

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

Location of Construction: 52 Aldworth St		Owner: Zieba, Paul & Maria		Phone: 878-3321		Permit No: <b>950813</b>	
Owner Address: SAA Pctld, ME 04103		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: self		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>AUG - 7 1995</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 4,500.00 PERMIT FEE: \$ 35.00		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: U Type: SB Signature: BOCA 93 Signature: [Signature]	
Proposed Project Description: Relocate garage - Install new foundation		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: [Signature] Date:		Zoning Approval: Zone: R-3 CBL: 309-D-053/054 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: 03 August 1995				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..

**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: Paul Zieba ADDRESS: \_\_\_\_\_ DATE: 03 August 1995 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

CEO DISTRICT 7  
D. Jordan

COMMENTS

8-7-95 - No work yet

8-24-95 depth must be at or about 4' / owner will increase depth before pour

8-25-95 Pour completed for 7" Foundation/walls back-filled @ this time

10-2-95 - Floor pour completed (looks protected for winter?)

3-8-96 - no work / 5-9-96 no work / 5-16-96 no work / 6-6-96 no Framing yet /

11/20/97 - Called for Framing Insp. - did not use materials from old Garage, also Configuration & Structural Changes - has to apply for Amendment. (R)

12/3/97 Amend initially denied & then approved w/ condition that old garage be removed (R)

12/8/97 Re Inspect framing - ok Except for Rotted Wall on House side not finished (R)

1/21/98 True Wall finished - Garage finished ok - but old Garage still stands - will remain in Sprung when weather improves (R)

7/16/98 - Garage still not removed - nobody home (R)

9/14/98 - Garage still not removed - Send Notice of Violation (R)

7/19/00 Close out - A Lowe

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUILDING PERMIT REPORT

DATE: 4/AUG/95 ADDRESS: 52 Aldworth St

REASON FOR PERMIT: relocate garage

BUILDING OWNER: Paul & Maria Zieba

CONTRACTOR: \_\_\_\_\_ APPROVED: \*1 \*10

PERMIT APPLICANT: \_\_\_\_\_ DENIED: \_\_\_\_\_

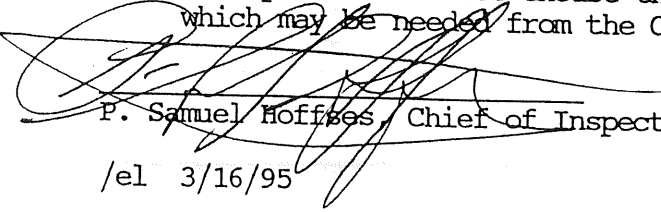
CONDITION OF APPROVAL OR DENIAL

- \* 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.
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):

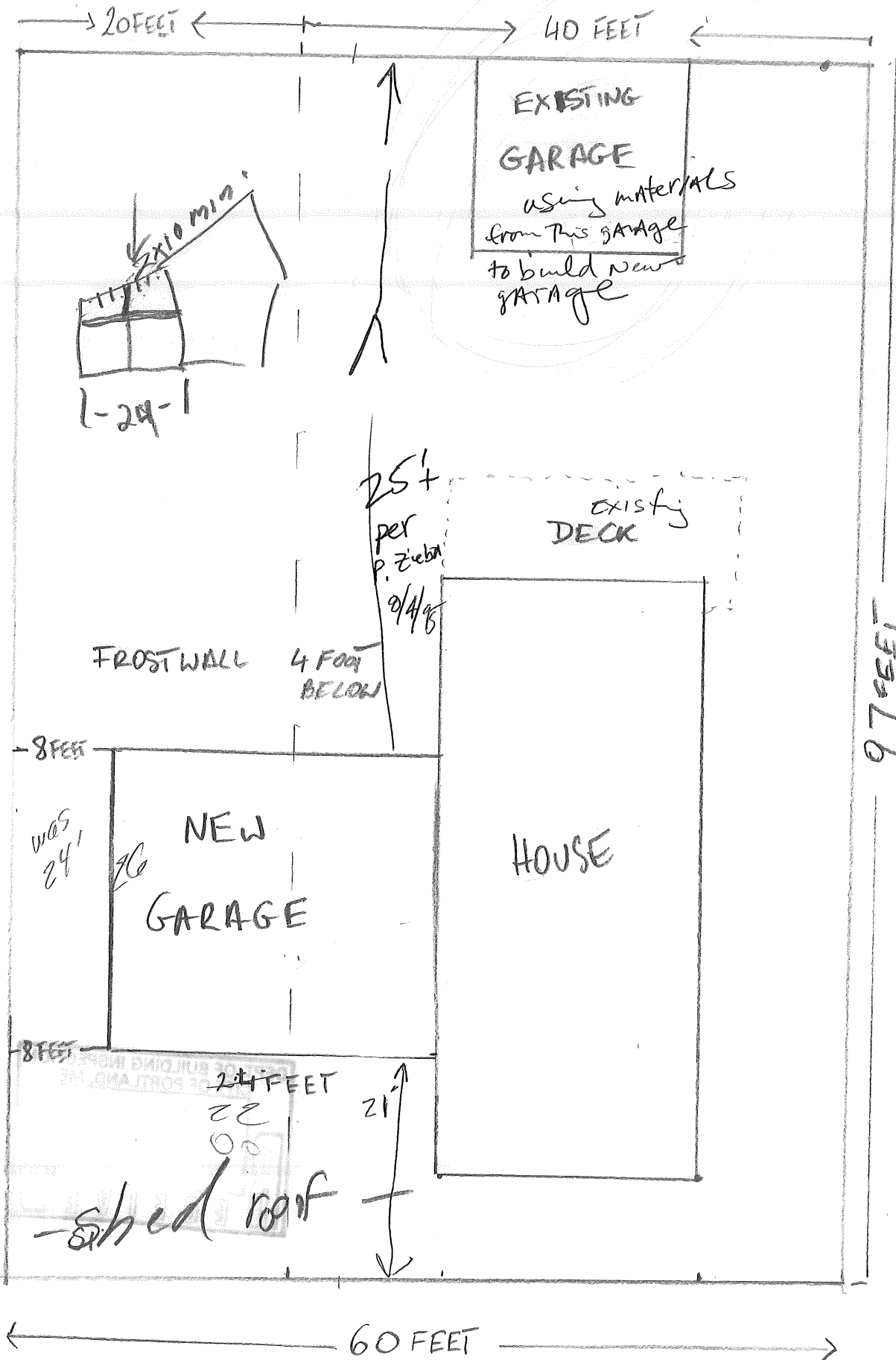
1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

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)
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 Hoffbes, Chief of Inspection Services

/el 3/16/95



*[Faint handwritten notes and markings, possibly including the word "APPROVED" and other illegible text.]*

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
AUG - 3 1995  
RECEIVED

Applicant: Paul Zieba  
 Address: 52 Aldworth St  
 Assessors No.: 309-D-53 & 54

Date: 8/4/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - relocate garage from rear of property to attached to dwelling on the side

Sewage Disposal -

Rear Yards - 25' req - 25' + shown

Side Yards - 8' req - 8' shown

Front Yards - 25' req - 21' shown - within average <sup>depth</sup> of bldgs on either side which are 14' from street,

Projections -

Height -

Lot Area -

5,980 #

Building Area - <sup>max</sup> 25% of lot coverage = 1495 #

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

house	18x24	=	432
front porch	7x18	=	126
rear of house	18x18	=	324
rear porch	10x18	=	180
	4x14	=	56
Existing <sup>New</sup> garage?	20x24	=	480
			<hr/> 1018

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

Paul Zieba  
52 Aldworth Street  
Portland, ME 04103

RE: 52 Aldworth Street - R-3 Zone

December 3, 1997

Dear Mr Zieba,

I am in receipt of your building permit amendment to allow you to keep your original garage which was to be removed. Please note that I am denying this amendment because there is a provision in the R-3 zone which only allows a maximum lot coverage of 25%. Leaving the old garage in place would put you over the maximum allowance. Your lot is 5980 square feet which allows a maximum coverage of 1495 square feet. If this structure were to remain, the lot coverage would be at 2078 square feet which is not allowable.

It is necessary that the old garage structure be removed. If you have any more questions, regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal  
Zoning Administrator

cc: Mark Adelson, Dir. of Planning & Urban Dev.  
Kevin Carroll, Code Enforcement Officer



Inspection Services  
Michael J. Nugent  
Manager



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

## CITY OF PORTLAND

### NOTICE OF VIOLATION

September 17, 1998

Paul & Maria Zieba  
52 Aldworth St  
Portland ME 04103

RE: 52 Aldworth St  
CBL: 309- - D-053-001-01  
DU: 1

#### **Certified Mail Receipt # Z 564 696 115**

Dear Mr. & Mrs. Zieba:

An evaluation of your property at 52 Aldworth St on September 14, 1998 revealed that the structure fails to comply with Section 111.3 of the Building Code of the City of Portland.

The following is a list of the violations and copies of the referenced Code sections.

**Exterior - Rear yard - Failure to remove existing garage as condition of amended building permit.**

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 reinspection of the premises will occur on OCTOBER 17, 1998 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 me at 874-8693, 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 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

A handwritten signature in black ink, appearing to read "Kevin Carroll". The signature is fluid and cursive, with the first name "Kevin" and last name "Carroll" clearly distinguishable.

Kevin Carroll  
Code Enforcement Officer

/sap

cc: Central File