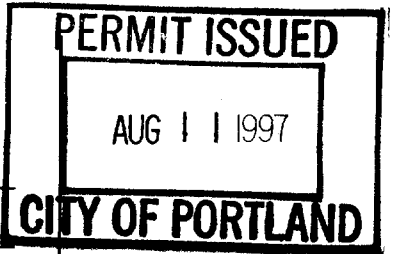


970856



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

29 July 1997

The undersigned hereby applies for amendment to Permit No. 970172 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 130 Taft Ave Within Fire Limits? Dist. No. Owner's name and address Neak, Sun Telephone Lessee's name and address Telephone Contractor's name and address Petit Landscaping 61 Harding St Bideford, ME 04005 Telephone 282-9305 Architect Plans filed No. of sheets Proposed use of building 1-fam No. families Last use 1-fam No. families Increased cost of work -0- Additional fee 25.00

Description of Proposed Work

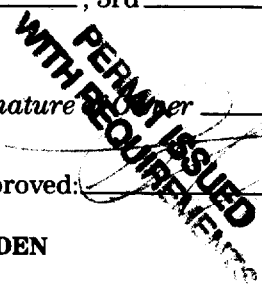
CHANGE FROM: Enclose existing deck to: Four foundation - Same size

Handwritten notes: Walk 8' x 8' Footing 8 feet wide Peter Petit

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? Height average grade to top of plate Height average grade to highest point of roof Size, front depth No. stories solid or filled land? earth or rock? Material of foundation Thickness, top bottom cellar Material of underpinning Height Thickness Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining Framing lumber - Kind Dressed or full size? Corner posts Sills Girt or ledger board? Size Girders Size Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet. Joints and rafters: 1st floor, 2nd, 3rd, roof On centers: 1st floor, 2nd, 3rd, roof Maximum span: 1st floor, 2nd, 3rd, roof

Approved: ok with conditions 8/11/97 Signature



Approved: Inspector of Buildings

INSPECTION COPY - WHITE FILE COPY - PINK APPLICANT'S COPY - YELLOW ASSESSOR'S COPY - GOLDEN

LAND USE - ZONING REPORT

ADDRESS: 130 Taft Ave DATE: 8/11/97

REASON FOR PERMIT: enclose existing Deck

BUILDING OWNER: Sun Neck C-B-L: _____

PERMIT APPLICANT: Peter Petri

APPROVED: with conditions DENIED: _____

2 # 4

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 deck 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~~ deck 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 _____

Marge Schmuckal

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

BUILDING PERMIT REPORT

DATE: 11 Aug 97 ADDRESS: 130 T OFT AVE
REASON FOR PERMIT: Enclose dock - Foundation
BUILDING OWNER: Weak Sun
CONTRACTOR: Petit Landscaping
PERMIT APPLICANT: _____ APPROVAL: *1,*2,*12,*16,*27 ~~DEFERRED~~

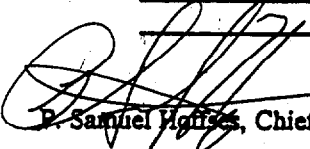
CONDITION(S) OF APPROVAL

- ~~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. 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.
8. 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.
9. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- ~~12.~~ 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.
- ~~16.~~ 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. ~~Please read and implement items on the attached land-use zoning report~~
28. _____
29. _____


P. Samuel Higgins, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

revised 3/5/97

Applicant: Co COA Bedard

Date: ~~9/20/96~~

Address: 130 Taft Ave

C-B-L: 273-A-14 to 16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~Existing~~ 1920

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - 2nd Story 27x23 and enclose existing deck 14x22
↓
rebuilding completely

Sewage Disposal -

Lot Street Frontage -

Front Yard - ~~25'~~ 25' req? 27' shown

Rear Yard - 25' req - 35' shown

Side Yard - 14' req - 23' 6" shown -

Projections - 2nd floor projects into the front yard 1 foot (ok)
per given setbacks

Width of Lot -

Height - 2 story

Lot Area - 9,000^{sq} ft per Assessor's 100'x90'

Lot Coverage/ Impervious Surface - 25% of lot area = 2250^{sq} ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - N/A

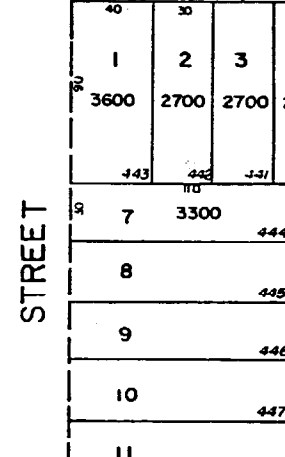
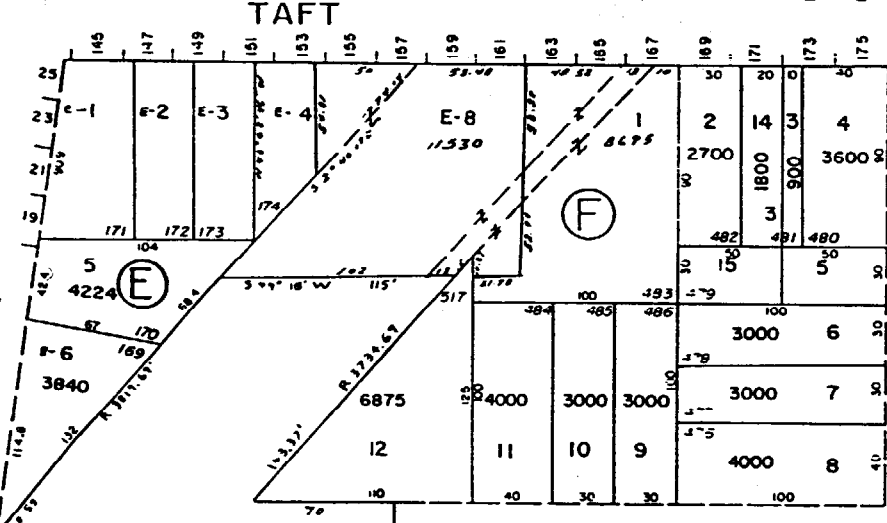
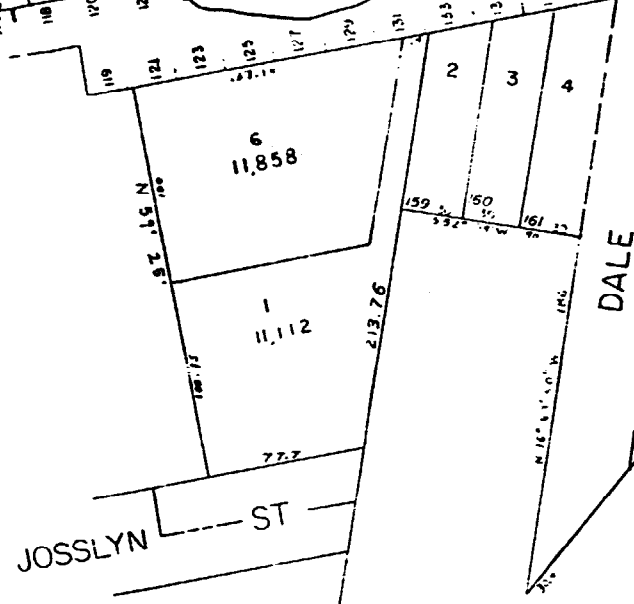
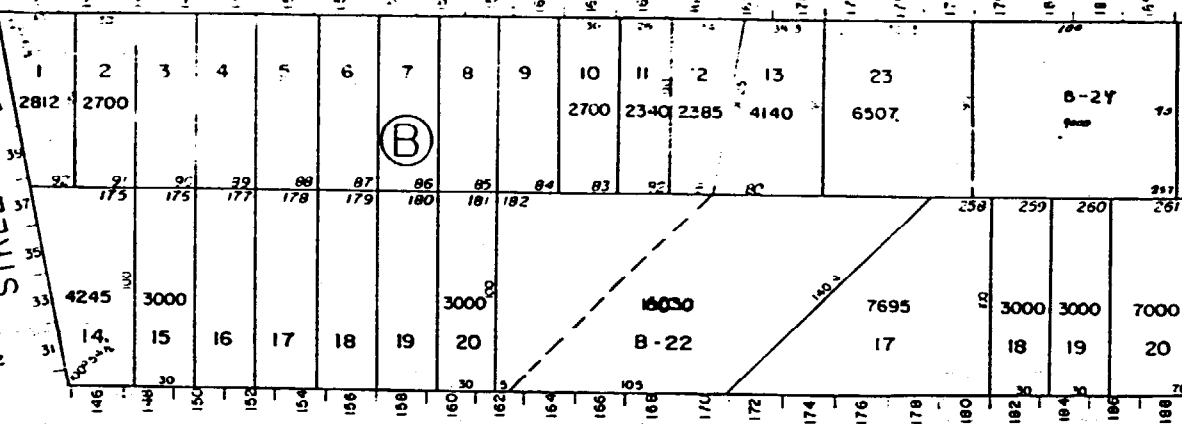
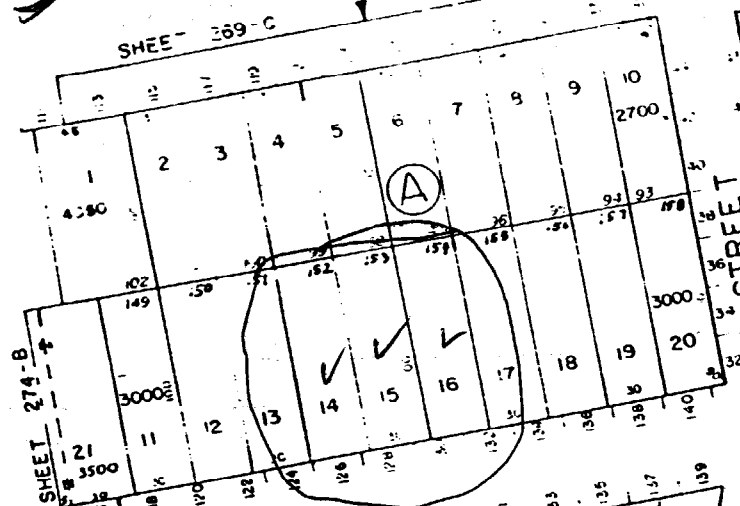
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

10x12	=	120
10x10	=	100
22x26	=	572
22x22	=	484
	=	1276 ^{sq} ft

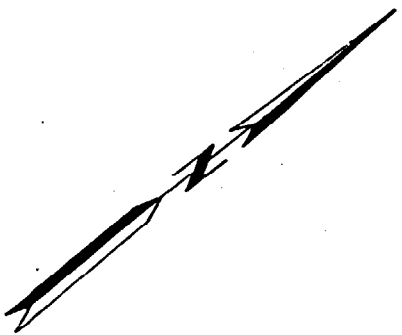
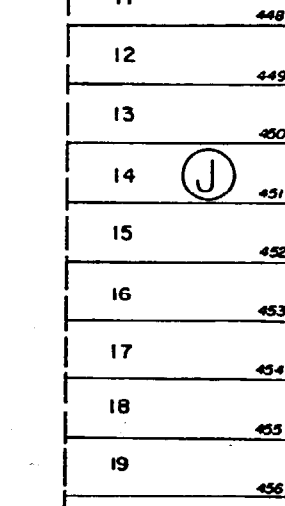
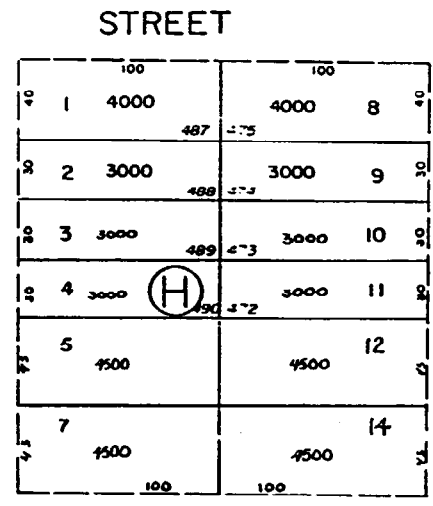
#273

HOLM



(D)
5
132,697
DALE COURT

Note: For further references
See Cumberland County Registry
of Deeds, Unit Ownership (U.O.)
File: Plan # 149, Page # 22 and
U.O. Declaration recorded in
BA 6979 PG 88 Date 11/22/85



BUILDING PERMIT REPORT

DATE: 5 March 97 ADDRESS: 130 Taft Ave.

REASON FOR PERMIT: To Construct addition

BUILDING OWNER: 2nd story addition / deck

CONTRACTOR: BRC

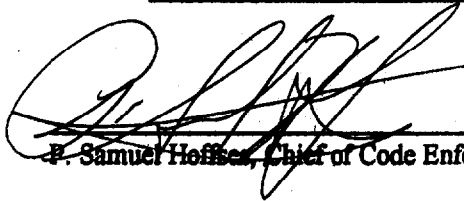
PERMIT APPLICANT: _____ APPROVAL: *136 *78 *940
DENIED: *1 *15 *20 *25

CONDITION OF APPROVAL OR DENIAL

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)
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23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- * 25. Please read and implement item 5 of the attached land-use zoning report
26. _____
27. _____



P. Samuel Hoiffner, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 130 Taft Ave DATE: 3/5/97

REASON FOR PERMIT: Construct Addition 2nd floor - rebuild rear deck

BUILDING OWNER: Sam Neak C-B-L: _____

PERMIT APPLICANT: Cocoa Bedard

APPROVED: with conditions DENIED: _____

#5

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.
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8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Cocoa Bedard
c/o Bedard Roofing & Construction
PO Box 977
Biddeford, ME 04005

February 5, 1997

RE: 130 Taft Avenue - R-3 zone - 273-A-14 to 16

Dear Cocoa Bedard,

Your permit to build a 2nd story and enclose an existing deck is still on hold with this office. I called in the end of September, 1996 to notify you that the plot plan that was submitted was very inaccurate as to setbacks since they added up to much more than what the assessor's map shows. At that time I requested a revised plot plan. As of this date, I still have not received that revised plot plan. This application will be on hold until I do receive that information. However, please note that if I do not receive any revised plans within six months of the original application, your application will have lapsed (3/18/97).

If you have any questions, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

3/4/97

contractor is Darren Brown

from Prop came in
is revised the
Plot Plan

cc to: P. Samuel Hoffses, Chief of Inspection Services
Amy Simpson, Code Enforcement Officer
File

FIRST FLOOR PLAN

35' ↑ ↓

GARAGE

EXTERIOR LOCK
14' X 22' NEW

44' PROP. LINE

To build
2nd Story

ROP. line
23'-6" →

23' ↑ ↓

← 25 →

23' ↑ ↓

← 15 →

DRIVEWAY

← 27 →

SECOND FLOOR ADDITION
24' X 27'

6' X 6'

THIS?

EXISTING MUD ROOM

ROOF 5-12 Pitch
FLOOR 2" X 10" 3/4" Plywood
2x6 WALLS 1/2" Plywood

27'

ROP. LINE

Revised & Submitted 3/4/97

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Cocoa Bedard
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Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc to: P. Samuel Hoffses, Chief of Inspection Services
Amy Simpson, Code Enforcement Officer
File

1:00 am / 3/4/97
message to Darren Brown, Prop Housing Specialist to
contact Coco Bedard or us ASAP. REQUIRING add'l
information.

4:17.97 contractor gone from site - hole left open, full of water! Will post if not
pumped today ASAP! →

4-17-97 Contacted Darren Brown re: project status -
said lawyer was hired to regulate cost of project, changes
were too expensive froze project - Contractor had been
pumping hole to maintain but left after no money paid.
Spoke w/ Giselle Nadeau (773-1015) shall try to get Contractor
to pump hole. Has never been to site before (herself)
Told her Emergency situation and F. Dept. will pump -
Put him on property if necessary.

5-20-97 Contractor and Lawyer have removed themselves
from project. Coco Bedard - same contractor.
will close up foundation in June.
(^{translator} Bureau #874-9135) Contractor to sign contract
Bilingual office. w/ Prop. Decrease cost.