

NOTES

3/11/86

190

Permit No. 86/018  
 Location N 31/2000 ft  
 Owner *[Signature]*  
 Date of permit 2-18-86  
 Approved 3-5-86  
 Drafting *[Signature]*  
 Garage  
 Alteration

~~42~~  
 (1400)  
 37

# APPLICATION FOR PERMIT

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

000209

MAR 5 1986

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION *R-6*

PORTLAND, MAINE Feb. 18, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES FOR LAND MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications if any, submitted herewith and the following specifications:

LOCATION ... 43 Chapel St.

1. Owner's name and address: Gary Hawkes - 27 Winn Rd., Falmouth

Fire District #1  #2  #3

Telephone 797-3269

Department or Service

Telephone 571-269-3829

2. Lessee's name and address: ...

3. Contractor's name and address: none

PROPERTY ADDRESS

Use of building: 2 family

Material: No structural

Other building on same lot: OWNERS NAME

Estimated contractor cost: \$

FIELD INSPECTOR - Mr. ...

Applicant Name: 6775 3451

Issuing Agency of Owner: ...

Change of use from 1 to 2 family with no alterations or structural changes

THIS IS TO BE A LEGAL 2 family unit.

No of sheets	.....
No. families	.....
State of roof	Roofing
Permit Fee	27.00
Basic Fee	25.00
Late Fee	.....
<b>TOTAL</b>	<b>52.00</b>

Caution Inspection Required

JAN 23 1986

Signature of Owner/Applicant: Gary Hawkes Date: ... Local Building Inspector: ... City Engineer: ...

## PERMIT INFORMATION

**NOTE TO APPLICANT** - Separate permits are required for the installation and maintenance of electrical, plumbing, mechanical, and fire alarm systems.

Type Of Structure To Be Served:

<input checked="" type="checkbox"/> NEW PLUMBING	<input type="checkbox"/> SINGLE FAMILY DWELLING	<input type="checkbox"/> MASTER PLUMBER
<input type="checkbox"/> RELOCATED PLUMBING	<input type="checkbox"/> MODIFIED TO EXISTING HOME	<input type="checkbox"/> OIL BURNERMAN
<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> MFG. HOUSING, JAILER MECHANIC
Is any plumbing involved in this work?	Is any electrical work involved in this work?	<input type="checkbox"/> PUBLIC UTILITY EMPLOYEE
Is connection to be made to public sewer?	If not, what is proposed for sewage?	<input type="checkbox"/> PROPERTY OWNER
Has septic tank notice been sent?	Form notice sent?	<input type="checkbox"/> LICENSEE

Height average grade to top of plate	Height average grade to highest point of roof
Significant excavation and depth	Excavation
Material of foundation	Foundation
Kind of foundation	Foundation
No of chimneys	Chimney
Framing	Framing
Size Girder	Size Girder
Stud	Stud
On centers	On centers
Maximum	Maximum

APPROVALS:

BUILDING OFFICIAL: ...

ZONING: ...

BUILDING CODE OFFICER: ...

Health Dept: ...

Other: Will work require distribution of any notice to public?

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Type Name of above: Gary Hawkes

TOWN COPY: ...

Other and Address: ...

Total Fines: ...



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

43 Chapel Street

February 18, 1986

Mr. Gary Hawkes  
27 Winn Road  
Falmouth, Maine 04105

Dear Mr. Hawkes:

Building permit and certificate of occupancy for the premises at 43 Chapel Street can not be issued because the size of the lot at that address is only 1,893 square feet of land area.

Based on R-6 Residence Zone density, you would need 1,000 square feet of land area per family unit, according to Section 14-139(2) of the Zoning Ordinance. It provides that the minimum area per family is 1,000 square feet per family, and therefore a minimum of 2,000 square feet would be required for your proposed change of use from a single to a two family dwelling.

If you wish to apply for a space and bulk variance, you should apply at this office using the enclosed form and furnishing the additional information described on the attached list of material. The application fee is \$50.00 for petitioning the Board of Appeals for a space and bulk variance and the basis for review of the request is hardship.

Sincerely,

Warren J. Turner  
Zoning Specialist

Enclosures  
Application  
List of Material

cc: Merrill Seltzer, Chairman, Board of Appeals  
Joseph F. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffser, Chief, Inspection Services



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

March 4, 1986

Mr. Gary Hawkes  
27 Winn Road  
Falmouth, ME 04105

Re: 43 Chapel Street, Portland, Maine

Dear Sir:

Your application to change the use of 43 Chapel Street from a 1 to a 2-family dwelling has been reviewed and a building permit is herewith issued subject to the following requirements:

1. Only one exit shall be required in building of Use Group R-3 and in building of the Use Group and characteristics specified in Table 809.3 of the Building Code.
  - a. Maximum exit travel distance 50'.
  - b. Minimum fire resistance rating of exit enclosure of 1 hr.
  - c. Minimum fire resistance rating of opening protection 1 hr.
2. Please read attached Building Code requirements Sections 809.4 & 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffes  
Chief of Inspection Services

PSH/jmr

Enclosure

MORTGAGE DEED  
Maine Statutory Short Form

Know all Men by these Presents,

That Gary R. Hawkes & Maria A. Hawkes

of Falmouth, County of Cumberland, State of Maine,  
being obligated for consideration paid, grant to Leroy B. Hirman and Olive M. Hirman  
of Portland, County of Cumberland, State of Maine

whose mailing address is 118 Dartmouth Street, Portland, Maine,

with mortgage payments, to secure the payment of nine thousand two hundred and fifty (\$9,250.00)  
dollars in three years with

interest, as provided in

promissory note of even date, the land in the City of Portland

County of Cumberland, State of Maine, described as follows:

Parcel One: A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Chapel Street in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Commencing on said Easterly side of Chapel Street at the Westerly corner of land formerly owned by William Kimball, now or formerly owned by John W. Lane; thence Northeasterly by said Lane's, fifty feet (50') to land formerly owned by William S. Davis, now or formerly owned by the heirs of the late John W. Russell; thence Northwesterly by said land of heirs of the late John W. Russell and by land now or formerly of Edward Gould, thirty-eight feet (38'), more or less, to land formerly owned by Thomas Warren, now or formerly owned by Susan J. Peters; thence Southwesterly by said Peters' land, fifty feet (50') to the street aforesaid; thence Southeasterly by said Street, thirty-eight feet (38'), more or less, to the place of beginning.

Being the same premises conveyed to L. Bernard Hirman by Leola J. Noyes by deed dated August 13, 1973, and recorded in the Cumberland County Registry of Deeds in Book 3444, Page 279.

Parcel Two: A certain lot or parcel of land, being a strip four feet (4') by twenty-eight and one-half feet (28.5') located at the rear of the premises herein above described as Parcel One, and bounded and described as follows:

Beginning at a point located one hundred and ten feet (110') westerly of Pearl Street and fifty feet (50') easterly of Chapel Street, which said point lies at the intersection of the rear line of the premises herein above-described as Parcel One and of the Southerly line of land formerly of Edward Gould, also formerly of John M. Gould; thence South-easterly twenty-eight and one-half feet (28.5') to land formerly of Thomas Todd; thence Northeasterly by said Todd land four feet (4'); thence North-westerly twenty-eight and one-half feet (28.5') to a point on the southerly line of said Gould (which point is located one hundred and six feet (106') westerly from Pearl Street); thence Southwesterly by said Gould land four feet (4') to the point of beginning.

Meaning and intending to convey and hereby conveying a strip of land four feet (4') by twenty-eight and one-half feet (28.5') adjoining the rear of the premises herein described as Parcel One, being a part of the premises conveyed to L. Bernard Hirman by deed of Hugh E. Quinn dated September 19, 1973 and recorded in the Cumberland County Registry of Deeds in Book 3464, Page 32.

Parcels One and Two being the same premises conveyed to Gary R. Hawkes et al by L. Bernard Hirman by deed of even date to be recorded.

Subject to a prior mortgage granted by Gary R. Hawkes to Citibank, N.A.



116 SF  
1900 SF

TOAM 2014 SF

Applicant: Gary Hawkes  
Address: 43 Chapel St.  
Assessors No.:

Date: March 4, 1986

Owner of Record  
H. Bernard Finman

CHECK-LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - R-6  
Interior or corner lot -  
Use -  
Sewage Disposal -  
Rear Yards -  
Side Yards -  
Front Yards -  
Projections -  
Height -  
Lot Area - 2014 sq ft.  
Building Area -  
Area per Family -  
Width of Lot -  
Lot Frontage -  
Off-street Parking -  
Loading Bays -  
Site Plan -  
Shoreland Zoning -  
Flood Plains -

Applicant: <sup>R</sup> Gary Hawkes  
Address: 43 Chapel St.  
Assessors No.: 26-1-15

Date: Feb. 19, 1986

Rev. L. B. Hinman  
Owner of Record

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Use - Change from one to two family

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height - 2-story

Lot Area - 1,390 sqft.

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

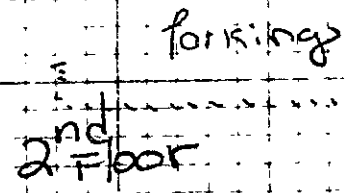
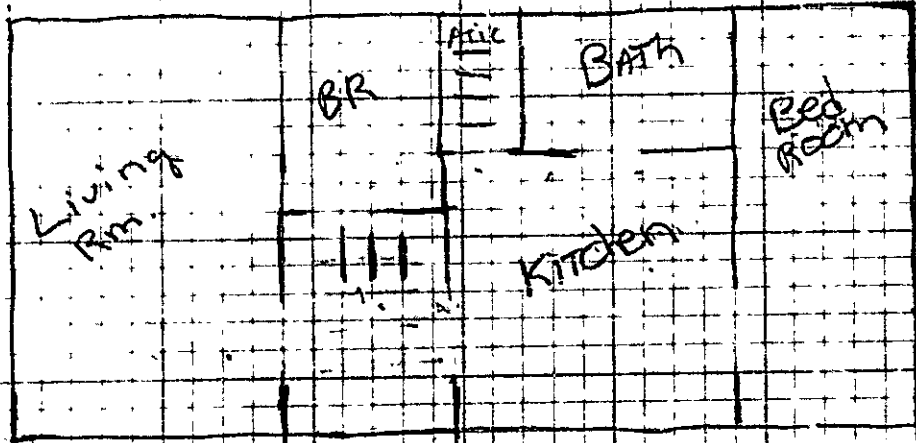
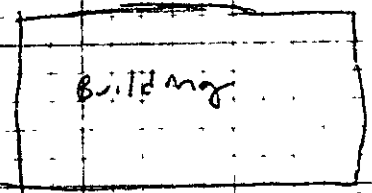
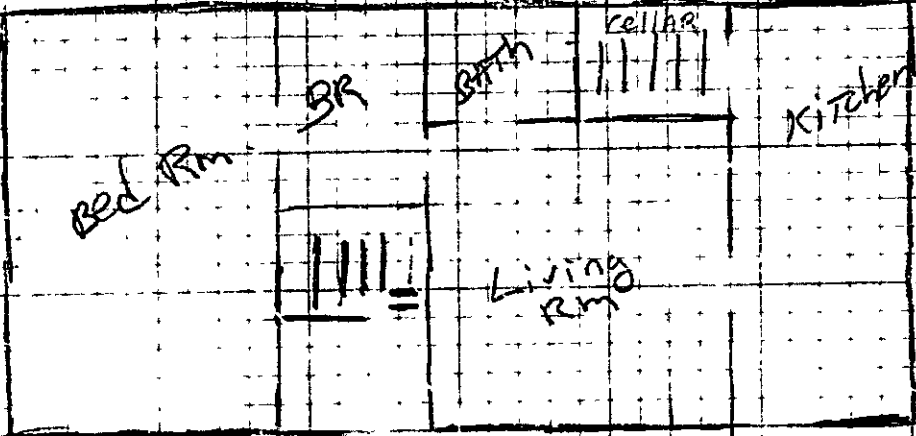
Site Plan -

Shoreland Zoning -

Flood Plains -

1<sup>ST</sup> FLOOR

43 CHAPEL ST.



**RECEIVED**  
FEB 18 1986

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

RECEIVED FEB 18 1986



**APPLICATION FOR PERMIT**

**PERMIT ISSUED**

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION **000208** .....

**MAR 5 1966**

ZONING LOCATION **R-6** PORTLAND, MAINE **Feb. 18, 1966**

**City Of Portland**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **43 Chapel St.** Fire District #1  #2   
 1. Owner's name and address **Gary Hawkes - 27 Winn Rd. Falmouth** Telephone **797-5269**  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address **none** ..... Telephone .....

Proposed use of building **2 family** ..... No. of sheets .....  
 Last use **1 family** ..... No. families .....  
 Material **None** No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. ....  
 @ 775-5451

Appeal Fees \$ .....  
 Base Fee **25.00** .....  
 Late Fee .....  
 TOTAL \$ .....

Change of use from 1 to 2 family with no alterations or structural changes this is to make legal 2 family unit.

Stamp of Special Conditions  
**PERMIT ISSUED WITH LETTER**

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

**DETAILS OF NEW WORK**

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**  
 Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... th or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

**IF A GARAGE**

No cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

**APPROVALS BY:** DATE

INSPECTOR—PLAN EXAMINER .....  
 ZONING CODE: **D.K. 2/12/66 3/4/66** .....

HEALTH DEPT. ....  
 Others: .....

**MISCELLANEOUS**

Will work require disturbing of any tree on public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant **Gary R. Hawkes** Phone # **SAME** .....

Type Name of above **Gary Hawkes**  2  3  4 .....

Other .....  
 and Address .....

FIELD INSPECTOR'S COPY

OFFICE FILE COPY

**110 MA 1906**

**PERMIT ISSUED WITH LETTER**





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 43 Chapel Street

Issued to Gary Hawkes

Date of Issue March 14, 1986

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. 86-206, 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

Limiting Conditions: Entire

2 Family Dwelling

This certificate supersedes certificate issued

Approved:

3/14/86  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector

-Note: 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.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Sept. 29, 19 86  
 Receipt and Permit number 25155

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 43 Chapel St.  
 OWNER'S NAME: Gary Kawkes ADDRESS: lives there

CUTLETS:		FLES
Receptacles	Switches	Plugmold
ft. TOTAL		
FIXTURES: (number of)		
Incandescent	Flourescent	(not strip) TOTAL
Strip Flourescent	ft.	
SERVICES:	2-100 amp services	
Overhead	Underground	Temporary
TOTAL amperes <del>200</del> 200		
METERS. (number of)	2	6.00
MOTORS (number of)		1.00
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms)	5	5.00
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric Under 20 kws	Over 20 kws	
APPLIANCES: (number of)		
Ranges	2	Water Heaters
Cook Tops		Disposals
Wall Ovens		Dishwashers
Dryers		Compactors
Fans		Others (denote)
TOTAL		3.00
MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		
Air Conditioners Central Unit		
Separate Units (windows)		
Signs 20 sq. ft. and under		
Over 20 sq. ft.		
Swimming Pools Above Ground		
In Ground		
Fire/Burglar Alarms Residential		
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under		
over 30 amps		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Emergency Lights, battery		
Emergency Generators		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:	
	TOTAL AMOUNT DUE:	15.00

INSPECTION:  
 Will be ready on ready 19 or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Michael Kax Floridino  
 ADDRESS: 35 Lawrence Avenue  
 TEL.: 772-3136  
 MASTER LICENSE NO.: 04234 SIGNATURE OF CONTRACTOR: Michael Kax Floridino  
 LIMITED LICENSE NO. \_\_\_\_\_

