

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that CHRIST CHURCH OF PORTLAND

Located At 1888 CONGRESS ST

Job ID: 2012-03-3500-SOB

CBL: 212- A-025-001

has permission to Build a new 8'x 9'1" front porch and a 14' handicap ramp at the existing double door entry provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*[Signature]* 9/10/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-03-3500-SOB	Date Applied: 3/14/2012	CBL: 212- A-025-001	
Location of Construction: 1888 CONGRESS ST (1900)	Owner Name: CHRISTCHURCH OF PORTLAND	Owner Address: 1900 CONGRESS ST PORTLAND, ME 04102	Phone: 207-775-1900
Business Name:	Contractor Name: Nelson Raymond Construction	Contractor Address: PO Box 316 Kennebunk ME 04043	Phone: (207) 205-3034
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Church	Proposed Use: Same – Church – build a new front porch (8' x 9' 1") & handicap ramp (14' x 4')	Cost of Work: 5000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-3 Type: SB IBC 2003
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Constructing a new porch/ramp		Pedestrian Activities District (P.A.D.)	4/10/12

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: OK 3/21/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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 appication 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 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Framing prior to covering

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3500-SOB

Located At: 1888 CONGRESS ST

CBL: 212- A-025-001

## **Conditions of Approval:**

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. Risers are only permitted to slope under the tread at an angle not to exceed 30 degrees from vertical and provided the nosing does not exceed 1 ½ inch.
3. Handrails shall be provided on both sides of the stair and ramp. Handrails shall be in accordance with NFPA 101:7.2.2.4.
4. Guards complying with NFPA 101:7.2.2.4.5 for stair, ramps and landings exceeding 30 inches above the adjacent ground or surface.
5. The ramp shall not exceed 30 inches in height and a slope of 1 in 12. It shall have a minimum clear width of 44 inches.

### **Building**

1. Application approval based upon information provided by applicant, including revisions dated received 4/10/12. Any deviation from approved plans requires separate review and approval prior to work.

R-2

Entered 3/14/12

(185)



# General Building Permit Application

# 2012-03-3500 SOB

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.

1888

Location/Address of Construction: <u>1900 Congress Street</u>		Total Square Footage of Proposed Structure/Area <u>147 SQ FT</u>	Square Footage of Lot <u>4.988 acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>        </u> Block# <u>        </u> Lot# <u>        </u> <u>CBL: 212 AD25001</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Christchurch of Portland</u> Address <u>1900 Congress St</u> City, State & Zip <u>Portland Me 04102</u>		Telephone: <u>775-1900</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> <b>MAR 14 2012</b> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>        </u> Address <u>        </u> City, State & Zip <u>        </u>	Cost Of Work: <u>\$ 5000.<sup>00</sup></u> C of O Fee: <u>\$ 70.<sup>00</sup></u> Admin <u>50-</u> Total Fee: \$ <u>120-</u>	
Current legal use (i.e. single family) <u>Church</u>			
If vacant, what was the previous use? <u>        </u>			
Proposed Specific use: <u>        </u>			
Is property part of a subdivision? <u>        </u> If yes, please name <u>        </u>			
Project description: <u>Construct a new front porch and handicap ramp</u> <u>8' x 9'1"</u> <u>↳ 14' x 4'</u>			
Contractor's name: <u>Nelson Raymond Construction</u>			
Address: <u>P.O. Box 316</u>			
City, State & Zip <u>Kennebunk Me 04043</u>		Telephone: <u>(207) 205-3034</u>	
Who should we contact when the permit is ready: <u>Sheri Winter</u>		Telephone: <u>(207) 252-6824</u>	
Mailing address: <u>12 Bayview Road SACO Me 04072</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

Call when done

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Daniel Noonan Date: 3/2/12

This is not a permit; you may not commence ANY work until the permit is issued

DANIEL NOONAN  
Church Chair - Leadership Team

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

**Applications**

**Doing Business**

**Maps**

**Tax Relief**

**Tax Roll**

**Q & A**

browse city services a-z

browse facts and links a-z

**CBL** 212 A025001  
**Land Use Type** RELIGIOUS  
**Property Location** 1888 CONGRESS ST  
**Owner Information** CHRISTCHURCH OF PORTLAND  
 1900 CONGRESS ST  
 PORTLAND ME 04102  
**Book and Page**  
**Legal Description** 212-A-25  
 CONGRESS ST 1888-1904  
 217269SF  
**Acres** 4.988

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	28896	<b>OWNER OF RECORD AS OF APRIL 2011</b> CHRISTCHURCH OF PORTLAND
<b>LAND VALUE</b>	\$416,100.00	1900 CONGRESS ST
<b>BUILDING VALUE</b>	\$474,490.00	PORTLAND ME 04102
<b>RELIGIOUS INSTITUTIONS</b>	(\$890,590.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00	
<b>TAX AMOUNT</b>	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**  
**Year Built** 1981  
**Style/Structure Type** RELIGIOUS  
**# Units** 1  
**Building Num/Name** 1 - DWLG REMOVED OR DEMO  
**Square Feet** 7592

[View Sketch](#)    [View Map](#)    [View Picture](#)



**Exterior/Interior Information:**

**Building 1**  
**Levels** B1/B1  
**Size** 3796  
**Use** SOCIAL/FRAT HALL  
**Height** 8  
**Heating** ELECTRIC  
**A/C** NONE

**Building 1**  
**Levels** 01/01  
**Size** 3796  
**Use** RELIGIOUS INSTITUTION  
**Height** 16  
**Walls** FRAME  
**Heating** ELECTRIC  
**A/C** NONE

**Outbuildings/Yard Improvements:**

**Building 1**  
**Year Built** 1981  
**Structure** ASPHALT PARKING  
**Size** 10000  
**Units** 1  
**Grade** C  
**Condition** 3

[New Search](#)

RECEIVED  
 MAR 14 2012  
 Dept. of Building Inspections  
 City of Portland Maine



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 12670

**Tender Amount:** 70.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 3/14/2012

**Receipt Number:** 41719

## Receipt Details:

Referance ID:	5594	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-03-3500-SOB - Constructing a new porch/ramp			
Additional Comments: 1888 Congress			

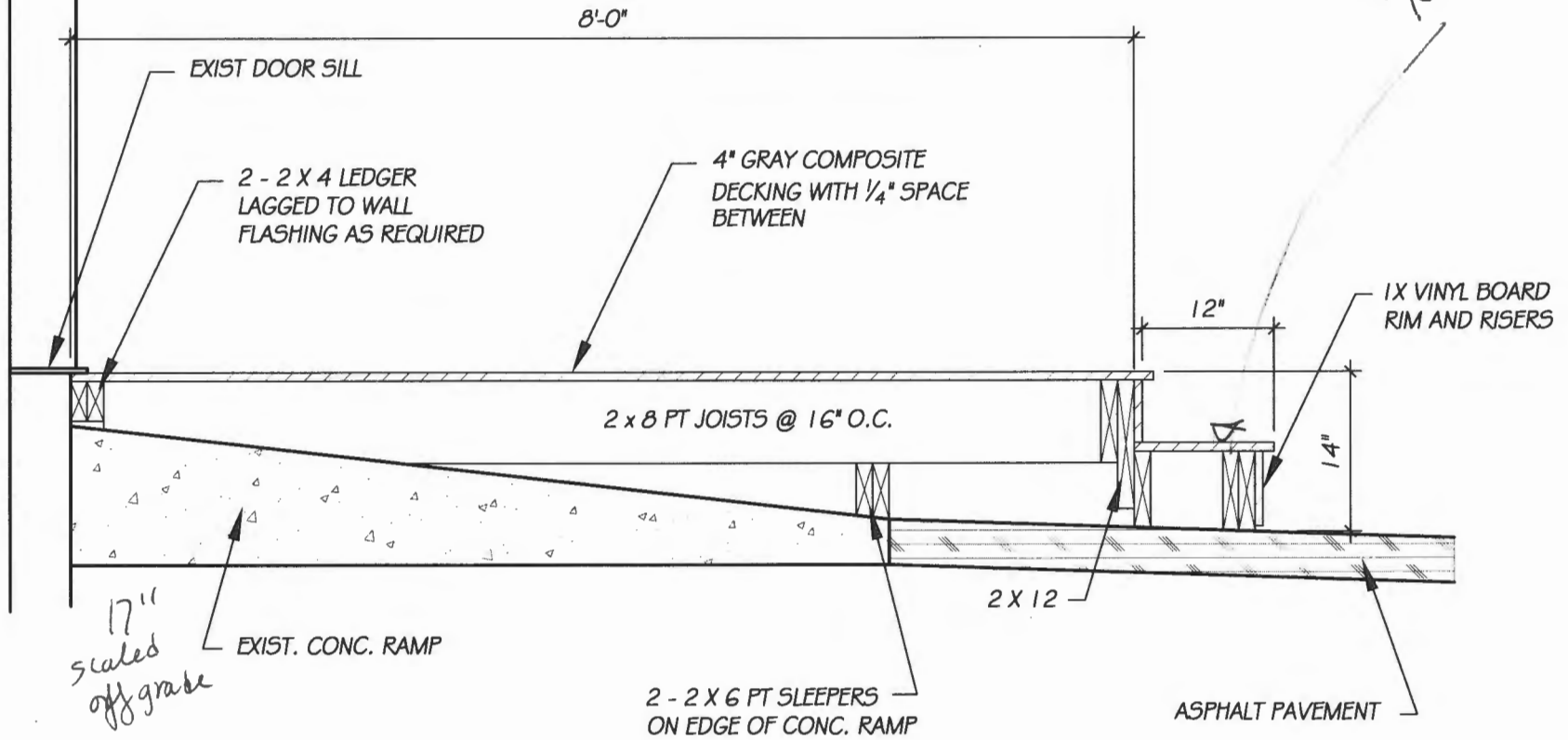
Thank You for your Payment!

RECEIVED

MAR 14 2012

Dept. of Building Inspections  
City of Portland Maine

*Per Sherri W.  
NO nosing*

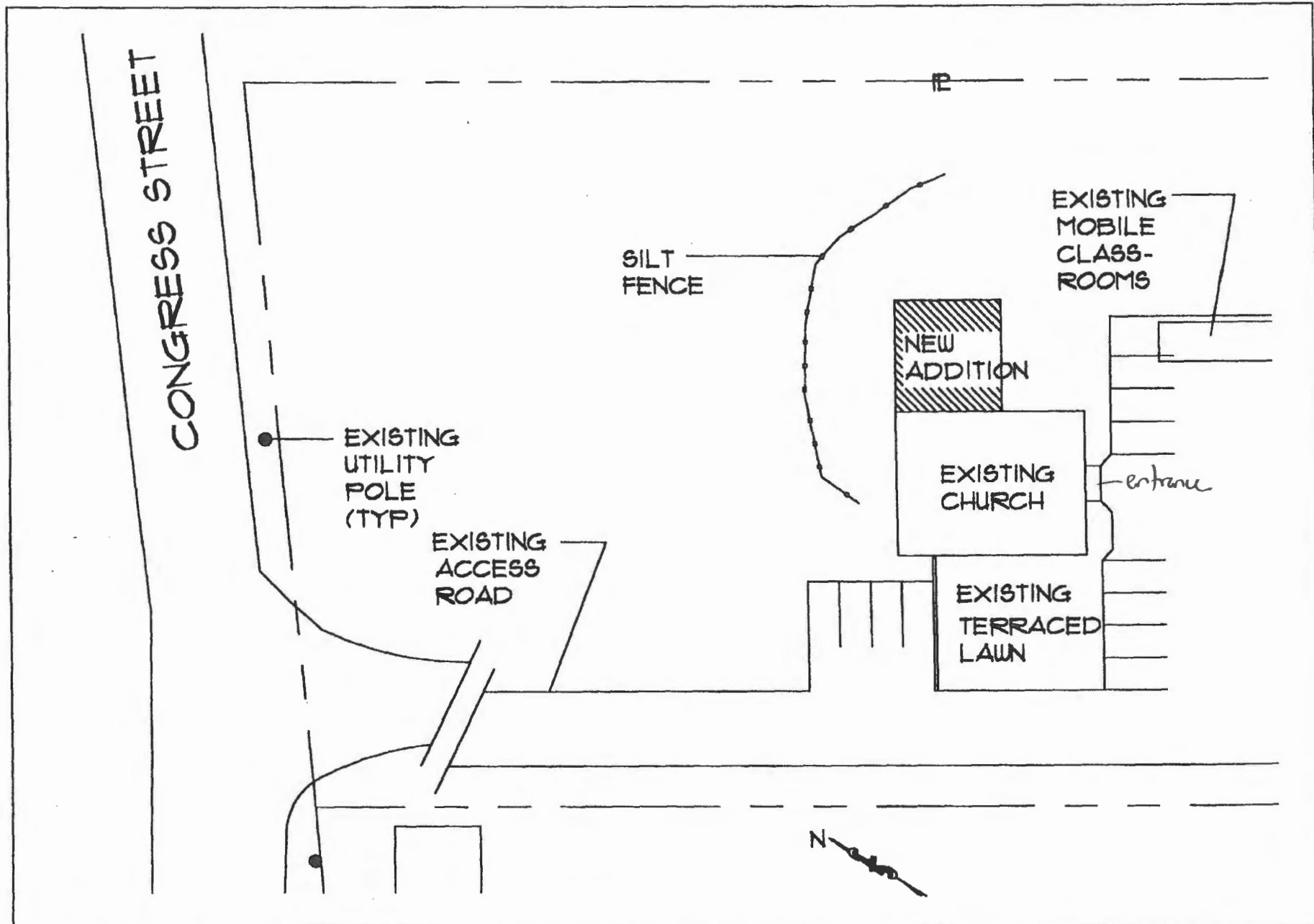


CHRIST CHURCH PORCH SECTION A

3/4" = 1'-0"



01-1014



CHRISTCHURCH  
PORTLAND, MAINE

EROSION CONTROL PLAN

ARCHETYPE, P.A.  
48 UNION WHARF  
PORTLAND, MAINE 04101

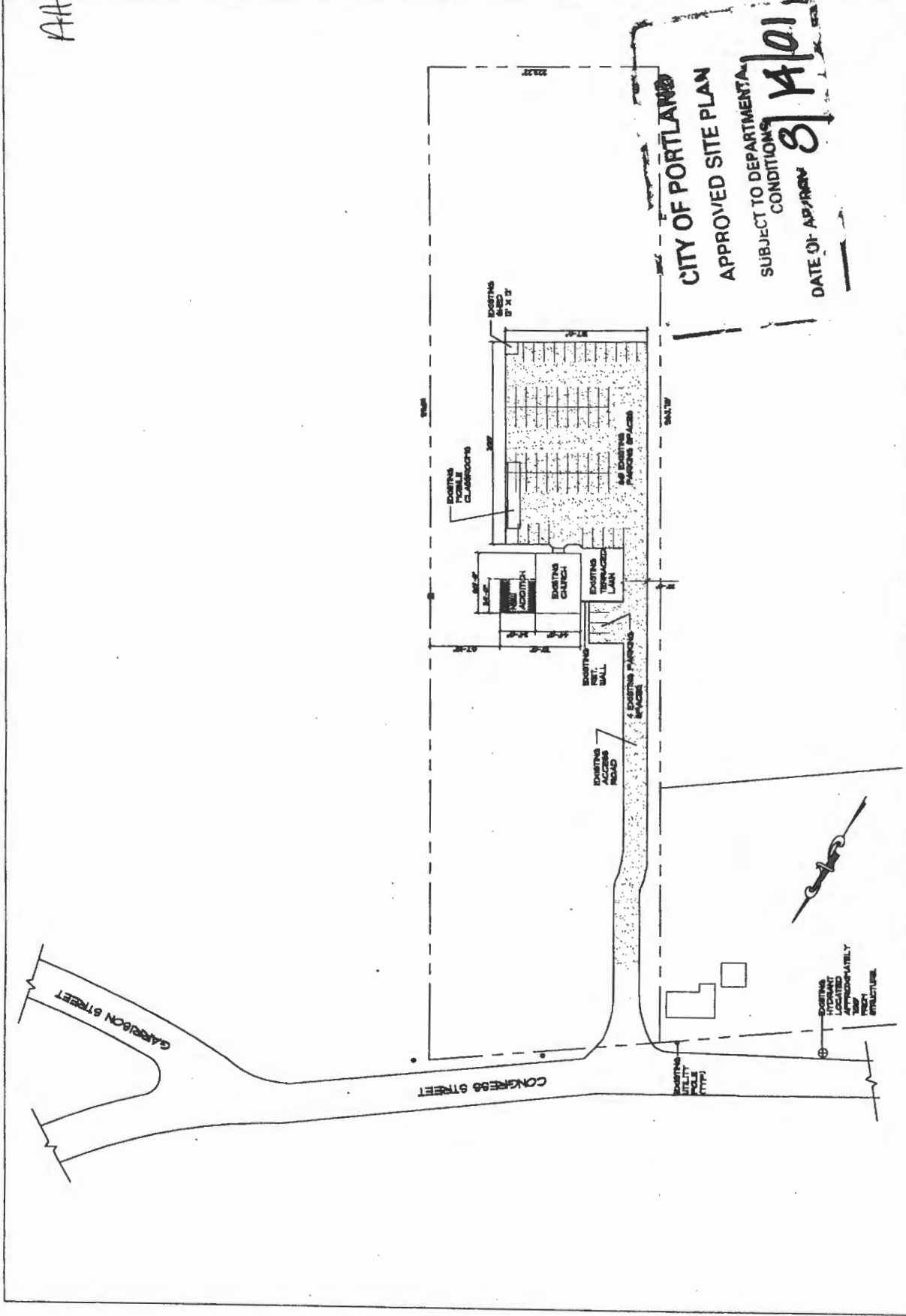
SCALE: 1" = 40'-0"

DATE: JULY 17, 2001

01-1014

AA. 5

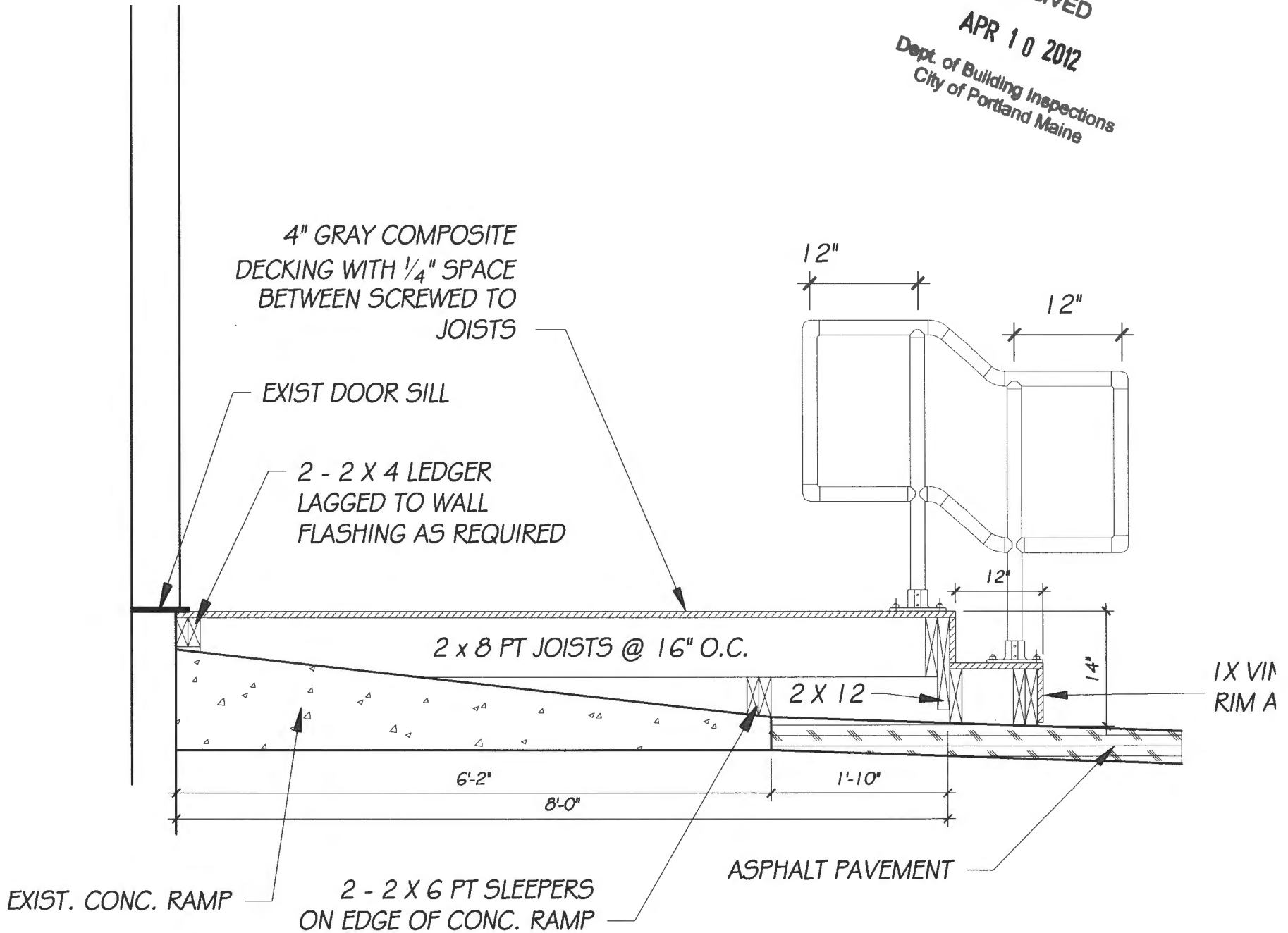
PROJECT CHRISTCHURCH 1920 CONGRESS ST. Portland, Maine	DRAWN BY CHECKED BY DATE JUN 11 2001 SCALE 1" = 40'-0"	SHEET NO. 5
		ARCHITECTS ARCHITYPE, P.A. 66 UNION STREET PORTLAND, MAINE 04101 TEL (207) 773-8023 FAX (207) 773-8026



S1

SITE PLAN

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APR 10 2012  
Dept. of Building Inspections  
City of Portland Maine



CHRIST CHURCH PORCH SECTION A  
3/4" = 1'-0"



# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Christ Church of Portland porch & HC Ramp

PROJECT ADDRESS: 1900 Congress Street CHART/BLOCK/LOT: 212 A025001

APPLICATION FEE: \_\_\_\_\_ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Build an entry porch & HC Ramp

RECEIVED

MAR 14 2012

### CONTACT INFORMATION:

Dept. of Building Inspections  
City of Portland Maine

#### OWNER/APPLICANT

Name: Church of Christ

Address: 1900 Congress St.  
Portland Me 04102

Work #: 775-1900

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: Sheri Winter

Address: 12 Bayview Road  
Saco Me 04072

Work #: (207) 775-2683 <sup>CA 33</sup>

Cell #: (207) 252-6824

Fax #: (207) 772-6726

Home #: \_\_\_\_\_

E-mail: sheri@mwoodworks.com

### Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

### Applicant's Assessment Planning Division Y(yes), N(no), N/A

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Y(yes), N(no), N/A
a) Is the proposal within existing structures?	<u>no</u>	<u>N</u>
b) Are there any new buildings, additions, or demolitions?	<u>no</u>	<u>N</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>yes</u>	<u>Y</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>no</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>yes</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>yes</u>	<u>Y</u>
g) Is there any additional parking?	<u>no</u>	<u>N</u>
h) Is there an increase in traffic?	<u>no</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>no</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>yes</u>	<u>Y</u>
k) Are there adequate utilities?	<u>yes</u>	<u>Y</u>
l) Are there any zoning violations?	<u>no</u>	<u>N</u>
m) Is an emergency generator located to minimize noise?	<u>no</u>	<u>N/A</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>no</u>	<u>N</u>

Signature of Applicant:

Sheri Winter

Date:

3/14/12

**Planning Division Use Only**

Authorization Granted \_\_\_\_\_ Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

**Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

**Criteria for an Administrative Authorizations:**  
 (See Section 14-523 (4) on page 2 of this application)

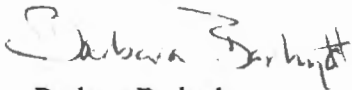
**Applicant's Assessment**  
 Y(yes), N(no), N/A

**Planning Division**  
 Use Only

a) Is the proposal within existing structures?	No	N
b) Are there any new buildings, additions, or demolitions?	No	N
c) Is the footprint increase less than 500 sq. ft.?	Yes	Y
d) Are there any new curb cuts, driveways or parking areas?	No	N
e) Are the curbs and sidewalks in sound condition?	Yes	Y
f) Do the curbs and sidewalks comply with ADA?	Yes	Y
g) Is there any additional parking?	No	N
h) Is there an increase in traffic?	No	N
i) Are there any known stormwater problems?	No	N
j) Does sufficient property screening exist?	Yes	Y
k) Are there adequate utilities?	Yes	Y
l) Are there any zoning violations?	No	N
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	N

The Administrative Authorization for Christ Church at 1900 Congress Street was approved by Barbara Barhydt, Development Review Services Manager on April 4, 2012 with the following Standard Condition of Approval listed below:

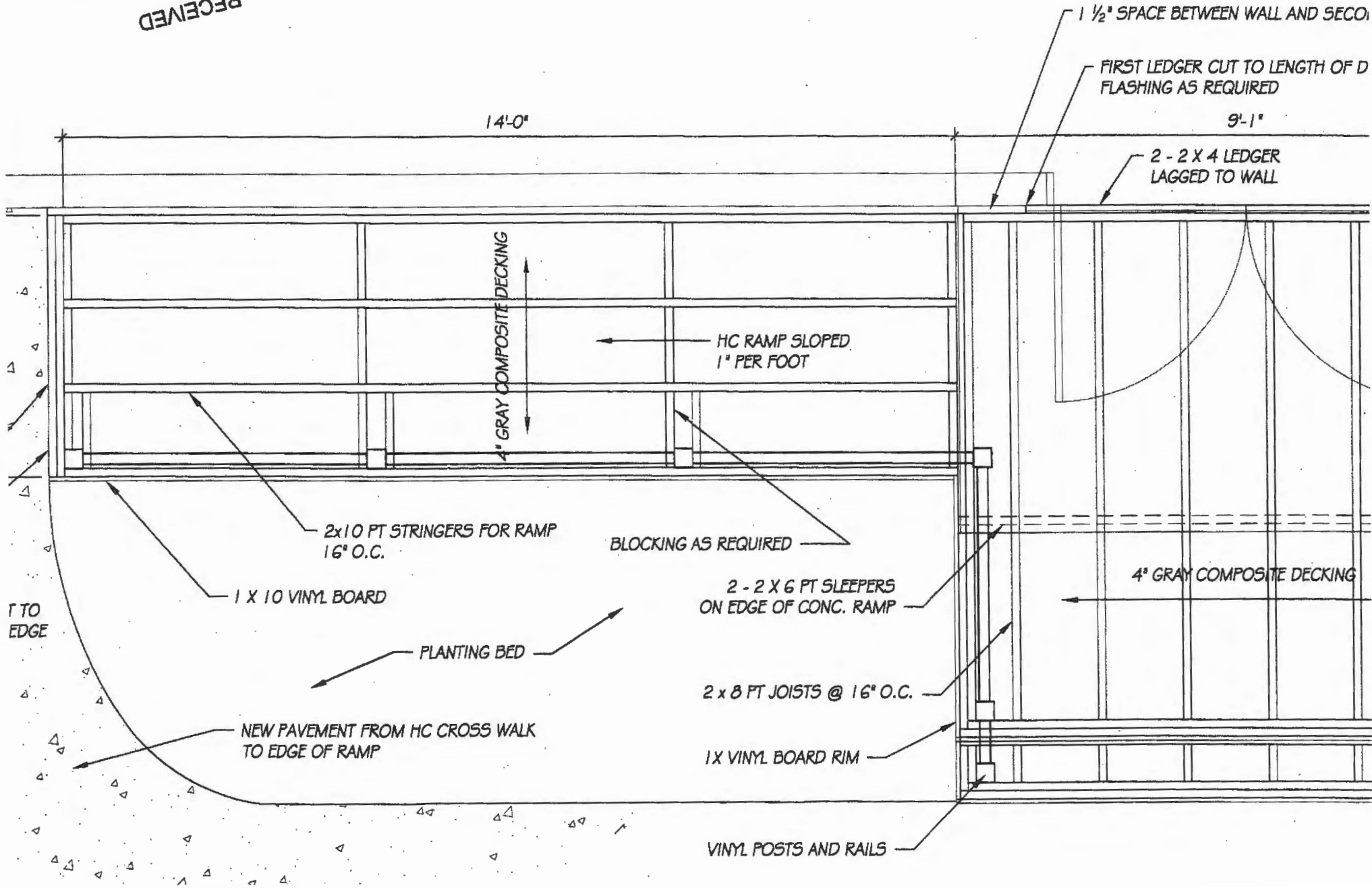
1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt  
 Development Review Services Manager  
 April 4, 2012

Dept of Building Inspections  
City of Portland Maine

RECEIVED  
MAR 14 2012



S28°32'13"E

990.02'

Proposed addition

Mobile office

Shed

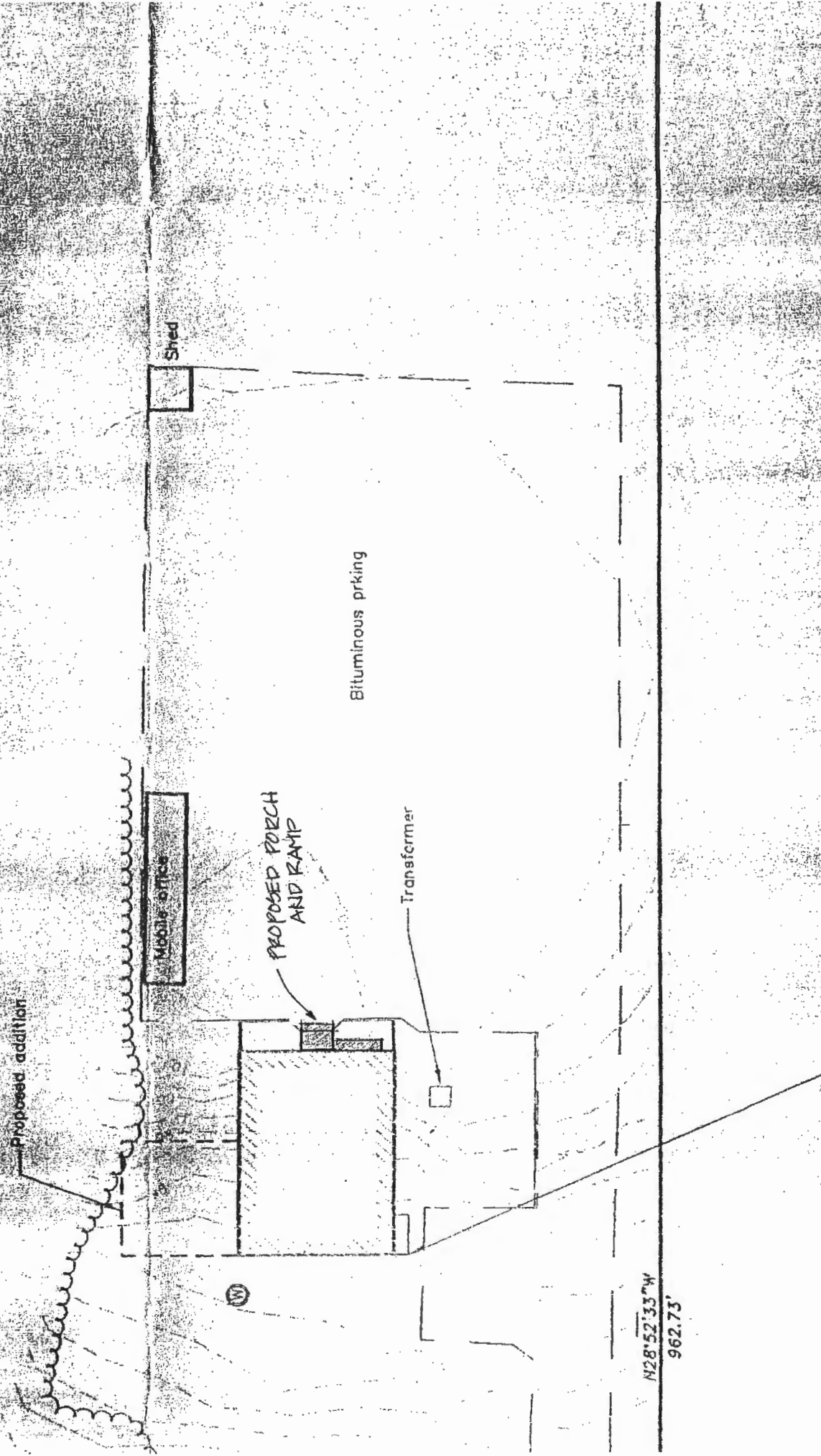
PROPOSED PORCH  
AND RAMP

Transformer

Bituminous parking

N28°52'33"W

962.73'





Edge of lawn

16" CMP  
Inv. out: 70.7'

Bituminous drive

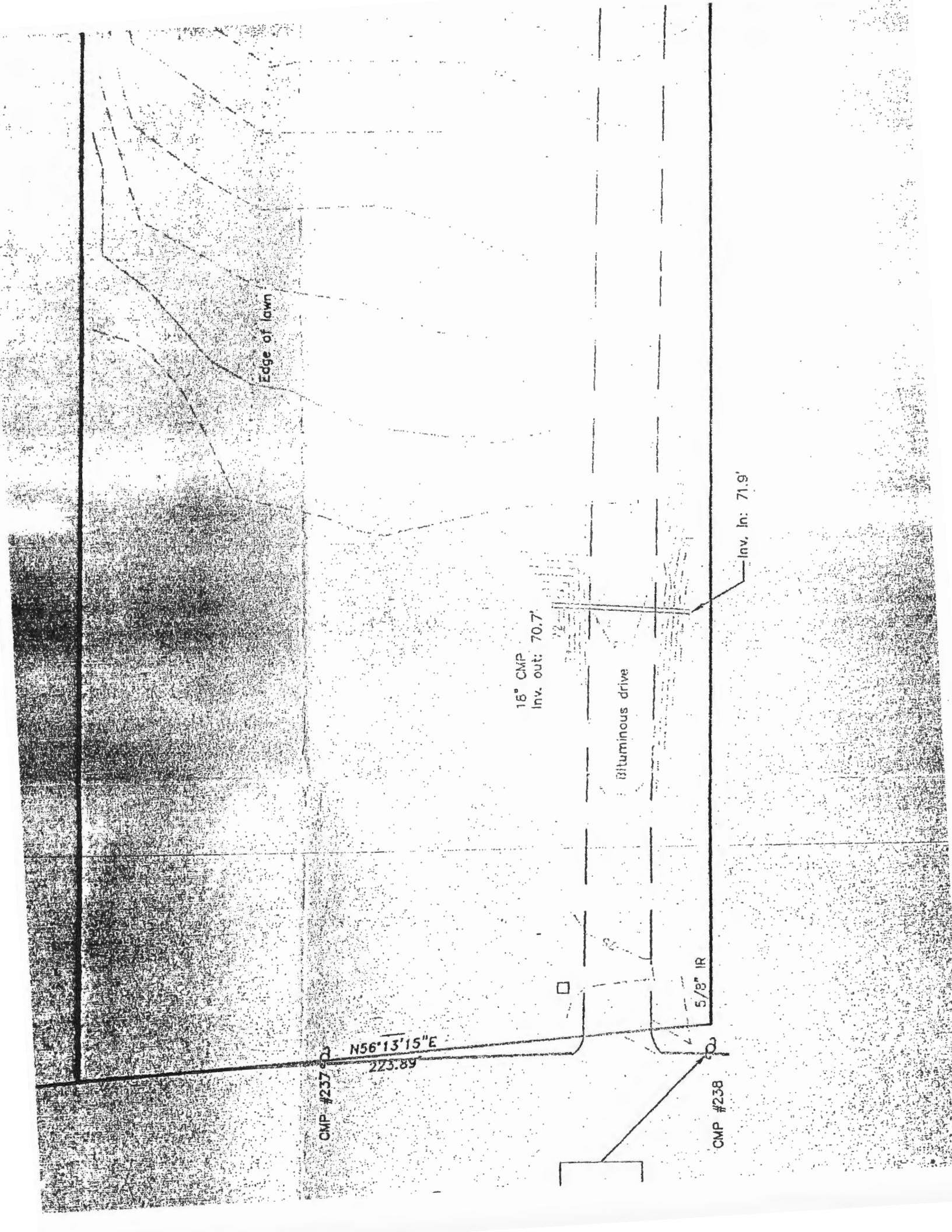
Inv. In: 71.9'

CMP #237

N56°13'15"E  
223.89

5/8" IR

CMP #238





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 2731

**Tender Amount:** 50.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 3/14/2012

**Receipt Number:** 41721

## Receipt Details:

Referance ID:	5598	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-03-3500-SOB - Constructing a new porch/ramp			
Additional Comments: 1888 Congress			

**Thank You for your Payment!**