

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

Location of Construction: *75 Farragut St. 08103	Owner: *David & Linda Reinholdtser*	Phone: 797-3197	Permit No: 991394
Owner Address: *75 Farragut St.	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Jay Grysk	Address: Standish	Phone: 642-4145	Permit Issued: DEC 20 1999
Past Use: Single Family	Proposed Use: Same	COST OF WORK: \$30,000.00	PERMIT FEE: \$204.00
Proposed Project Description: Construct New Kitchen, Mud Room & Deck	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 47 Type 53 BOC 96	Signature: [Signature]
Permit Taken By: KA	Signature: [Signature]	Signature: [Signature]	Date: 3-9-21

Date Applied For: GD December 16, 1999

Zone: 23
Zoning Approval: [Signature]

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj Minor Imm

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

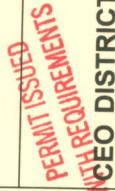
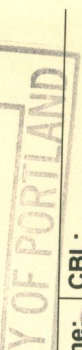
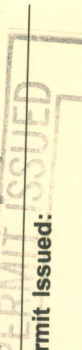
Action:

- Approved
- Approved with Conditions
- Denied

Date: _____

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: December 16, 1999 PHONE: _____

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



COMMENTS

12/23/99 Pro Construction w/ th owner by phone discuss boundary mark, ROW, setback & footing inspection next week RT

1/5/99 Setback & Soils OK DB

2-23-00 Close-in w/ JTR all ok. Need Header size from contractor for bearing wall opening.

3-1-00 Spoke w/ Jay - He's using 3-2x12 w/ Ply for 10' opening. Spun ok for Header JB
Drove left message w/ homeowner to call regarding electrical permit JB

5-16-00 Final, to code per plans. Side entrance steps added to code and within setback JB Found Electrical permit JB

Type	Inspection Record	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 75 Farragut St

Tax Assessor's Chart, Block & Lot Number Chart# <u>339</u> Block# <u>L</u> Lot# <u>18-20</u>	Owner: <u>David & Linda Reinholdtson</u>	Telephone#: <u>797-3197</u>
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Owner's Address: <u>75 Farragut St</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$30,000</u>	Fee: <u>\$204.00</u>
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Proposed Project Description:(Please be as specific as possible)
New Kitchen, mud room & small deck AREA

Contractor's Name, Address & Telephone <u>Jay Grysk Standish 642-4145</u>	Rec'd By: <u>(Signature)</u>
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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>David Reinholdtson</u>	Date: <u>12/16/99</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

0:\INSP\CORRESP\MNUAGENT\APADS\FD.WPD



①

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

Congratulations!!!!!!

**Building or Use Permit Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



BUILDING PERMIT REPORT

DATE: 17 Dec-99 ADDRESS: 75 Farragut St. CBL: 339-L-021

REASON FOR PERMIT: To Construct New Kitchen, Mud Room & Deck.

BUILDING OWNER: Reinholdtser

PERMIT APPLICANT: _____ CONTRACTOR Jay Grysk

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 30,000.00 PERMIT FEES: 204.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *4, *5, *6, *11, *13
*26, *27, *29, *32, *33, *34, #71

- *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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & 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. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1010.4)
16. 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. (Section 1010.1)
17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

12/16/99

19. 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 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
20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
- *26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *- See Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

[Signature]
 Samuel Hodges, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

PLUMBING APPLICATION

339-L-^u(1)

Department of Human Sciences
Division of Health Engineering **UB**

PROPERTY ADDRESS

Town or Plantation: PORTLAND
Street Subdivision Lot #: 75 FARRAGUT ST

PROPERTY OWNERS NAME

Last: Reinholdtson First: John Dave

Applicant Name: 291 DEERING AVE
Mailing Address of Owner/Applicant (If Different): Portland ME

339-L-024

PORTLAND Date Permit Issued: 2/10/00 PERMIT # 7156 \$ 24 STATE COPY If Double Fee Charged

L.P.I. # 0124

Local Plumbing Insector Signature _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

[Signature] Signature of Owner/Applicant Date: 2/10/00

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>176574</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	0.1	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor	0.1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2	0.2	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				24
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)
				24

LAND USE - ZONING REPORT

ADDRESS: 75 Fairzgat St DATE: 12/17/99

REASON FOR PERMIT: construct New Kitchen, mudroom & Deck

BUILDING OWNER: Rumholdtson C-B-L: 339-L-21 to 24

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #6, #9, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. 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 _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. 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.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
11. Other requirements of condition _____

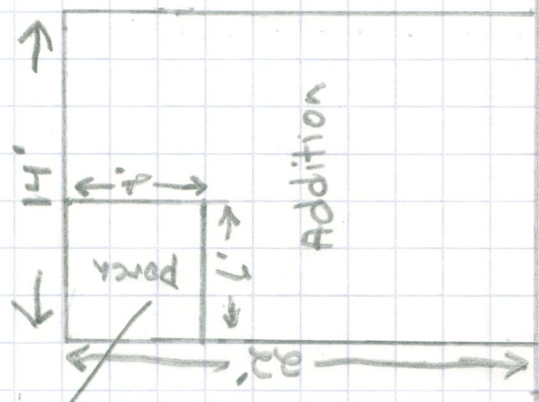
→ to create a 2nd Living Area

Marge Schmuckal Marge Schmuckal, Zoning Administrator

Foundation

Porch Area to be filled in and compacted
Cement Pad

Foundation = 6' frost wall setting
on footing with key way -
8" wide walls with Anchor bolts



DRIVEWAY

ROAD

LEGEND

- IRON PIPE FOUND (IPF)
- APPROX. PROPERTY LINE
- ▨ EXISTING BUILDING
- ⊕ UTILITY POLE
- SEWER MANHOLE
- SEWER LINE

ZONING

R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'

OWNERS OF RECORD

DAVID & LINDA REINHOLDTSEN 7292/184 PLAN BOOK 11/18 LOTS 10-12
 75 FARRAGUT STREET
 PORTLAND, MAINE 04103
 CITY OF PORTLAND TAX MAP 339, LOTS L 18-20

NOTES

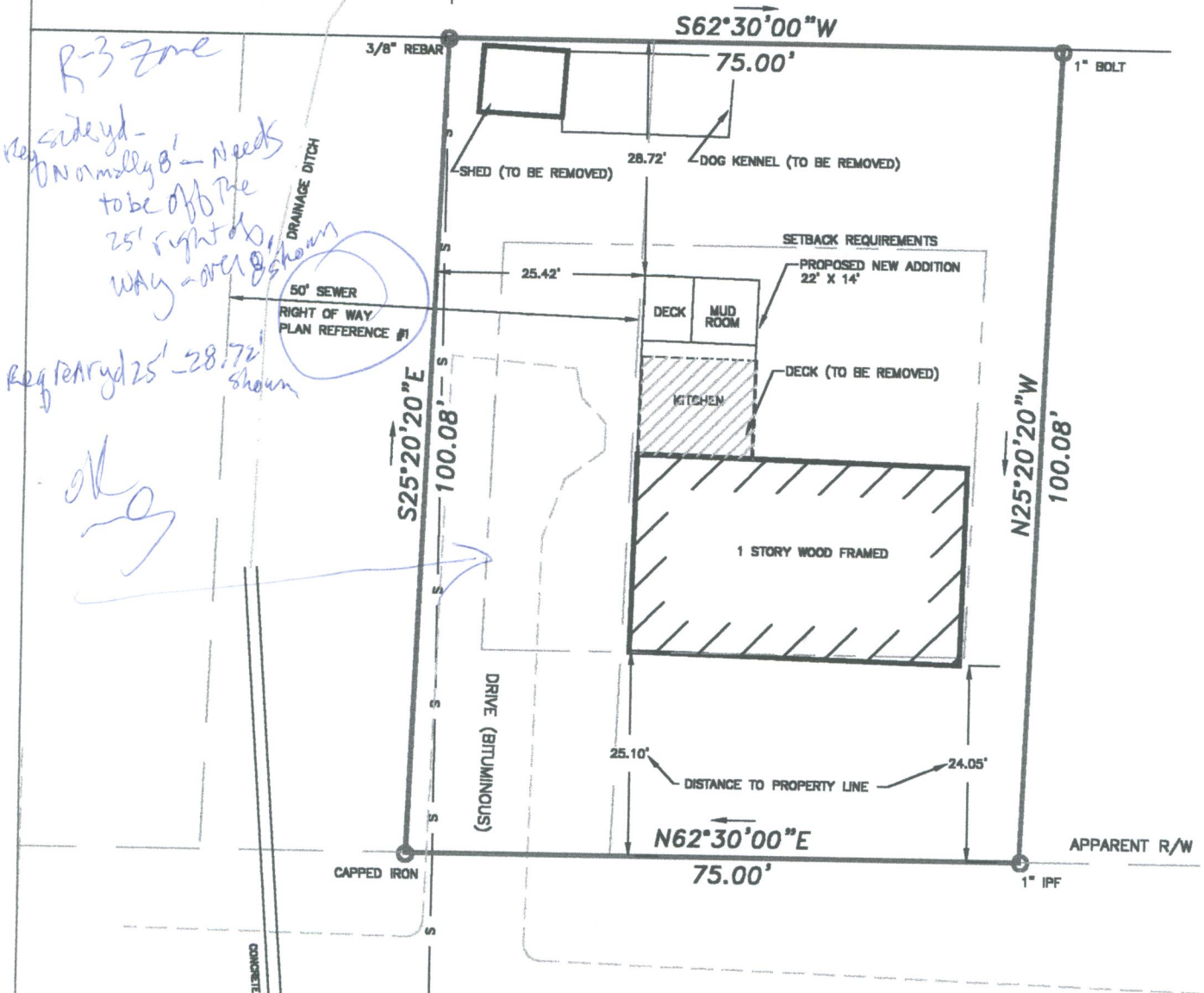
1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. MAP AND LOT REFERENCES ARE TO THE CITY OF PORTLAND.
3. BEARINGS SEE PLAN REFERENCE 1.
4. FIELD SURVEY PERFORMED DECEMBER 4, 1999.

PLAN REFERENCES

1. STANDARD BOUNDARY SURVEY, PLAN OF LAND ON NINTH AND FARRAGUT STREETS IN PORTLAND, MAINE, BY DANIEL T.C. LAPOINT, DATED MAY 8, 1986 AND REVISED OCTOBER 10, 1990.
2. SITE PLAN, 80 FARRAGUT STREET, BY LAND USE CONSULTANTS, INC. DATED JULY 10, 1987.
3. PLAN SHOWING A RECONFIGURATION OF LOTS BELONGING TO JOSEPH AND ELEANOR SAVIGNANO ON FARRAGUT STREET, PORTLAND, MAINE, BY LAND USE CONSULTANTS, INC., DATED JUNE 24, 1987.
4. LENOXDALE, PORTLAND, MAINE REALTY DEVELOPMENT CORPORATION, DATED MAY, 1906, C.C.R.D. PLAN BOOK 11, PAGE 15.



R-3 zone
Reg. side yd - normally 8' - needs to be off the 25' right of way - area shown
Reg. rear yd 25' - 28.72' shown
ok



FARRAGUT STREET
 (BITUMINOUS) (50' WIDE)

THIS IS NOT A BOUNDARY SURVEY
 THE SURVEY WAS DONE BY AN INSTRUMENT.
 CERTIFICATIONS ARE FOR OBTAINING A
 SETBACK REDUCTION AND A BUILDING
 PERMIT. THIS IS NOT FOR RECORDING.

SITE PLAN
 MADE FOR
 DAVID & LINDA REINHOLDTSEN
 75 FARRAGUT STREET
 PORTLAND, MAINE 04103

PREPARED BY:
 STEPHEN M. SELLECK PLS. # 2270
 80 FARRAGUT STREET
 PORTLAND, MAINE 04103 (207) 797-0724

S Stephen M. Selleck 12/13/99

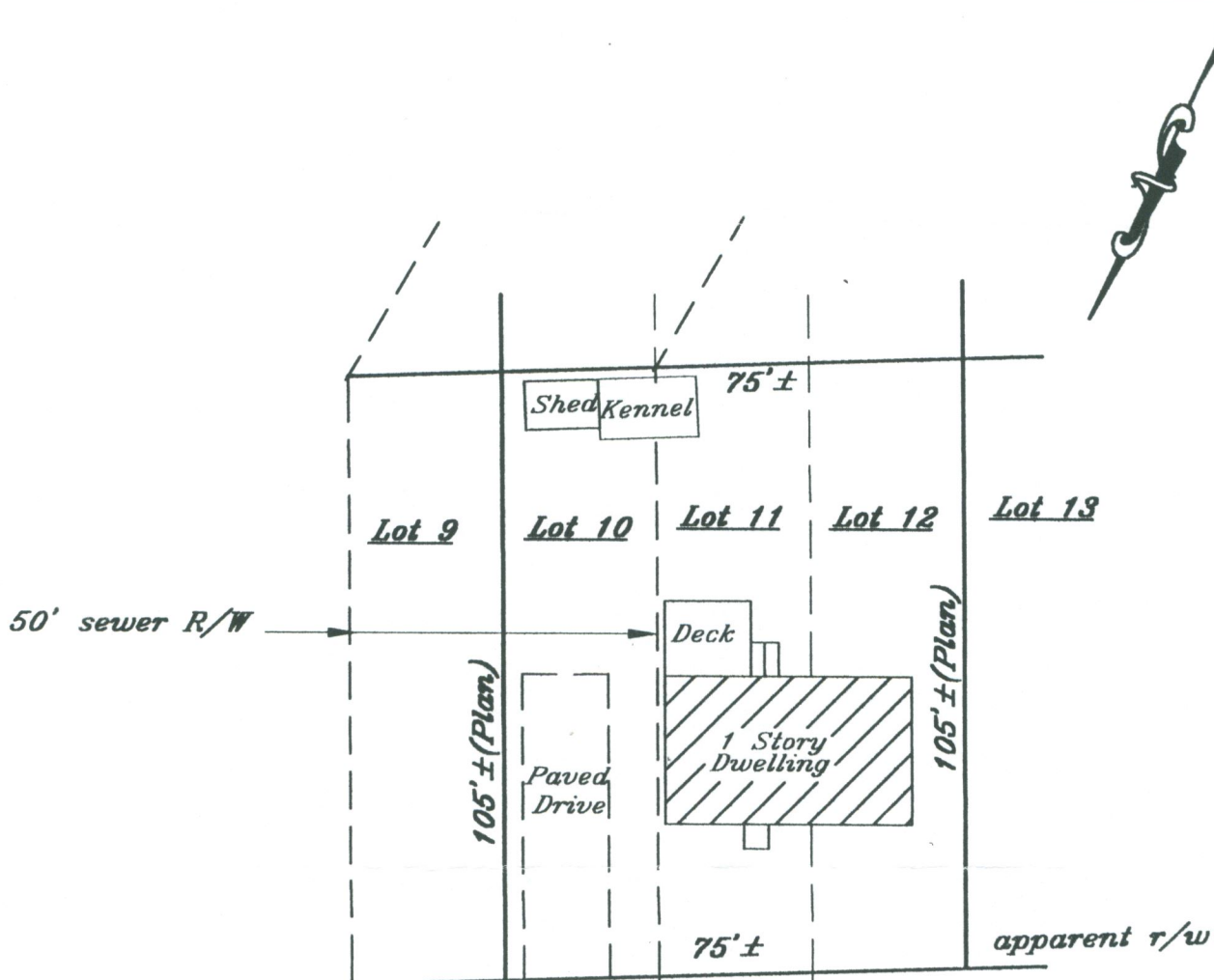
For Mortgage Lender Use Only

General Notes: (1) Distances shown are taken from provided title references shown below. (2) This inspection examines dwelling and accessory structure compliance with respect to municipal zoning setback requirements only. (3) A Standard Boundary Survey should be performed to render a professional opinion as to actual property line locations. (4) This inspection depicts all visible structural encroachments with respect to apparent property lines and recognizes only those easements & rights of ways stated or shown in below provided title references and does not reveal any conflicts with abutting deeds. (5) Flood hazard determination is made by scaling distances on below referenced FEMA Map. (6) This inspection is to be used only by the below listed lender, title company &/or attorney and its title insurer.

Address: 75 Farragut Street
Portland, Maine

Inspection Date: 11-9-22

Scale: 1" = 30'





CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 17th day of December, 1999, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

*File AS
A completed
permit*

1. Property Owner: David W. & Linda K. Reinholdtsen
2. Address and Assessor's Chart, Block and Lot of subject property:
75 Farragut Street, Portland, ME 04103 CBL: 339-L-021 thru 024
3. Property: Cumberland County Registry Book 1136, Page 305.
(Last recorded _____ Deed in Chain of Title):
4. Setback Reduction Granted: This is to authorize an appropriate 24 foot front yard setback in the R-3 Zone instead of the required 25 foot front yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 20th day of December, 1999.

Marge Schmuckal
Marge Schmuckal
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared the above-named Marge Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.

P. Samuel Hoffes
P. Samuel Hoffes
Printed or Typed Name (Notary Public)
10/July/2002

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.



CITY OF PORTLAND, MAINE

\$ 50⁰⁰
pd

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: David W. & Linda K. Reinholdtsen
75 Farragut St Portland me 04103

Applicant's interest in property (e.g. owner, purchaser, etc.):
Owner

Owner's name and address (if different): _____

Address of property and Assessor's chart, block, and lot number:
75 Farragut St Chart # 339 Block L LOT 18~~20~~021

Zone: R-3 Present Use: home

Setback Reduction from: Section 14- 90(4) Future Use: home

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: 12/16/99

David W. Reinholdtsen
Signature of Applicant

per assessors, constructed in 1988
needs to be existing as of November 15, 1993

LEGEND

- IRON PIPE FOUND (IPF)
- APPROX. PROPERTY LINE
- ▨ EXISTING BUILDING
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- SEWER LINE
- APPROXIMATE EDGE OF PAVEMENT

ZONING

R-3 FRONT SETBACK - 25' REAR SETBACK - 25' SIDE SETBACK - 8'

OWNERS OF RECORD

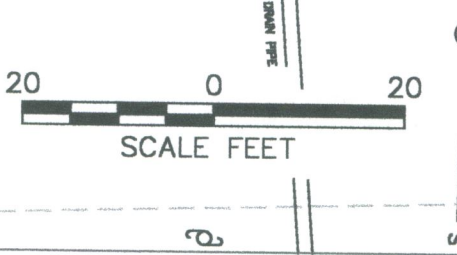
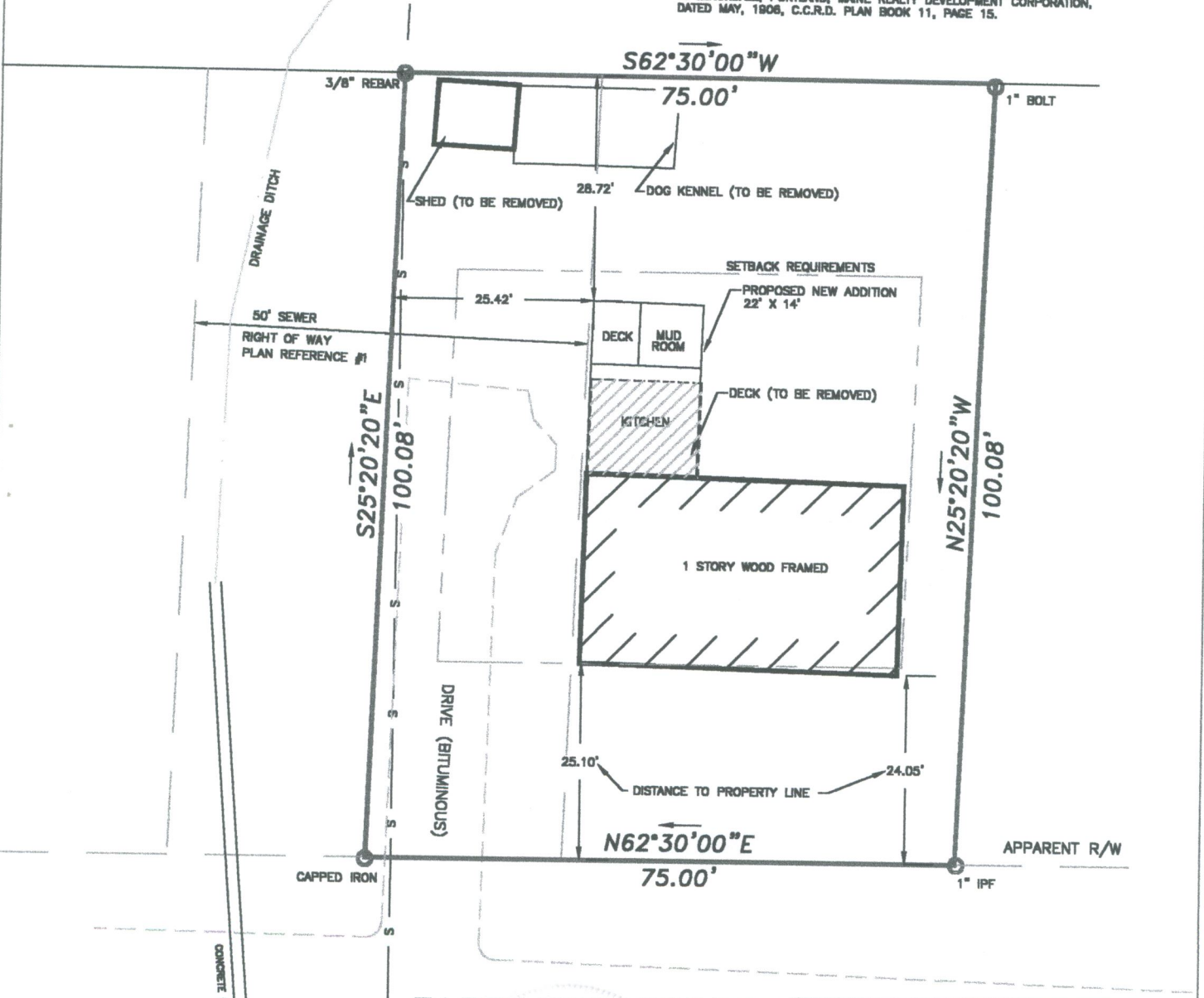
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 75 FARRAGUT STREET
 PORTLAND, MAINE 04103
 CITY OF PORTLAND TAX MAP 338, LOTS L 18-20

NOTES

1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. MAP AND LOT REFERENCES ARE TO THE CITY OF PORTLAND.
3. BEARINGS SEE PLAN REFERENCE 1.
4. FIELD SURVEY PERFORMED DECEMBER 4, 1999.

PLAN REFERENCES

1. STANDARD BOUNDARY SURVEY, PLAN OF LAND ON NINTH AND FARRAGUT STREETS IN PORTLAND, MAINE, BY DANIEL T.C. LAPOINT, DATED MAY 8, 1986 AND REVISED OCTOBER 10, 1990.
2. SITE PLAN, 80 FARRAGUT STREET, BY LAND USE CONSULTANTS, INC. DATED JULY 10, 1987.
3. PLAN SHOWING A RECONFIGURATION OF LOTS BELONGING TO JOSEPH AND ELEANOR SAVIGNANO ON FARRAGUT STREET, PORTLAND, MAINE, BY LAND USE CONSULTANTS, INC., DATED JUNE 24, 1987.
4. LENOXDALE, PORTLAND, MAINE REALTY DEVELOPMENT CORPORATION, DATED MAY, 1906, C.C.R.D. PLAN BOOK 11, PAGE 15.



FARRAGUT STREET
 (BITUMINOUS) (50' WIDE)

THIS IS NOT A BOUNDARY SURVEY
 THE SURVEY WAS DONE BY AN INSTRUMENT.
 CERTIFICATIONS ARE FOR OBTAINING A
 SETBACK REDUCTION AND A BUILDING
 PERMIT. THIS IS NOT FOR RECORDING.

SITE PLAN
 MADE FOR
 DAVID & LINDA REINHOLDTSEN
 75 FARRAGUT STREET
 PORTLAND, MAINE 04103

PREPARED BY:
 STEPHEN M. SELLECK PLS. # 2270
 80 FARRAGUT STREET
 PORTLAND, MAINE 04103 (207) 787-0724

Stephen M. Selleck 12/13/99

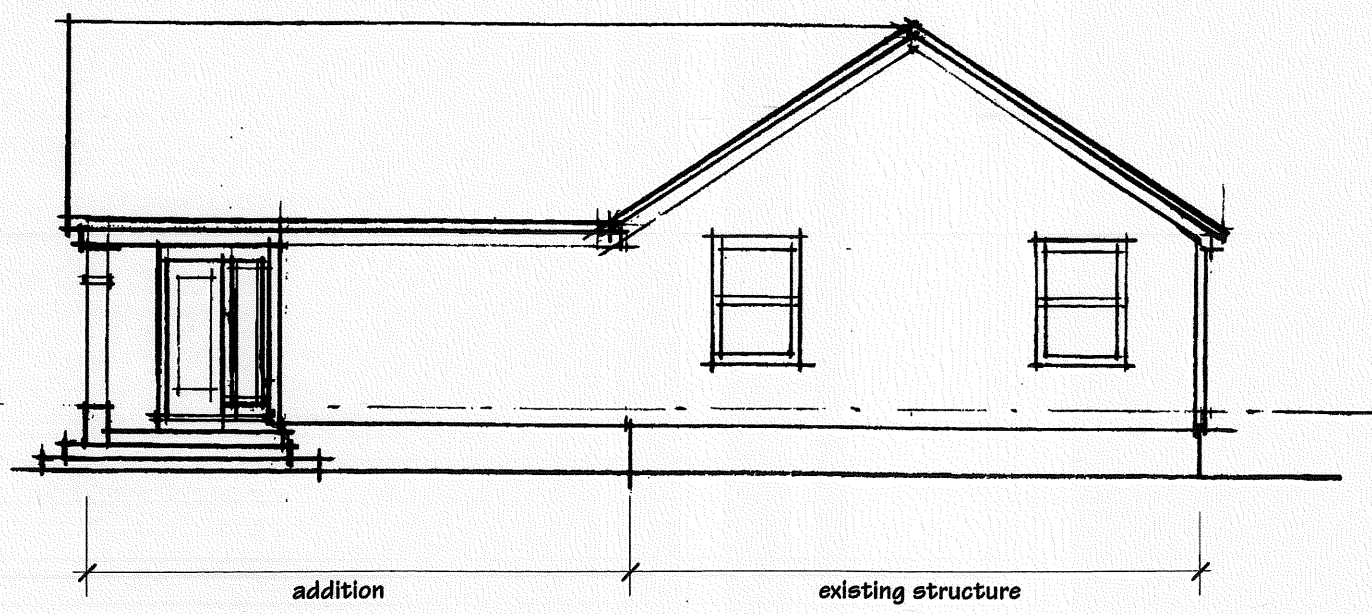


existing structure

addition

South Elevation

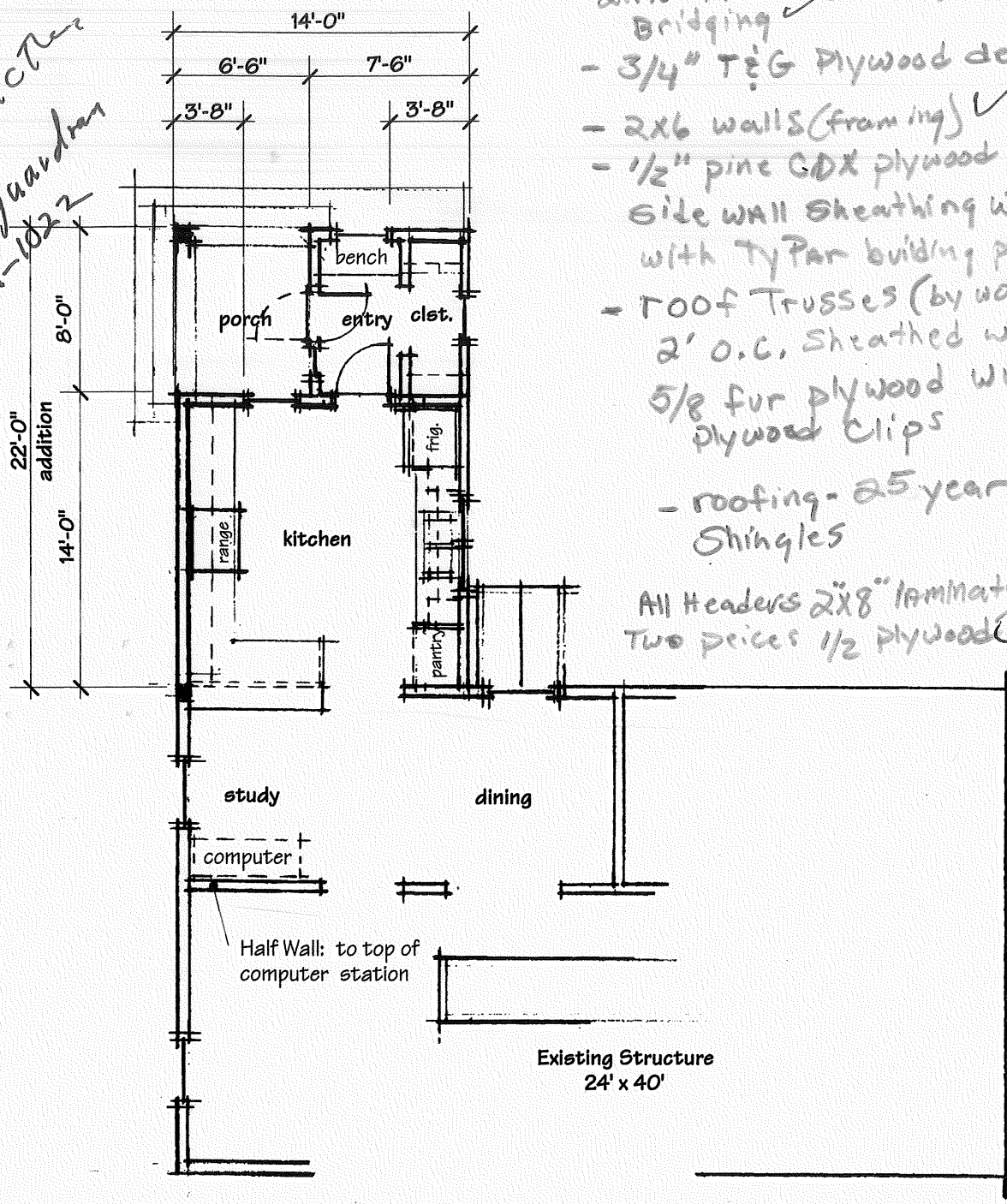
*Stairway Constructed
section 1014.0
Handrails & guardrail
section 1021-1022*



addition

existing structure

East Elevation



Schematic Floor Plan

- Construction
- pressure treated sill plate
 - 2x10 floor joist with solid bridging
 - 3/4" T&G plywood decking
 - 2x6 walls (framing)
 - 1/2" pine GDX plywood for side wall sheathing wrapped with TyPar building paper
 - roof trusses (by wood structure) 2' o.c. sheathed with 5/8" fur plywood with plywood clips
 - roofing - 25 year asphalt shingles
- All Headers 2x8" laminated with two pieces 1/2 plywood

MLA

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REINHOLDSTEN RESIDENCE

Portland • ME

12.10.99

75 Farragut Street
Schematic Plans and Elevations
1/8" = 1'-0"

These drawings are schematic in nature and are for layout information. All existing conditions shall be verified by the contractor. The drawings are the exclusive property of the Architect.

Sheet No. 1 of 1