



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 116 Carlyle St

Issued to Tony & Karen Montanaro

Date of Issue 16 October 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. 950747, 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 W/Additional Living Space

Limiting Conditions:

Residential Space Only

This certificate supersedes certificate issued

Approved:

10/16/95

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies the 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 - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 116 Carlyle St		Owner: Karen & Tony Montanaro	Phone: 774-5154	Permit No: 950747
Owner Address: SAA FELd,ME 04103		Leasee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: John Rich		Address:		Phone:
Past:	Proposed Use: Same	COST OF WORK: \$ 17,000.00	PERMIT FEE: \$ 105.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 20 1995 CITY OF PORTLAND </div>
1-fca		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 43 type 5B	
Proposed Project Description: Construct Addition		Signature: _____		Zone: 6-2 CBL: 141-2-006-7
		FEDESTRIAN ACTIVITIES DISTRICT (FID.)		Zoning Approval: 7/2/95
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mar		Date Applied For: 17 July 1995		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

- This permit application does not exempt Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing or electrical work.
- Building permits are void if work is not completed within (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: Karen Montanaro DATE: 17 July 1995

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

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: 7/15/95

Signature: _____

CEO DISTRICT 6

A. Raut

COMMENTS

COO issued for addition
only. no change of use
at this time.

Allowe

Inspection Record

	Type	Date
Foundation:	OK Allowe	3 Aug 1995
Framing:	OK AR	Aug 25, 1995
Plumbing:	OK All	" " "
Final:	Completed Allowe	15 Sept 1995
Other:		

ELECTRICAL PERMIT City of Portland, Me.



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 City of Portland Electrical Ordinance,
National Electrical code and the following specification:

Date 21 August 1995

LOCATION: 116 Carlyle Rd

Permit # 2708

OWNER Tony Montanaro ADDRESS _____

				TOTAL EACH FEE	
OUTLETS	Receptacles	Switches		27	5.40
FIXTURES	(number of)				
	Incandescent	fluorescent		10	2.00
	fluorescent strip				
SERVICES	Overhead		TTL AMPS TO 800	15.00	
	Underground		800	15.00	
TEMPORARY SERV.	Overhead		AMPS OVER 800	25.00	
	Underground		800	25.00	
METERS	(number of)			1.00	
MOTORS	(number of)			2.00	
RESID/COM	Electric units			1.00	
HEATING	oil/gas units			5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens	2.00	
	Water heaters	Fans	Dryers	2.00	
Disposals	Dishwasher	Compactors	Others (denote)	2.00	
MISC. (number of)	Air Cond/win			3.00	
	Air Cond/cent			10.00	
	Signs			5.00	
	Pools			10.00	
	Alarms/res			5.00	
	Alarms/com			15.00	
	Heavy Duty			2.00	
	Outlets				
	Circus/Carnv			25.00	
	Alterations			5.00	
	Fire Repairs			15.00	
	E Lights			1.00	
	E Generators			20.00	
	Panels			4.00	
TRANSFER	0-25 Kva			5.00	
	25-200 Kva			8.00	
	Over 200 Kva			10.00	
				TOTAL AMOUNT DUE	
				MINIMUM FEE	25.00

INSPECTION: Will be ready 2/21 or 2/22 or will call _____

CONTRACTORS NAME Ralph Eger

ADDRESS P.O. Box 238 Gorham, ME 04038

TELEPHONE 839-2411

MASTER LICENSE No. 2708

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

Ralph Eger

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 1 1/2 Carlylor Rd

PROPERTY OWNERS NAME

Last: Montmarquet First: Tony

Applicant Name: Richard Montmarquet

Mailing Address of Owner/Applicant (If Different): 536 Washington Ave

PORTLAND 5300 TOWN COPY

Date Permit Issued: 10/2/95 \$ 12 FEE Double Fee Charged

Local Plumbing Inspector Signature: [Signature] LPI # 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.

Signature of Owner/Applicant: [Signature] 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: Arthur Rowles Date Approved: 10-2-95

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Instal.
1. <input type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNER MAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>LA 11511</u>

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		Hosebibb / Sillcock	0, 1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain	0, 1	Wash Basin
OR TRANSFER FEE (\$6.00)		Indirect Waste	0, 1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	0, 3	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			0, 3	Total Fixtures
			\$	Fixture Fee
			\$	Water Fee
			\$	Hook-Up & Relocation Fee
			\$ 12	Total Fee



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

116 Carlysle Road

November 22, 1989

Mr. Tony Montanaro
116 Carlysle Road
Portland, Maine 04103

Dear Mr. Montanaro:

This is in response to your telephone inquiry concerning the use of your garage for a dance studio, if a second story could be added to accommodate such use. We regret to advise you that the proposed use of a garage for a dance studio is not allowed in the City Zoning Ordinance. Therefore a building permit for such a use can not be granted by this office.

Section 14-410 of the Zoning Ordinance does not allow an attached or a free-standing garage to be used for a home occupation, as outlined in the enclosed copy of the Section of the Zoning Ordinance.

Section 14-410 (2)s. entitled "Musicians, also does not allow performances or band rehearsals, and the reason for this is intended to preserve the residential character and peace and quiet of the neighborhood.

In view of the above, it would not be possible for you to obtain a building permit for a second story addition to be added to your attached garage for use as a dance studio and for classes.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

Enclosure: Section 14-410 of the City Zoning Ordinance

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Rowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

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

Location of Construction: 116 Carlyle St		Owner: Karen & Tony Montanaro	Phone: 774-5154	Permit No: 50747
Owner Address: SAA - PtId, ME 04103		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: John Rich		Address:		Phone:
Past Use: 1-fam	Proposed Use: Same	COST OF WORK: \$ 17,000.00	PERMIT FEE: \$ 105.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUL 20 1995 </div>
Proposed Project Description: Construct Addition		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group/Type: <i>2-293</i>	
		Signature: <i>[Signature]</i>		Zoning Approval: <i>OK</i> 7/20/95 CBL: 141-B-006 27 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"/> minor <input type="checkbox"/> mm
Permit Taken By: Mary Gresik		Date Applied For: 17 July 1995		

- 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 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

Karen Montanaro 17 July 1995
 SIGNATURE OF APPLICANT Karen Montanaro ADE "SS" DATE PHONE:
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:
 CEO DISTRICT **6**

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

A. Row

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 20, 1995

Karen & Tony Montanaro
116 Carlyle Rd
Portland, ME 04038

Re: 116 Carlyle Rd

Dear Karen & Tony,

1. Your plan shows the foundation of the proposed addition to be of a pier type (sonotubes 8"). The City's building code requires a minimum of an 8" frostwall for any structure over 100 square feet. If you want to use this system, this office must require a structural design signed and sealed by a structural engineer.
2. Please read and implement items numbered 1, 7, 9, 11, 13, 14 and 15 of the attached building permit report.
3. No work is to be started until the foundation issue is resolved.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, Asst. Chief of Inspection Services

BUILDING PERMIT REPORT

DATE: 20/July/9 ADDRESS: 116 Carlyle Rd.
 REASON FOR PERMIT: To Construct a 12'x20' addition
 BUILDING OWNER: Karen & Tony Montezano
 CONTRACTOR: John Rich APPROVED: *1 *7 *9 *11 *13 *14
 PERMIT APPLICANT: _____ DENIED: *5

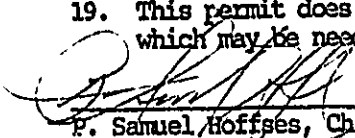
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm), The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
- X 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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 Group R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36" In occupancies in Use Group A, B, R-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. 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/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise All other Use Group minimum 11" tread, 7" maximum rise.
- X 14. Headroom in habitable space is a minimum of 7'6".
- X 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. 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".
18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Applicant: Karen Montanaro

Date: 7/20/95

Address: 116 Carlyle St.

Assessors No.: 141-B-006007

CHECK LIST AGAINST ZONING ORDINANCE

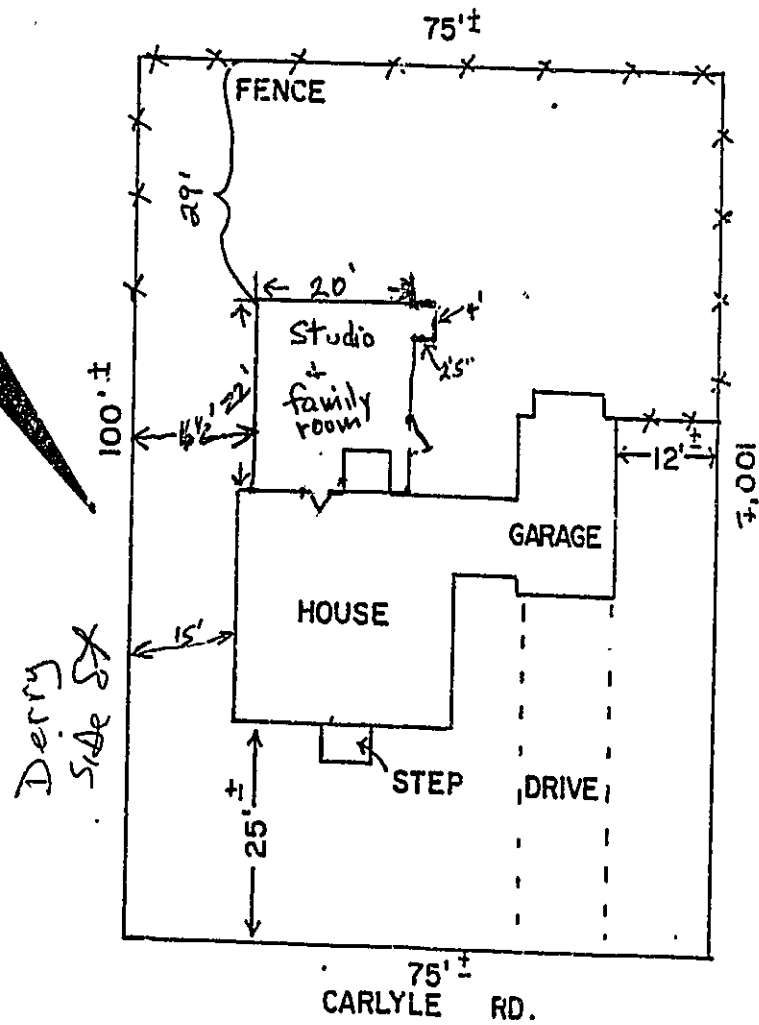
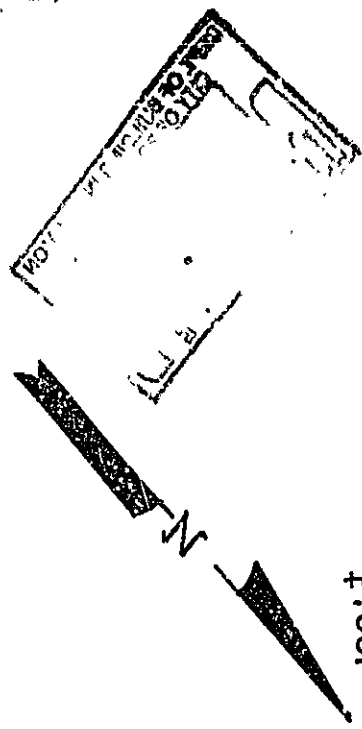
- Date -
- Zone Location - R-3
- Interior or corner lot -
- Use - Addition 20x22
- Sewage Disposal -
- Rear Yards - 25' - 29' shown
- Side Yards - on side st - 20' req. with a 5' reduction allowed from Sec. 14-33 (b)
- Front Yards - N/A
- Projections -
- Height -
- Lot Area - 7,500# per assessors
- Building Area - MAX 25% Lot Coverage of 1,875#
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

- Site Plan - N/A
- Shoreland Zoning - N/A
- Flood Plains -

house 24x30 = 720
 garage 12x20 = 240
 breezeway 6x7 = 42
 New 20x22 440
1442#

OK

the addition will be 22' by 20' with a window seat at one corner measuring 2½' by 4'. The existing bulkhead MORTGAGE INSPECTION PLAN will be replaced with a trapdoor.



ALL PROPERTY LINE ARE ASSUMED

Additional Dimensions per Karen M. by phone 7/20/95

Tony + Karen Montanaro
116 Carlyle Rd.

LOCUS: Portland, Maine

SCALE: 1" = 20'

207 774 5154

"THIS IS NOT A BOUNDARY SURVEY"

RPPLST6 CANA Real Property Syst. - Residential Display
 RPF092 Parcel Id: 141- - B-006-001 01/01 Acct: M6200096

7/20/95
 08:05

Property Address 116 CARLYLE RD
 Owner Name1 MONTANARO TONY G & (1, f, 1)
 Name2 KAREN JTS
 Address 116 CARLYLE RD
 City/State/Zip PORTLAND ME 04103

Entrance Code Land Use 11 # of Units 1

Route 127 Zone RS Nbhd 111 District 9 Traffic 1

Utilities 2 3 4 Desc 141-B-6-7 Total Sq Ft
 CARLYLE RD 114-118 Living Area 1,008
 7500 SF

House Style 4 Year Built 1951 Total Rms 07 Total Bedrms 2

Baths Full 1 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

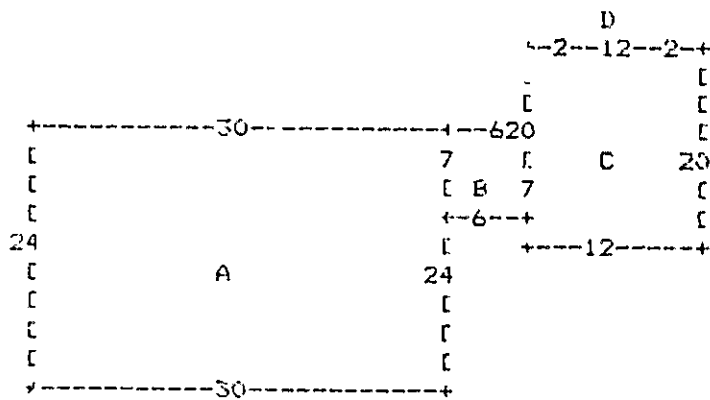
Attic 4 Phy Cond 3 CDU AV Heating Type 2 4 2 Wood/Coal Burn 0
 Next Screen []

RPPLST7 CANA Real Property System - Residential Display
 RPF095 Parcel Id: 141- - B-006-001 01/01 Acct: M6200096

7/20/95
 08:06

LWR	1ST	2ND	3RD	AREA
A	MAIN	STR		0720
B	12			0042
C	13			0240
D	14			0016

TOTAL AREA: 1008

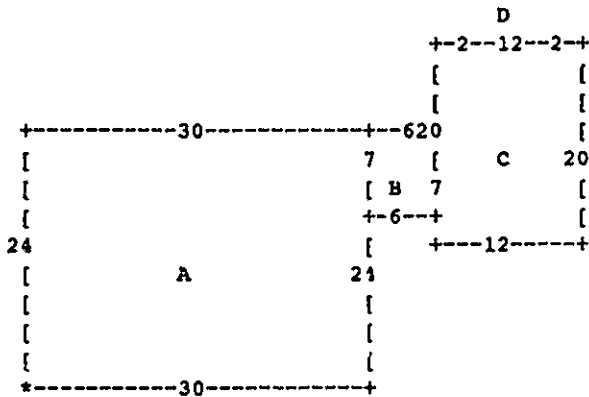


Return []

Line 24 Col 78 #1 Ready 1:59pm
 RPPLST7 CAMA Real Property System - Residential Display 7/17/95
 RPP095 Parcel Id: 141- - B-006-001 01/01 Acct: M6200096 14:35

LWR	1ST	2ND	3RD	AREA
A	MBIN	STR		0720
B	12			0042
C	13			0240
D	14			0016

TOTAL AREA: 1008



Return []

75
 24
 22

 71

160
 71

 29