

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

Location of Construction: 27 Riverview St		Owner: Anthony J. Donovan		Phone:		Permit No: 960348	
Owner Address: SAA Ptd, 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: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> MAY - 8 1996 </div> CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 15,000.00		PERMIT FEE: \$ 95.00	
Proposed Project Description: Demolish Garage Construct Addition (18' x 28')		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: <input type="checkbox"/> R-3 CBL: 223-C0006/007	
		Signature:		Signature:		Zoning Approval: <i>OK</i> 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"/>	
Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature:		Date:	
Permit Taken By: Mary Greaik		Date Applied For: 30 April 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	

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..

Debris to be hauled by P7U truck

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: <i>Anthony Donovan</i>		ADDRESS: 27 Riverview St		DATE: 30 April 1996		PHONE: 207-874-4122	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: <i>owner</i>				PHONE:			

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *30/4/96*

CEO DISTRICT 4

M. Carrace

COMMENTS

3/20/96 Foundation depth/thickness - dimension on perimeter ok - Set backs verified on color coded plan - actual measurements show ok - See penciled note by inspector on plan

10-31-96 put to file.

Inspection Record

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

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Contractor Name:		Address:		Phone:		Permit Issued: MAY - 8 1996	
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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>BOCA 93</i>	
Proposed Project Description: Demolish Garage Construct Addition (18' x 28')				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>to remain in single fam</i>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 30 April 1996				Zone: <i>R-3</i> CBL: <i>223-C-006/007</i>	

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Anthony J. Donovan
SIGNATURE OF APPLICANT Anthony Donovan ADDRESS: 27 Riverview St DATE: 30 April 1996 PHONE: 207-774-6732

owner
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: *30/APR/96*

[Signature]
CEO DISTRICT **4**
MA Carroll

CITY OF PORTLAND
DIVISION OF INSPECTION SERVICES
DEMOLITION CALL LIST

Site Address: 27 River View St Owner: Anthony J Donovan
 Structure Type: GARAGE Contractor: Self

<u>UTILITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
Central Maine Power	828-1411 X 5000	<u>N/A</u>
Nynex	878-7000	<u>N/A</u>
Northern Utilities	797-8002 X 6243	<u>N/A</u>
Portland Water District	761-8310	<u>N/A</u>
Public Cable Co.	775-2381 X 257	<u>N/A</u>
Dig Safe	1-800-225-4977	<u>N/A</u>

<u>CITY APPROVALS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division	874-8300 X 8871	<u>N/A</u>
DPW/Traffic Division	874-8300 X 8891	<u>N/A</u>
DPW/Forestry Division	874-8300 X 8820	<u>N/A</u>
DPW/Sealed Drain Permit	874-8300 X 8822	<u>N/A</u>
Building Inspections	874-8300 X 8703	<u>N/A</u>
Historic Preservation	874-8300 X 8699	<u>N/A</u>
Fire Dispatcher	874-8300 X 8576	<u>N/A</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBERS</u>	<u>CONTACT NAME AND DATE</u>
U. S. EPA REGION 1	617-565-9055 (Lee Weller)	<u>N/A</u>
DEP - Environmental	822-6300	<u>N/A</u>

I have contacted all of the necessary companies and departments.

Signed: [Signature] Date: 4/20/96

Applicant: Anthony Donovan
Address: 27 Riverview St
Assessors No.: 223-C-617

Date: 5/7/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-3

Interior or corner lot -

Use - Demolish garage - Addition to Existing dwelling

Sewage Disposal - City

Rear Yards - 25' req - 57' shown

Side Yards - 8' req - 40' shown

Front Yards - 25' req - 26' shown

Projections -

Height - 1 story

Lot Area -

8230 sq ft per assessing

Building Area - -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning -

Flood Plains -

BUILDING PERMIT REPORT

DATE: 8/may/96 ADDRESS: 27 River view ST
 REASON FOR PERMIT: Demolish Garage/Construct addition
 BUILDING OWNER: Anthony J. Donova
 CONTRACTOR: owner APPROVED: *1 *7 *9 *11
 PERMIT APPLICANT: _____ DENIED: *14 *16

CONDITION OF APPROVAL OR DENIAL

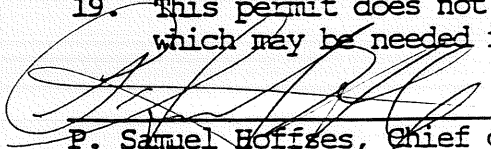
- A 1. Before concrete for foundation is placed, approvals from ~~the~~ Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- X 9. 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/1993), 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 basements

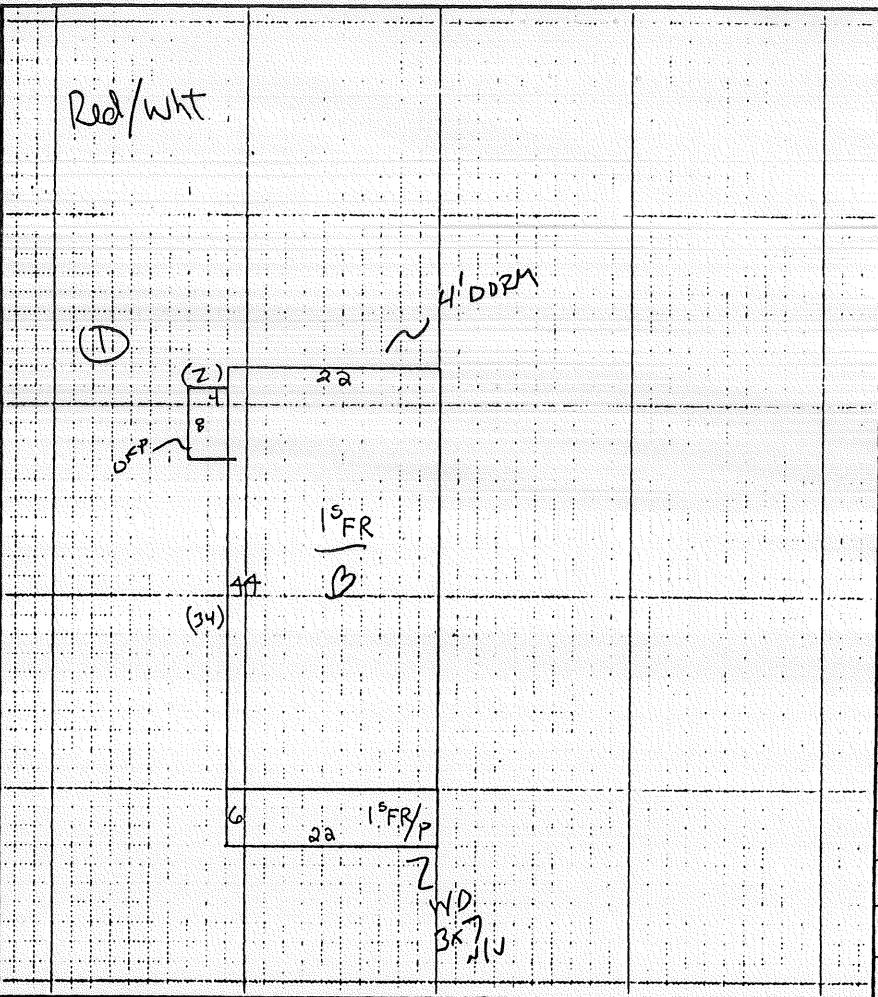
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3, and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)
- * 11. 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.
12. 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/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
- * 14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 16. 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.
17. 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".
18. 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.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

10	DWELLING	0	OTHER
STORY HEIGHT	1.5	2.0	2.5 3.0
EXTERIOR WALLS	1 FRAME	4 BLOCK	7 STONE
	2 BRICK	5 STUCCO	8 ASBESTOS
	3 MAS. & FRAME	6 ALUM./VINYL	9 CONCRETE
STYLE	1 RAISED RANCH	7 CONDO	13 MANSION
	2 SPLIT LEVEL	8 CONTEMP.	14 GAMBREL
	3 RANCH	9 TOWNHSE/ROW	15 GARRISON
	4 CAPE	10 COTTAGE	16 OTHER
	5 OLD STYLE	11 BUNGALOW	
	6 COLONIAL	12 DUPLEX	
AGE	ERECTED 19 15	EST	1 REMODELED 19
LIVING ACCOMMODATIONS	TOTAL ROOMS 06	BED ROOMS 03	FAMILY ROOMS 0
	FULL BATHS 1	HALF BATHS 0	ADDN'L FIXT. 0
			TOTAL FIXT. 05
NO. KITCHEN REMODELED	YES	NO. BATH REMODELED	YES
	2-NO	511	2-NO
BASEMENT	1 NONE	2 CRAWL	3 PART
			4 FULL
HEATING	1 NONE	2 BASIC	3 CENTRAL AIR COND.
HEATING FUEL TYPE	1 NONE	2 GAS	3 ELEC
			4 OIL
			5 COAL
			6 SOLAR
HEATING SYSTEM TYPE	1 NONE	2 WARM AIR	3 ELEC
			4 HOT WATER
			5 STEAM
ATTIC	1 NONE	2 UNFIN	3 PT FIN
			4 FULL FIN
			5 FULL FIN/WH
INTERIOR CONDITION	1 BETTER	2 SAME	3 POORER
PHYSICAL CONDITION	1 EX	2 GD	3 AV
			4 FR
			5 PR
			6 VP
			7 UN
SFLA			
CONDO LEVEL		518	CONDO TYPE
			1-INTERIOR
			2-CORNER
OTHER FEATURES	1 BRICK TRIM		
	2 STONE TRIM		
	3 REC ROOM		
	4 FIN. BSMT LIVING AREA		
	5 WB FP: STACKS		OPENINGS
	6 METAL FP: STACKS		OPENINGS
	7 WOOD COAL BURNING		
	8 BSMT GARAGE		NO. OF CARS
	9 UNFINISHED AREA (-)		%
	10 UNHEATED AREA (-)		%
GROUND FLOOR AREA			
GRADE FACTOR	AA	A	B C D E []
COST & DESIGN FACTOR			[] %
CDU	EX	VG	GD AV FR PR VP UN
MARKET ADJUSTMENT			%



NOTES						
471						
472						
473						
474						
BUILDING PERMIT RECORD						
NUMBER	DATE	AMOUNT	DESCRIPTION			
461						
462						
463						
464						
465						
599 DELETE 601-608 ADDITIONS						
ADD	CD	LWR	1ST	2ND	3RD	AREA
601	A1		11			
602	A2		10			
603	A3					
604	A4					
605	A5					
606	A6					
607	A7					
608	A8					

RESIDENTIAL		POOLS		ADDITION CODES						DWELLING COMPUTATIONS				
RC1	Carport	RP1	Plastic Liner	10	1s Frame	15	Frame Bay	20	1s Mas	25	Mas. Bay	34	Stone Patio	
RC2	Canopy	RP2	Prefabricated Vinyl	11	OPF	16	Frame OH	21	OMP	30	Carport	35	Mas. Stoop	
RG1	Frame/CB Detached Garage	RP3	Reinforced Concrete	12	EFP	17	1/2s Frame	22	EMP	31	Wood Deck	36	Att. Greenhouse	
RG2	Brick/Stone Detached Garage	RP4	Fiberglass	13	Frame Garage	18	Unfin. Attic	23	Mas. Garage	32	Canopy	50	Unfin. Bsm.	
RS1	Frame Shed	RP5	Gunite	14	Frame Utility	19	Fin. Attic	24	Mas. Utility	33	Conc. Patio	99	Misc. Value	
RS2	Metal Shed													
799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS														
TYPE CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE				
801	RG1	0	19	18,4022	C	A								
802														
803														
804														
810 MISCELLANEOUS IMPROVEMENTS														
800	1 SEE DETAILED CARD 2 SEE DETAILED REPORT													
											TOTAL GROSS VALUE			

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
223	-	C	006	001	01 of 01	27	RIVERVIEW ST	R	1483	0027	11	4

OWNER & MAILING ADDRESS
 HART GERALD W &
 JUDITH F JTS
 27 RIVERVIEW ST
 PORTLAND ME 04102

LEGAL DESCRIPTION
 223-C-6-7
 RIVERVIEW ST 27-33
 8250SF

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
001	R3	[]	1081	-	H15630	-	06

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S 1	8,250			0.00			[] 0%	
1 Primary Site	S							[] %	
2 Secondary Site	S							[] %	
3 Undeveloped	S							[] %	
4 Residual	S							[] %	
5 Waterfront	S							[] %	
ACREAGE	A							[] %	
1 Primary Site	A							[] %	
2 Secondary Site	A							[] %	
3 Undeveloped	A							[] %	
4 Marshland	A							[] %	
5 Waterfront	A							[] %	
0 TOTAL	S								

GROSS		3 Residual
1 Irregular Lot	4 Homesite	
2 Site Value	9 Minus R.O.W.	

PROPERTY FACTORS							
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC	
1	ALL PUBLIC	1	PAVED	1	LIGHT	1	
2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2	
3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3	
4	GAS	4	PROPOSED	4	NONE	4	
5	WELL	5	CURB & GUTTER	5			
6	SEPTIC	6	SIDEWALK	6			
7	NONE	7	ALLEY	7			
8			NONE	8			

MEMORANDUM
 Road under construction. Not paved
 FRIEND USE SITTING.

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	9720
BUILDING		BUILDING	26360
TOTAL		TOTAL	36080
EXEMPT		EXEMPT	

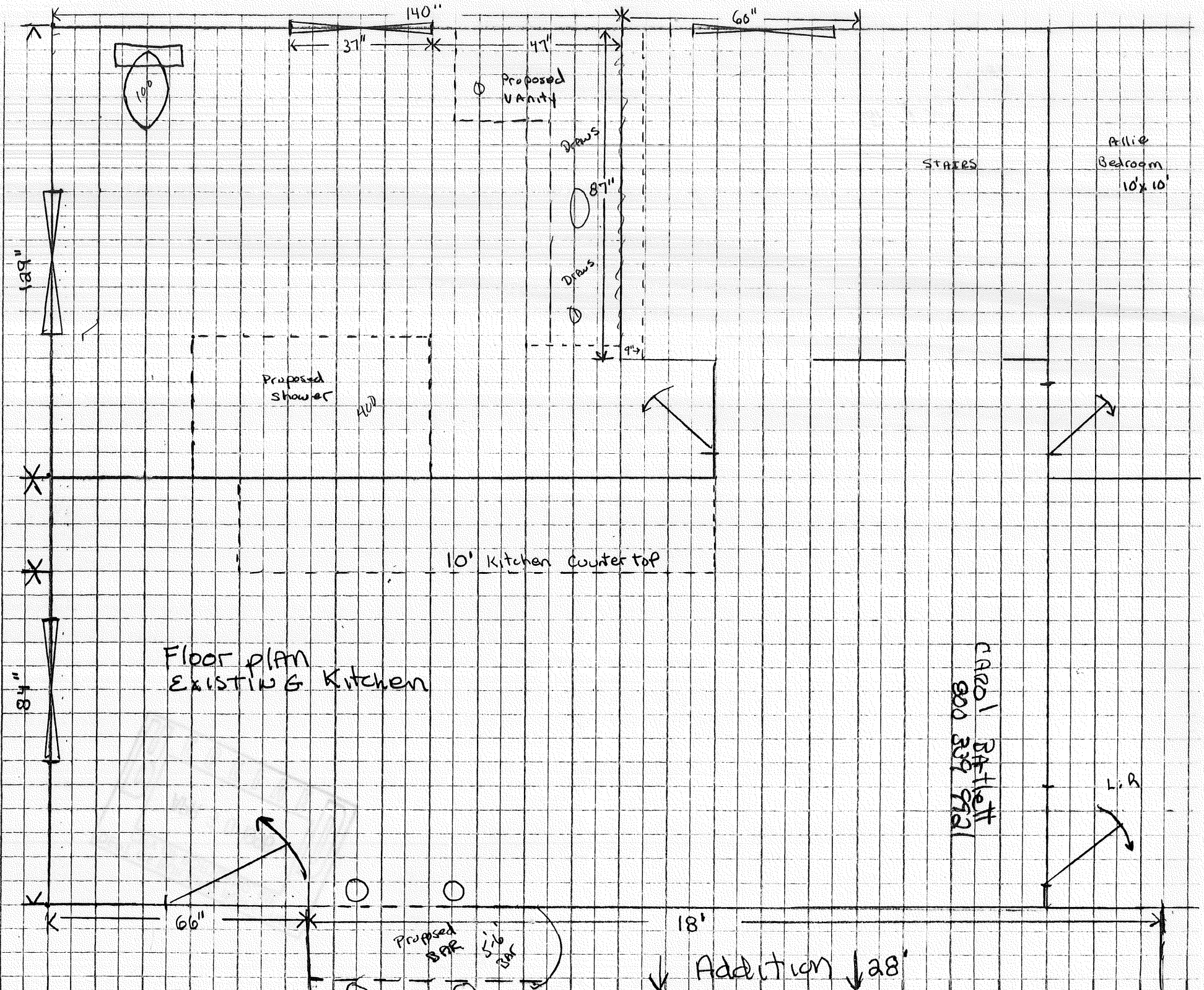
SALES DATA					
MO	YR	TYPE	AMOUNT	SOURCE	VALID
200					
201					
202					

ENTRANCE CODES		INFO CODES
0 Entrance and Signature Gained	1 Entrance Gained	1 Owner
2 Not Applicable, Unimproved Parcel	3 Entrance and Information Refused	2 Tenant
4 Entrance Refused, Information at Door	5 Currently Unoccupied	3 Other
6 Estimated for Miscellaneous Reasons (See Memorandum)	7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.
 2/c
 11/13/90
 JB
 CB
 JSW 1:47

SIGNATURE: *Judith Hart*
 DATE INSPECTED: 010590 2:45
 COLLECTOR: IV

REASON	DATE	REVIEWER
951		IV
961		
971		



No 223

BROOKLINE

COLONIAL ROAD

STREET

RIVERVIEW

STREET

SHEET 198 D

(A)

(E)

(B)

(C)

302396

18
10572

7000

100

87

83

98

3820

3600

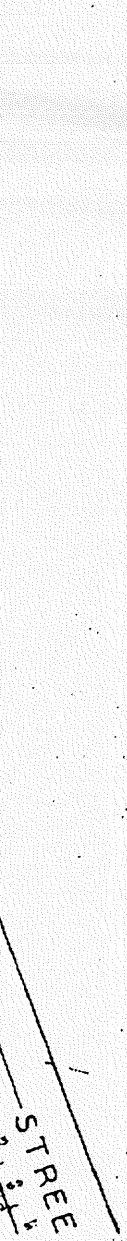
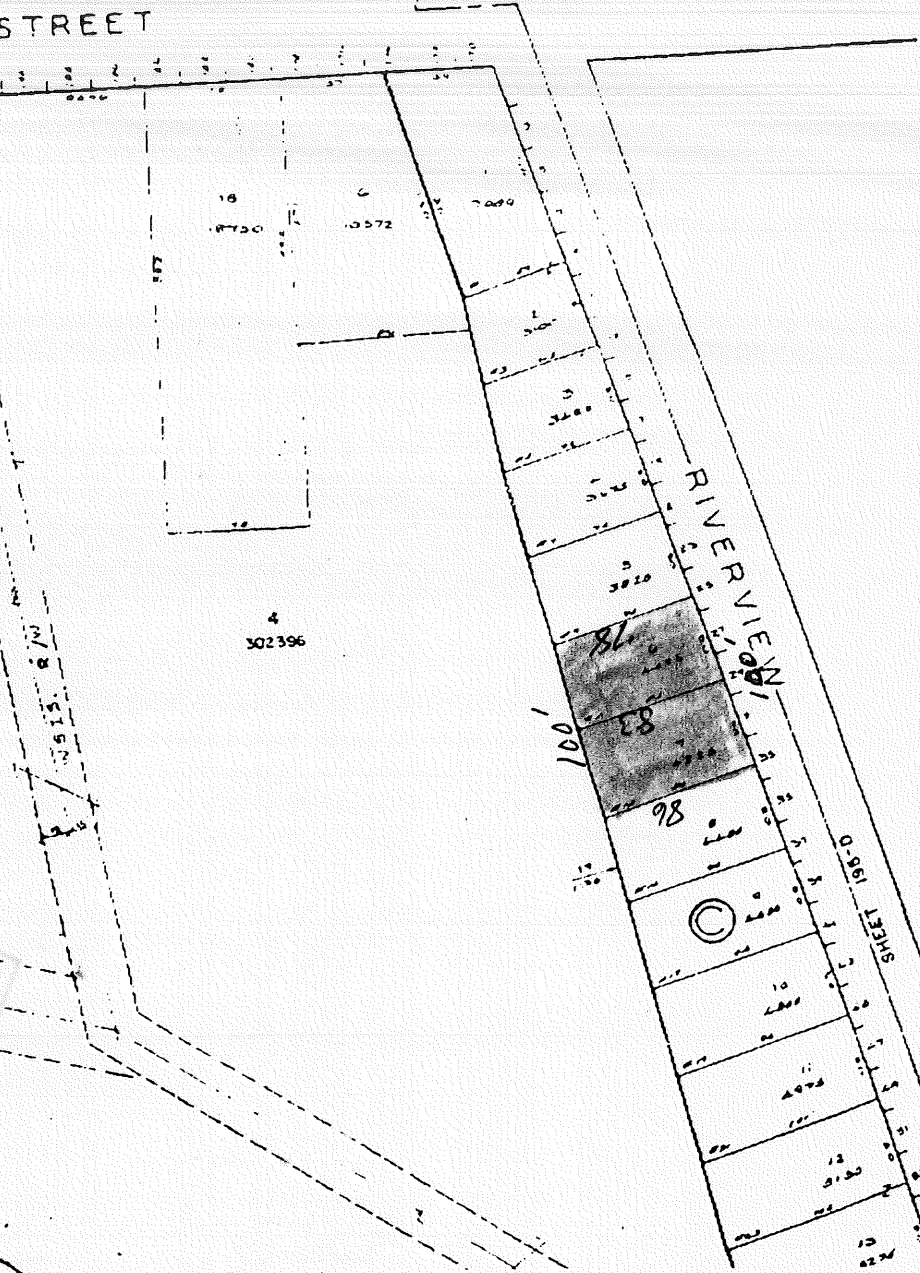
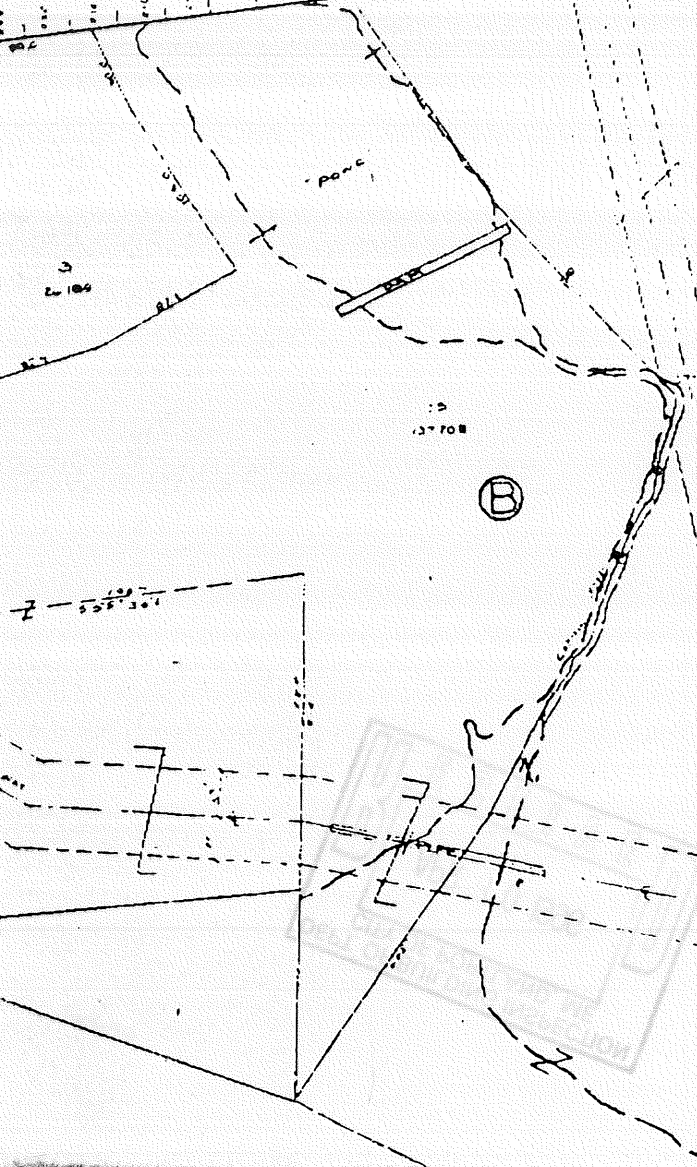
300

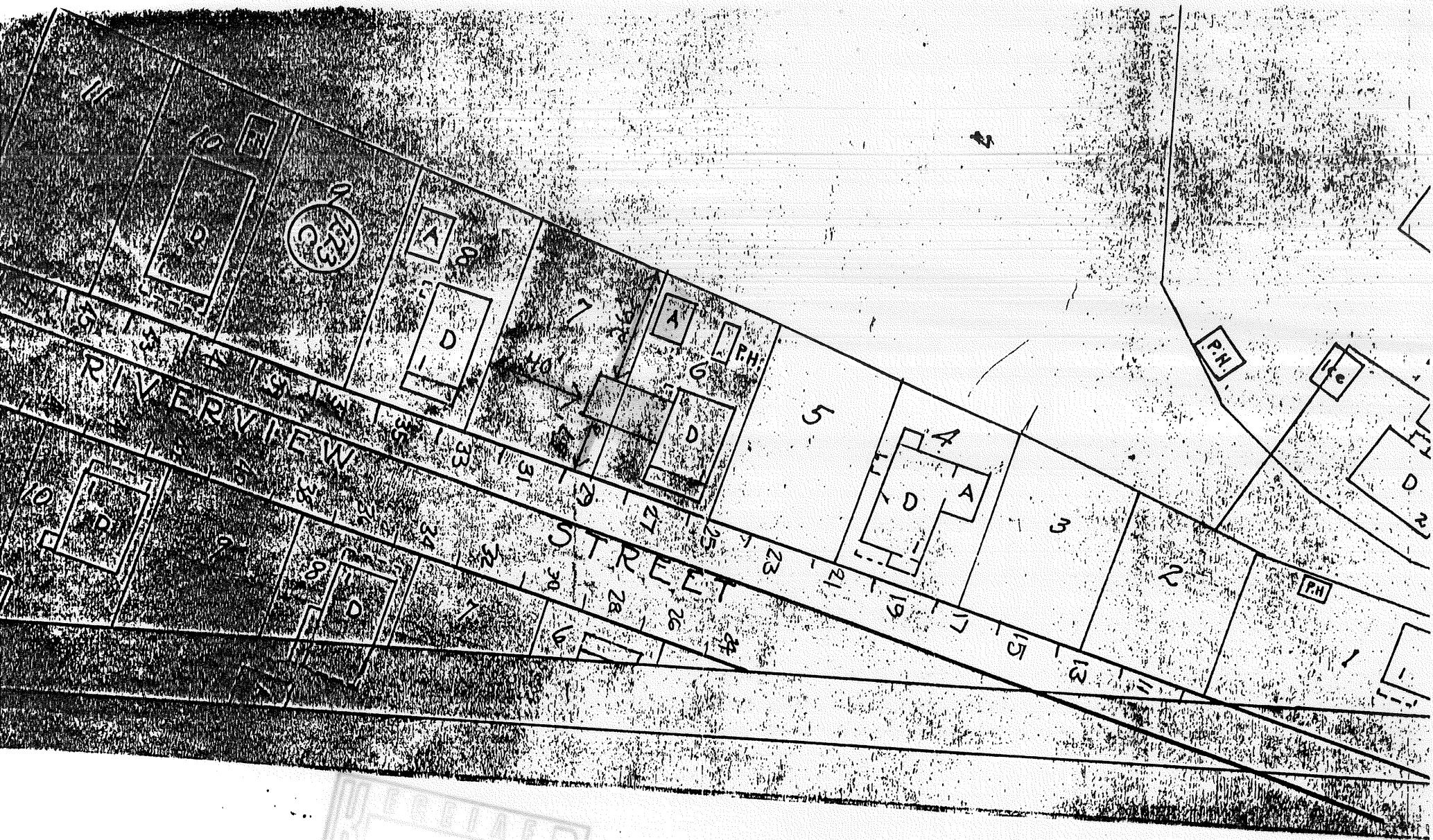
137708

2106

192-8

105455





(A) GARAGE to be demolished &

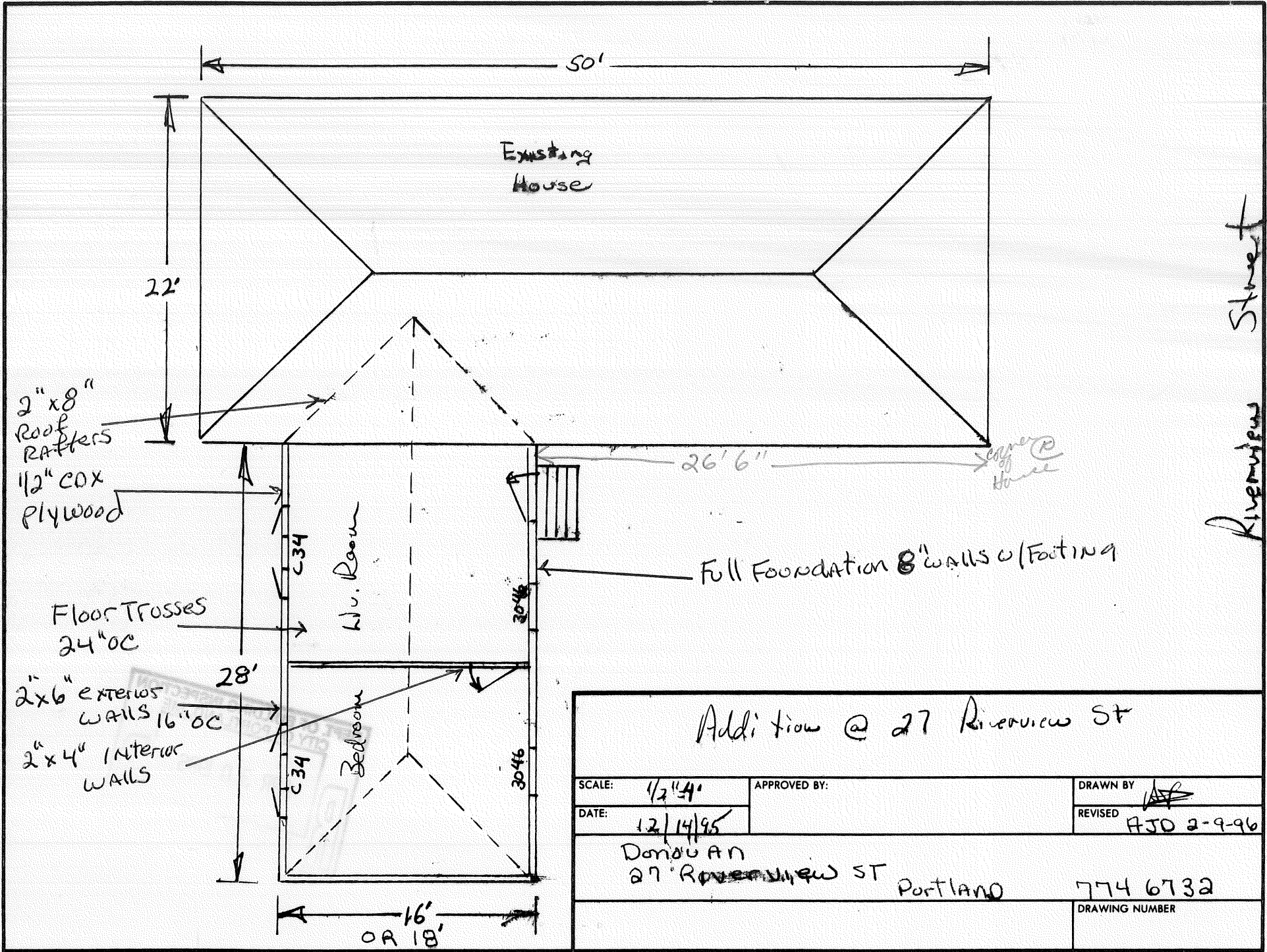
— Proposed Addition

REAR SETBACK - 26'

FRONT SETBACK - 57'

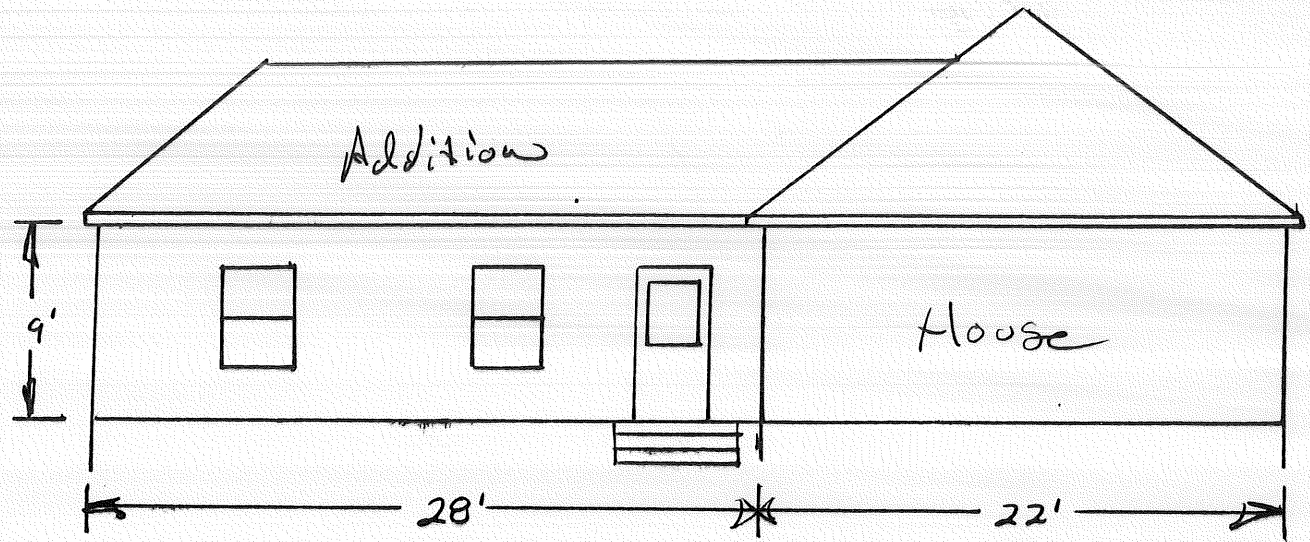
SIDE LOT LEFT - 40'

or necessarily accurate



Riverview Street

Addition @ 27 Riverview St		
SCALE: 1/2" = 4'	APPROVED BY:	DRAWN BY:
DATE: 12/14/95		REVISED: HJD 2-9-96
DANOU AN 27 RIVerview ST Portland		774 6732
		DRAWING NUMBER



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ORE.
 APR 3 0 1996
 RECEIVED

27 Riverview St. 16 x 28 Addition		
SCALE: 1/2" = 4'	APPROVED BY:	DRAWN BY: <i>DS</i>
DATE: 12/14/95		REVISED:
		DRAWING NUMBER:

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 30 1996
RECEIVED

