

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

Location of Construction: 135 Allen Ave		Owner: Lapp, Donna		Phone:		Permit No <b>980065</b> <b>PERMIT ISSUED</b> Permit Issued: FEB - 3 1998 <b>CITY OF PORTLAND</b>		
Owner Address: 125 Allen Ave Frlid, ME 04103		Lessee/Buyer's Name:		Phone: 874-8210			Business Name:	
Contractor Name: Bob Chase		Address:		Phone: 797-4868			COST OF WORK: \$	
Past Use: 2-fam		Proposed Use: 3-fam		PERMIT FEE: \$ 25.00			INSPECTION: Use Group: Type: 59	
Proposed Project Description: Change Use from 2-family to 3-family dwelling (2 STORY) ATTIC NOT TO BE USED FOR LIVING SPACE.				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: [Signature]		
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik		Date Applied For: 21 January 1998						

1. This permit application does not 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..

Zone: CBL: 436-A-019

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: Donna Lapp ADDRESS: DATE: 21 January 1998 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT **6**

COMMENTS

6/4/99 - STAIRS to GARAGE NOT ENCLOSED & NOT TO OUTSIDE

SMOKES OK - LEAK BET LIN COMMON

GUARDRAILS / STAIRS / TREADS / RISERS ALL EXISTING & NOT TOUCHED

JOISTS USED ARE 2x8x12 16" OC

} apt  
over  
GARAGE

MAIN FLOORS

3rd FL - STORAGE ONLY - SMOKE OK

2nd FL - 2 BR, K, & LIV. RM 3 SMOKE LEACH BR & 1 HALL - FIRE DOORS ADDED

1st FL - FIRE DOORS ADDED etc - 3 SMOKE LEAK BR, LIV. RM, HALL

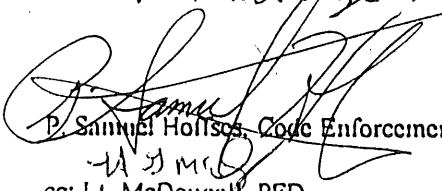
Inspection Record

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



In each story within a dwelling unit, including basements  
In 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
- ~~21.~~ No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.  
~~24.~~ This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- ~~26.~~ All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
- ~~28.~~ All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- ~~29.~~ Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- ~~30.~~ All development review conditions must be met. See attached conditions!
- ~~31.~~ This permit is being issued with the understanding that no dwelling unit OR part of the dwelling unit is located above the 2nd floor.
- ~~32.~~ The proposed dwelling unit is located on the second floor over the garage - See item # 5 For Fire separation requirements -
- ~~33.~~ The stair located in the garage must discharge directly to the outside - A minimum of (1) one hour fire separation must be maintained between the stairway and garage.
- ~~34.~~ Your plan doesn't show the floor joist size for the proposed floor over garage - This info. must be supplied to this office and approved before work begins.
- ~~35.~~ If any part of this proposed construction connects with any other dwelling unit that assembly must have a fire resistance rating of one hour. (Table 602) (Table 313.1.2)

  
P. Samuel Hoffses, Code Enforcement

cc: Li. McDougall, PFD

Marge Schmuckal

135 Allen Ave



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

Issued to Donna Lapp

LOCATION 135 Allen Ave. CBL#436-A-019

Date of Issue 7/7/99

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. 980065, 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

Entire

APPROVED OCCUPANCY

3 Family Dwelling

Use Group R-2

Type 5B

BOCA 1996

**Limiting Conditions:**

3rd floor area (attic) of main structure  
not to be used as living space.

This certificate supersedes  
certificate issued

Approved:

6/23/99

(Date)

*Jonathan J. Reel*  
Inspector

*[Signature]*  
Inspector of Buildings

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.

11/11/99



# Certificate of Occupancy

LOCATION *135 Allen Ave*

Issued to *DONNA LAPP*

Date of Issue *6/18/99*

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. *98-0065*, 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

*Entire*

APPROVED OCCUPANCY

*3 Family Dwelling*

*use group R-2  
type 5B BOCA-96*

Limiting Conditions:

*Attic 3rd floor area (attic) of main structure  
not to be used as living space*

This certificate supersedes  
certificate issued

Approved:

.....  
(Date) Inspector

.....  
Inspector of Buildings

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.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

19970077

I. D. Number

Lapp, Donna R.

Applicant

125 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

Donna Lapp

Consultant/Agent

874-8210

Applicant or Agent Daytime Telephone, Fax

10/2/97

Application Date

Allen Ave 135

Project Name/Description

135 Allen Ave

Address of Proposed Site

436-A-019

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. Separate permits shall be required for future decks, sheds, pool and/or garage.
  2. Any change of use from three units shall require a permit
- 
-

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970077

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10/2/97

Application Date

Allen Ave 135

Project Name/Description

135 Allen Ave

Address of Proposed Site

436-A-019

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    New Building    Warehouse/Distribution    Building Addition    Parking Lot    Change Of Use    Residential    Other (specify) \_\_\_\_\_

35,019

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Plan    \$300.00    Subdivision    \_\_\_\_\_    Engineer Review    \_\_\_\_\_    Date:    10/2/97

**DRC Approval Status:**

- Approved     Approved w/Conditions     Denied

Reviewer    Jim Wendel



CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

19970077

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125 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

Donna Lapp

Consultant/Agent

874-8210

Applicant or Agent Daytime Telephone, Fax

10/2/97

Application Date

Allen Ave 135

Project Name/Description

135 Allen Ave

Address of Proposed Site

436-A-019

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

35,019

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 10/2/97

Planning Approval Status:

Reviewer Kandice Talbot

Approved  Approved w/Conditions  Denied

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

**Lapp, Donna R.**

Applicant

**125 Allen Ave, Portland, ME 04103**

Applicant's Mailing Address

**Donna Lapp**

Consultant/Agent

**874-8210**

Applicant or Agent Daytime Telephone, Fax

**10/2/97**

Application Date

**Allen Ave 135**

Project Name/Description

**135 Allen Ave**

Address of Proposed Site

**436-A-019**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    New Building    Warehouse/Distribution    Building Addition    Parking Lot    Change Of Use    Residential    Other (specify) \_\_\_\_\_

**35,019**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

Site Plan (major/minor)    Subdivision # of lots \_\_\_\_\_    PAD Review    14-403 Streets Review  
 Flood Hazard    Shoreland    Historic Preservation    DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)    Zoning Variance    Other \_\_\_\_\_

Fees Paid:   Site Plan   \$300.00     Subdivision \_\_\_\_\_   Engineer Review \_\_\_\_\_   Date:   10/2/97  

**Fire Approval Status:**

Reviewer \_\_\_\_\_

Approved    Approved w/Conditions *see attached*    Denied

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19970077

I. D. Number

Lapp, Donna R.

Applicant

125 Allen Ave, Portland, ME 04103

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Donna Lapp

Consultant/Agent

874-8210

Applicant or Agent Daytime Telephone, Fax

10/2/97

Application Date

Allen Ave 135

Project Name/Description

135 Allen Ave

Address of Proposed Site

436-A-019

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    New Building    Warehouse/Distribution    Building Addition    Parking Lot    Other (specify) \_\_\_\_\_  
 Change Of Use    Residential

Proposed Building square Feet or # of Units

35,019  
Acreage of Site

R-5  
Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Plan    \$300.00    Subdivision    Engineer Review    Date:    10/2/97

**Inspections Approval Status:**

Reviewer    Marge Schmuckal

- Approved                       Approved w/Conditions                       Denied

Applicant: Donna LAPP

Date: 1/23/98

Address: 135 Allen Ave

C-B-L: 436-A-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - change of use from 2 to 3 units

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

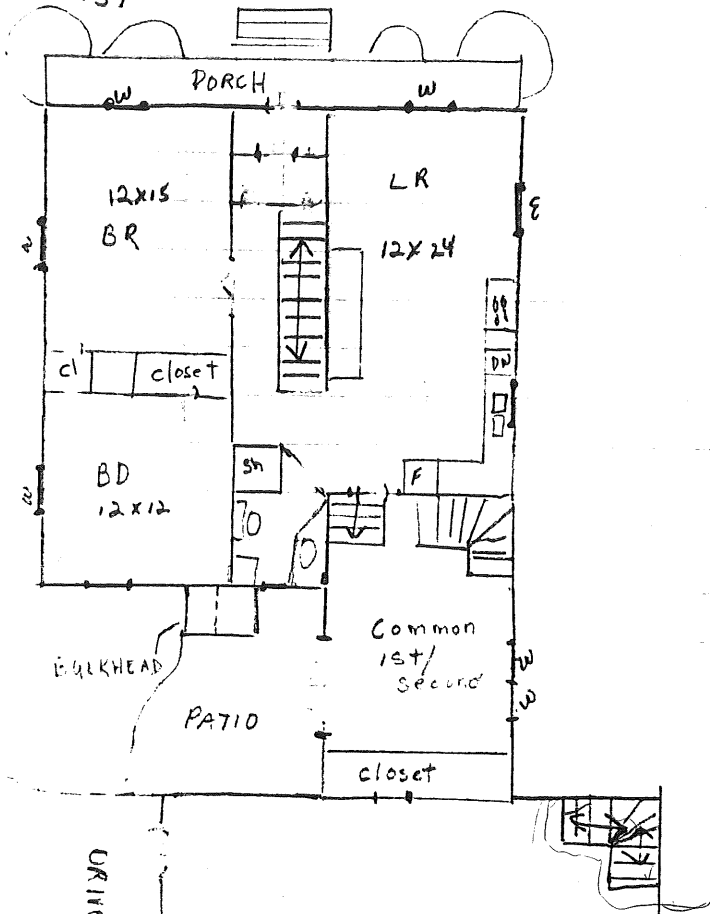
Rear Yard -

Side Yard -

HAS NOT reduced any existing units

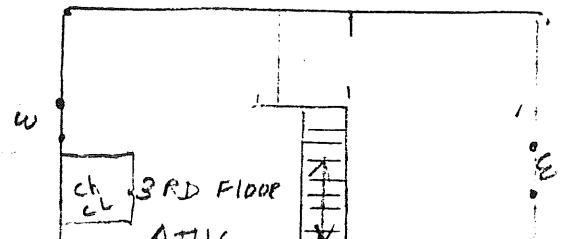
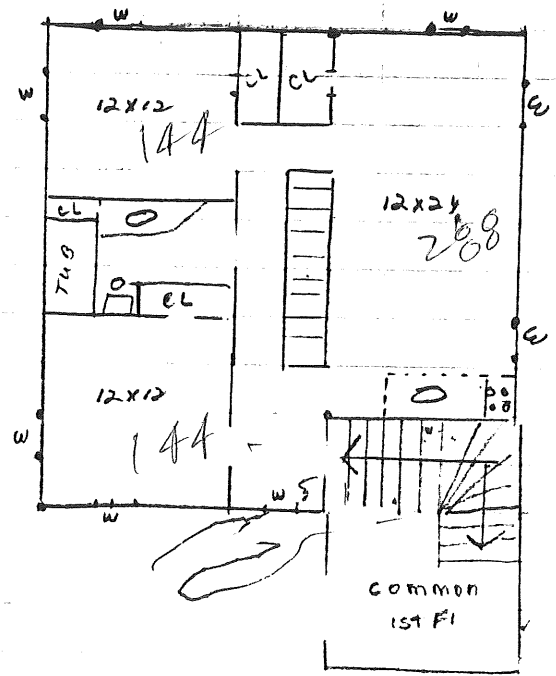
New unit = over 600 sq ft

137



135 GARAGE

139 2ND FLOOR



Applicant: *Pena Wynn*

Date: *1/21/98*

Address: *126 Danforth St.*

C-B-L: *44-B-43*

CHECK-LIST AGAINST ZONING ORDINANCE

Date - *Existing pre-1957*

Zone Location - *R-6*

Interior or corner lot - *13-14 Stratton Court behind Bldg*

Proposed Use/Work - *change from an illegal unit to 4 units*

Sewage Disposal - *City* *5 units previously existing*

Lot Street Frontage -

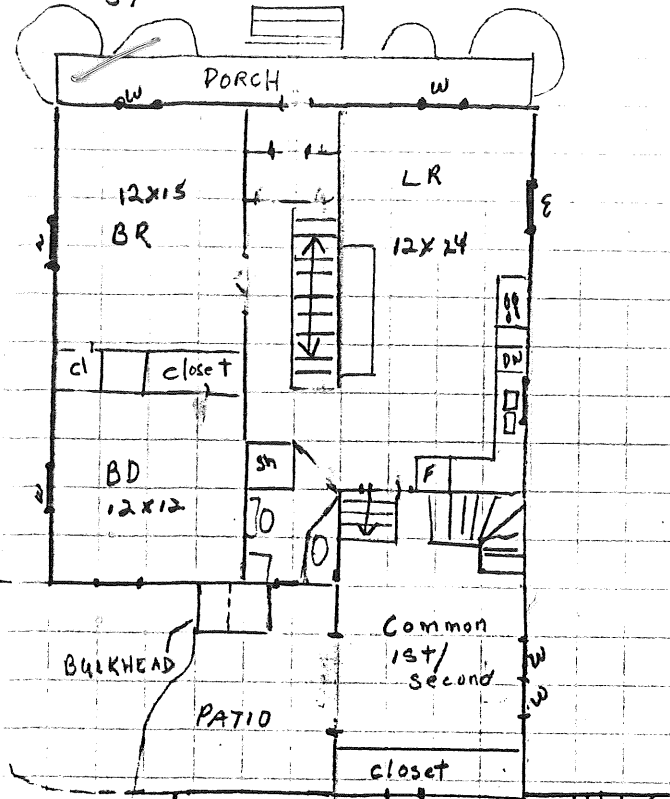
Front Yard -

Rear Yard -

Side Yard -

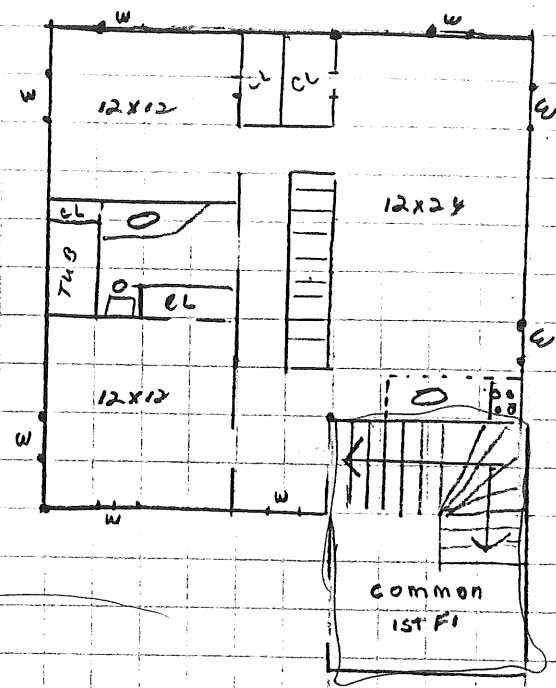
*existing*

137



139

2ND FLOOR



BULKHEAD

PATIO

Common  
1st/  
Second

closet

Common  
1st Fl

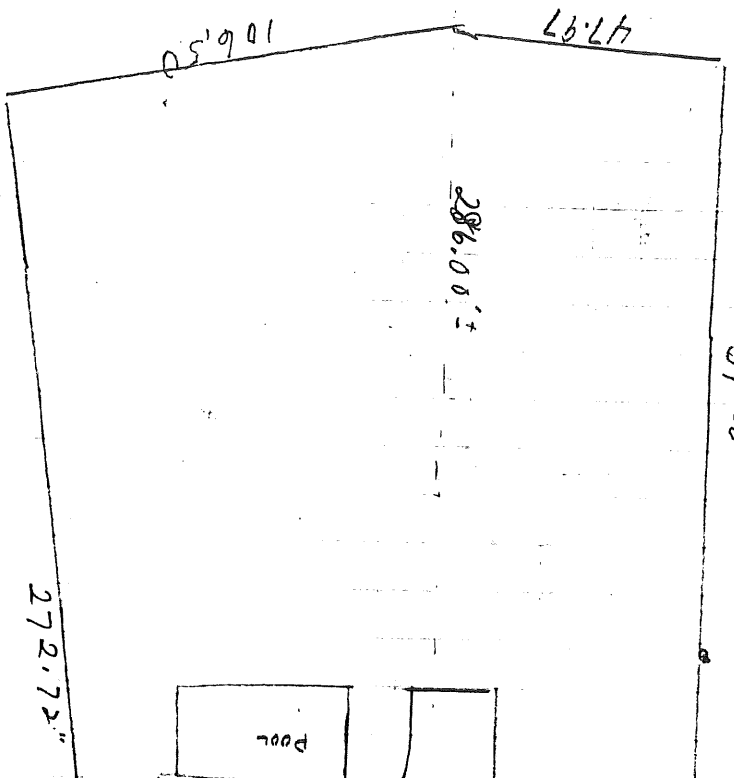
DRIVEWAY

135

3RD FLOOR

Handwritten notes and scribbles at the bottom right of the page.

SCALE: 1" = 40' or 1/4" = 10'



106.50

47.97

51.20

272.72

286.00

POOL



RPPLST6 CAMA Real Property System - Residential Display 1/23/98

RPP092 Parcel Id: 436- - A-019-001 01/01 Acct: L0628098 16:19

Property Address 137 ALLEN AVE

Owner Name1 LAPP DONNA R (l, f, i)

Name2

Address 125 ALLEN AVE

City/State/Zip PORTLAND ME 04103

Entrance Code 7 Land Use 13 # of Units 3

Route 4 Zone R5 Nbhd 104 District 7 Traffic 3

Total Sq Ft

Utilities 2 3 4 Desc 436-A-19 Living Area 3,382

ALLEN AVE 129-135

35052 SF

House Style 5 Year Built 1900 Total Rms 14 Total Bedrms 07

Baths Full 3 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 4

Attic 5 Phy Cond 3 CDU AV Heating Type 2 4 5 Wood/Coal Burn 0

Next Screen [ ] Bldg Sketch Screen [ ] Return [ ]