

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Permit No: 05-1823	Issue Date: DEC 29 2005	CBL: 416 4004001
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Location of Construction: 794 OCEAN AVE	Owner Name: PERKINS RICHARD M VN TD V	Owner Address: 790 OCEAN AVE CITY OF PORTLAND	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-3
Past Use: Single Family Home	Proposed Use: two family Home/ Change of use to two unit residential building w/ interior renovations	Permit Fee: \$195.00	Cost of Work: \$11,000.00
Proposed Project Description: Change of use to two unit residential building w/ interior renovations		CEO District: 4	
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature: </td> <td style="width: 50%;"> INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i> Signature: </td> </tr> </table>	
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i> Signature:		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit Taken By: Idobson	Date Applied For: 12/21/2005
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Zoning Approval

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption granted on 11/22/05 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions on 11/17/05 Date: 12/22/05	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 6-0 <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months if the project is not started or ceases for 6 months.

The Owner or their designee is required to **notify** the inspections office for the following inspections and provide adequate notice. Notice in order to schedule an inspection:

By **initializing** at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed **as** stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- | | | |
|-------------------------------------|---------------------------------------|---|
| <input type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | Final/Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

*No backfill
Plumbing*

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot **go** on to the next phase, REGARDLESS OF **THE** NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

12/29/05
Date
12/29/05

[Signature]
Signature of Inspections Official

Date

CBL: 416-A-4


Building Permit #: 05-1823

* Existing garage -
All walls & ceiling 5/8" Drywall existing - OK -

New walls around bath -
5/8" Type X fire rated drywall -
w/ insulation

* Give hand out for stairs -

* Bath vent - needs to be boxed w/ 5/8" drywall
& all penetrations of pipes fire caulked +
3" line needs fire rated collars on
both sides -

Went over
w/ owner - 
@ counter.

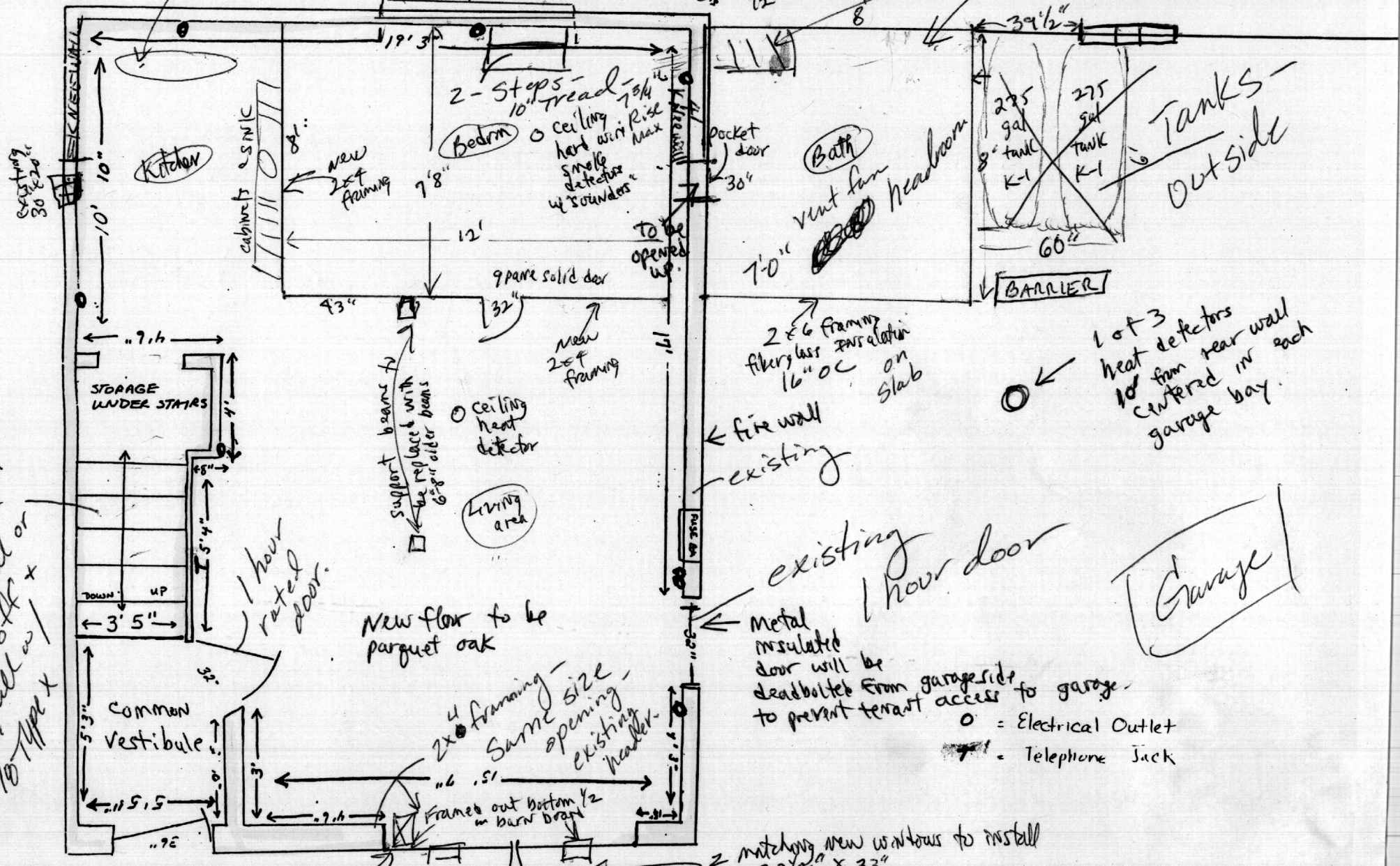
275 gal. tank being relocated as into garage bay
 twin tanks

2-2x10 header

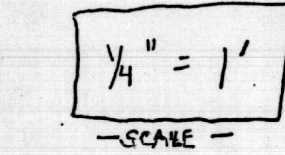
2x10 window to install
 22" x 30" 5.5" off floor with 2 step stool

access ceiling panels

Bath on platform, frame insulated with injector pump underneath



either dry wall or frame off 5/8" type x



New Monitor 2200 Heat (FRONT)
 Ground Floor (storage to be converted to Apt.)
 Carriage House. 0990 Ocean Ave. Portland.

- = Electrical Outlet
- ⊙ = Telephone Jack

RICHARD M. PERKINS
 790 OCEAN AVE.
 PORTLAND, ME 04103
 (207) 773-6000

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 051823

Please Read Application And Notes, If Any, Attached

This is to certify that PERKINS RICHARD M VINTAGE VET
has permission to Change of use to two unit residential building with interior renovations
AT 794 OCEAN AVE 416 A004001

provided that the person or persons performing or supervising the work in accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is resumed in it. NO OTHER NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept.
Health Dept.
Appeal Board
Other
PERMIT ISSUED
DEC 29 2005
CITY OF PORTLAND

[Signature] 12/29/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1823	Date Applied For: 12/21/2005	CBL: 416 A004001
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Location of Construction: 794 OCEAN AVE	Owner Name: PERKINS RICHARD M VN TD V	Owner Address: 790 OCEAN AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: two family Home/ Change of use to two unit residential building w/ interior renovations	Proposed Project Description: Change of use to two unit residential building w/ interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/22/2005

Note: 11/17/05 ZBA approved the accessory dwelling unit
11/22/05 site plan exemption approved by planning

Ok to Issue:

- 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 Occupations criteria, Section 14-410, shall be maintained.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/29/2005

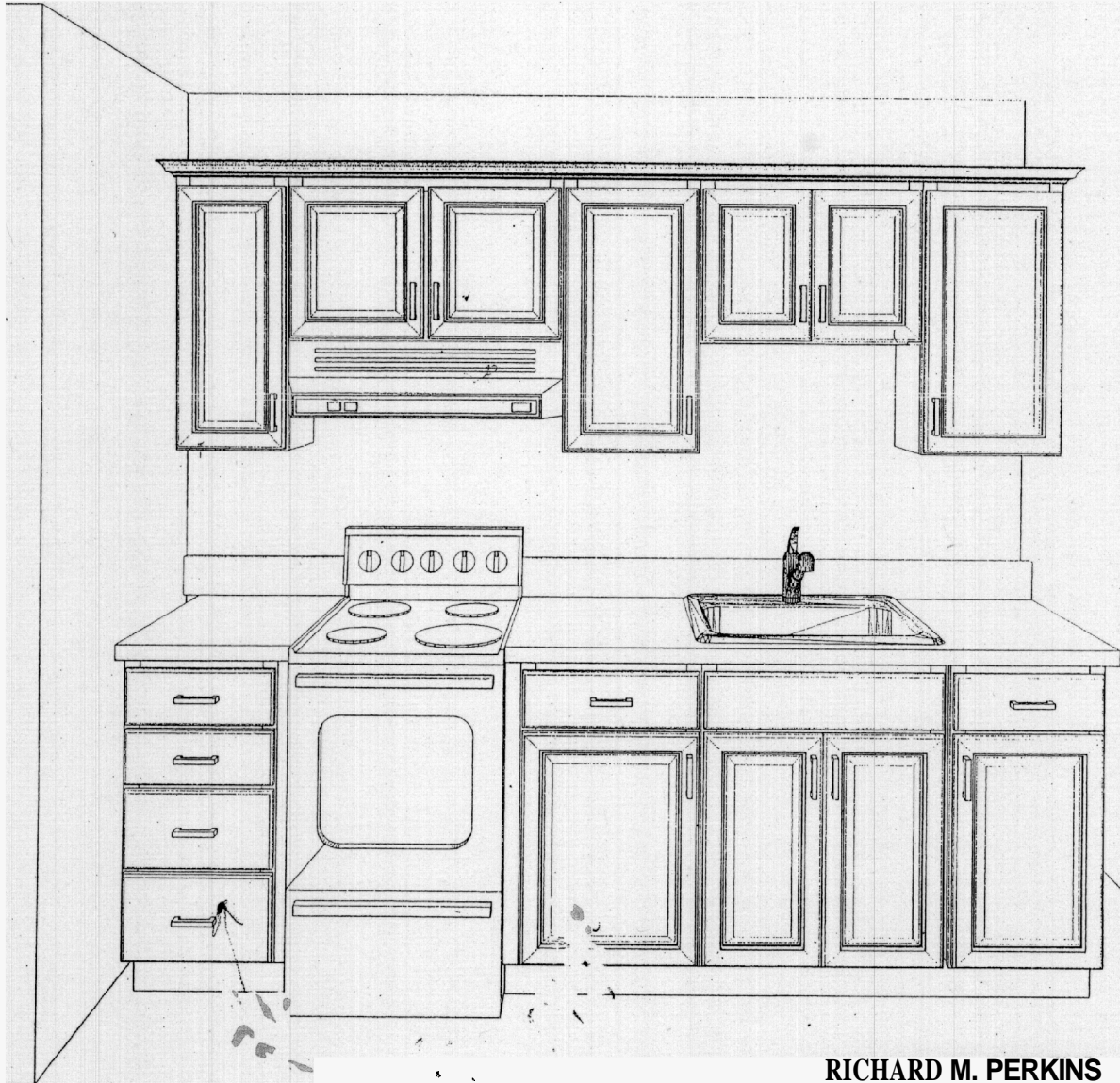
Note:

Ok to Issue:

- 1) Separate permits are required for the new tanks.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) All penetrations between dwelling units shall be protected with approved firestop materials and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 5) Separate permits are required for any electrical, plumbing, or heating.

Plan A.

Refrig. to be located
separately.



RICHARD M. PERKINS
790 OCEAN AVE.
PORTLAND, ME 04103
(207) 773-6000

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020
TECHNOLOGIES

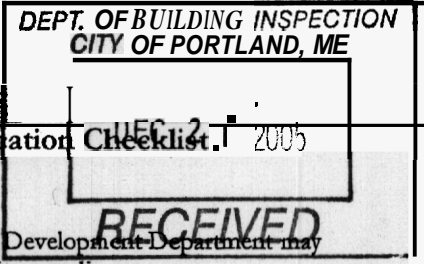
Designed: 10/24/2005
Printed: 10/26/2005



General Building Permit Application

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: 790 Ocean Ave. Portland, Maine 04103		
Total Square Footage of Proposed Structure 26' x 20' or 520 sq-ft.		Square Footage of Lot 38,099.5 sq-ft.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 416 -A -004-001	Owner: Richard M. Perkins	Telephone: 207 773-6000
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Richard M. Perkins 790 Ocean Ave Portland, Me-04103	Cost Of Work: \$11,000. Fee: \$120.00 C of O Fee: \$
Current Specific use: Single family - Primary Residence #790-#799 Ocean Ave. studio / 1 bedroom apartment in Carriage House at #790. change of use; 1st floor of attached Carriage House (at #790) is presently used as a storage area. It has concrete floor, sheetrock walls, sheetrock ceiling, fluorescent lighting, conversion will be to finished space as studio / 1 bedroom apartment Me.		
Richard		



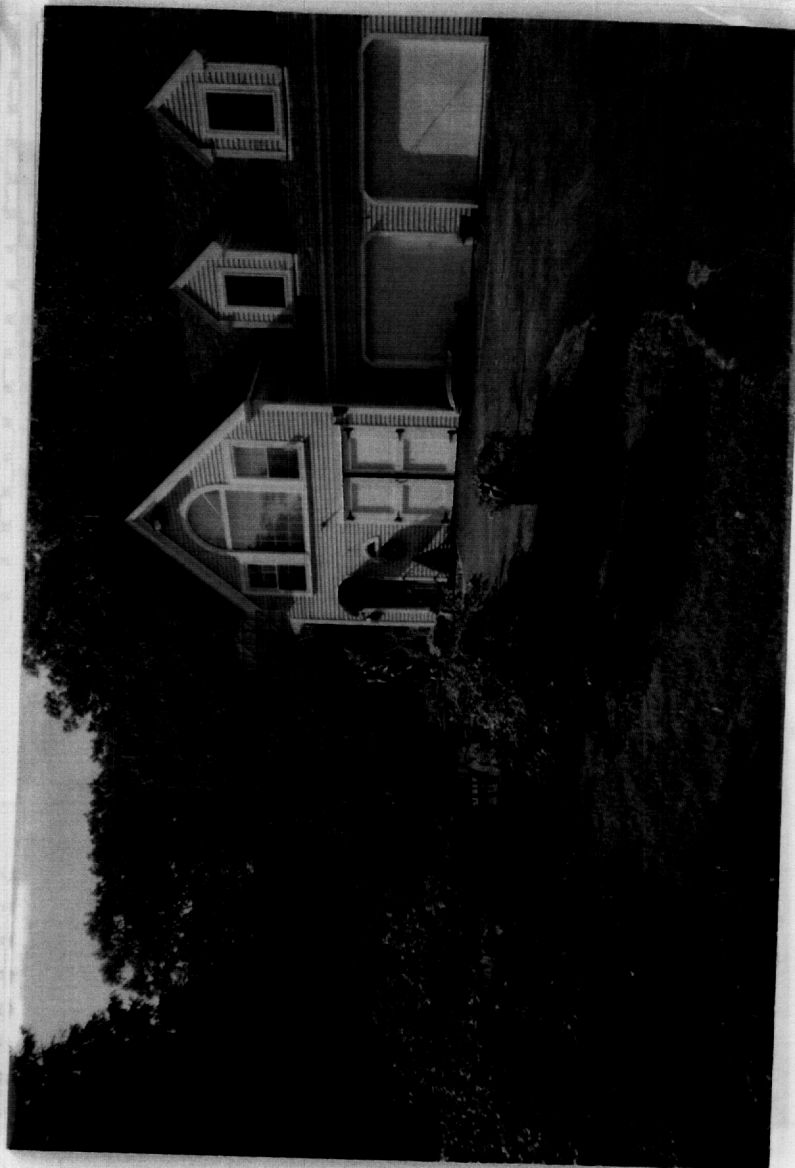
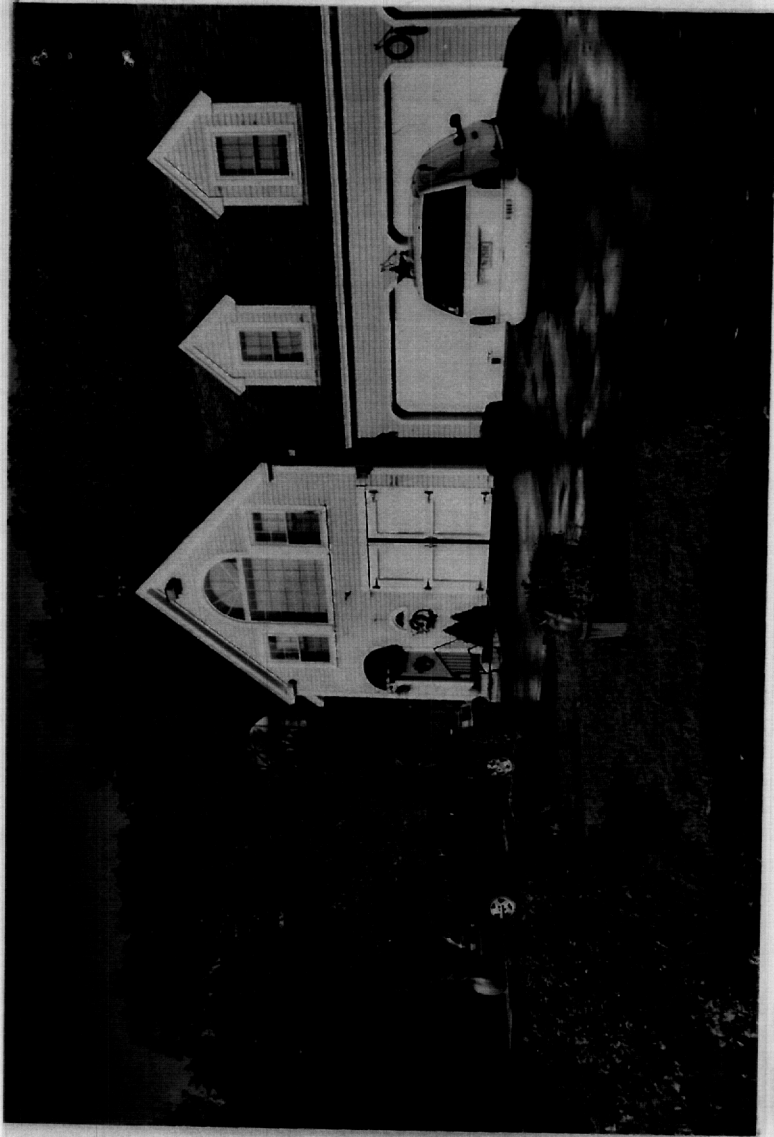
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: *Richard M. Perkins* Date: Dec-20, 2005

This is not a permit; you may not commence ANY work until the permit is issued.



Also see reverse side

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thomson
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

November 18, 2005

Richard M. Perkins
790 Ocean Ave.
Portland, ME 04103

RE: 790 Ocean Ave.
CBL: **416 A004**
ZONE: R3

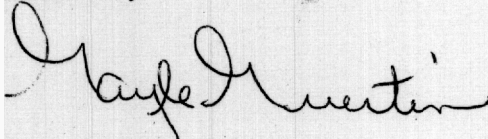
Dear Mr. Perkins:

As you know, at its November 17, 2005, meeting, the Board of Appeals voted 6-0 and granted the Conditional Use Appeal.

Enclosed please find the billing for the Zoning Board of Appeals legal ad and a copy of the Board's decision.

Should you have any questions please feel free to contact me at 207-874-8701,

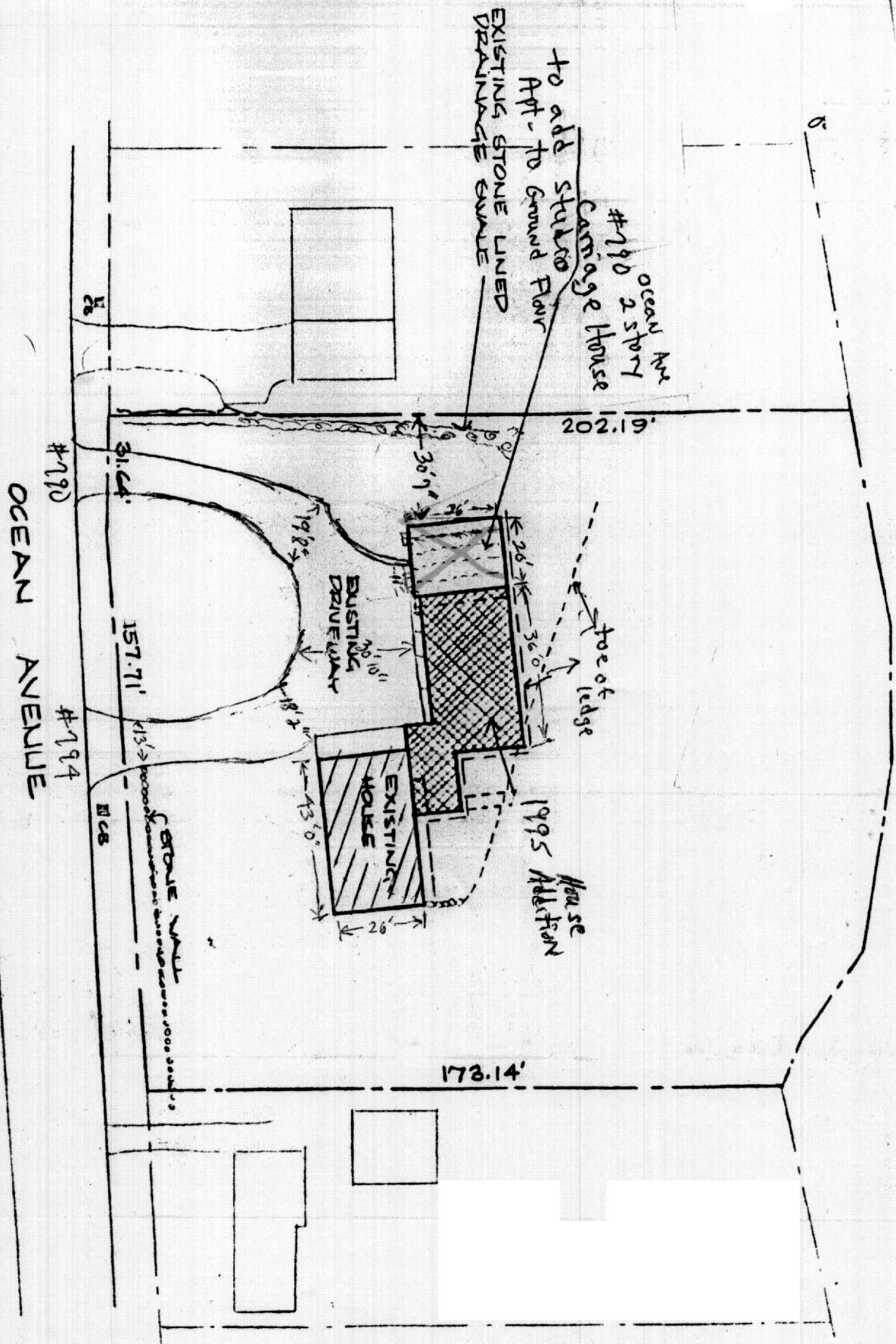
Sincerely,



Gayle Guertin
Office Assistant

RICHARD M. PERKINS
 790 OCEAN AVE.
 PORTLAND, ME 04103
 (207) 773-6000

SITE PLAN
 1" = 40'



NORTH

Perkins Residence
 Attached Carriage House - w/ Apt 2005

R-3 ZONE

A Conditional Use Application was approved 6-0 for this apartment

1. Relocate 275 gal. K-1 fuel tank to garage, head of bay (nearest new apartment wall).
2. Remove 2 ^{P.T.} supporting beams (see plan) and replace with older, sound 6"-8" beams.
3. Relocate Machine forced hot air blower from ceiling and put in garage bay ceiling nearest apartment wall. Ceiling heat pipes to be removed.
4. ~~Site~~ plan attached, although there is no expansion of the building. A site plan exemption has been approved by Sarah Hopkins. (Attached)
5. Storage room has existing 5/8" sheetrock in ceiling. Some sections temporarily taken down for inspection. Sheetrock is not taped nor mudded. Also 5/8" sheetrock along garage wall; Fire wall
6. 4" fiberglass insulation on all 4 walls and ceiling.
7. 7" step down from apartment to garage level floor.
8. Appropriate concrete barrier to be drilled into concrete floor in 3rd garage bay in front of 2 fuel tanks
9. 3 new windows to be installed U factor is 0.36 Kaskel (Argon gas)
10. Fluorescent lighting to be taken down from ceiling. 3 way switch chandler & wall outlets to be installed.
11. FN bath will be installed 2 feet baseboard electric heat with thermostat. Same in kitchen.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Richard M Perkins
Applicant

sect 30. 5
Application Date

790 Ocean Ave, Portland, 04103
Applicant's Mailing Address

790 Ocean Ave
Project Name/Description

773-6000
Consultant/Agent/Phone Number

790 Ocean Ave
Address of Proposed Site

CBL: 416-A-004

Description of Proposed Development: also
Application on this date put in for Conditional Use Approval to
convert ground floor in Carnegie House #790 into a studio apart
ment. All renovations are interior to existing dwelling - our
primary home of residence. Please call

Please Attach Sketch/Plan of Proposal/Development

attached - site plan
2 Floor plan

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

a) Within Existing Structures; No New Buildings,
Demolitions or Additions

Applicant's Assessment (Yes, No, N/A)
<u>with questions or approval.</u>
<u>yes - none</u>
<u>N/A</u>
<u>yes</u>
<u>N/A</u>
<u>2-3 reserved parking spaces will be for new apt.</u>
<u>N/A</u>
<u>yes</u>
<u>yes</u>

Planning Office Use Only
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

b) Footprint Increase Less Than 500 Sq. Ft.

c) No New ~~Curbs~~ Cuts, Driveways, Parking Areas

d) ~~Curbs~~ and Sidewalks in Sound Condition/Comply with ADA

e) No Additional Parking/ No Traffic Increase

f) No Stormwater Problems

g) Sufficient Property Screening

h) Adequate Utilities

Planning Division Use Only

Exemption Granted

Partial Exemption