

Location of Construction: 88 Shepherd Lane (L #11)		Owner: Knight, Thomas		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: ✓ David P. Gosselin		Address: 23 Bridge St Topsham, ME 04086		Phone: 729-1215	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 5,600.00 PERMIT FEE: \$ 50.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 83 Type 5B Signature: [Signature]	
Proposed Project Description: Construct dormer to attached garage as per plans		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Signature: [Signature]	
Permit Taken By: Mary Gresik		Date Applied For: 10 December 1996			

Permit No **961224**

PERMIT ISSUED

Permit Issued:

DEC 13 1996

CITY OF PORTLAND

Zone: **RZ** CBL: 351-A-025

Zoning Approval: **OK 12/13/96**

Special Zone of Reviews:

Shoreland *with conditions*

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

- 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..

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 <i>David Gosselin</i>		ADDRESS: 23 BRIDGE ST. TOPSHAM ME		DATE: 10 December 1996	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE S.A.		PHONE: 729-1215			

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: 12/10/96

J. Andrew B

CEO DISTRICT 7

K. Carroll

Location of Construction:		Owner:		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use:		Proposed Use:		BusinessName:	
		COST OF WORK:		PERMIT FEE:	
		\$		\$	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>5/2</i>	
		Signature:		Signature: <i>Bocage</i>	
Proposed Project Description:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL:	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval:	
Permit Taken By:		Date Applied For:		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"/>	

961224

PERMIT ISSUED

DEC 13 1996

CITY OF PORTLAND

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PERMIT ISSUED WITH REQUIREMENTS

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

CEO DISTRICT

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 25th day of November, 2009 I made service of the posting notice

upon, _____, at _____.

_____ By delivering a copy in hand.

_____ By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.

_____ By delivering a copy to an agent authorized to receive service of process, and whose name is _____.

_____ By (describe other manner of service) _____

Signature of Person Making Service

DATED: _____

I have received the above referenced documents

Person Receiving Service

X _____

_____ Refused to sign

_____ Unable to sign

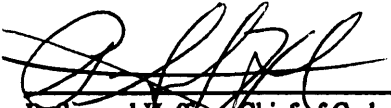
COMMENTS

3-6-98 ok. *an*

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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 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.
22. ~~Please read read and implement items list on hand use zoning report.~~
23. _____
24. _____
25. _____



P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD

LAND USE - ZONING REPORT

ADDRESS: 88 Shepherd Lane DATE: 12/12/96

REASON FOR PERMIT: Dormer on

BUILDING OWNER: Thomas Knight C-B-L: 351-A-25

PERMIT APPLICANT: DAVID Gosselin

APPROVED: with conditions DENIED: _____
#5 & #9

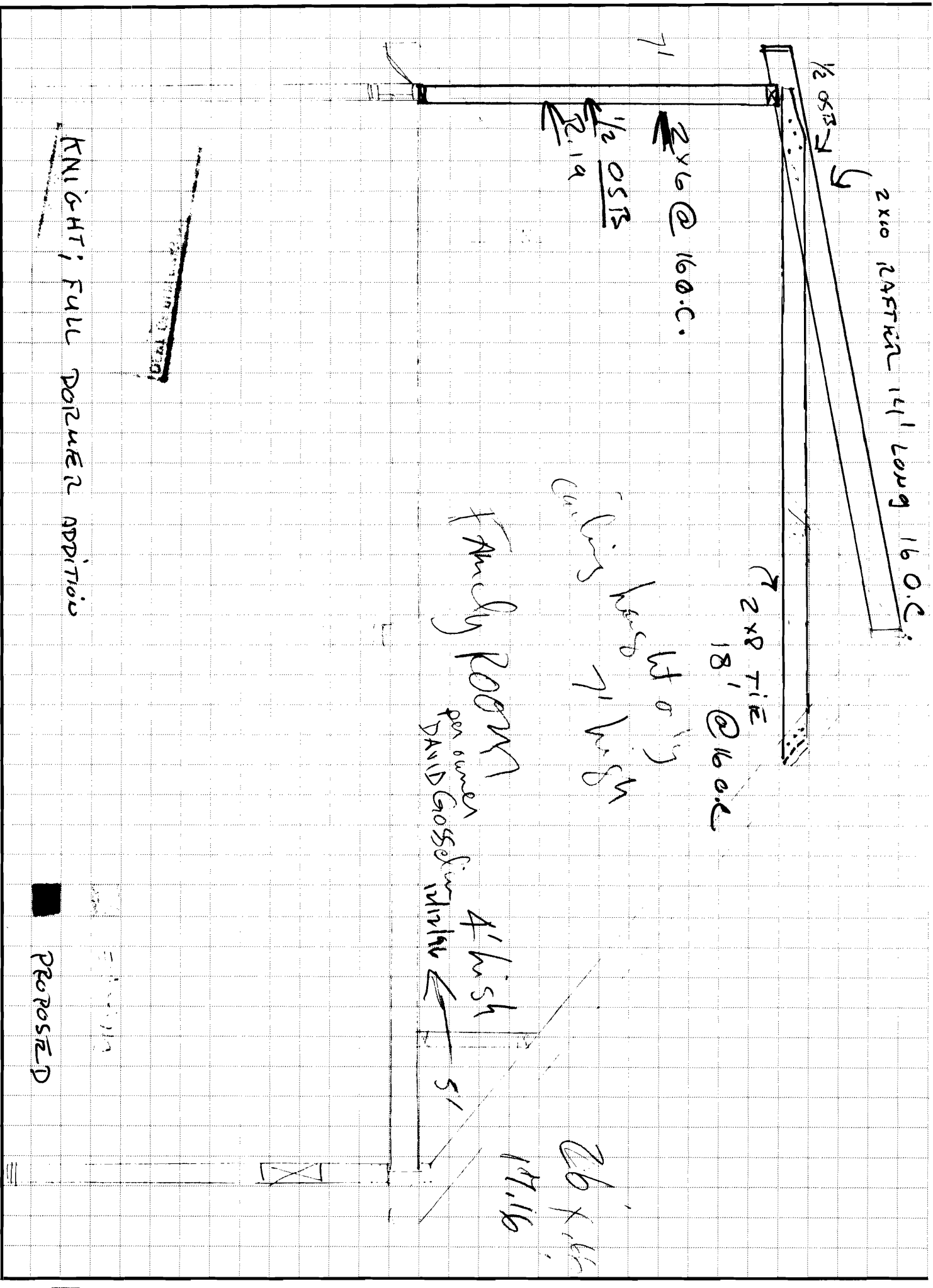
CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. 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 garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. 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.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition In order to maintain the Allowance for a

1/2 story - 12' setback, The Area Above the GARAGE shall not exceed two-thirds of the floor area of the story immediately below it at the point where the ceiling height is 4 feet above the floor. If your GARAGE is 26' wide AS shown on the Assessor's records, the width of living area shall not exceed 17 feet.

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Marge Schmuckal



Sheltered care group home: A facility which, in addition to providing food and shelter to a defined population, provides guidance or counseling services. Such services are a primary function of the facility.

Shoreland zone: The land area located within two hundred fifty (250) feet, horizontal distance, of the normal high water line of any river or saltwater body; within two hundred fifty (250) feet of the upland edge of a coastal or freshwater wetland; or within seventy-five (75) feet of the normal high water line of a stream.

Sign: Signs shall be as defined in section 14-367.

Single-component manufactured housing: Manufactured housing which is constructed and transported in one (1) section that is a habitable dwelling unit. For purposes of planned residential unit development and multiplex development, single-component manufactured housing shall not be considered a dwelling unit, except in the FH Flexible Housing Zone.

Special needs independent living unit: A dwelling unit developed and managed by a non-profit organization for habitation by persons with special social, physical or mental needs beyond strictly economic needs. Such persons shall be provided required levels of supervision, care and/or counseling services appropriate to their special needs, and the services shall be provided by either the sponsoring nonprofit agency or through another entity with which the agency has entered into a contractual arrangement.

Stormwater detention area: A storage area for the temporary storage of stormwater runoff which does not contain water during nonstorm conditions.

Storm water retention area: A pond or basin used for the permanent storage of stormwater runoff.

Story: That portion of a building included between the surface of any floor and the surface of the floor, or the roof, next above. A half story is a story situated under a sloping roof, the area which at a height four (4) feet above the floor does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment or dwelling unit. A story which exceeds eighteen (18) feet in height shall be counted as two (2) stories. A basement shall be counted as a story for the purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground.

Stream: A free-flowing body of water from the outlet of the confluence of two (2) perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

Stream, tributary: A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water

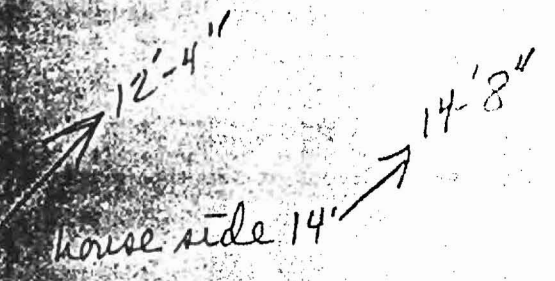
Thomas Knight

Date: 3-24-94

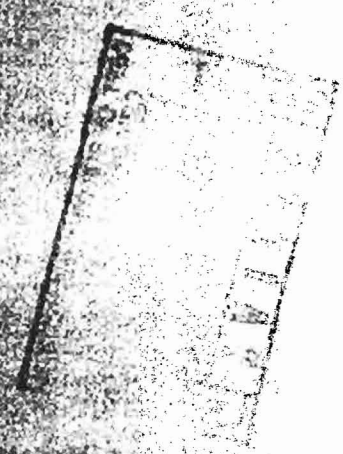
Applicant: *Thomas Knight*
Address: *885 Shepherd Lane*
Reference No: *351-4-25*

CHECK THIS AGAINST ZONING ORDINANCE

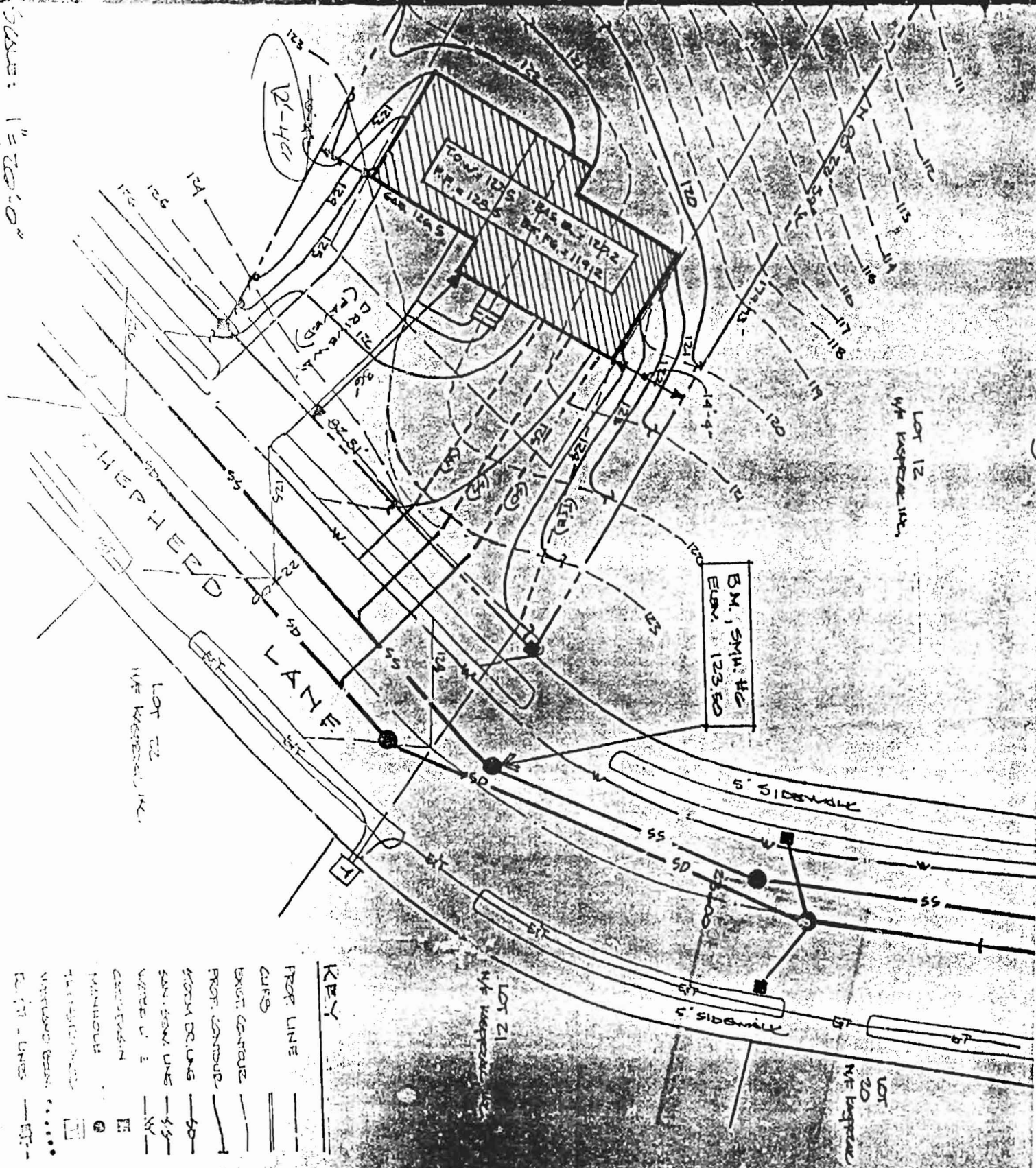
Date: _____
 Zone Location: *R-2*
 Interior or corner lot: *Interior*
 Use: *Single*
 Front Yards: *5'5"*
 Side Yards: *garage side 14'*
 Front Yards: *25' 25' reg*
 Projections: *none*
 Height: *1 story garage - 2 story house*
 Lot Area: *11,600 sq ft*
 Building Area: *7,211 sq ft*
 Area per Family: *entire*
 Width of Lot: *OK*
 Lot Frontage: *OK*
 Off-street Parking: *OK*
 Loading Bay: *OK*



Signage: _____
 Special Use: _____
 Flood Plains: _____



Scale: 1" = 20' 0"



- KEY**
- FRONT LINE
 - CURB
 - BUILT CONTOUR
 - PROP. CONTOUR
 - FROM D.C. LINES
 - SAN. SEW. LINES
 - WATER LINES
 - CONCRETE
 - MATERIAL
 - WASTEWATER
 - WASTEWATER
 - WASTEWATER
 - WASTEWATER

LOT 12
W.P. WASHINGTON, INC.

B.M. 544.46
ELEV. 123.50

LOT 22
W.P. WASHINGTON, INC.

LOT 21
W.P. WASHINGTON, INC.

LOT 20
W.P. WASHINGTON, INC.

SHEPHERD LANE

5' SIDEWALK

55

50

55

50

55

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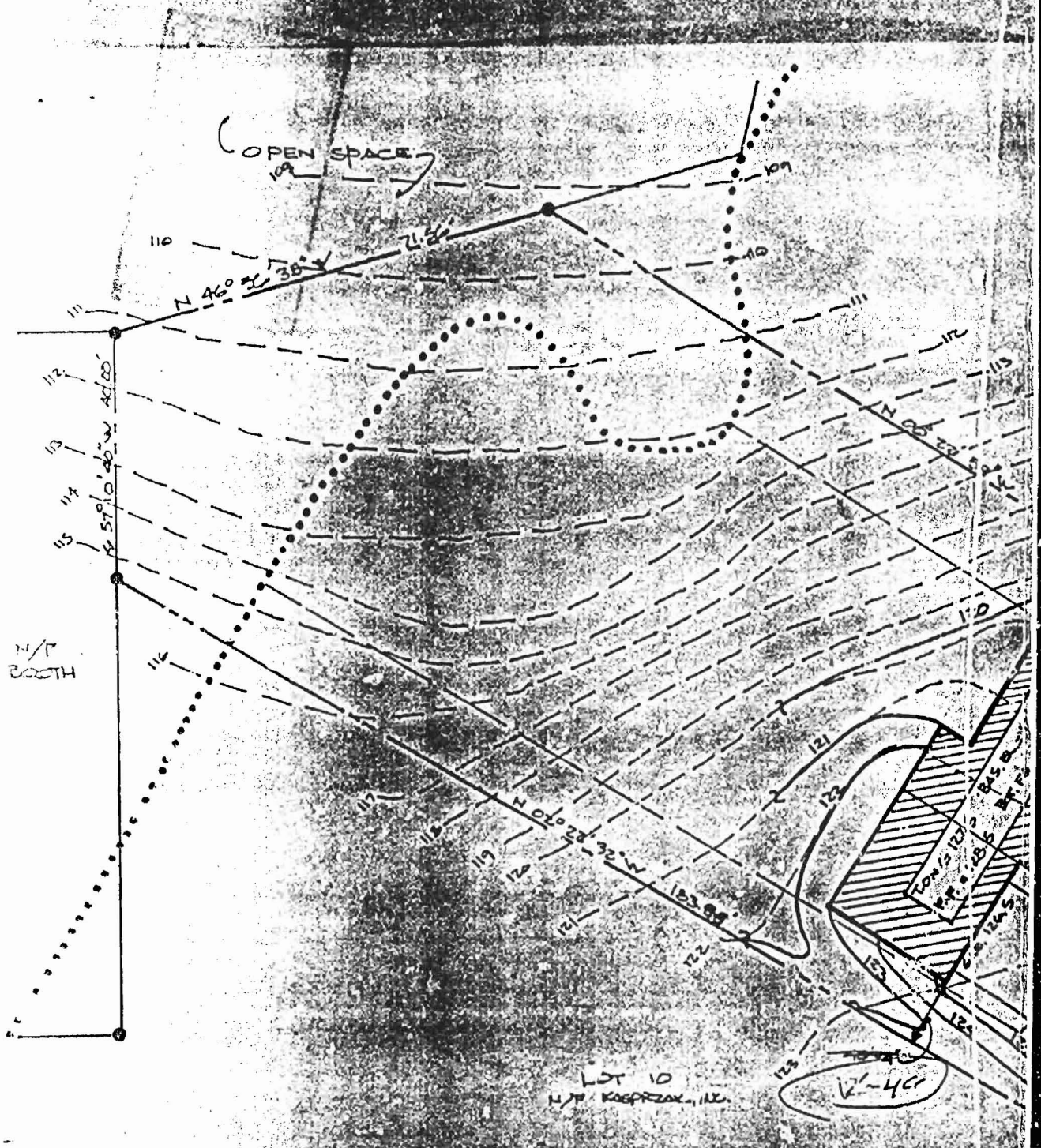
50

55

50

55

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SITE PLAN FOR
 LOT 11, ORCHARD GREEN
 SHEPHERD ST., PORTLAND, ME.
 OWNER/APPLICANT:
 KASPRZAK, INC.
 ROUTE 5, N. WATERBURY, ME.

SCALE: 1" = 20'-0"

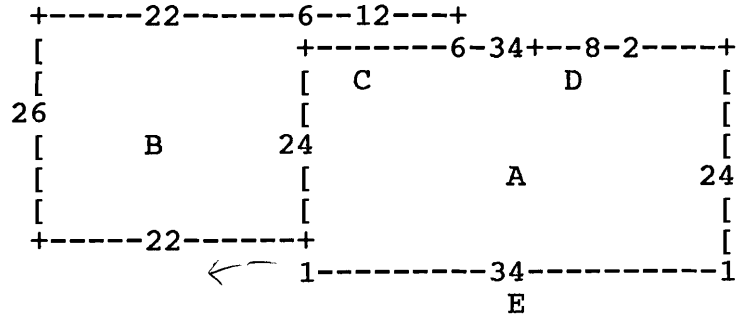
RPPLST7
RPP095

CAMA Real Property System - Residential Display
Parcel Id: 351- - A-025-001 01/01 Acct: K1656097

12/11/96
12:49

LWR	1ST	2ND	3RD	AREA
A	MAIN	STR		0816
B	13	18		0572
C	50	10		0072
D		15		0016
E		16		0034

TOTAL AREA: 1754



Return [_]

BUILDING PERMIT REPORT

DATE: Dec-13-96 ADDRESS: 88 Shepherd Lane

REASON FOR PERMIT: To Construct Dormer

BUILDING OWNER: Thomas Knight

CONTRACTOR: David P. Gosselin

PERMIT APPLICANT: ↑ APPROVAL: *5*6*13*22
~~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. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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 S 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.
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 self closer's.
12. The boiler shall be protected by enclosing with (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):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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.