

Permit No: **970782**

PERMIT ISSUED

JUL 23 1997

CITY OF PORTLAND

Zone: **CBL: 256-3-018**

Zoning Approval: *of with condition -*

Special Zone or Reviews:

Shoreland *Shall remain*

Wetland

Flood Zone *Family*

Subdivision

Site Plan maj 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: *7/17/97*

CEO DISTRICT 4 *A Powers*

Location of Construction: **21 Buttonwood Ln** Owner: **Levine, Frank & Mary** Phone: _____

Owner Address: _____ Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: **Rainbow Construction** Address: **394 P.O. Box EEMA Pl14, ME 04104** Phone: **799-3051**

Past Use: **1-fam** Proposed Use: _____

COST OF WORK: \$ **35,000.00** **PERMIT FEE:** \$ **195.00**

FIRE DEPT. Approved Denied **INSPECTION:** Use Group: _____ Type: _____

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved with Conditions Denied

Signature: _____ Date: _____

Permit Taken By: **Mary Gresik** Date Applied For: **15 July 1997**

Proposed Project Description:

Construct Dormer to Existing garage to create Living space

Construct 2nd story deck to garage (12 x 14) ✓ 8/14/97

PERMIT ISSUED WITH REQUIREMENTS

- 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..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Craig Cooper* ADDRESS: _____ DATE: **15 July 1997** PHONE: _____

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

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

LAND USE - ZONING REPORT

ADDRESS: 21 Buttonwood LN DATE: 7/22/97

REASON FOR PERMIT: Dormer over garage & 2nd Story Deck

BUILDING OWNER: Frank & Mary Levine C-B-L: 256-B-15

PERMIT APPLICANT: Craig Cooper

APPROVED: with conditions DENIED: _____

#5 #9

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 This New living area shall not constitute

AN additional living unit, No kitchen equipment is to be installed

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: CRAIG Cooper

Date: 7/22/97

Address: 21 Buttonwood LN

C-B-L: 256-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1985

Zone Location - R-2

Interior or corner lot - cul-de-sac

Proposed Use/Work - construct dormer over garage to create living space
construct 2nd story deck to garage

Sewage Disposal -

12x14

Lot Street Frontage -

Front Yard - 25' req - 25' shown

Rear Yard - 25' req - 25'+ shown

Side Yard - 14' req - 20'+ shown

Projections -

Width of Lot -

Height - 2 story

condition

Lot Area -

48067 sq ft

shall remain H₁ family

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

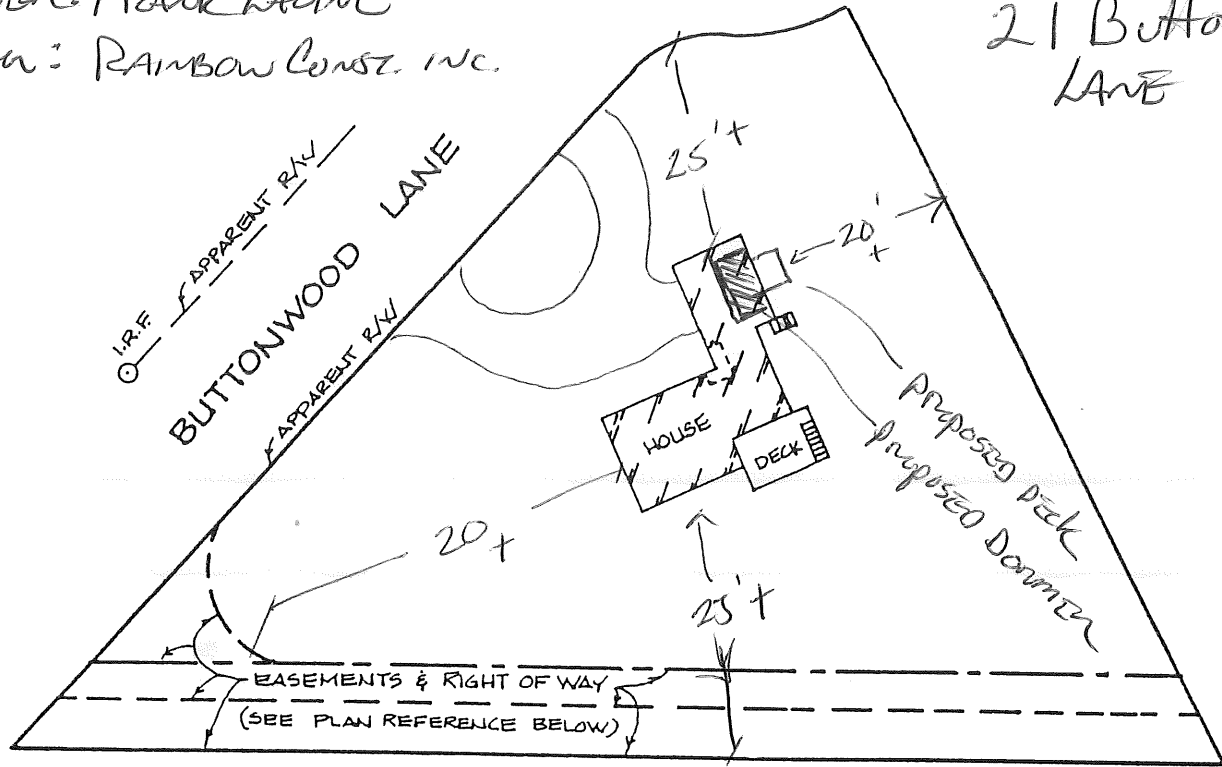
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

OWNER: FRANK LAVINE
BUILDER: RAINBOW CONSTR. INC.

21 BUTTWOOD
LANE



<<<<<<<<<<<<<<<< MORTGAGE LOAN INSPECTION >>>>>>>>>>>>

The dwelling does conform to local zoning at the time of construction. Lot is subject to restrictions and easements of record.

The building and improvements are not in a special flood zone as defined by flood insurance rate map 230051-0012B dated 7-15-1992.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on lines of occupation, current deed information (referenced below), and local tax map information. **A STANDARD BOUNDARY IS SUGGESTED TO CONFIRM THE LOCATION OF ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions.

This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a Mortgage Inspection.

PROPERTY INFORMATION

Street: 21 BUTTWOOD LANE Town: PORTLAND County: CUMBERLAND , Maine
Owner: BRYAN L. & ALLISON BECK
Buyer: FRANK M. LAVINE & MARY N. LAVINE
Deed Reference: Book Page
Plan Reference: Book 142 Page 68 Lot 6
Lending institution: PEOPLES HERITAGE BANK
Scale: 1 Inch = 50 Feet Date: AUGUST 15, 1996

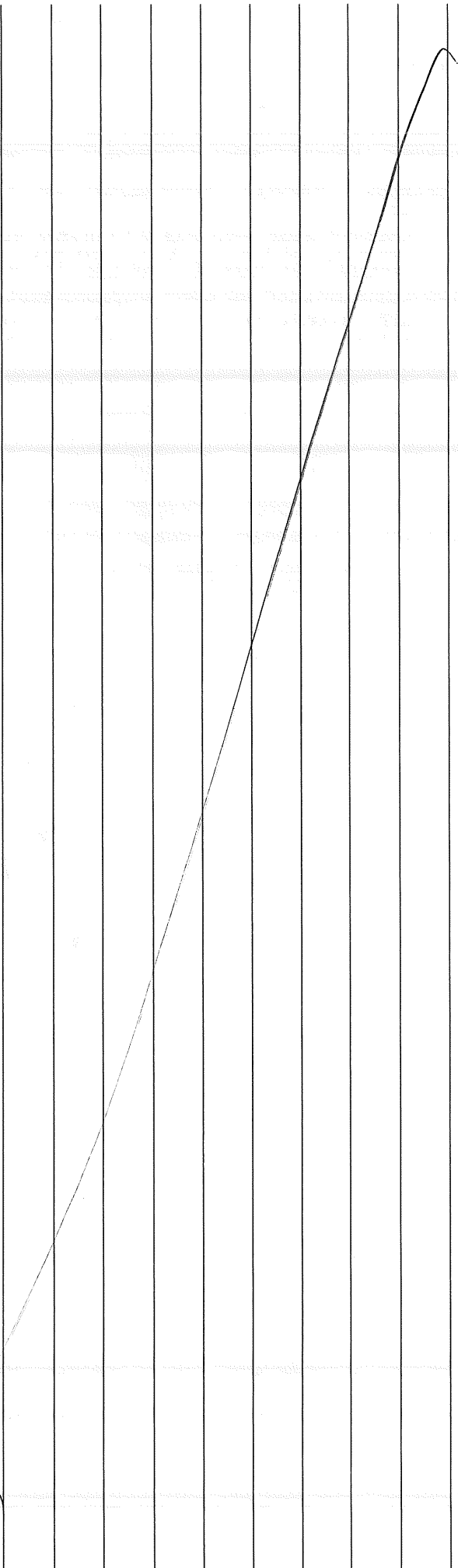
Atlantic Title Company
76 Atlantic Place
South Portland, Maine 04106
Telephone (207) 774-4400

William G. Austin

PROFESSIONAL LAND SURVEYOR # 2174

COMMENTS

8/18/97 Framing Inspection - ok to enclose.
Bridge vent. Special storage space paper needed.
Plumbing by S.P. DPH to Portland. Please Electric
and electrical work. What to be used as 2nd dwelling
unit; only 1m. laws were the tip checked by Bldg.
Permit # 971114.



Type Inspection Record

Date

- Foundation: _____
- Framing: _____
- Plumbing: _____
- Final: _____
- Other: _____

BUILDING PERMIT REPORT

DATE: 21 Buttonwood Ln. ADDRESS: 21 Buttonwood Ln.
REASON FOR PERMIT: To Construct Porch / Deck
BUILDING OWNER: Levine
CONTRACTOR: Rainbow Coast
PERMIT APPLICANT: M.C. Gapper APPROVAL: X1 X2 X5 X6 X8 X9 DENIED
X11, X12 X16, X27

CONDITION(S) OF APPROVAL

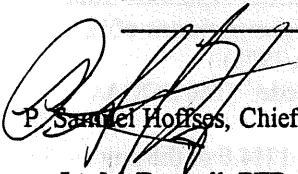
- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 - X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. 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.
 - X5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 - X6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 - X8. 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.
 - X9. Headroom in habitable space is a minimum of 7'6".
 10. 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.
 - X11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 - X12. 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.
 13. 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.
 14. 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.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 - X16. 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)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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)
- 21. 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.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.

**27. This permit is being issued with the understanding that this building remains a single family.*

- 28. _____
- 29. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal