

Permit No. **950838**

PERMIT ISSUED

Permit Issued: **AUG 14 1995**

CITY OF PORTLAND

Zone: **CBL: 273-A-001**

Zoning Approval: *OK 8/24/95*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major 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: *8/10/95*

CEO DISTRICT 4 *K. Carroll*

Location of Construction: *111 Holm Ave 111-220*

Owner: *Deborah & Fred J Villacci* Phone: *854-5950*

Leasee/Buyer's Name: *Deborah & Fred J Villacci* Phone: *854-5950*

Owner Address: *3 Lowell Rd- Gorham, ME 04038*

Contractor Name: *owner* Address: *111 Holm Ave 111-220* Phone: *854-5950*

Past Use: *vacant lot*

Proposed Use: *1-fam bldg*

COST OF WORK: \$ *22,000*

PERMIT FEE: \$ *130*

FIRE DEPT. Approved Denied

INSPECTION: Use Group *033 Typ 53*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Approved Denied

Action: Approved with Conditions Denied

Signature: _____ Date: _____

Permit Taken By: *L Chase* Date Applied For: *7/28/95*

Proposed Project Description: *move a 1-fam dwlg from so ptld to ptld (to a vacant lot)*

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 LETTER

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

Deborah Villacci
 SIGNATURE OF APPLICANT

10 AUGUST 1995
 DATE

ADDRESS: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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

COMMENTS

8/30/95 - Foundation - setting in - Elev. (could not be verified) - Admin. Foundation Certificate '88
see "DRC will check". Foundation received to 12" (10" req'd) - Set back ok including
padding which does not show on plans - B

Done w/out inspection

| | | Inspection Record | |
|-------------|-------|-------------------|-------|
| | | Type | Date |
| Foundation: | _____ | | _____ |
| Framing: | _____ | | _____ |
| Plumbing: | _____ | | _____ |
| Final: | _____ | | _____ |
| Other: | _____ | | _____ |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 14, 1995

Deborah & Fred Villacci
6 Lowell Road
Gorham, Maine 04038

RE: 111 Holm Ave. Portland, Me.

Dear: Deborah & Fred

Your application to move a 1 family dwlg. from So. Ptld. to Ptld. (vacant lot) has been reviewed and a permit is herewith issued subject to the following requirement(s): This permit doesn't excuse the applicant from meeting applicable STATE and Federal laws.

NO CERTIFICATE OF OCCUPANCY will be issued until all requirements of this letter is met.

Site Plan Review Requirements

Inspection Services : Any projections shall meet all set back requirements (front overhang).
M. Schmuckal A . C . of I .

Development Review Coordinator : Approved with conditions (please see site plan conditions).

Building Code Requirements

1. Please read and implement items 1, 7, 11, 13, 14, 15 and 16 of the Building Permit Report.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to be "P. Hoffses", is written over the word "Sincerely,". The signature is written in a cursive, flowing style.

BUILDING PERMIT REPORT

DATE: 14/12/95 ADDRESS: 111 Adams Ave.
REASON FOR PERMIT: Move Single Family dwlg. From S.P. To PTC.
BUILDING OWNER: Villacci - Deborah: Filed
CONTRACTOR: owner APPROVED: *1, *7 *11 *13 *14
PERMIT APPLICANT: _____ DENIED: *15 and 16

CONDITION OF APPROVAL OR DENIAL

- X 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.
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)

X 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)

Q 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.

X 14. Headroom in habitable space is a minimum of 7'6".

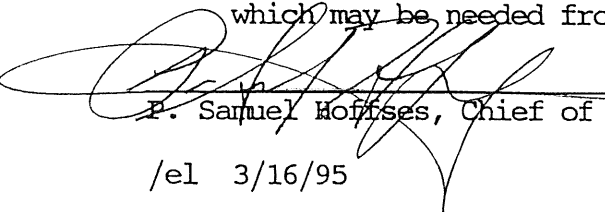
X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 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

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: DEBORAH & FRED Villacii
 ADDRESS: 3 Lowell Road Gorham ME
 SITE ADDRESS/LOCATION: 111-113 Holm St
 DATE: 09 Aug 95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. X All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2. X Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. X Your new street address is now 111 Holm Street, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. X A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. X The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. X

- 1) 24" Maple in front yard will satisfy ONE of two TREES req'd.
- 2) EROSION CONTROL DEVICES (SILT FENCE etc) needed.
- 3) DRIVENAY ACCESS NOT SHOWN, show on AS-BUILTS
- 4) UTILITY CONNECTIONS NOT SHOWN, show on AS BUILTS
- 5) FFE of 73.3' APPROVED VICE 72.5' shown on plan.

cc: Katherine Staples, P.E., City Engineer

submit to DRC
for approval before
Temp or Perm CoFO
issued.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Applicant Deborah & Fred J. Villacchi

7/28/95

Applicant's Mailing Address 8 Lowell Rd- Gorham, ME 04038

Application Date

Consultant/Agent 854-5950

Project Name/Description xxxx Holm Ave 111-113

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site 273-A-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) appx 37'x28'

Proposed Building Square Feet or # of Units 732 2750 sq ft Acreage of Site _____ Zoning _____

Check Review Required:

move a building to a vacant lot

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$80 subdivision _____

Approval Status:

Reviewer M O'Leary

- Approved Approved w/Conditions listed below Denied

- _____
- _____
- _____
- _____

Approval Date 09 Aug 95 Approval Expiration 09 Aug 96 Extension to _____ date _____ date _____

Additional Sheets Attached

Condition Compliance M O'Leary signature 09 Aug 95 date

Performance Guarantee

- Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 111-113 Holm Ave



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Applicant Deborah & Fred J, Villacci
8 Lowell Rd- Gorham, ME 04038
 Applicant's Mailing Address

7/28/95
 Application Date

Consultant/Agent _____
854-5950
 Applicant or Agent Daytime Telephone, Fax

~~xxx~~ Holm Ave 111-113
 Address of Proposed Site
273-A-001
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
appx 37' x 28' 6750 sq ft
 Proposed Building Square Feet or # of Units Acreage of Site R-3
 Zoning

Check Review Required: move a building to a vacant lot

| | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50 subdivision _____

Approval Status: Approved Approved w/Conditions listed below Denied
 Reviewer Marge Schmechel

1. Any projections such as the front overhang shall meet the required setbacks
 2. _____
 3. _____
 4. _____

Approval Date 8/11/95 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required
 * No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 111-113 Holm Ave

Applicant: Debrah Villacci
Address: 111 Helm Ave
Assessors No.: 273-A-001

Date: 8/11/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - moving ^{existing} single family home onto vacant lot

Sewage Disposal - City

Rear Yards - 25' req - 25' + shown

Side Yards - 8' req - 8' & 8' + shown

Front Yards - 25' req

Projections - None shown except for front overhang

Height - 1 Story - no elevations shown

Lot Area - 6,500 sq ft req - 6,750 sq ft shown

Building Area - max 25% - 1687 sq ft max

Area per Family -

Width of Lot - 75' req - 75' shown

Lot Frontage - 50' req - 75' shown

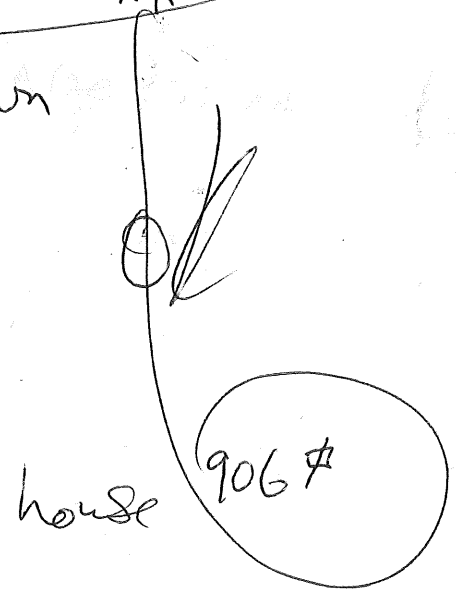
Off-street Parking -

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A





CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandice Talbot, Planner

FROM: Steve Bushey, Development Review Coordinator *SB*
(50)

DATE: September 17, 1996

RE: Request for Permanent Certificate of Occupancy; ¹¹¹115 Holm Avenue

I have reviewed a site plan provided by the owner which satisfies the conditions of the Temporary Certificate of Occupancy therefore a Permanent Certificate of Occupancy can be issued.

273-A-001