



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 11 Baylewood Street Rear 104-0-003

Issued to Boyd Marlow

Date of Issue August 19, 1997

**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. 95-0233, 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

APPROVED OCCUPANCY

Entire

Playroom - Accessory to principal structure Use Group R3, Type SB, Code 10

**Limiting Conditions:**

This is an accessory use only not to be occupied as a separate dwelling unit

This certificate supersedes certificate issued

Approved:

*[Handwritten signature]*

(Date)

Inspector

*[Handwritten signature]*

Inspector of Buildings

*[Handwritten notes: Playroom MA]*

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 lessee for one dollar.

Location of Construction: 11 W. ...		Owner: ...		Phone: ...	
Owner Address: ...		Lessee/Buyer's Name:		Phone: ...	
Contractor Name: ...		Address: ...		Phone: ...	
Past Use: Single Family		Proposed Use: ...		<b>COST OF WORK:</b> \$ ... <b>PERMIT FEE:</b> \$ ... <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: A3 Type 5B Signature: <i>[Signature]</i>	
Proposed Project Description: ...		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Signature: <i>[Signature]</i> Date: _____	
Permit Taken By: SP		Date Applied For: March 1999			

Permit No: 990233

**PERMIT ISSUED**

Permit Issued:  
**MAR 22 1999**

**CITY OF PORTLAND**

Zone: CBL:

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  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: \_\_\_\_\_

**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 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 provisions of the code(s) applicable to such permit

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

**CEO DISTRICT**

LAND USE - ZONING REPORT

ADDRESS: 11 Maplewood DATE: 3/19/99

REASON FOR PERMIT: Convert garage to Accessory play room to Single Family

BUILDING OWNER: Boyd & Anne Marley C.B.L.: 344-C-003

PERMIT APPLICANT: Bonnie Jackson

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #6, #10 #11

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. without special approvals.
- 11. Other requirements of condition Any other principle use shall require This garage to be relocated in order to meet today's setbacks. ~~that~~ Any future principle use would need separate approvals

Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 14/Mar/99 ADDRESS: 11 Maplewood CBL: 344-C-003

REASON FOR PERMIT: Convert garage To living area.

BUILDING OWNER: Boyd Marley

PERMIT APPLICANT: B. Jackson

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*15 \*19 \*27 \*29, \*33 \*34, \*35 \*\* #31

- \* 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.
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.
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.
5. Waterproofing and damp proofing 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.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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 1/2" 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
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.

**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.

**NOTE\*\*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: <i>11 MAPLEWOOD 04103</i>		
Tax Assessor's Chart, Block & Lot Number Chart# <i>344</i> Block# <i>C</i> Lot# <i>003</i>	Owner: <i>Boyd Marley</i>	Telephone#: <i>878-3224</i>
Owner's Address: <i>11 Maplewood</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$8000.00</i> Fee: <i>\$20.00</i>
Proposed Project Description:(Please be as specific as possible) <i>Garage conversion to living area with bath</i>		
Contractor's Name, Address & Telephone <i>Bonnie Jackson 88 Pillsbury St S. Portland ME 799-6386</i>		Rec'd By: <i>[Signature]</i>

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)

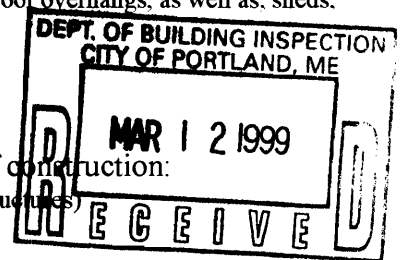
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- 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: <i>Bonnie Jackson</i>	Date:
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Building Permit Fee: \$25.00 for the 1st \$1,000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Applicant: Bonnie Jackson

Date: 3/15/99

Address: 11 Maplewood

C-B-L: 344-C-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - change of use from ~~family~~ to ~~2 families~~

Sevage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

~~7,731 sq ft~~ 7,731 sq ft

Lot Coverage/ Impervious Surface -

Area per Family - 3,000 sq ft - (6,000 sq ft req.)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

No plot plan submitted - ← N/A  
No dimension submitted -

detached garage to Accessory Play Room  
not a dwelling unit  
garage to add a unit  
total # of units on property

This is still an Accessory bldg - NOT A separate use

Boyd and Anne Marley  
11 Maplewood St.  
Portland, ME 04103

878-3224

March 17, 1999

To Whom It May Concern:

We are writing this letter to explain the change of use of our garage. We need more play space for our children. Our basement is quite wet preventing us from using it as living space. We have no extra room in the house now that we have another child. We would like very much to convert our garage into a playroom with a bathroom for our personal, private family use. We understood from a letter dated Nov. 10, 1998 from Tom Reinsborough that having heat and water for a play room was an acceptable change of use. Enclosed please find a plot plan showing setbacks of the garage from the street, lot lines and house.

If you have any further questions, please don't hesitate to call at the above number.

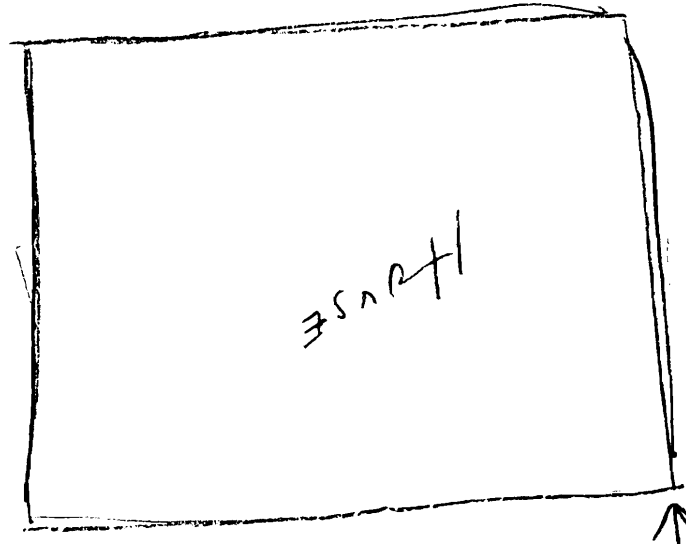
Thank you for the time you have given this permit request.

Sincerely,

  
Anne L. Marley



60°



D R I V E W A Y

12'

12'

41.5'

14'

4.5'

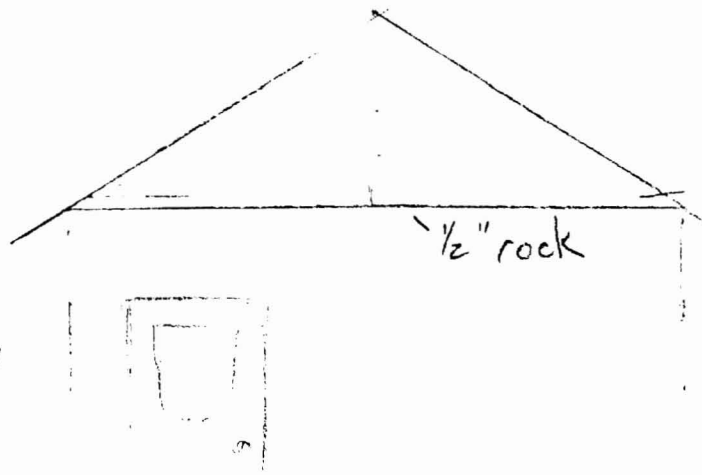
22'

24'

These are approx. distances for plot plan done by homeowner 11 Maplewood St. 878-3224

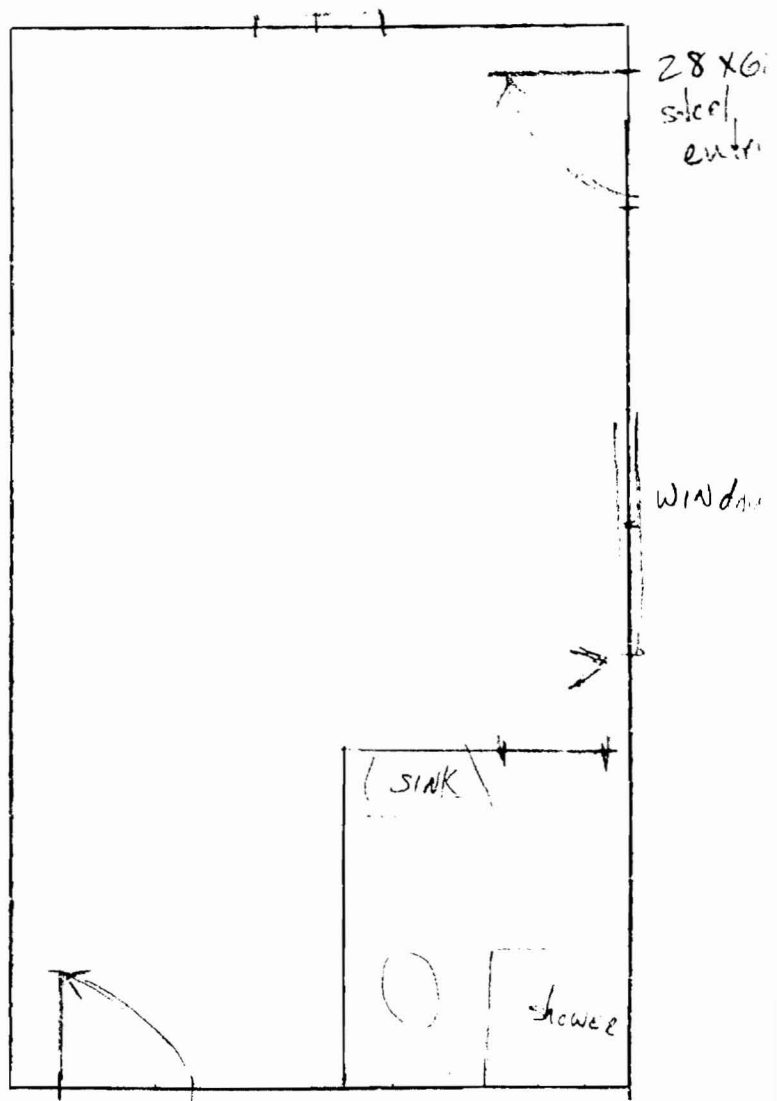


Ceiling height 8'



SOLID BRIDGE  
16" O.C  
2x8 COLLAR TIES TO BE ADDED FOR STORAGE AREA  
3/4 CDX  
Pull down stair

R13 insulation  
1/2" Rock



28 x 68  
steel one-life  
entry