

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**

PERMIT ISSUED

Permit Number: 030750  
JUL 01 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Ames Peter P & /n/a  
has permission to Repairing fire escape and por  
AT 1234 Forest Ave CITY OF PORTLAND  
293 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise closed-in. HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS  
Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 7/1/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

PERMIT ISSUED

Permit No: 03-0750	Issue Date: Jul 01 2003	CBL: 293 A003001
-----------------------	----------------------------	---------------------

Location of Construction: 1234 Forest Ave	Owner Name: Ames Peter P &	Owner Address: 69 Rockridge Rd	Phone: 207-829-9119
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: B2/B4 near

Past Use: Rental Units	Proposed Use: Rental Unit / Repairing Fire Escape and porch	Permit Fee: \$58.00	Cost of Work: \$4,500.00	CEO District: 1
<p><i>Legal permitted use: 1st floor business use; rest of building (4) for residential dwelling use</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: JB BOA 1999 Signature: JMB 7/1/03	
		Proposed Project Description: Repairing fire escape and porch		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 06/27/2003	<b>Zoning Approval</b>		
1. This permit application does not 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..	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"/> Date: <i>5/27/03</i>	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 Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark  <input type="checkbox"/> Does Not Require Review  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied Date: _____	

**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# All Purpose Building Permit Application

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.

Location/Address of Construction: <u>1234 Forest Ave. P4LD.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>293</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>Peter + Alice Ames</u>	Telephone: <u>829-9119</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Peter Ames</u> <u>69 Rock Ridge Run</u> <u>Cumberland, ME. 04021</u>	Cost Of Work: \$ <u>4500.00</u> Fee: \$ <u>58.00</u>
Current use: <u>Porch / Fire escape / Rental units</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>Repairing Firescape &amp; Porch</u> <span style="float: right;"><u>w/o EXPANSION</u></span>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Peter Ames</u>		
Mailing address: <u>69 Rock Ridge Run</u> <u>Cumberland, ME. 04021</u>		<u>939-9556</u>
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop-work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>829-9119</u>		

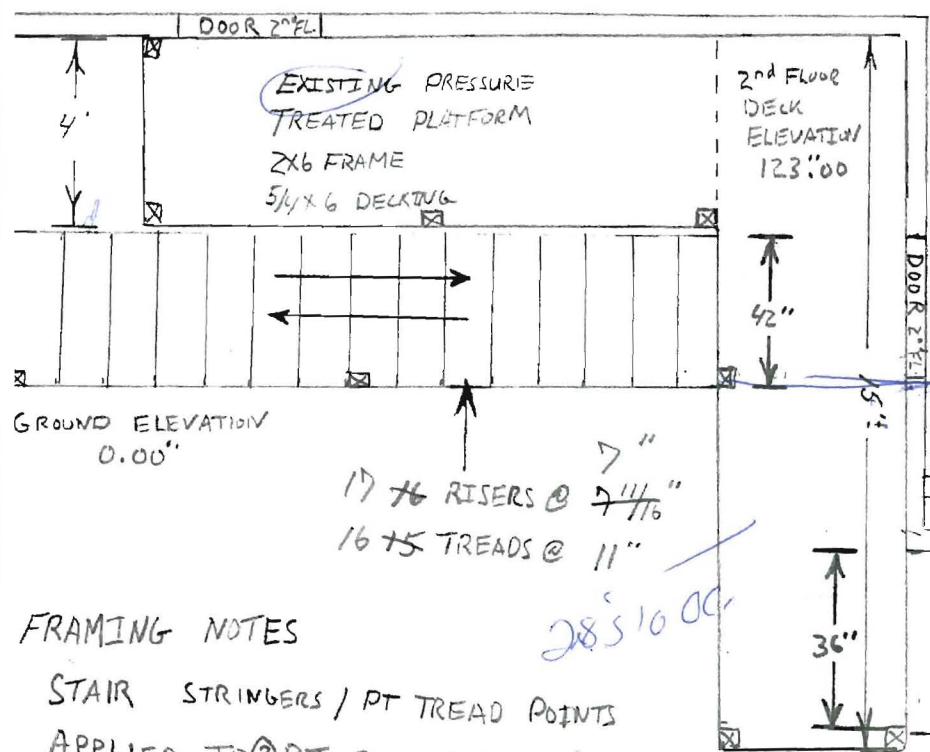
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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.*

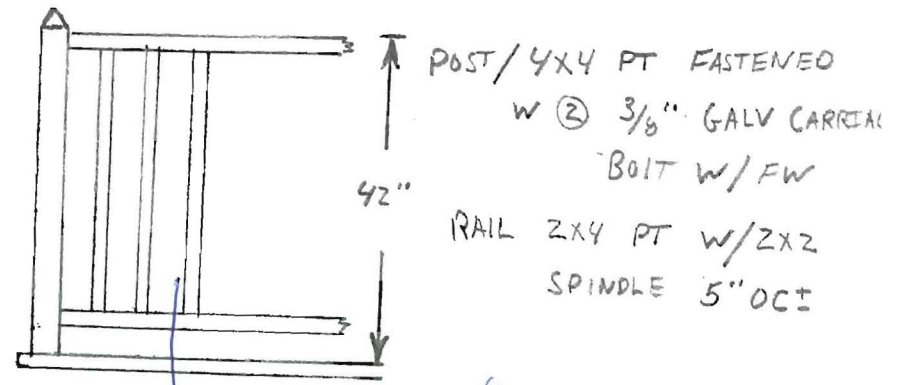
Signature of applicant: <u>Peter P. Ames</u>	Date: <u>6-26-03</u>
--	----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**





TYPICAL RAIL SECTION



FRAMING NOTES

STAIR STRINGERS / PT TREAD POINTS APPLIED TO 3 PT 2x6 STRINGERS PER SET OF STAIRS WITH 2x PT TREAD STOCK

NEW PLATFORM FRAMING TO BE OF PT 2x6 16" OC DECKED WITH 5/4 x 6 PT PREMIUM STOCK

2x FASTENERS TO BE 20D GALV 5/4 FASTENERS TO BE 30 GALV JOIST HANGERS AT ALL FRAMING CONNECTIONS. 1/2" x 5" GALV LAGS 7 @ 24" OC @ 24" FROM EDGE

17 ~~16~~ RISERS @ 7 1/16"  
16 ~~15~~ TREADS @ 11"

28'S 10' OC

2-2x8's

2-2x8's LESS THAN 4"

16 RISERS @ 7 1/2"  
15 TREADS @ 11 3/16"

Fire escape allows riser max 8" Tread min 8"

PLATFORM SUPPORTS EXISTING 8"x8" CONCRETE PIERS

2nd Floor DECK ELEVATION 123'00"

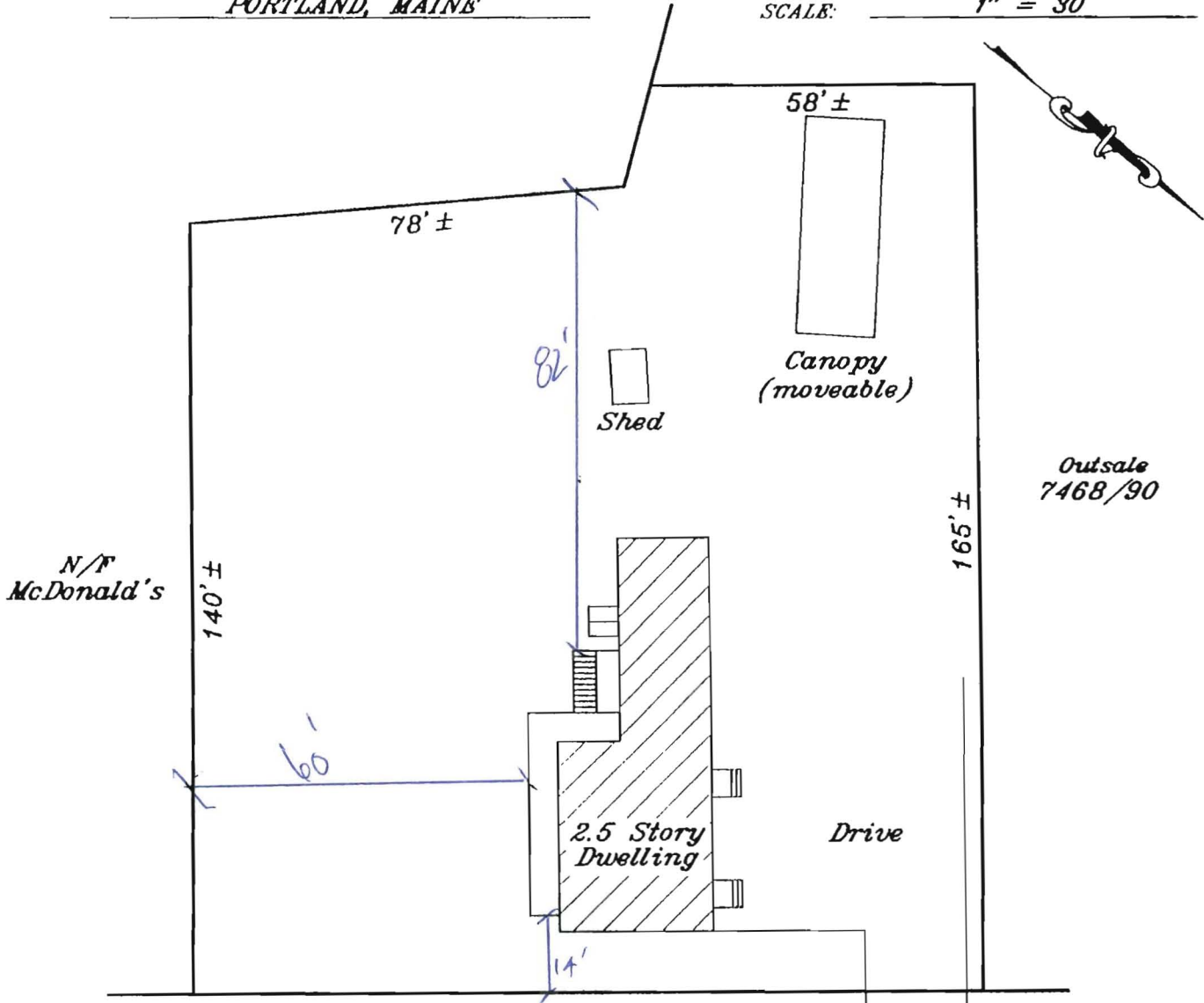
EXISTING 5'x6' PLATFORM REDECK WITH 2x6 PRESSURE TREATED 3RD FLOOR DECK ELEVATION 243'00"



# FOR MORTGAGE LENDER USE ONLY

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 1234 FOREST AVENUE INSPECTION DATE: JANUARY 6, 2008  
PORTLAND, MAINE SCALE: 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: PETER P. & ALICE D. AMES REQUESTING PARTY: NEW ENGLAND TITLE  
 OWNER: JAMES J. HARKINS ATTORNEY: \_\_\_\_\_  
 LENDER: \_\_\_\_\_ FILE No. 20213137 FIELD BOOK: 270

**TITLE REFERENCES:**

DEED BOOK: 12806 PAGE: 129  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
 COUNTY: CUMBERLAND

YOUR FILE #: A02-1809

**NADEAU & LODGE, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 918 BRIGHTON AVENUE 238 CLARKS WOODS ROAD

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

Call **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

\_\_\_\_\_ **Final/~~Certificate of Occupancy~~** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

\_\_\_\_\_ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

\_\_\_\_\_  
Signature of applicant/designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

Admin. \_\_\_\_\_  
Date

CBL: 293-A-3 Building Permit #: 03-0750



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1234 Forest Avenue

Issued to Joe Coppozza

Date of Issue June 9, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 89-2183, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st floor

APPROVED OCCUPANCY

therapeutic massage and  
santanning

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and right to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



PERMIT # 002188 TOWN OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Joe Coppozza (Diana's - 797-9223)  
 Address: 1234 Forest Avenue, Portland  
 LOCATION OF CONSTRUCTION 1234 Forest Avenue  
 CONTRACTOR: \_\_\_\_\_ SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Type of Use: therapeutic massage & suntanning  
 Past Use: Stained glass shop

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ # Stories \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

Conversion - Explain Change use to therapeutic massage and suntanning.  
 COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 1 floor plan submitted.  
 Residential Buildings Only:  
 # Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Stodding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**For Official Use Only**

Date June 2, 1989 Subdivision: Yes / No \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Block \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_ Permit Expiration: \_\_\_\_\_  
 Value \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Fee \$25.00

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size JUN 6 1989  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Zoning:  
 District \_\_\_\_\_ Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt. \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved \_\_\_\_\_

Permit Received By Nancy Grossman  
 Signature of Applicant [Signature] Date 6-2-89  
 Signature of CEO [Signature] Date \_\_\_\_\_  
 Inspection Dates [Signature]



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... Q.1180

ZONING LOCATION B-2 PORTLAND, MAINE Oct. 25, 1983

NOV 2 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 1234 Forest Avenue Fire District #1  #2

1. Owner's name and address Joseph A. Jr. & Doris B. Capozza - 85 Summit Park Telephone 797-3560

2. Lessee's name and address Avenue Telephone 797-7625

3. Contractor's name and address pending Telephone

Proposed use of building ... A family No. of sheets

Last use ... 2 family No. families

Material ... No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractural cost \$ 20,000

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 110.00
Late Fee of use 25.00
TOTAL \$ 135.00

Change of use from 2 to 4 families with alterations as per plans, 2 sheets of plans, also office space. Remove new apt on 2nd floor and office space on 1st floor of dwelling.

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
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
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside wall and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over: 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If masonry building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept.: are observed?
Health Dept.:
Others:

Signature of Applicant Joseph F. Capozza Phone # 797-9273
Type Name of above Joseph F. Capozza for 1 2 3 4
Joseph A. Capozza Jr. & Doris B Other
and Address



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... **0.1180** .....  
 ZONING LOCATION ..... **PORTLAND, MAINE** ..... **Oct. 25, 1983**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **1234 Forest Avenue** ..... Fire District #1  #2   
 1. Owner's name and address **Joseph A. Jr. & Doris D. Casozza - 85 Summit Park Avenue** Telephone **797-5560** .....  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address **pending** ..... Telephone .....  
 Proposed use of building **4 family** ..... No. of sheets .....  
 Last use **2 family** ..... No. families .....  
 Material No. stories **Heat** ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ **20,000** ..... Appeal Fees \$ .....  
 B. O. C. A. INSPECTOR Mr. ..... @ 775-5451

Base Fee **110.00**  
 ch of use **25.00**  
 Late Fee .....  
 TOTAL \$ **135.00**

**Change of use from 2 to 4 families with alterations as per plans. 2 sheets of plans, also office space. Remove now apt on 2nd floor and office space on 1st floor of dwelling.**



NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

### DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** ..... Is any electrical work involved in this work? **yes** .....  
 Is connection to be made to public sewer? **existing** ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 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 .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... 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.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVED BY ..... DATE ..... MISCELLANEOUS **no**  
 BUILDING INSPECTION--PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....  
 ZONING .....  
 BUILDING CODE: ..... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....  
 Fire Dept. ....  
 Health Dept. ....  
 Others, .....

Signature of Applicant **Joseph F. Casozza for** ..... Phone # **797-9273**  
 Type Name of Applicant **Tr. & Doris B.** .....





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1234 FOREST AVE

Issued to JOSEPH & DORIS CAPOZZA

Date of Issue 12/12/64

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84/01180, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE SINGLE FAMILY UNITS (A)

APPROVED OCCUPANCY

FOUR SINGLE FAMILY UNITS

Limiting Conditions:

NONE

This certificate supersedes  
certificate issued

Approved:

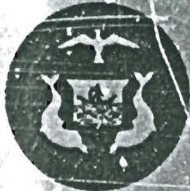
*12/12/64*  
*[Signature]*  
(Care) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or issuer for one dollar.



*Hugh Irving*



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

April 5, 1984

Ms. Diane Graffam  
c/o Depositors Trust Co.  
366 U.S. Route 1  
Falmouth, ME 04105

Dear Ms. Graffam:

Records in this office show that a building permit was issued on November 2, 1983 for a change of use at 1234 Forest Avenue from a two family to four apartment units with office space on the first floor.

This building is located in the B-2 Business Zone, and residential density is based on the least restrictive residential zone abutting the B-2 Business Zone, which in this case is the R-6 Residence Zone at Poland Street and Stevens Avenue for the Park-Danforth elderly apartment project.

Sincerely,

*W.J.T.*  
Warren J. Turner  
Zoning Specialist

WJT/kat

cc: Mr. & Mrs. Joseph E. Capozza, Jr.  
Joseph E. Gray, Jr., Director, Planning/Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services



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**

Card Number	1 of 1
Parcel ID	293 A003001
Location	1234 FOREST AVE
Land Use	FOUR FAMILY
Owner Address	AMES PETER P & ALICE D AMES JTS 69 ROCKRIDGE RD CUMBERLAND ME 04021
Book/Page	18749/083
Legal	293-A-3 FOREST AVE 1230-1238  18730 SF

**Valuation Information**

Land	Building	Total
\$40,110	\$125,480	\$165,590

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2.5	3676	0.43	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
8	4		16	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
BANK BARN	1	1920	30X34	C	P

**Sales Information**

Date	Type	Price	Book/Page
01/01/2003	LAND + BLDING	\$245,000	18749-83
11/06/1996	LAND + BLDING	\$150,000	12806-129

**Picture and Sketch**

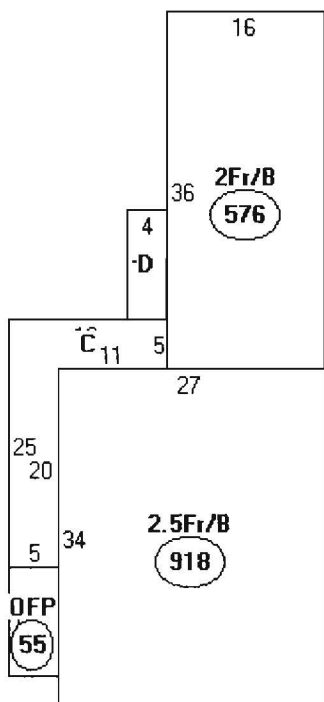
[Picture](#)                      [Sketch](#)

[Click here](#) to view Tax Roll Information.

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

**New Search!**





Descriptor/Area

- A: 2.5Fr/B  
918 sqft
- B: OFF  
55 sqft
- C: WD/OP  
180 sqft
- D: WD  
44 sqft
- E: 2Fr/B  
576 sqft



Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

March 25, 2002

James J Harkins  
31 Bates St  
Portland ME 04103

RE: 1234 Forest Ave  
CBL: 293A00300101

Dear James J Harkins:

A re-inspection at the above noted property was made on Mar-21-2002.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated Oct-16-2001.

Thank you for your cooperation. If you have any questions, feel free to contact this office Kevin Carroll @ 874-8708.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kevin Carroll', is written over a horizontal line.

Kevin Carroll @ 874-8708  
Code Enforcement Officer  
gg-



1234 Forest Ave

31 Bates St  
Portland  
874-9957

2/25 talked w/ MR HARKINS  
he will arrange w/ tenant

# City of Portland Housing - Inspection

2/27 Called - Left msg.  
2/28 - talked w/ Harkins - tenant away on Bus. will  
Schedule for next week - w/c Monday 3/4 @  
3/11 Called Mr. Harkins left msg @  
3/12 - Spoke w/ owner - apt for Fri 3/15/02 @  
3/13 - owner called - still trying to reach  
Tenant - locks changed @  
3/19 - talked w/ Mr. Harkins - talked w/ tenant  
Tenant avoiding U. - @

Owner / Manager: <b>Harkins James J</b>	
Parcel Id: <b>293- A-00300101</b>	# of Units:
Inspector: <b>Jeanie Bourke @ 874-8715</b>	
Status: <b>Green 0-4 Violations</b>	
Date & Time Requested: <b>Oct 16, 2001 at</b>	
Date of Inspection: <b>Tuesday, October 16, 2001</b>	
Reinspect By: <b>Thursday, November 15, 2001</b>	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1. <input checked="" type="checkbox"/>	6-113.5	Interior	1	5	Bathroom	
Violation: Maintenance of lighting fixtures						
Notes: ceiling fan fixture not in disrepair						
2. <input checked="" type="checkbox"/>	6-111.4	Interior	1	5	Bathroom	
Violation: Maintenance of plumbing fixtures.						
Notes: sink stopper in disrepair						
3. <input checked="" type="checkbox"/>	6-111.4	Interior	1	5	Laundry	
Violation: Maintenance of plumbing fixtures.						
Notes: need stopper cap on washer drain line						
4. <input checked="" type="checkbox"/>	6-111.4	Interior	1	5	Laundry	
Violation: Maintenance of plumbing fixtures.						
Notes: drain line from above in disrepair - leaking into pan						

All Violations  
Corrected  
Send Compliance  
3/21/02  
@

Inspection Services  
Michael J. Nugent  
Manager



Housing & Neighborhood Services  
Mark Adelson  
Director

## CITY OF PORTLAND

October 16, 2001

James J. Harkins  
31 Bates Street  
Portland, ME 04103

RE: 1234 Forest Ave  
CBL: 293- A-00300101

### **Certified Mail Receipt # 7099 3400 0019 5716 2230**

Dear Mr. Harkins:

An evaluation of your property at 1234 Forest Ave on Oct-16-2001 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Nov-15-2001 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Jeanie Bourke @ 874-8715, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

A handwritten signature in cursive script that reads "Jeanie Bourke".

Jeanie Bourke @ 874-8715  
Code Enforcement Officer



# City of Portland

## Housing - Inspection

Owner / Manager: <b>Harkins James J</b>	
Parcel Id: <b>293- A-00300101</b>	# of Units:
Inspector: <b>Jeanie Bourke @ 874-8715</b>	
Status: <b>Green 0-4 Violations</b>	
Date & Time Requested: <b>Oct 16, 2001 at</b>	
Date of Inspection: <b>Tuesday, October 16, 2001</b>	
Reinspect By: <b>Thursday, November 15, 2001</b>	
Reason For Inspection:	
Notes:	

Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code
1.	<input type="checkbox"/>	<b>6-113.5</b>	Interior	1	5	Bathroom
Violation: Maintenance of lighting fixtures						
Notes: ceiling fan fixture not in disrepair						
2.	<input type="checkbox"/>	<b>6-111.4</b>	Interior	1	5	Bathroom
Violation: Maintenance of plumbing fixtures.						
Notes: sink stopper in disrepair						
3.	<input type="checkbox"/>	<b>6-111.4</b>	Interior	1	5	Laundry
Violation: Maintenance of plumbing fixtures.						
Notes: need stopper cap on washer drain line						
4.	<input type="checkbox"/>	<b>6-111.4</b>	Interior	1	5	Laundry
Violation: Maintenance of plumbing fixtures.						
Notes: drain line from above in disrepair - leaking into pan						

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

7099 3400 0079 5716 2230

--	--

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

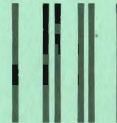
Postmark  
Here

**Recipient's Name** *(Please Print Clearly) (to be completed by mailer)*

Street, Apt. No., or PO Box No. 31 Baker St.  
City, State, ZIP+4



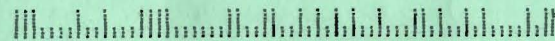
UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

DEPT OF PLANNING & URBAN DEVELOPMENT  
PORTLAND CITY HALL ROOM 315  
389 CONGRESS STREET  
PORTLAND, MAINE 04101



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Peter Ames  
69 Rockridge Rd  
Cumberland, Maine 04021**

**293 A003**

2. Article Number  
(Transfer from service label)

7003 3110 0002 6064 1503

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *Peter Ames*  Agent  
 Addressee

B. Received by (Printed Name)

**A AMES**

C. Date of Delivery

**3-7-17**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



7003 3110 0002 6064 1503

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

CUMBERLAND CENTER ME 04021

Postage	\$	\$0.63
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$4.88</b>



Sent To Peter Ames  
 Street, Apt. No.,  
 or PO Box No. 69 Rock Ridge Rd  
 City, State, ZIP+4 Cumberland, ME 04021