

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

Location of Construction: 2022 Washington Ave		Owner: Tim Higgins		Phone: 797-2129		Permit No: 941065
Owner Address: 123 Maine Ave Ptdd, ME 04103		Leasee/Buyer's Name:		BusinessName:		
Contractor Name: Tim Higgins		Address:		Phone:		Permit Issued: OCT 3 - 1994 CITY OF PORTLAND Zone: CBL: 368-A-007
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 65,000 PERMIT FEE: \$ 345. + 50. FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>B3</i> Type: <i>5B</i> <i>BOCA 93</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct 1-fam 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: _____ Date: _____ Zoning Approval: <i>[Signature]</i> 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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		

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 LETTER

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: *[Signature]* ADDRESS: 123 MAINE AVE DATE: 23 Sept '94 PHONE: _____
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Action:
 Approved Approved with Conditions Denied
 Date: 10/3/94
[Signature]
CEO DISTRICT *[Signature]*

COMMENTS

10-13-94 - Right side From Front (Wash Ave) Set back needs 12' to close to tell with/out marker near sidewalk front (Bill Giroux plans say 10', but these circled in red pen)
Both

10-17-94 - Owen Haskell will call to verify setbacks / Jim Higgins Verified Survey completed

10-17-94 line measures side set back OK

10-17-94 - all stone + tile installed / left tag noone on site (Clear to backfill)

10-18-94 - Plumbing under foundation floor (OK)

12-14-94 - Framing Insp. (Basement 4x18" Fl. Trusses 24" OC, walls 2x6, 16" OC, 2x6 Headers w/Bottom + top plate (Day lite windows) 2x10 Header over bulk head dr. (3), 1st Floor, roof trusses 24" OC Cathedral ceiling type, walls 2x6 16" OC, window + dr. Headers 2x6 + 2x8 (3) members (All per plans)
(2" clearance on Comb. chimney) (Deck guard rail is 35" in height) (1" short will OK)
(Plumbing Insp. Air Test on lines OK)

12-21-94 (Higgins called for Insp (Plumbing OK)

6-28-95 (No N/O Smoke Det. / the det. that are up are not DC / Back-up (All in Bedrooms) / No bedrooms in basement no egress windows / Bulk head door OK
(Side entrance / platform / needs Found for 4x4 posts

Inspection Record

Type	Date
Foundation: Footings + Forms (16"x8")	10-13-94
Framing: OK per plans	12-21-94
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Tim Higgins

LOCATION 2022 Washington Ave - 368-A-007

Date of Issue 19 July 1995

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. 941065, 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

Single Family Dwelling

Limiting Conditions:

Install one (1) City of Portland Street Tree by 15 Sept 1995,

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

53
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.

Applicant: *Tim Higgins*
Address: *2022 Washington Ave.*
Assessors No.: *368-A-007*

Date: *30/sepT/94*

CHECK LIST AGAINST ZONING ORDINANCE

Date - *30/sepT/94*

Zone Location - *R-2*

Interior or corner lot - *NO*

Use - *single Family R-3*

Sewage Disposal - *public*

Rear Yards - *25 - 25+*

Side Yards - ~~*12*~~ - *12 need*

Front Yards - ~~*25*~~ - *25+*

Projections -

Height -

Lot Area - ~~*20,598*~~ *#*

Building Area - ~~*1176*~~ *#*

Area per Family -

Width of Lot - "

Lot Frontage -

Off-street Parking -

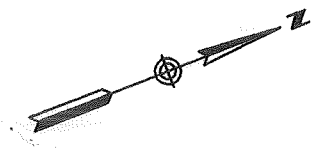
Loading Bays -

OK

Site Plan - *minor - minor*

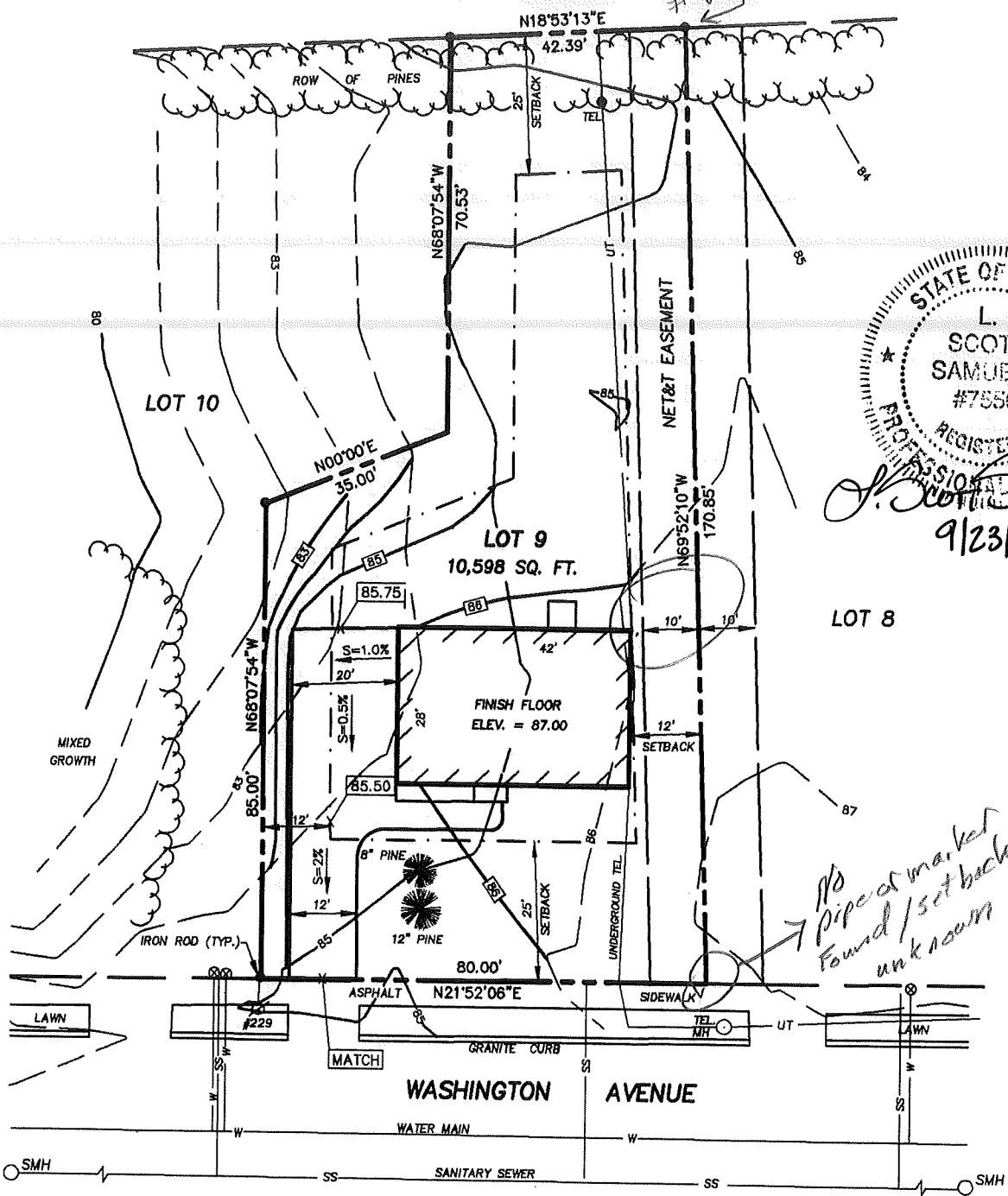
Shoreland Zoning -

Flood Plains -



PORTLAND TERMINAL COMPANY

10/13/94
Pipe cap
PLS 1252



STATE OF MAINE
 L. SCOTT SAMUELS
 #7556
 REGISTERED PROFESSIONAL SURVEYOR
L. Scott Samuels
 9/23/94

No pipe at marker found / set back unknown

NOTES:

- 1) PROPERTY LINES TAKEN FROM PLAN OF WASHINGTON NORTH, WASHINGTON AVENUE, PORTLAND, MAINE, MADE FOR ROBERT M. CHASE DATED APRIL 11, 1986 BY R.P. TITCOMB ASSOCIATES, INC.
- 2) CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING HOUSE LATERALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 3) ZONE - R1 FRONT YARD SETBACK 25 FT.
 REAR YARD SETBACK 25 FT.
 SIDE YARD SETBACK 12 FT.

SITE PLAN	
AT 2022 WASHINGTON AVE., PORTLAND, MAINE	
MADE FOR TIMOTHY HIGGINS	
OWEN HASKELL, INC.	
18 CASCO ST., PORTLAND, ME 04101 (207) 774-0424	
Drwn By	RR/LSS
Date	9/23/94
Scale	1" = 30'
Job No.	94202P

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	Portland Me
Street Subdivision Lot #	2022 Washington Ave
PROPERTY OWNERS' NAME	
Last: Higgins	First: Tim
Applicant Name:	Rick McDonald
Mailing Address of Owner/Applicant (If Different)	197 Bridge St Westbrook Me 04092

PORTLAND

Date Permit Issued: 10/18/94 PERMIT # 5218 STATE COPY

\$ 36.00 Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 0124

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 Inspector to deny a Permit.

Rick McDonald 10-18-94
Signature of Owner/Applicant Date

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

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # 122222</p>
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	Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
		Number	Type of Fixture	Number	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.	2	Hosebibb / Sillcock	1	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
			Drinking Fountain	1	Wash Basin
	Number of Hook-Ups & Relocations		Indirect Waste	1	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Hook-Up & Relocation Fee		Grease / Oil Separator	1	Dish Washer
\$			Dental Cuspidor	1	Garbage Disposal
	OR TRANSFER FEE [\$6.00]		Bidet		Laundry Tub
			Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		7	Fixtures (Subtotal) Column 1
				2	Fixtures (Subtotal) Column 2
				9	Total Fixtures
				\$	Fixture Fee
				\$	Transfer Fee
				\$	Hook-Up & Relocation Fee
				\$ 36.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 3, 1994

Mr. Tim Higgins
123 Maine Avenue
Portland, ME 04103

Re: 2022 Washington Avenue

Dear sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirement(s): This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

SITE PLAN REQUIREMENT

Inspection Services - Approved - P.S. Hoffses, Chief of Inspection Services


Public Works - Approved with conditions (see attached) Owens McCullough

BUILDING CODE REQUIREMENTS

1. Please read and implement items 1, 3, 7, 9, 11, 13, 14, 15 and 16 of the attached Building Permit Report.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Building Inspection Services

cc: Owens McCullough, PE, Acting Development Coordinator

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Tim Higgins

Date 23 Sept '94

Mailing Address 123 Maine Ave Ptld, ME 04103

Address of Proposed Site 2022 Washington Ave
368-A-007

Proposed Use of Site 10,598 sq ft / 1,176. sq ft

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1.5

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,176 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Tim Higgins

23 Sept '94

Applicant _____

Date _____

123 Mains Ave Portland, ME 04103

2022 Washington Ave

Mailing Address _____

Address of Proposed Site _____

1-1am

368-A-007

Proposed Use of Site _____

Site Identifier(s) from Assessors Maps _____

10,598 sq ft / 1,176 sq ft

Zoning of Proposed Site _____

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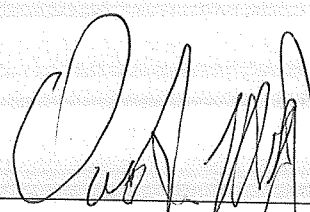
PUBLIC WORKS DEPARTMENT REVIEW

9/27/94
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	W/ ATTACHED CONDITIONS															
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

 9/30/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: TIM HIGGINS
ADDRESS: 123 MAINE AVE. PORT. ME. 04103
SITE ADDRESS/LOCATION: 2022 WASHINGTON AVE.
DATE: 9/30/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. *Developers may retain 2 exist. trees (3 1/2 Dia.) minimum in lieu of new street trees*
- Your new street address is now 2022 WASHINGTON AVE. the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

_____ As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

_____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

✓

_____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

✓

_____ The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/~~curb~~ elevation *to provide positive drainage*

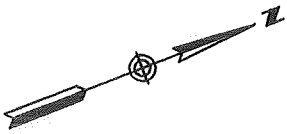
✓

_____ The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

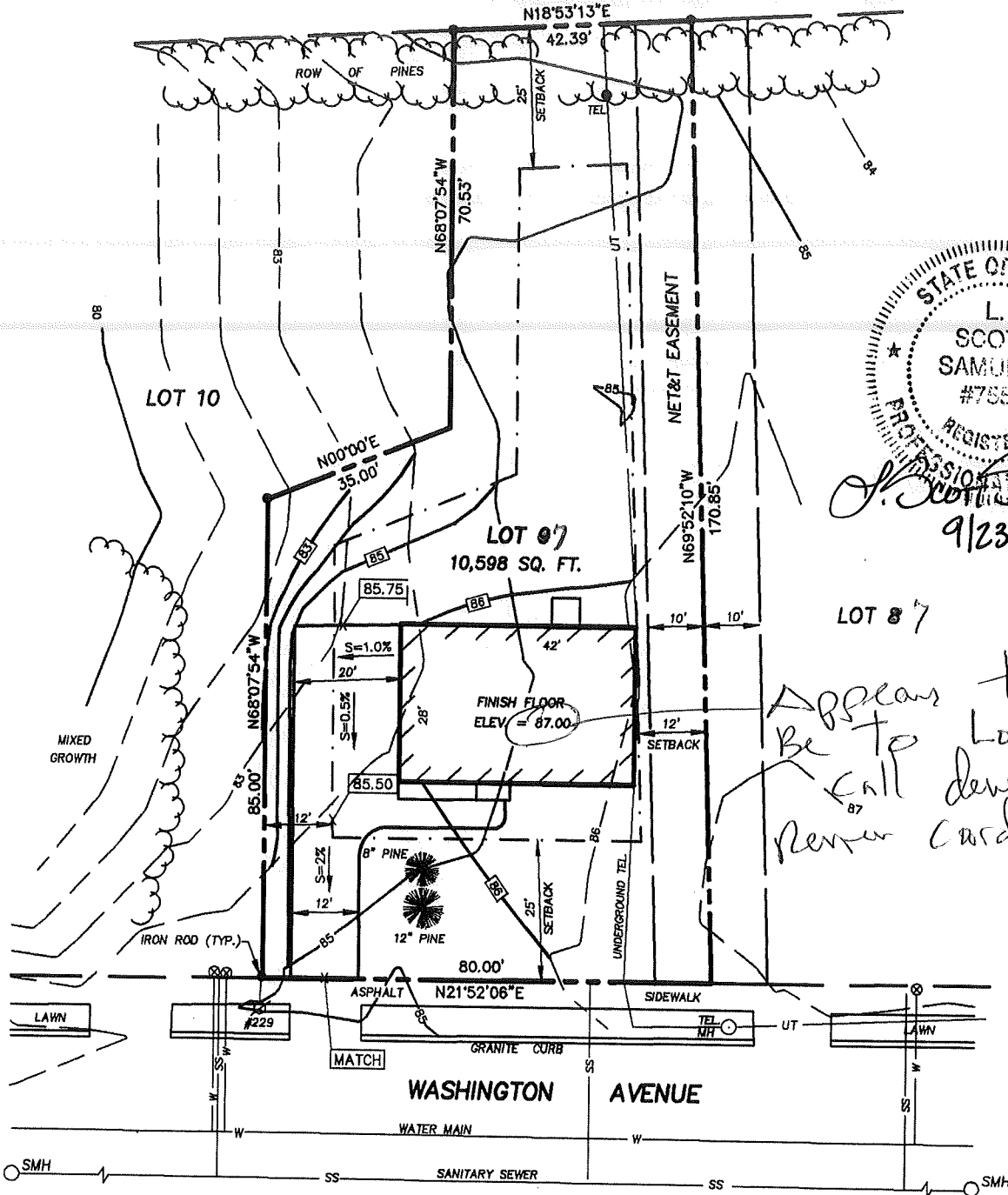
✓

_____ Finish Floor elevation of room appears to be set to low. Prior to construction the developer/contractor shall call the Development Review Coordinator to review Finish Floor elevation.

cc: Paul Niehoff, Materials Engineer



PORTLAND TERMINAL COMPANY



STATE OF MAINE
 L. SCOTT SAMUELS
 #7556
 REGISTERED PROFESSIONAL SURVEYOR
L. Scott Samuels
 9/23/94

Appears to be to low fall develop
 Review coordination

NOTES:

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AT 2022 WASHINGTON AVE., PORTLAND, MAINE MADE FOR TIMOTHY HIGGINS	
OWEN HASKELL, INC.	
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424	
Drwn By	RR/LSS
Date	9/23/94
Scale	1" = 30'
Job No.	94202P