑩ Please also note that the conditional use approval is only for tenants who are either 60 (sixty) year or older, or handicapped persons. If in the future the Marge Schmuckal, Zoning Administrator, Asst. Chief of Code Enforcement tenant can not meet these qualifications, the apartment ~~shall~~ no longer be allowed, and would have to be discontinued.
Schmuckal

Applicant: Sylvia H. Stapley

Date: 1/3/97

Address: 27 Cobb Avenue

C-B-L: 212-A-18-19-32

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1986

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - change of use from one family to one dwelling with a subordinate unit for a person over 60 yrs of age

Sewage Disposal - City Appeal granted with conditions

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

existing

Projections -

Width of Lot -

Height -

Lot Area - 13,300 sq ft per assessors

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 4 shown

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

min 400 sq ft req.

Existing house = 960 sq ft

" garage = 672

1632 x 256 = 408 sq ft MAX Allowed

Shows 177.5 sq ft

122.5 sq ft

97.425 sq ft

9.75 sq ft

total 407.175 sq ft

OK

BUILDING PERMIT REPORT

DATE: 3/Jan/97 ADDRESS: 27 Cobb AVE.

REASON FOR PERMIT: Change of use SF/in law apt.

BUILDING OWNER: Sylvia H. Staples

CONTRACTOR: Graig Galbreath

PERMIT APPLICANT: _____

APPROVAL: *5 *6 *7 *8 *9

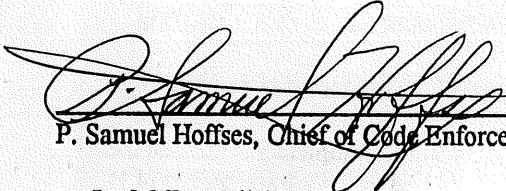
~~DENIED~~: *10 *14 *24

CONDITION OF APPROVAL ~~CONFIDENTIAL~~

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. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. 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)
- *6. 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.
- *7. Headroom in habitable space is a minimum of 7'6".
- *8. 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.
- *9. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- *10. 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. ft.
11. Each apartment shall have access to two (20 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.
12. 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.
13. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- *14. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

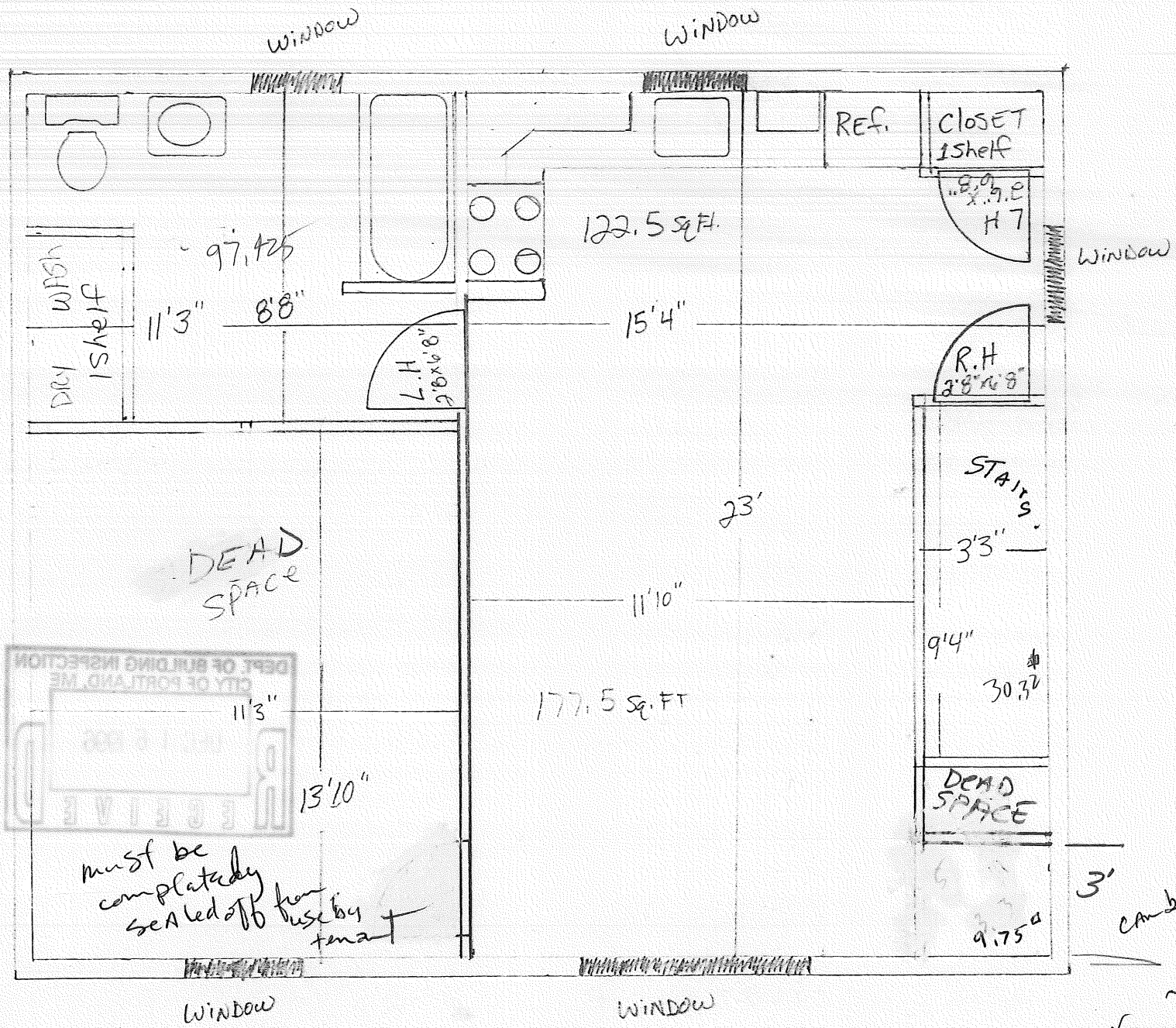
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 15. 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.
- 16. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 17. The Sprinkler System shall maintained to NFPA #13 Standard.
- 18. 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)
- 19. 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.
- 20. 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".
- 21. 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 to the Division of Inspection Services.
- 22. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 24. Please read and implement items *9 and *10 of the Land use-zoning report.
- 25. _____
- 26. _____

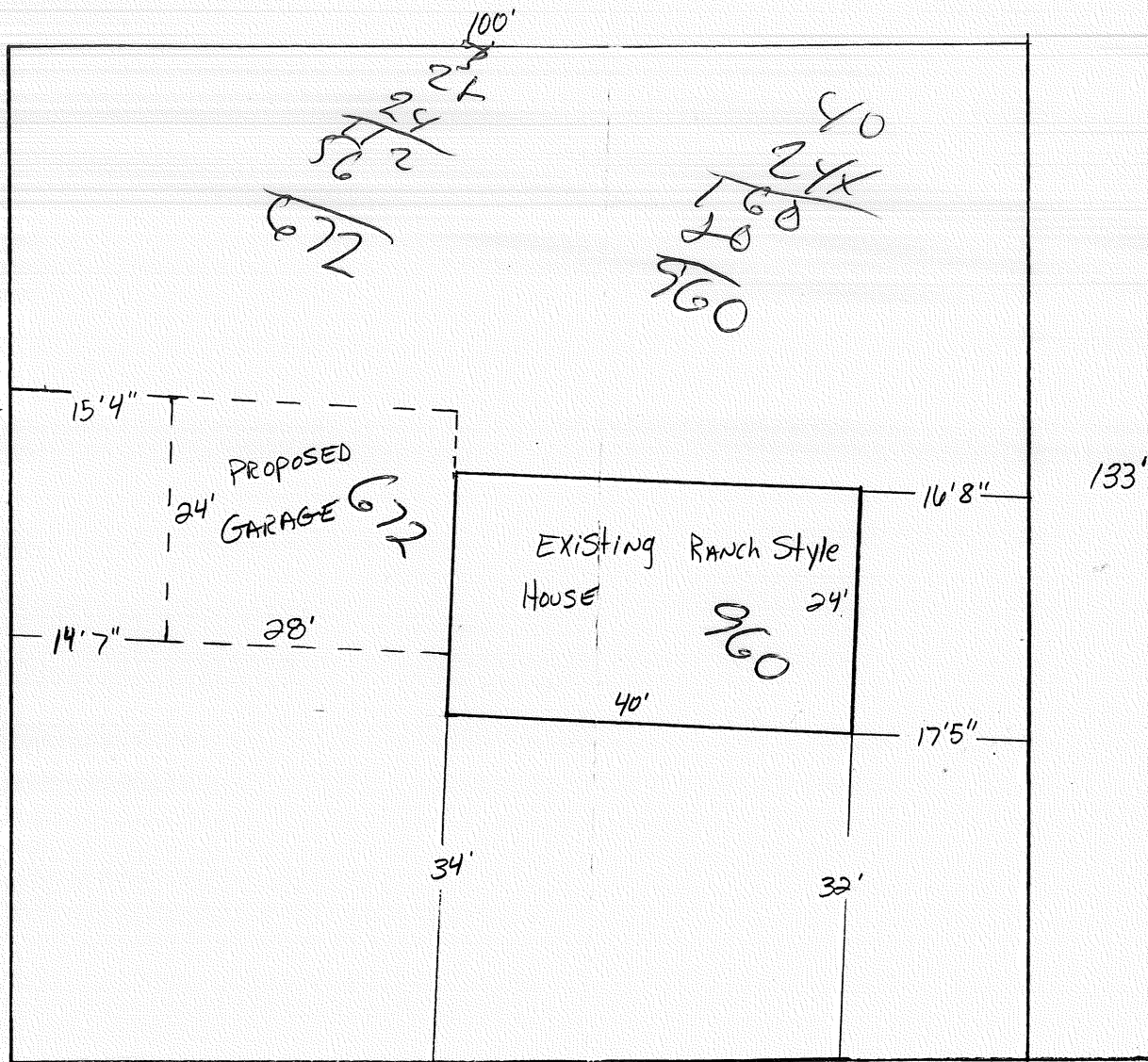


 P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
 Marge Schmuckal



revised
2/3/97



#27 COBB AVE

3/32 SCALE

PLOT PLAN