

Permit No: **61004**

Location of Construction: 3 Fifth St	Owner: Walter Swasey	Phone: 797-2200
Owner Address: SAA Ptld, ME 04103	Leasee/Buyer's Name: Dwight Berry	Business Name: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Contractor Name: Dwight Berry	Address: 1-fam by [signature]	Phone:
Past Use: 1-fam w/attached garage	Proposed Use: same w/attached garage	PERMIT FEE: \$ 70.00
Proposed Project Description: Construct Garage (20 x 24)	Signature: [signature]	INSPECTION: Use Group: 4 Type: 3 Signature: [signature]
Permit Taken By: Mary Cresik	Date Applied For: 03 October 1996	Signature: [signature]

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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

PERMIT ISSUED WITH REQUIREMENTS

SIGNATURE OF APPLICANT: **Walter Swasey** ADDRESS: **03 October 1996** 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

PERMIT ISSUED
OCT - 9 1996
CITY OF PORTLAND

Zone: **R3** CBL: **341-B-00192**
Zoning Approval: **[signature]** **14-433**
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **10/4/96**

CEO DISTRICT **17**

COMMENTS

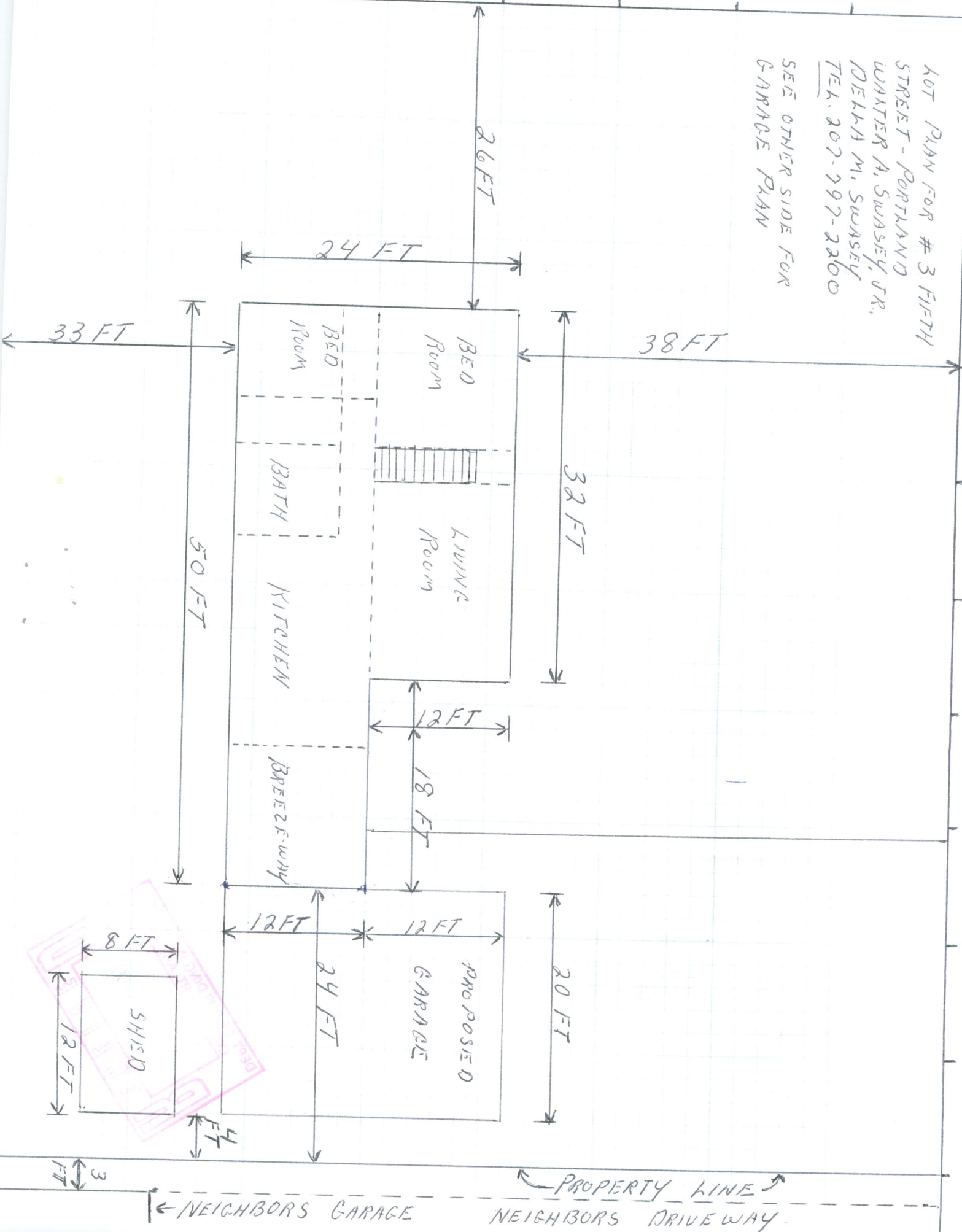
6/26/97 OK to pour footing should have
5' max foundation is placed for side yard
35' front yard OK then OK any

Inspection Record
Type Date

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

LEXINGTON AVE. (PAPER STREET)

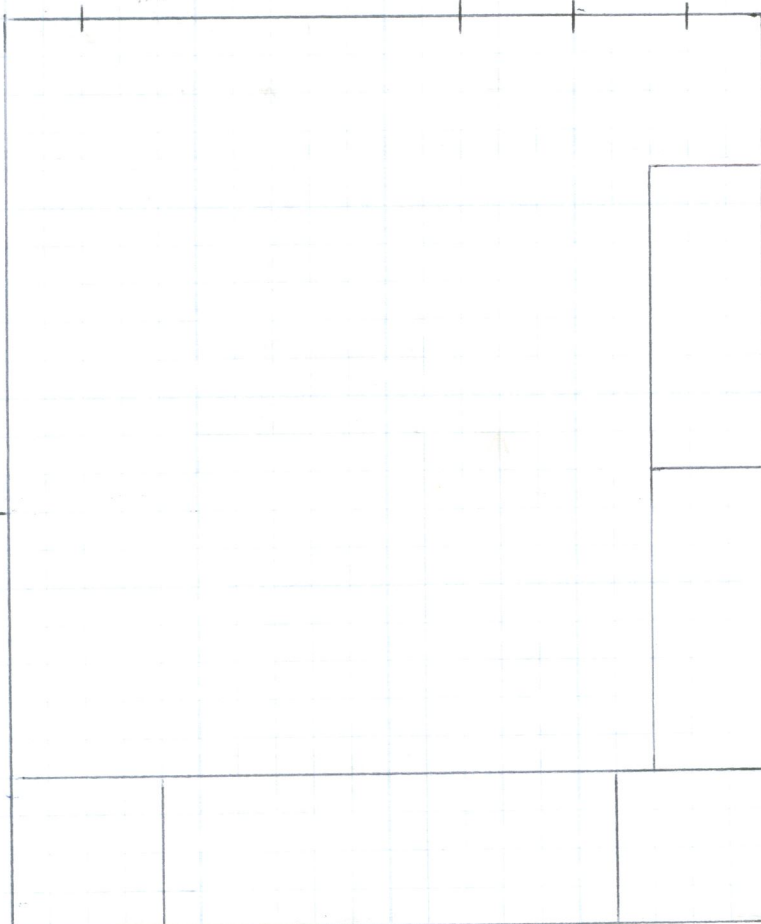
LOT PLAN FOR #3 FIFTH STREET - PORTLAND
WALTER A. SWASEY, JR.
DEBRA M. SWASEY
TEL. 207-297-2200
SEE OTHER SIDE FOR GARAGE PLAN





OVERHEAD DOOR
10 FT X FT

ENTRANCE
DOOR 3 FT



HOME
BREEZE-
WAY

PROPOSED GARAGE ADDITION TO HOME AT #3 FIFTH ST. PORTLAND
WALTER A SWASEY, JR. & DELLA M. SWASEY TEL. 207-797-2200.
GARAGE 24 X 20

BUILDING PERMIT REPORT

DATE: 8/OCT/96 ADDRESS: 3 FIFTH ST

REASON FOR PERMIT: to Construct a 20x24' attached garage.

BUILDING OWNER: WALTER SWASEY

CONTRACTOR: Dwight Berry

PERMIT APPLICANT: _____ APPROVAL: *1, *24, *7, *18
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. (A24 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. 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)
- 5. 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.
- 6. Headroom in habitable space is a minimum of 7'6".
- * 7. 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.
- 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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/1996), 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 basementsIn 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)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. 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)
18. 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.
19. 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".
20. 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.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.

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THE PURPOSE OF THIS NOTE, IS TO REQUEST AN EXEMPTION FROM THE 8 FT. SET-BACK REQUIREMENT FROM THE SIDE PROPERTY LINE, FOR THE GARAGE WE PROPOSE TO BUILD.

MY WIFE IS A RECENT AMPUTEE OF BOTH LEGS, SHE WILL NOT BE ABLE TO USE PROSTHESIS, SO HER MOBILITY IS LIMITED TO USE OF A WHEELCHAIR. WE HAVE PURCHASED A VAN, AND ARE IN THE PROCESS OF HAVING A WHEELCHAIR LIFT INSTALLED IN IT.

WE PRESENTLY HAVE A RAMP TO OUR BACK DOOR, BUT IN THE WINTER, IT IS SLIPPERY AND HAZARDOUS AND THE WHEELCHAIR IS DIFFICULT TO HANDLE IN THE SNOW. WE PROPOSE TO BUILD A RAMP IN THE GARAGE, WHICH WILL ENTER THE HOUSE VIA AN EXISTING DOOR IN THE END OF OUR BREEZWAY. THIS WILL ALLOW US TO ENTER AND EXIT THE VAN IN THE GARAGE, RATHER THAN OUT IN THE RAIN AND SNOW. ALSO WE CAN BUILD THE RAMP LONG ENOUGH, TO KEEP THE INCLINE GRADUAL ENOUGH, FOR MY WIFE TO HANDLE THE GRADE. SHE IS NOT STRONG ENOUGH TO USE OUR PRESENT RAMP WITHOUT ASSISTANCE, BECAUSE THE GRADE IS TOO STEEP.

NOW FOR THE PROBLEM. WITHOUT AN EXEMPTION FROM THE 8 FT SET BACK RULE, WE WILL BE

②

LIMITED TO A 16 FT WIDTH FOR THE GARAGE. THIS IS NOT ENOUGH WIDTH TO MEET OUR NEEDS. UNDER IDEAL CONDITIONS WE WOULD BUILD 24 FT WIDE, BUT THERE IS ONLY 24 FT TO OUR SIDE PROPERTY LINE. WE FEEL THAT WE CAN LIVE WITH A 20 FT WIDTH, BY BUILDING

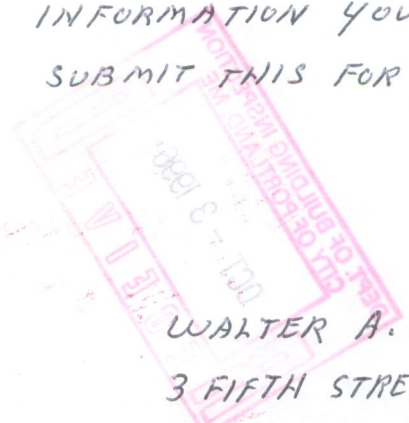
LIMITED TO A 16 FT WIDTH FOR THE GARAGE. THIS IS NOT ENOUGH WIDTH TO MEET OUR NEEDS. UNDER IDEAL CONDITIONS WE WOULD BUILD 24 FT WIDE, BUT THERE IS ONLY 24 FT TO OUR SIDE PROPERTY LINE. WE FEEL THAT WE CAN LIVE WITH A 20 FT WIDTH, BY BUILDING A 3 FT WIDE RAMP, (WE WERE PLANNING ON A 4 FT WIDE RAMP) AND BY ALLOWING 3 FT TO EXIT THE WHEELCHAIR LIFT. (WE WERE PLANNING ON 4 FT FOR THE EXIT)

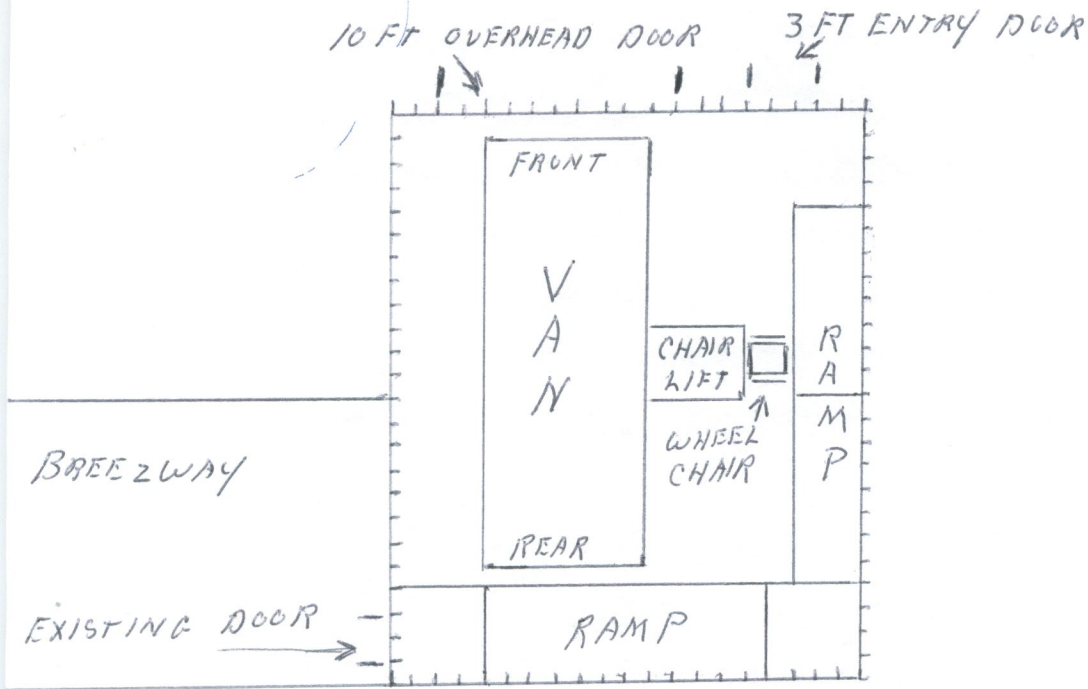
WE THEREFORE REQUEST A VARIANCE OF 4 TO 5 FT ON THE SET BACK REQUIREMENT, ALLOWING US TO BUILD OUT GARAGE 3 TO 4 FT FROM OUR SIDE PROPERTY LINE.

THE FOLLOWING PAGE HAS A DRAWING OF MY REQUIREMENTS. I WILL BE HAPPY TO ANSWER ANY QUESTIONS, AND PROVIDE ANY FURTHER INFORMATION YOU MAY REQUEST. I RESPECTFULLY SUBMIT THIS FOR YOUR CONSIDERATION.

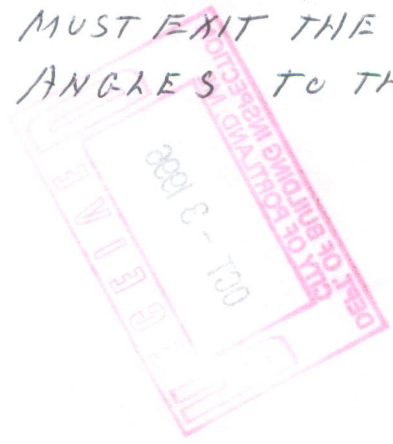
THANK YOU
Walter A. Swasey, Jr.

WALTER A. SWASEY, JR.
3 FIFTH STREET
PORTLAND, MAINE 04103-2303
TEL 207-797-2200





THE VAN IS 18 FT LONG AND 7 FT WIDE.
THE WHEEL CHAIR LIFT PLATFORM EXTENDS
4 FT FROM THE VAN, AND THE WHEEL CHAIR
MUST EXIT THE LIFT PLATFORM AT RIGHT
ANGLES TO THE VAN.



Applicant: Walter Swasey
Address: 3 Fifth St

Date: 10/7/96
C-B-L: 341-B-1 & 2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1967

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New garage 20x24 with interior handicap chair left

Sewage Disposal -

Lot Street Frontage -

Front Yard - NA - 30' shown

Rear Yard - 25' req - 33' shown

of Side Yard - 8' req → 4' shown PLEASE NOTE: 14-433 Allows up to 5' into side yard
HAS SHOWN THAT NORMAL APPLICABLE SIDEYARD CAN NOT BE MET BECAUSE OF THE INTERIOR HANDICAP CHAIR LEFT

Projections -

Width of Lot -

Height -

Lot Area -

9,505 #

Lot Coverage/ Impervious Surface - 25% or

2376.25 # MAX

Area per Family -

Off-street Parking -

Loading Bays -

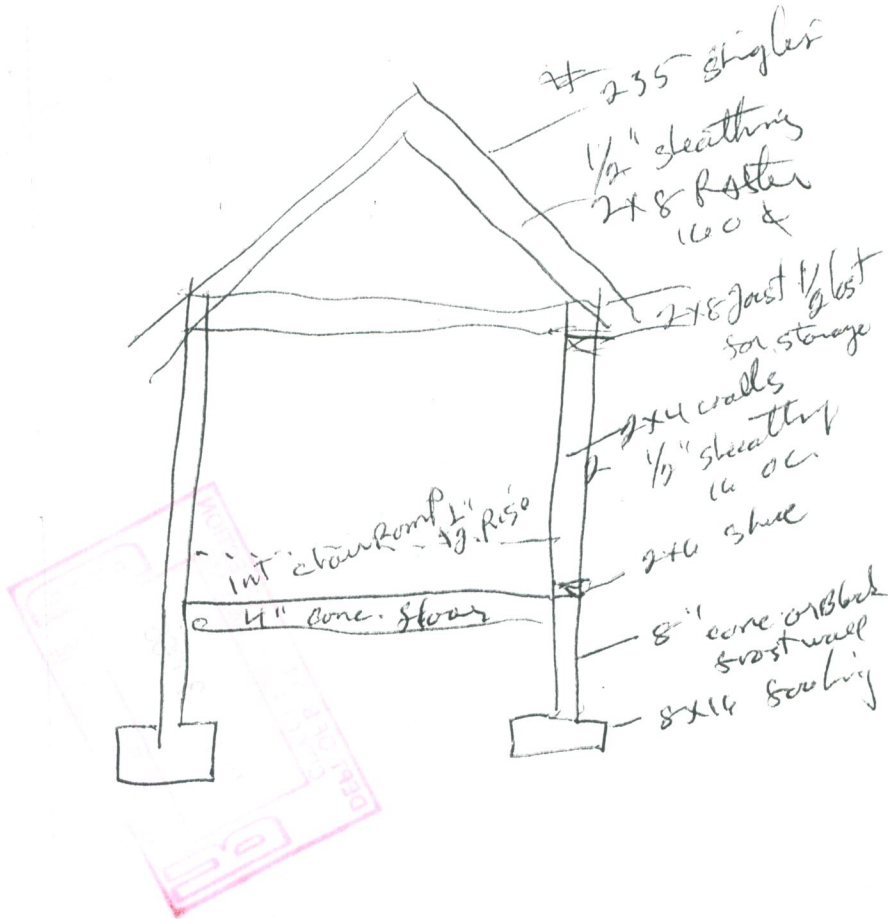
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

new → 20 x 24 = 480
25 x 32 = 800
4 x 15 = 60
12 x 18 = 216
1556 #

1 - 10' X 8' W/DOOR
1 - 36"



341-B-001.