

City of Portland, Maine - Building or Use Permit Application 339 Congress Street, 04101, Tel (207) 874-8703, FAX: 874-8716

Location of Construction: 149 Brighton Ave. Portland		Owner: Charles A Isuborn	Phone: 874-2306	Permit No: 960637
Owner Address: Same		Lease/Buyer's Name	Phone	Business Name
Contractor Name: American Concrete Ind		Address: 1022 Misset Ave. Auburn		Phone: 784-1388
Past Use:	Proposed Use: Step Installation	COST OF WORK: \$1426.00	PERMIT FEE:	
Proposed Project Description:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INS. SECTION: Use Group: Type:	
		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By:		Date Applied For:		

PERMIT ISSUED
JUL 10 1996
CITY OF PORTLAND

Zone: **RS** CBL: **01-A-2**
Zoning Approval: **Not to Exceed Existing**
Special Zoning or Reviews:
 Shoreland **6/27/96**
 Wetland
 Flood Zone **was 7/9/96**
 Subdivision
 Site Plan 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: **7/9/96**
D. Andrews

CEO DISTRICT **5**
m. wms

- 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

AMERICAN CONCRETE INDUSTRIES **7-9-96**

SIGNATURE OF APPLICANT: **1022 Misset Ave. Auburn, Maine 04210** DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE: **784 1388** WORK TITLE: **1-800-427-8577** PHONE:

Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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

Location of Construction: X 149 Burt Ave. Portland		Owner: Charles A. Isellon	Phone: 874-2306	Permit No.: 960657
Owner Address: same		Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name: American Concrete, Inc.		Address: 1022 Burt Ave. Auburn		Phone: 781-1761
Past Use:		Proposed Use: Step Installation	COST OF WORK: \$1426.00	PERMIT FEE: \$
Proposed Project Description:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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:		Signature:	Date:	
		Date Applied For:		

PERMIT ISSUED

Permit Issued:
JUL 10 1996

CITY OF PORTLAND

Zone: **K-5** CBL: **01-A-11**

Zoning Approval:
Not to Exceed 15'

Special Zone or Review:
 Shoreland
 Wetland
 Flood Zone **was 7/9/96**
 Subdivision
 Site Plan major minor m/n

- 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.

AMERICAN CONCRETE INDUSTRIES 79-56

SIGNATURE OF APPLICANT _____ ADDRESS: **1022 Burt Ave.** DATE: _____ PHONE: _____
Auburn, Maine 04210

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____
784-1388
1-800-427-8377

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: **7/9/96**

CEO DISTRICT **5**

m. w.

COMMENTS

7-16-96 Not installed yet me

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

LAND USE - ZONING REPORT

ADDRESS: 149 Brighton Ave DATE: 7/9/96
REASON FOR PERMIT: install new concrete steps
BUILDING OWNER: Charles A. Iseborn C-B-L: 81-A-19
PERMIT APPLICANT: American Concrete Industries
APPROVED: with condition(s) DENIED: _____
#12

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 steps shall not be increased during maintenance/replacement 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 _____

Marge Schmuckal

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



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 15, 1988

RE: 149 Brighton Avenue

Dr. Charles A. Iselborn, D.E.S.
149 Brighton Avenue
Portland, Maine 04103

Dear Doctor Iselborn:

It is my understanding that you wish to have information concerning a possible change of zone to R-P Residence Professional. An application for a zoning map amendment may be filed by any property owner.

Such applications for a zone change may be filed with the Planning Division at Room 211, City Hall, 389 Congress Street, Portland, Maine 04101. The fee for such a zone change is usually \$100.00 plus any additional fees for publication and costs for sending notices to abutters.

Do you seek a zone change for your present offices or for an alternative location?

If you apply for a change of zone there will be questions concerning the proposed location of the professional office, landscaping, and where the off-street parking will be located.

The preliminary site plan to accompany the zone change application should show where any offstreet parking will be located and such details as surface drainage, black topped areas, and utilities are shown on the site plan. The site plan should be prepared in six copies by a registered land surveyor.

The cost of the newspaper advertisement (about \$100.00+) is also billed the applicant. This notice of public hearing is the public announcement of the proposed public hearing which is held by the City Planning Board. After the public hearing held by the Planning Board, there is a ten day waiting period before the Planning Board's recommendation can be forwarded to the City Council for review and adoption or denial.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer

Letter to Dr. Iselborn
(Continued)

Page 2
August 26, 1988

Whenever an application for a change of zone is submitted, a preliminary site plan is required. In that plan are included such items as offstreet parking, provisions for landscaping, etc. In the R-P Zone a seven foot landscape strip is required on the side of the site toward the residential uses.

Parking is based on 9 foot by 19 foot car spaces and one space for each 400 square feet of floor area devoted to office space. In addition there are setbacks, front, side and rear that are required if a new building is contemplated.

A site plan for a new location must be prepared by a registered land surveyor and must comply with the requirements of the City Zoning Ordinance insofar as curb cuts and parking and landscaping are required.

The Site Plan Ordinance may be helpful in acquainting you with the site plan requirements necessary for new construction of office buildings. A copy of that ordinance is enclosed.

If you desire to obtain additional information, the Planning Office and this office will be glad to assist you in finding an answer to your questions.

Sincerely,



Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(307) 775-6451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 26, 1988

Dr. Charles A. Iselborn
149 Brighton Avenue
Portland, Maine 04103

Dear Dr. Iselborn:

I have been requested by Mr. Samuel Hoffses to write you concerning your inquiry concerning how you may obtain an R-P Residence-Professional Zone for your office at 149 Brighton Avenue in Portland.

First of all, an R-P Zone is usually established in a location that immediately adjoins a business zone as it was conceived as a transitional zone between business and residential uses. The nearest B-1 Business Zone to your location is the B-1 Business Zone in which the 7-11 Store is located and the same zone in which the Brighton Avenue Pharmacy is located. This zone is separated from your building by several intervening residences.

If you desire to apply for a change of zone, you should apply through the Planning Office in Room 211, City Hall. You might discuss the possibility of a change of zone with Alexander Jaegerman, Chief Planner in that same office.

Once an application for a change of zone is received, the matter is taken to a public hearing before the Planning Board following a workshop in which the merits of the proposal are discussed. In addition to the zone change fee of \$100, the applicant is billed for the publication costs and advertising of the public hearing notice in the newspaper (an additional \$100 or more).

Following the public hearing before the Planning Board, the Board has a 10 day waiting period before their recommendation can be forwarded to the City Council with a recommendation for approval or denial from the Board.

The City Council then considers the report of the Planning Board and determines whether or not to adopt the zoning map change following their consideration of the proposal. This entire action may take 60 to 90 days or longer. If any intervening property owners object, the change may be rejected.

923437

Permit # 923437 City of Portland BUILDING PERMIT APPLICATION Fee \$100 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Charles Iselborn Phone # 771-0546
 Address: 149 Brighton Ave - Ptld, ME 04102
 LOCATION OF CONSTRUCTION 149 Brighton Ave
 Contractor: OWN21 Sub: 43
 Address: _____ Phone # _____
 Est. Construction Cost: 15,000 Proposed Use: 1-1-1, 1-1-2, 1-1-3, 1-1-4, 1-1-5, 1-1-6, 1-1-7, 1-1-8, 1-1-9, 1-1-10, 1-1-11, 1-1-12, 1-1-13, 1-1-14, 1-1-15, 1-1-16, 1-1-17, 1-1-18, 1-1-19, 1-1-20, 1-1-21, 1-1-22, 1-1-23, 1-1-24, 1-1-25, 1-1-26, 1-1-27, 1-1-28, 1-1-29, 1-1-30, 1-1-31, 1-1-32, 1-1-33, 1-1-34, 1-1-35, 1-1-36, 1-1-37, 1-1-38, 1-1-39, 1-1-40, 1-1-41, 1-1-42, 1-1-43, 1-1-44, 1-1-45, 1-1-46, 1-1-47, 1-1-48, 1-1-49, 1-1-50, 1-1-51, 1-1-52, 1-1-53, 1-1-54, 1-1-55, 1-1-56, 1-1-57, 1-1-58, 1-1-59, 1-1-60, 1-1-61, 1-1-62, 1-1-63, 1-1-64, 1-1-65, 1-1-66, 1-1-67, 1-1-68, 1-1-69, 1-1-70, 1-1-71, 1-1-72, 1-1-73, 1-1-74, 1-1-75, 1-1-76, 1-1-77, 1-1-78, 1-1-79, 1-1-80, 1-1-81, 1-1-82, 1-1-83, 1-1-84, 1-1-85, 1-1-86, 1-1-87, 1-1-88, 1-1-89, 1-1-90, 1-1-91, 1-1-92, 1-1-93, 1-1-94, 1-1-95, 1-1-96, 1-1-97, 1-1-98, 1-1-99, 1-1-100
 Past Use: - family home occupation
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion construct addition - 2nd fl

For Official Use Only

Date: 2/18/92 Subdivision _____
 Name _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost: 15,000 Ownership _____

PERMIT ISSUED
FEB 21 1992
CITY OF PORTLAND

Zoning: R-5
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: W.D.I. - 2-2-92 (Explain) _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Sliding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____ Not in District nor Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____ Requires Review
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: Approved
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____ Date: 2/18/92
 Signature: [Signature]

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant Linda M. Kellogg Date 2-18-92
 CEO's District 1-1-1

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO [Signature]

White - Tax Assessor

PERMIT ISSUED WITH REQUIREMENTS

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 100 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
<i>OK on foundation</i>	<i>7/1/92</i>
<i>OK on walls</i>	<i>1/1/92</i>
<i>OK to close in examining insp.</i>	<i>8/17/92</i>
<i>Completed OK</i>	<i>9/30/92</i>
<i>Everything done</i>	

COMMENTS

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

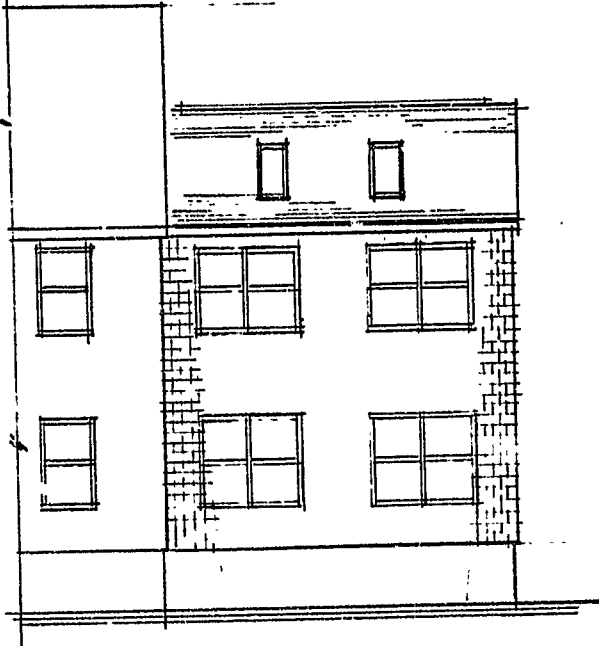
Linda M. Helber
 SIGNATURE OF APPLICANT

ADDRESS

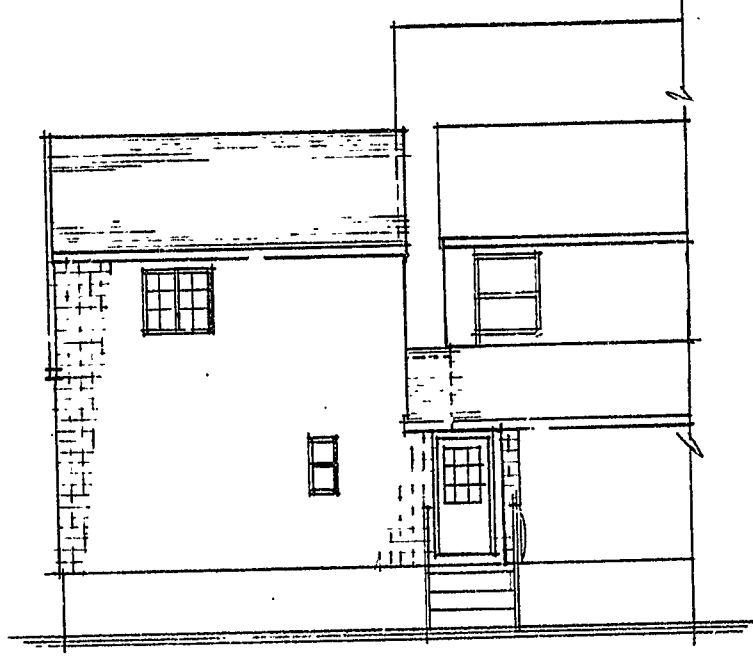
774-0596
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

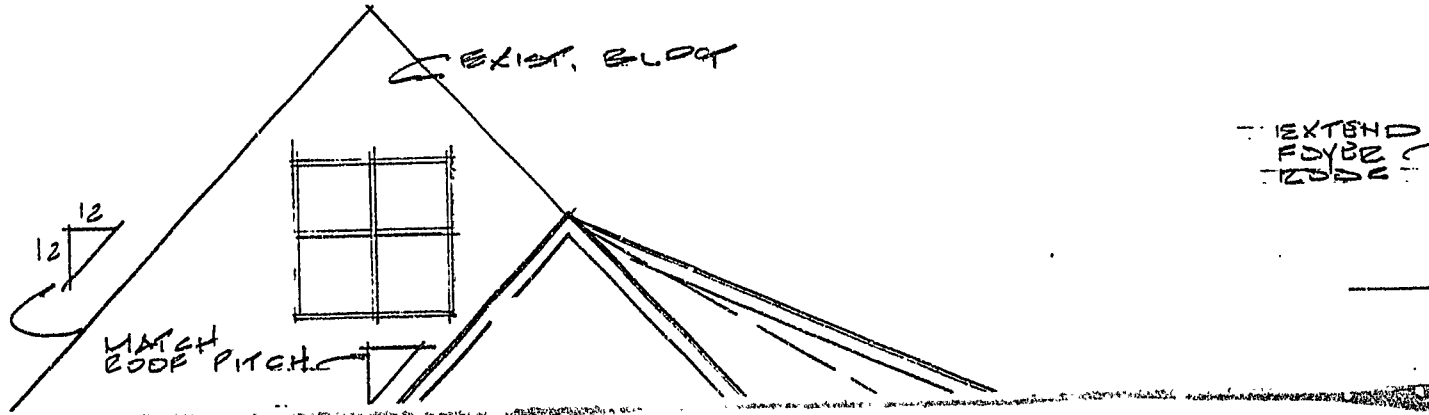


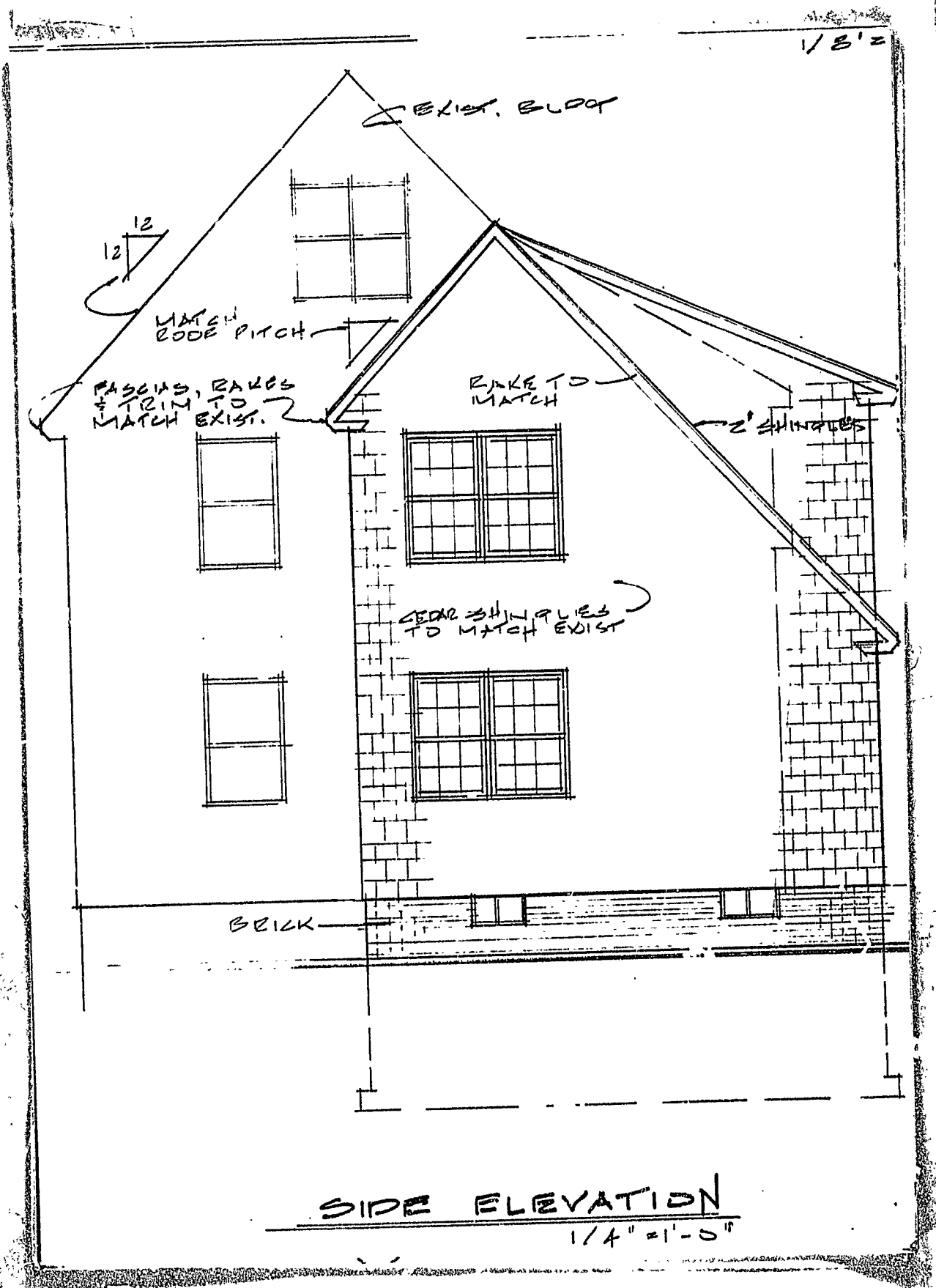
FRONT ELEVATION

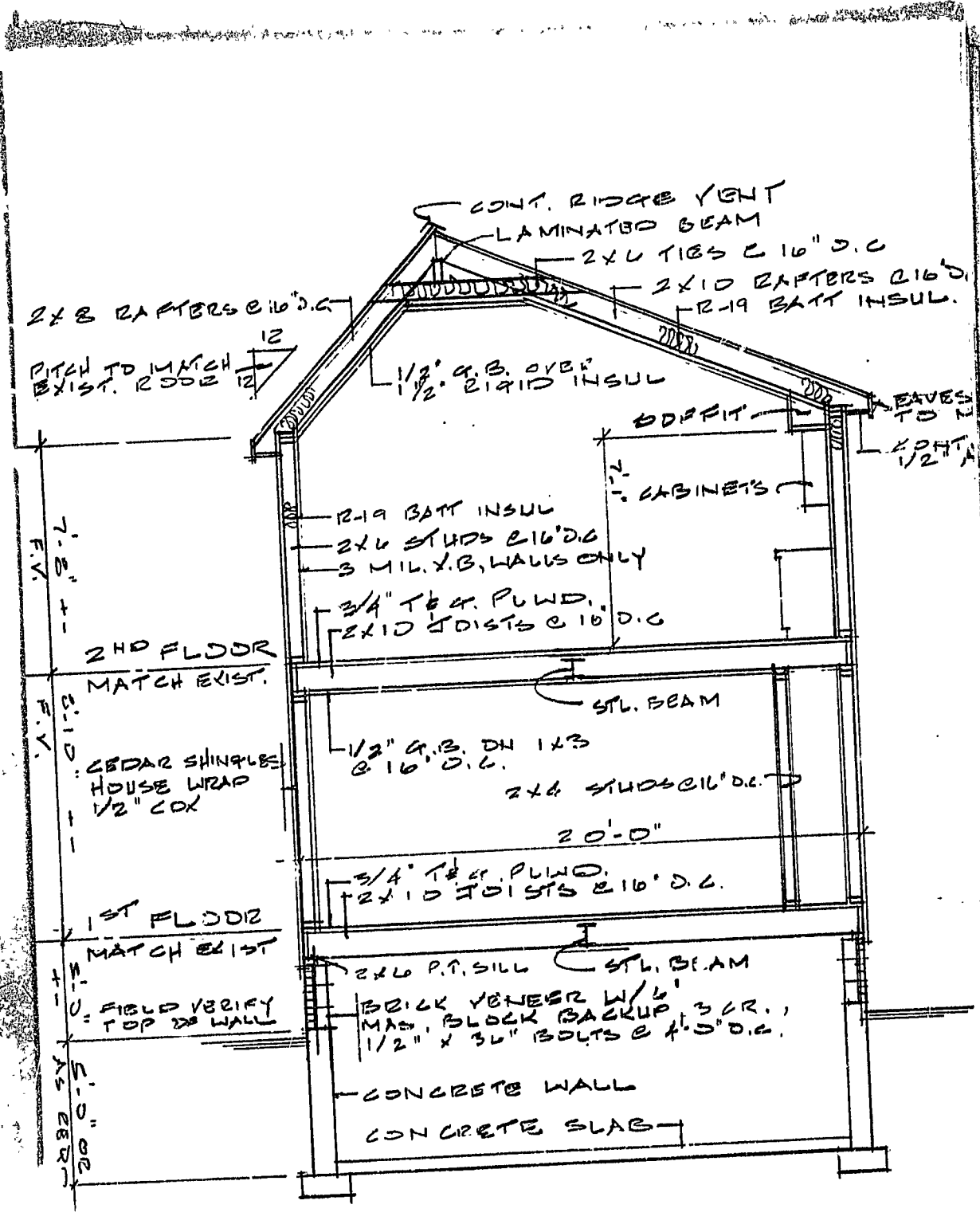


REAR ELEVATION

1/8" = 1'-0"



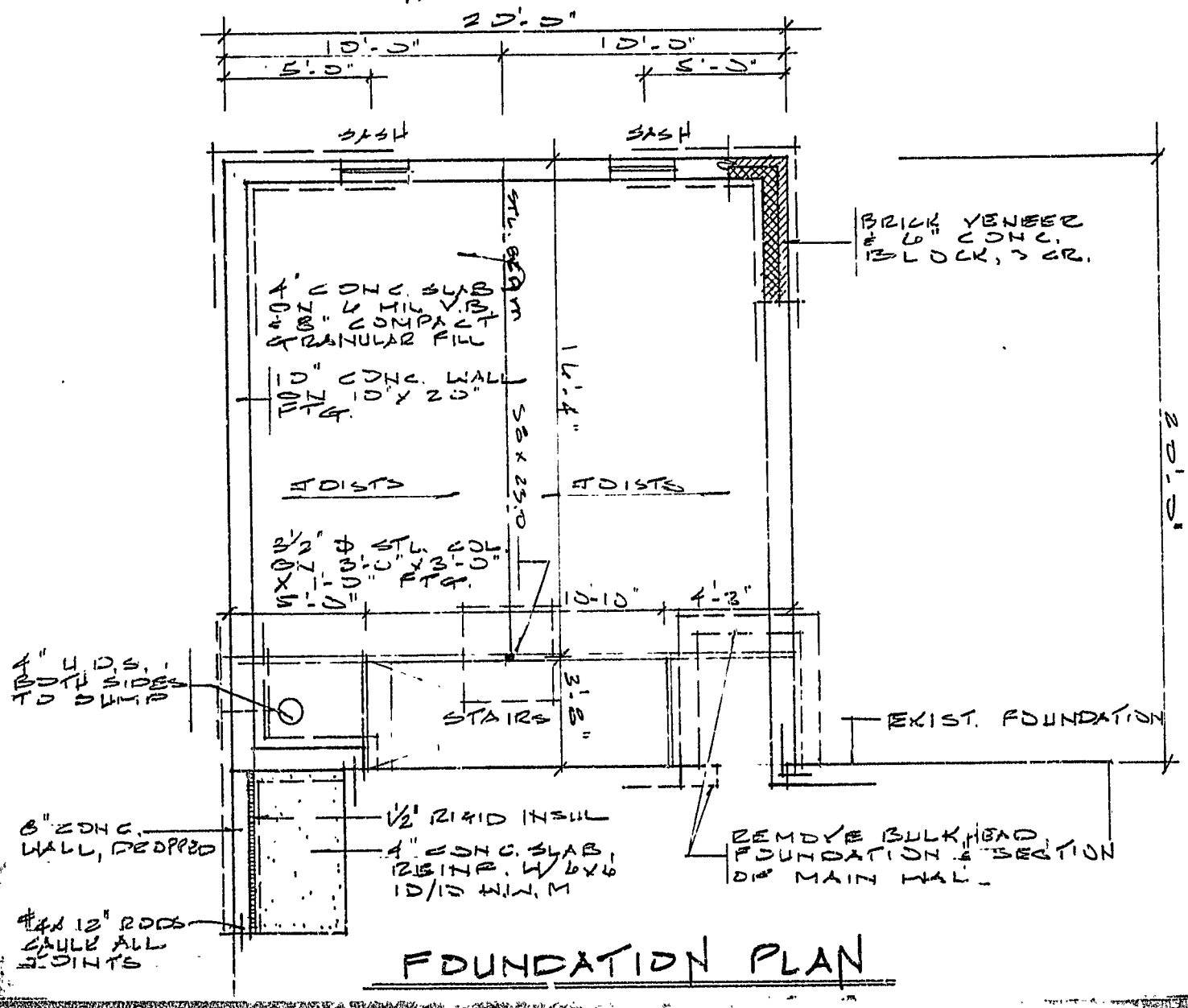




(A) SECTION
 1/4" = 1'-0"

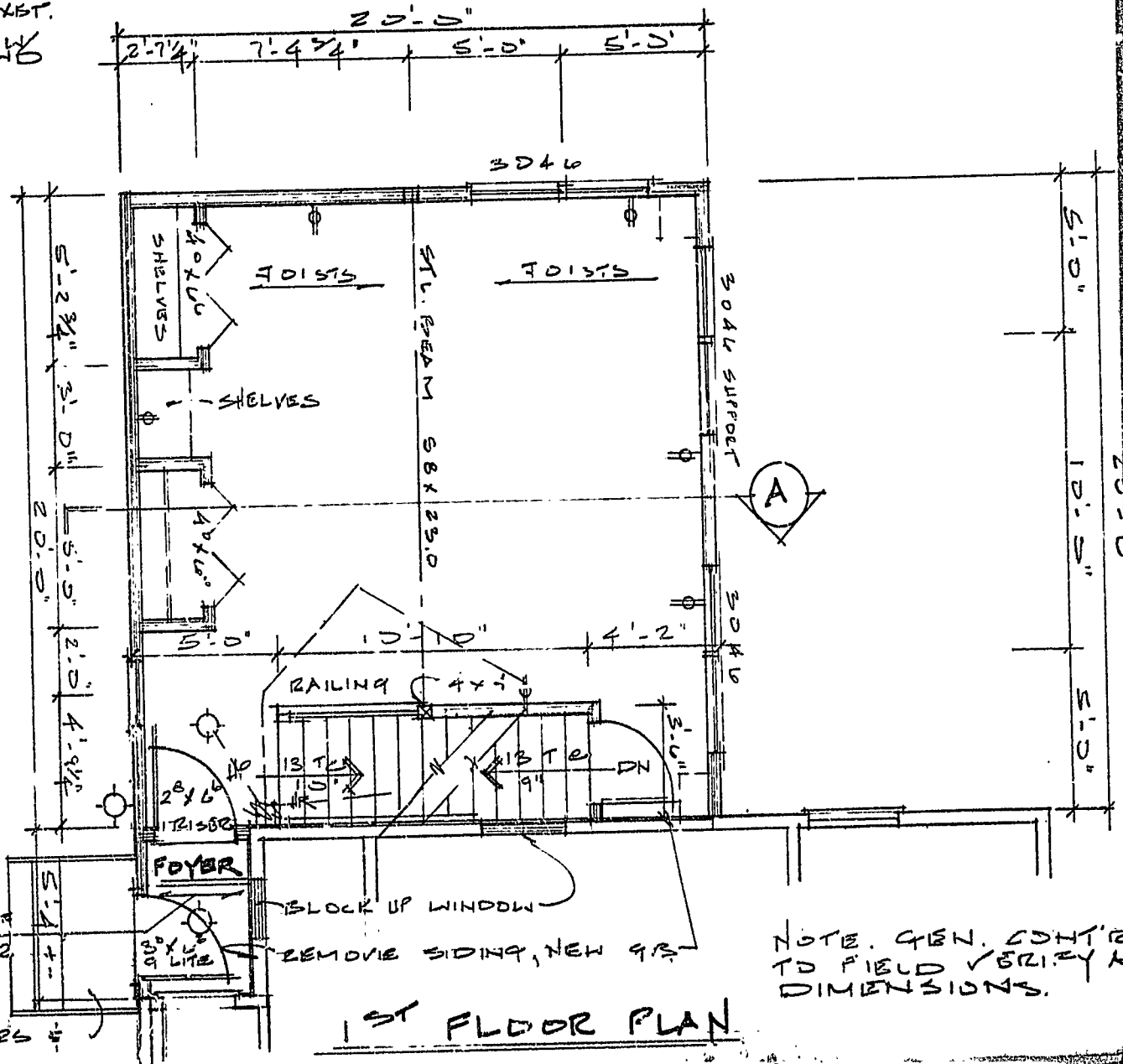
EXTS.
 RAFTERS
 OVER

1/4" = 1'-0"



FOUNDATION PLAN

PAVES LIKE KIND
TO MATCH EXST.
FRONT VENT PLUMB

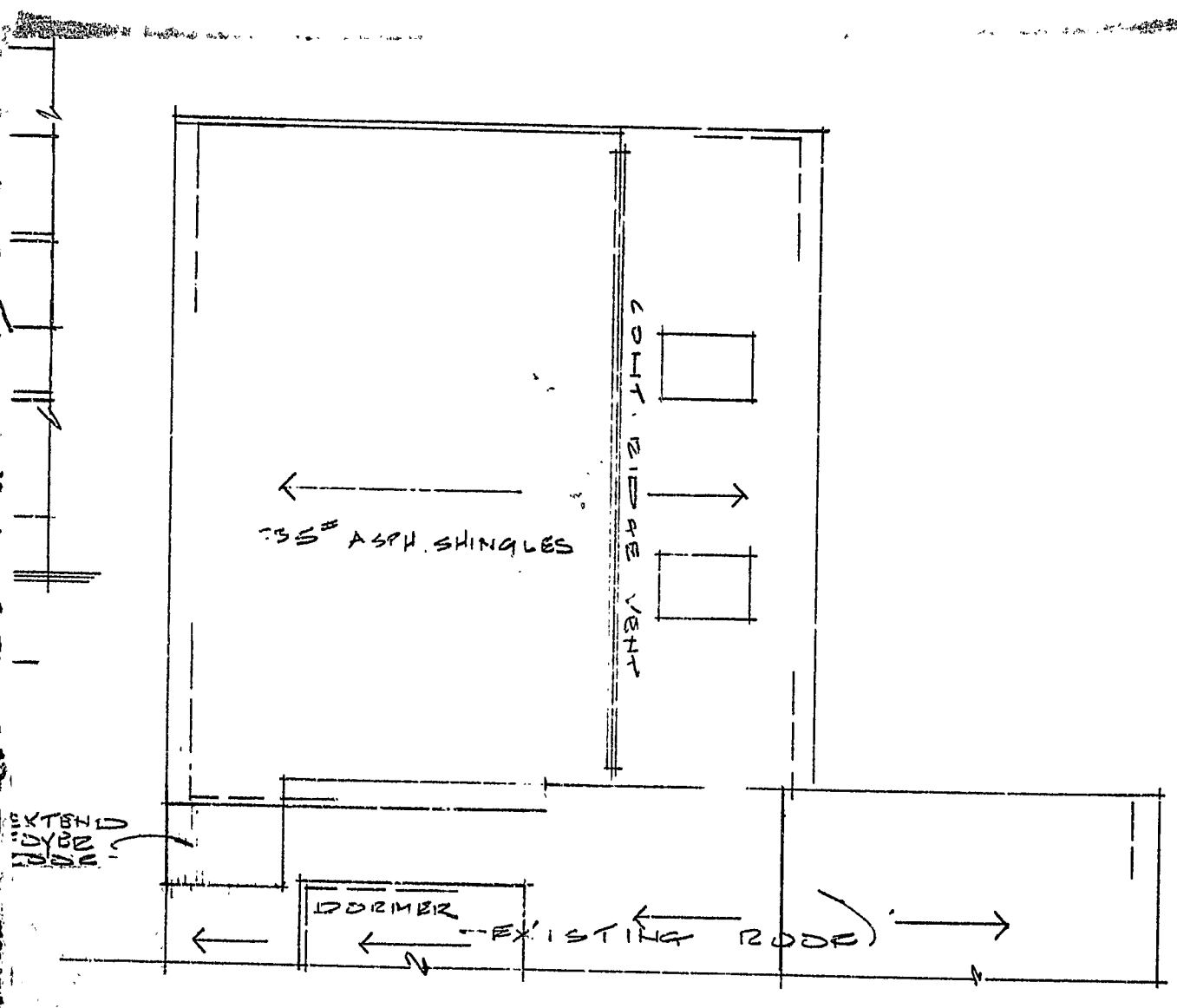


EXTEND ROOF
RAFTERS
OVER FOYER

HD. STAIRS &
STOOD

NOTE. GEN. CONT'R
TO FIELD VERIFY A
DIMENSIONS.

1ST FLOOR PLAN



ROOF PLAN

1/4" = 1'-0"