

94-102 BOLTON STREET



SHAW-WALKER

Fold c. #9206 • Heat cut #9207 • Tinted cut #9208R • Finish roll #9209R

April 15, 1957

AP - 94 Bolton Street.

Mr. Paul P. Llewellyn  
94 Bolton Street

Copy to Mrs. Helen M. Melletier  
88 Bolton Street

Dear Mr. Llewellyn:

Building permit for glassing-in existing one story open porch on front of dwelling at the above named location and for re-locating steps leading to ground is issued herewith subject to the condition that floor framing and supports of existing piazza are to be carefully examined and repaired or replaced where necessary to provide sound construction.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings.

AJS/G



FILL IN AND SIGN WITH INK

### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 27 1962

PERMIT ISSUED

JUN 27 1962 00702

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 94 Bolton St. Use of Building Dwelling No. Stories .....  New Building  Existing

Name and address of owner of appliance Paul P. Llewellyn, 94 Bolton St.

Installer's name and address Ballard Oil & Equipment Co. 135 Marginalway Telephone 2-1991

#### General Description of Work

To install Forced warm air heating system and oil burning equipment in place of coal-fired gravity warm air heat (floor furnace).

#### IF HEATER, OR POWER BOILER

Location of appliance suspended from floor. Any burnable material in floor surface or beneath? none

If so, how protected? ..... Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing .....  register

From top of smoke pipe 2' From front of appliance 6' From sides or back of appliance 6'

Size of chimney flue 8x12 Other connections to same flue .....  stove

If gas fired, how vented? ..... Rated maximum demand per hour .....

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

#### IF OIL BURNER

Name and type of burner General-high pressure-gunttype Labelled by underwriters' laboratories? yes

Will operator be always in attendance? ..... Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe 1 1/2"

Location of oil storage basement Number and capacity of tanks 275 gal.

Low water shut off ..... Make ..... No. .....

Will all tanks be more than five feet from any flame? ..... How many tanks enclosed? .....

Total capacity of any existing storage tanks for furnace burners .....

#### IF COOKING APPLIANCE

Location of appliance ..... Any burnable material in floor surface or beneath? .....

If so, how protected? ..... Height of Legs, if any .....

Skirting at bottom of appliance? ..... Distance to combustible material from top of appliance? .....

From front of appliance ..... From sides and back ..... From top of smokepipe .....

Size of chimney flue ..... Other connections to same flue .....

Is hood to be provided? ..... If so, how vented? ..... Forced or gravity? .....

If gas fired, how vented? ..... Rated maximum demand per hour .....

#### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED

*[Handwritten signature]*  
6.27.62

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

Ballard Oil & Equipment Co.

Signature of Installer

*[Handwritten signature]*

CS 300

INSPECTION COPY

771

117

Permit No. 621702

Location 94 Bell St.

Owner Paul A. Brouillette

Date of permit 6-27-62

Approved INSPECTION NOT COMPLETED

7/16/62 [Signature]

1	Sanitary	
2	Work Table	
3	Kind of Meat	
4	Barber's Chair & Supports	
5	Name & Title	
6	Stack Condition	
7	Elect. Light Control	
8	Removal of odor	
9	Pipe & Sewer & Placation	
10	W-Ins in Supply side	
11	Quality of Water	
12	Tank Stability & Supports	
13	Tank Pressure	
14	Oil Tank	
15	Insulation and	
16	Low Water Level	

7.2.62. Not at home  
 7.11.62. Not at home  
 [Signature]

[Large empty lined area for notes or additional information]



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 10, 1957

PERMIT ISSUED  
20155

APR 15 1957

CITY OF PORTLAND

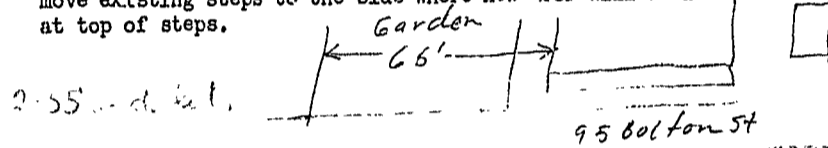
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ ~~rebuild~~ ~~and~~ ~~install~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 94 Bolton St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
 Owner's name and address Paul P. Llewellyn, 94 Bolton St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building dwelling house No. families 1  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families 1  
 Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 75. Fee \$ .50

### General Description of New Work

To glass-in existing 1-story open front piazza 6' x 24'. More than half of the area of vertical enclosing walls will consist of window sash or glass area of doors. Piazza existing with roof over same prior to Dec. 5, 1938.  
 To change door of piazza ~~front~~ from ~~front~~ the front to left hand side of piazza. To move existing steps to the side where new door will be located. No platform at top of steps.



### Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO owner**

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 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? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 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 \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ 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? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes  
 Paul P. Llewellyn

APPROVED:

*with letter by ajl*

INSPECTION COPY

Signature of owner by:

*Mrs Helen M Pelletier*

NOTES

4-11-57 Porch framed  
every which way under-  
neath. May last  
as is another two  
years but inadequate  
to close in. Lattice  
work around & under  
porch below grade. (P)

4-24-57 Work started (P)

5-1-57 Now sills on (P)

5-20-57 Frames  
O.K. for windows (P)



Permit No. 57/465  
 Location 941 Sutton St  
 Owner: Paul P. Dworkin  
 Date of permit 4/15/57  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

5-1  
5-20

file  
copy

April 12, 1957

AP - 94 Bolton Street

Mr. Paul P. Llewellyn  
94 Bolton Street

Dear Mr. Llewellyn:-

An inspector from this department reports that the floor framing and supports of front piazza of your dwelling at the above named location, for enclosure of which a permit application has been filed, are of such construction and in such condition as to call for extensive repairs or alterations before a permit can be issued for the proposed work. It may be that you already have planned to do something along that line. At any rate we need to know before issuance of permit how you propose to care for these unsatisfactory conditions.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G.



(R) GENERAL RESIDENCE ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 10203  
APR 16 1932

Class of Building or Type of Structure Third Class

Portland, Maine, April 16, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 94 Bolton Street Ward 0 Within Fire Line no Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Mrs. Margaret Llenellyn, 94 Bolton Telephone 1300  
Contractor's name and address G. F. Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_  
Proposed use of building dwelling house No. families 1  
Other buildings on same lot barn  
Plans filed as part of this application? yes No. of sheets 1  
Estimated cost \$ 50. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use dwelling house No. families 1

General Description of New Work

To erect one story frame shed on rear of dwelling house 10' x 11'

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation cedar posts Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof flat Rise per foot 1" Roof covering Asphalt roofing Class C Und. Lab.  
No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts 4x4 Sills 4x6 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor 2x8, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x8  
On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
Maximum span: 1st floor 16', 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16'  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

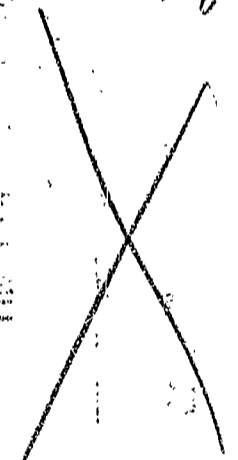
Signature of owner Chas E. Llenellyn



Ward 8 Permit No. 32/393  
Location 94 Bolton St.  
Owner Mrs. Margaret Llewellyn  
Permit 4/16/32  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 4/27/32  
Cert of Occupancy issued None

NOTES

Think he may need help.  
4/21/32 - Framing  
completed. - A.J.S.





Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

## APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, August 9, 1919 19

To THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

Location 94 Manners Avenue (Baldwin St.) Wd. 9

Name of owner is? Charles E Llewellyn Address 94 Manners Ave

Name of mechanic is? Owner

Name of architect is? \_\_\_\_\_

Proposed occupancy of building (purpose)? private garage

If a dwelling or tenement house, for how many families? \_\_\_\_\_

Are there to be stores in lower story? No.

Size of lot, No. of feet front? 50ft; No. of feet rear? \_\_\_\_\_; No. of feet deep? 100ft

Size of building, No. of feet front? 9ft; No. of feet rear? \_\_\_\_\_; No. of feet deep? 14ft

No. of stories, front? 1; rear? \_\_\_\_\_

No. of feet in height from the mean grade of street to the highest part of the roof? 9ft

Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_ feet

Firestop to be used? 6 ft from all lot lines and 12 ft from any building

Will the building be erected on solid or filled land? \_\_\_\_\_

Will the foundation be laid on earth, rock or piles? \_\_\_\_\_

If on piles, No. of rows? \_\_\_\_\_ distance on centres? \_\_\_\_\_ length of? \_\_\_\_\_

Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_

Size of posts? \_\_\_\_\_

“ girts? \_\_\_\_\_

“ floor timbers? 1st floor earth, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_

O. C. “ “ “ “ “ “ “ “ “ “

Span “ “ “ “ “ “ “ “ “ “

B.aces, how put in? \_\_\_\_\_

Building, how framed? \_\_\_\_\_

Material of foundation? \_\_\_\_\_ thickness of? \_\_\_\_\_ laid with mortar? \_\_\_\_\_

Underpinning, material of? posts height of? \_\_\_\_\_ thickness of? \_\_\_\_\_

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will the building be heated by steam, furnaces, stoves or grates? \_\_\_\_\_ Will the flues be lined? \_\_\_\_\_

Will the building conform to the requirements of the law? yes

No. of brick walls? \_\_\_\_\_ and where placed? \_\_\_\_\_

Means of egress? \_\_\_\_\_

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? \_\_\_\_\_

What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_

State what means of egress is to be provided? \_\_\_\_\_

\_\_\_\_\_ Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost,

\$ 100.

Signature of owner or authorized representative,

Charles E Llewellyn

Address,

Plans submitted? \_\_\_\_\_

Received by? \_\_\_\_\_

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207)289-3826

**PROPERTY ADDRESS**

Town Or Plantation: Portland  
Street: 94 Bolton St  
Subdivision Lot #: \_\_\_\_\_

**PROPERTY OWNERS NAME**

Last: DeLuca First: James  
Applicant Name: Jack DeLuca  
Mailing Address of Owner/Applicant (if different): 118 Ocean St, Westbrook, Maine 04092

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is a reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

PORTLAND PERMIT # 985 TOWN COPY

Date Permit Issued: 4.4.85 \$ \_\_\_\_\_ FEE Double Fee Charged:

L.P.I. # \_\_\_\_\_

James DeLuca

**Caution: Inspector Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

**PERMIT INFORMATION**

This Application is for APR 5 1985

**Type Of Structure To Be Served:**

1.  NEW PLUMBING  
2.  RELOCATED PLUMBING

3.  SINGLE FAMILY DWELLING  
4.  MODULAR OR MOBILE HOME  
5.  MULTIPLE FAMILY DWELLING  
6.  OTHER - SPECIFY: \_\_\_\_\_

**Plumbing To Be Installed By:**

1.  MASTER PLUMBER  
2.  OIL BURNERMAN  
3.  MFG'D. HOUSING DEALER/MECHANIC  
4.  PUBLIC UTILITY EMPLOYEE  
5.  PROPERTY OWNER

LICENSE # 11788

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to push sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	/	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal	/	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	/	Wash Basin
			Indirect Waste	/	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundering Tub
			Other: _____		Water Heater
	Hook-Ups (Subtotal)				
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				4	Fixtures (Subtotal) Column 2
				4	Total Fixtures
				\$ 12.	Fixture Fee
				\$	Hook-Up Fee
				\$ 12.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



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

Date March 22, 19 85  
 Receipt and Permit number 7

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: 94 Bolton St.  
 OWNER'S NAME: James Brownriff ADDRESS: \_\_\_\_\_

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES: Overhead  Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 100 3.00  
 .50

METERS: (number of) 1

MOTORS: (number of) Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING: Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

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 \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Fryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_

TOTAL \_\_\_\_\_  
 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: 3.50  
 min 5.00

INSPECTION: Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call   
 CONTRACTOR'S NAME: Walsh Electric  
 ADDRESS: 119 Four Winds Rd. Portland  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: 1740 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY --- WHITE  
 OFFICE COPY --- CANARY  
 CONTRACTOR'S COPY --- GREEN



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

Location of Construction: <b>48-100 Bolton St</b>		Owner: <b>McCormack, Gregory</b>	Phone:	Permit No: <b>970663</b>
Owner Address: <b>426 Forest Ave Pctd, ME 04101</b>		Lessee/Buyer's Name:	Phone: <b>772-2117</b>	Business Name:
Contractor Name: <b>Orner</b>		Address:		Phone:
Past Use: <b>Vacant Land</b>	Proposed Use: <b>2-1 RM</b>	COST OF WORK: <b>\$ 90,000.00</b>	PERMIT FEE: <b>\$ 470.00</b>	<b>PERMIT ISSUED</b> Permit Issued: <b>JAN 25 1997</b> <b>CITY OF PORTLAND</b>
Proposed Project Description: <b>Construct 28plex</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	Zone: <b>5</b> CBL: <b>280-C-02011</b>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <b>E with 1111 6/20/97</b> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm
Permit Taken By: <b>Mary Gzesik</b>		Date Applied For: <b>17 June 1997</b>		

- This permit application does not 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 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

20 June 1997 - Permit Routed  
17 June 1997

SIGNATURE OF APPLICANT **Gregory McCormack** ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

- 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: \_\_\_\_\_

CEO DISTRICT

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

COMMENTS

7-17-97 - Foundation in no notifications  
7-24-97 - Framing for Glass Int./Windows are 8" x 8" / above and read 76"  
ceiling height and basement stairs for windows @ 80"  
9-22 - Insulators need to be put in on 1<sup>st</sup> floor bath  
10-28-97 - Permits Heating type? / 3<sup>rd</sup> Fl. Bedroom 8'-2" Ceilings  
Basement 3" drain cut thru EX10 Cherry Beams

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 98-100 Bolton St

Issued to Gregory McCormack

Date of Issue 24 October 1997

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. 970663, 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

Duplex

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

30 Oct 97 *Richard F. Jordan*  
(Date) 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.





**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Code Enforcement - Kevin Carroll  
**FROM:** Jim Wendel, Development Review Coordinator  
**DATE:** October 1, 1997  
**RE:** Request for Certificate of Occupancy - Duplex  
98, 100 Bolton Street

On October 1, 1997 I reviewed the site for conformance with the approved site plan and conditions. My comments are as follows:

1. Landscaping needs to be completed.
2. Street numbers need to be placed on the building.

It is my opinion that a permanent Certificate of Occupancy be granted only when items 1 and 2 are satisfactorily completed and assuming Code Enforcement has no outstanding issues.

cc: Kandi Talbot, Planner

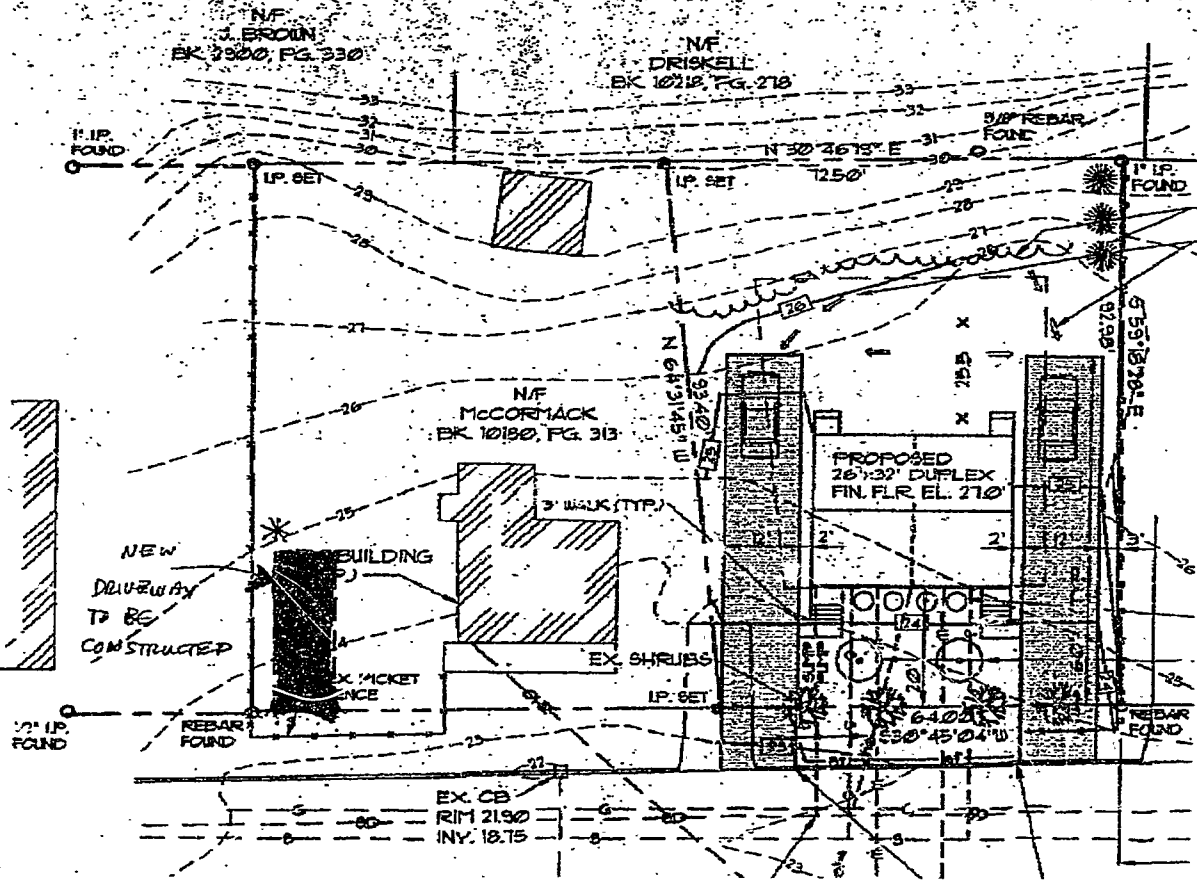
Post-It Fax Note	7671	Date	6-18-97	# of pages	1
To:	ANDI TAYLOR	From:	GREG McCORMACK		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

6-18-97

Note to Plan:  
102 Bolton St.  
Portland, Maine

\* Developers of Duplex at  
102 Bolton St. agree  
to construct a single car  
driveway at 94 Bolton St.  
The driveway will be  
built to City of Portland  
Technical Standards for  
driveway construction.

*Greg McCormack*  
WJA Associates  
Developer



PERMITTED USE: RESIDENTIAL 2-FAMILY DWELLING  
 REQUIRED PROVIDED  
 LOT SIZE 6000 SQ. FT.  
 MINIMUM STREET FRONTAGE 65.46'

Planning & Urban Development

Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

July 15, 1997

Mr. Gregory McCormack  
M.J.M.  
426 Forest Avenue  
Portland, ME 04101

Re: Duplex at 102 Bolton Street

Dear Mr. McCormack:

On June 17, 1997 the Portland Planning Authority granted minor site plan approval for an 832 sq. ft. duplex at 102 Bolton Street with the following condition:

- That the developer of 102 Bolton Street construct a single car driveway at 94 Bolton Street. This driveway shall be built in accordance with the City of Portland Technical standards for driveway construction.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

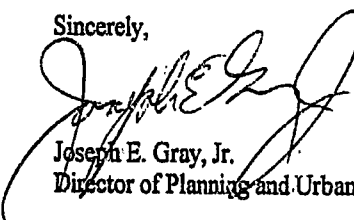
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEVREVWBOLT102\APPRVLTR.WPD

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,

  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Kandice Taibot, Planner  
~~PE Samuel Hoffses~~ Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

O:\PLANDEVREVWBOLT102\APPRVLTR.WPD

Applicant: Gregory McCormack  
Address: 98-100 Bolton St

Date: 6/24/97  
C-B-L: 196-C-~~45~~ 46

CHECK-LIST AGAINST ZONING ORDINANCE

Other lot has  
1 family already on it

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - New duplex 26' x 32' - No Garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 64' shown

Condition on Front Street  
Front Yard - 20' req. - 20' shown

Rear Yard - 20' req - 40' shown

Side Yard - 14' req - 17' shown

Condition  
Projections - chimney into side yards - rear decks

Width of Lot - 60' req - 65' shown

Height - 2 1/2 stories (incl 3rd floor)

Lot Area - 6000<sup>sq</sup> req 6,346<sup>sq</sup> provided by surveyor

Lot Coverage/ Impervious Surface - 40% MAX OR 2538.4

Area per Family - 3,000<sup>sq</sup> / unit or 6,000<sup>sq</sup> req - shown 6,346<sup>sq</sup>

Condition  
Off-street Parking - 2 spaces each unit or 4 req - 4 shown - No parking in front yard - 5' min from lot lines

Loading Bays - N/A

Site Plan - subdivision & major site plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A MAP Panel 13 - Zone C

26 x 32 = 832<sup>sq</sup>

Note: Because of Subdivision - old lot must provide off street parking for min. of 1 vehicle



**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Code Enforcement  
**FROM:** Jim Wendel, Development Review Coordinator  
**DATE:** October 22, 1997  
**RE:** Request for Certificate of Occupancy - Duplex  
98, 100 Bolton Street

On October 22, 1997 a review of the site was made for conformance with the previous memo dated 10-1-97 requesting a Certificate of Occupancy.

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and that a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.

cc: Kandi Talbot, Planner

O:\PLAN\CORRESP\DR\PERMCO\98BOLT.JMD

Inspection Services  
P. Samuel Hoffaas  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

June 25, 1997

Mr. Gregory M. Cormack  
426 Forest Ave.  
Portland, Me. 04101

RE: 98-100 Bolton St.

Dear Sir,

Your application to construct a duplex dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

**Site Plan Review Requirements**

**Building Inspection:** Approved with conditions :See attached report. M. Schmuckal  
**Development Review Coordinator:** Approved with attached conditions : Jim Wendel  
**Fire Dept.:** Approved Ltr. McDougall  
**Planning Div. :** Approved with conditions K. Talbot

**Building Code Requirements**

1. Please read and implement items 1,2,5,7,8,9,10, 11, 12,16,25, 26 and 27 of the attached building permit report.

Sincerely,  
  
P. Samuel Hoffaas  
Chief of Code Enforcement

c: M. Schmuckal  
J. Wendel  
K. Talbot  
Lt. McDougall

**BUILDING PERMIT REPORT**

DATE: 25 / June / 97 ADDRESS: 98-100 Bolton St.  
 REASON FOR PERMIT: To Construct a duplex dwelling.  
 BUILDING OWNER: Gregory McCormack  
 CONTRACTOR: owner  
 PERMIT APPLICANT: ↑ APPROVAL: 1/2 \* 6 \* 7 \* 8 \* 9 \* 10 \* 11 \* 12  
\* 16 \* 25 \* 26 \* 27


**CONDITION(S) OF APPROVAL**

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- X6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
- X7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X8. 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, H-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.
- X9. Headroom in habitable space is a minimum of 7'6"
- X10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- X11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X12. 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X16. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - 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.  
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. 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.
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 and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. Please read and implement all site plan requirements.
28. \_\_\_\_\_
29. \_\_\_\_\_

  
Samuel Holmes, Chief of Code Enforcement

Lt. McDougall, PFD  
Marge Schmuckal

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

19970006

I. D. Number

McCormack, Gregory

Applicant

, Portland, ME

Applicant's Mailing Address

Pinkham & Greer/Thomas Greer

Consultant/Agent

781-5254

781-4245

Applicant or Agent Daytime Telephone, Fax

6/21/97

Application Date

Bolton St Duplex

Project Name/Description

2- 102 Bolton St

Address of Proposed Site

186-C-045/046

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

That the developer of 102 Bolton Street construct a single car driveway at 94 Bolton Street. This driveway shall be built in accordance with the City of Portland Technical standards for driveway construction.

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

19970306  
I. D. Number

McCormack, Gregory  
Applicant  
Portland, ME  
Applicant's Mailing Address  
Pinkham & Greer/Thomas Greer  
Consultant/Agent  
781-8264 781-4245  
Applicant or Agent Daytime Telephone, Fax

5/21/97  
Application Date  
Bolton St Duplex  
Project Name/Description

2-102 Bolton St  
Address of Proposed Site  
186-C-046/048  
Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

That the developer of 102 Bolton Street construct a single car driveway at 94 Bolton Street. This driveway shall be built in accordance with the City of Portland Technical standards for driveway construction.

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

19970006

I. D. Number

McCormack, Gregory

Applicant

, Portland, ME

Applicant's Mailing Address

Pinkham & Greer/Thomas Greer

Consultant/Agent

781-8254

781-4245

Applicant or Agent Daytime Telephone, Fax

5/21/97

Application Date

Bolton St Duplex

Project Name/Description

98-100 Bolton St

Address of Proposed Site

163-C-048/048

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. The proposed chimneys on the sides shall not project more than 2 feet into the required side setback.
2. The proposed parking shall be beyond the front of the building and large enough to include 2 spaces. Parking shall not be permitted within 5' of the side.
3. Because of the subdivision, the old lot with the single family shall provide off street parking for a minimum of one vehicle.
4. The front porches shall not exceed 50 sq. ft. nor project from the building more than 5' into the required front setback.
5. Separate permits shall be required for future deck, garages, and/or pools.

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

19970006

I. D. Number

McCormack, Gregory  
Applicant  
Portland, ME  
Applicant's Mailing Address  
Pinkham & Greer/Thomas Greer  
Consultant/Agent  
781-5254 781-4245  
Applicant or Agent Daytime Telephone, Fax

6/21/97  
Application Date  
Bolton St Duplex  
Project Name/Description

2-102 Bolton St  
Address of Proposed Site  
186-C-046/046  
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)

332 sq. ft. 12,757 R-5  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots 2  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 \$50.00 Engineer Review \$120.00 Date: 6/3/97

**DRC Approval Status:**

Reviewer Jim Wendel

Approved  Approved w/Conditions see attached  Denied

Approval Date 6/17/97 Approval Expiration 6/17/97 Extension to  Additional Sheets Attached

Condition Compliance Jim Wendel 6/20/97  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	6/17/97 date	\$3,500.00 amount	4/30/96 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	6/17/97 date	\$300.00 amount	
<input type="checkbox"/> Building Permit	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

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

19970006  
I. D. Number

McCormack, Gregory  
Applicant  
Portland, ME  
Applicant's Mailing Address  
Pinkham & Greer/Thomas Greer  
Consultant/Agent  
781-5254 781-4245  
Applicant or Agent Daytime Telephone, Fax

5/21/97  
Application Date  
Bolton St Duplex  
Project Name/Description

2- 102 Bolton St  
Address of Proposed Site  
189-C-045/046  
Assessor's Reference; Chart-Block-Lot

DRC Conditions for Approval

*See Planning's condition*

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

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

McCormack, Gregory  
Applicant  
Portland, ME  
Applicant's Mailing Address  
Pinkham & Greer/Thomas Greer  
Consultant/Agent  
781-5254 781-4245  
Applicant or Agent Daytime Telephone, Fax

5/21/97  
Application Date  
Bolton St Duplex  
Project Name/Description

2-102 Bolton St  
Address of Proposed Site  
188-C-045/046  
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) \_\_\_\_\_

Proposed Building square Feet or # of Units 12,757 10,346 Acreage of Site R-5 Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots 2  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 \$50.00 Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**Planning Approval Status:**

Approved  Approved w/Conditions See Attached  Denied  
Reviewer Magee Schmitt

Approval Date 6/21/97 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  
 OK to Issue Building Permit \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issued	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

Bolton St Duplex

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

19970006

I. D. Number

McCormack, Gregory  
Applicant

5/21/97

Application Date

Portland, ME

Bolton St Duplex

Project Name/Description

Applicant's Mailing Address

Pinkham & Greer/Thomas Greer

2-102 Bolton St

Consultant/Agent

Address of Proposed Site

781-5254

781-4245

185-C-045/048

Applicant or Agent Daytime Telephone, Fax

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)

332 sq. ft.

12,757

R-5

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots 2  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 \$50.00 Engineer Review \$120.00 Date: 6/3/97

**Planning Approval Status:**

Reviewer Kandi Talbot

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 6/17/97

Approval Expiration 6/17/98

Extension to \_\_\_\_\_

OK to Issue Building Permit

Kandice Talbot  
signature

6/20/97  
date

Additional Sheets Attached

**Performance Guarantee**

Required  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |                                                                    |                         |                                                    |                                   |
|--------------------------------------------------------------------|-------------------------|----------------------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | <u>6/17/97</u><br>date  | <u>\$500.00</u><br>amount                          | <u>4/30/98</u><br>expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid            | <u>6/17/97</u><br>date  | <u>\$300.00</u><br>amount                          |                                   |
| <input type="checkbox"/> Building Permit Issued                    | _____<br>date           |                                                    |                                   |
| <input type="checkbox"/> Performance Guarantee Reduced             | _____<br>date           | <u>remaining balance</u>                           | <u>signature</u>                  |
| <input type="checkbox"/> Temporary Certificate of Occupancy        | _____<br>date           | <input type="checkbox"/> Conditions (See Attached) |                                   |
| <input type="checkbox"/> Final Inspection                          | _____<br>date           | <u>signature</u>                                   |                                   |
| <input type="checkbox"/> Certificate Of Occupancy                  | _____<br>date           |                                                    |                                   |
| <input type="checkbox"/> Performance Guarantee Released            | _____<br>date           | <u>signature</u>                                   |                                   |
| <input type="checkbox"/> Defect Guarantee Submitted                | _____<br>submitted date | <u>amount</u>                                      | <u>expiration date</u>            |
| <input type="checkbox"/> Defect Guarantee Released                 | _____<br>date           | <u>signature</u>                                   |                                   |



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

I. D. Number

Applicant: McCormack, Grego. J  
Portland, ME  
 Applicant's Mailing Address: Pinkham & Greer/Thomas Greer  
 Consultant/Agent: 761-5264 781-4245  
 Applicant or Agent Daytime Telephone, Fax

6/21/97  
 Application Date  
Bolton St Duplex  
 Project Name/Description

2-102 Bolton St  
 Address of Proposed Site  
188-C-045/048  
 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)

Proposed Building square Feet or # of Units: 12,767    Acreage of Site: \_\_\_\_\_    Zoning: \_\_\_\_\_

**Check Review Required:**

Site Plan (major/minor)     Subdivision # of lots 2     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 \$50.00    Engineer Review \_\_\_\_\_    Date: \_\_\_\_\_

**Fire Approval Status:**

Reviewer Lt. Mc Dougall

Approved     Approved w/Conditions see attached     Denied

Approval Date 6/22/97    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets attached  
 Condition Compliance    Lt. Mc dougall    6/22/97  
 signature    date

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19970008  
I. D. Number

McCormack, Gregory  
Applicant  
Portland, ME  
Applicant's Mailing Address  
Pinkham & Greer/Thomas Greer  
Consultant/Agent  
781-5264 781-4246  
Applicant or Agent Daytime Telephone, Fax

6/21/97  
Application Date  
Bolton St Duplex  
Project Name/Description

98-100 Bolton St  
Address of Proposed Site  
188-C-044/046  
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) \_\_\_\_\_  
832 sq. ft.    12,757    R-5  
Proposed Building square Feet or # of Units    Acreage of Site    Zoning

**Check Review Required:**

Site Plan (major/minor)     Subdivision # of lots 2     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 \$50.00    Engineer Review \$120.00    Date: 6/3/97

**Inspections Approval Status:**

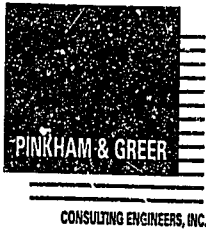
Reviewer Marge Schmuckal

Approved     **Approved w/Conditions** see attached     Denied  
Approval Date 6/24/97    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>6/17/97</u> date	<u>\$3,600.00</u> amount	<u>4/30/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>6/17/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



170 U.S. Route One  
Falmouth, Maine 04105  
Tel: 207.781.5242  
Fax: 207.781.4245

May 21, 1997  
File: 97132

Mr. Joseph Gray  
Director of Planning  
CITY OF PORTLAND  
389 Congress Street  
Portland, ME 04101-3503

RE: 102 BOLTON STREET

Dear Mr. Gray:

Enclosed are seven copies of the proposed Site Plan for 102 Bolton Street. A 26' x 32' duplex will be constructed on the 6,346 square foot lot for two residential units.

The units will be serviced by public water and public sewer. Service connections are shown.

The site drains from the west to the east. Approximately one half of the lot to the rear drains through this lot. Drainage arrows are shown on the Site Plan. The site will drain to Bolton Street and then 35' to the south where the existing storm drain will collect the water. This is a very minor change in the watershed and should not impact the storm drain system. No water will flow onto abutting properties. To control erosion during the construction process, a silt fence will be installed along Bolton Street.

The construction of the homes will commence with the issuance of a building permit. It will take approximately two weeks to construct the foundation, driveways and utility connections. At this point in the project, all major site work will be completed. Fine grading and seeding will occur at the end of the building construction approximately 8 to 10 weeks after the start.

To the best of our knowledge, no other state or federal permits are required.

The existing site is a lawn and garden area. The development will not impact any significant wildlife habitat.

The owners of this project have completed many similar projects in the greater Portland area and have the financial and technical capabilities to complete the project.

Please review the plans and let me know if you would like any additional information.



TSG/dp  
Enclosures  
Copy: Greg McCormack

Sincerely,

PINKHAM AND GREER

*Thomas S. Greer*  
Thomas S. Greer, P.E.

*Bolton St Duplex*