

68 CAPISIC STREET
See 61-85 Frostwell



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URSAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

68 Capisic Street

September 27, 1988

Mr. Peter Holmes
68 Capisic Street
Portland, Maine 04101

Dear Mr. Holmes:

I have been informed by the field inspector that you have recently added a new six foot high stockade fence along the curb line of Frost Street in the R-3 Residence Zone. We wish to take this opportunity to inform you that the fence is in violation of the City Zoning Ordinance.

Section 14-426 of the Zoning Ordinance reads as follows:

"Sec. 14-426. Fences.

"In residence zones no wall or fence along a street line or within twenty-five feet of a street line shall be more than four (4) feet in height, subject to the provisions of Section 14-434, of the Zoning Ordinance."

Please advise this office as to what action you plan to take to bring this into compliance with the City Zoning Ordinance.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

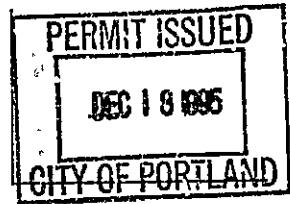
cc: P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

951315

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. _____
Portland, Maine, _____



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 15 December 1995

The undersigned hereby applies for amendment to Permit No. 951251 pertaining to the building or structure comprised in the original application 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 68 Capisic St Within Fire Limits? _____ Dist. No. _____
Owner's name and address: Tim Bryant Telephone _____
_____ address _____ Telephone _____
_____ address _____ Telephone _____
Architect Memmers & Assoc. 424 Fore St Ptld Plans filed _____ No. of sheets _____
Proposed use 774- 683 No. families _____
_____ No. families _____
Proposed use 1-1 w/home occ No. families _____
Increased cost of work 17,000.00 Additional fee 110.00

Description of Proposed Work

Change in Cost of Work ONLY

Historic Preservation
12/15/95
[Signature]
[Signature]
Bill Nemmers

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
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) 2x4-1 1/4" O.C Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers. 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span. 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved. OK - S 12/10/95

Signature of Owner _____
Approved: _____
Inspector of Building

INSPECTION COPY -- WHITE
APPLICANT'S COPY -- YELLOW

FILE COPY -- PINK
ASSESSOR'S COPY -- GOLDEN

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

Location of Construction: 68 Capisic St		Owner: Bryant, Tim		Phone:		Permit No: 951251	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Hill-Nemmers & Associates		Address: 424 Fore St Portland, ME		Phone: 774-3683		Permit Issued: NOV 29 1995	
Past Use: 1-fam		Proposed Use: Same w/Home Occ.		COST OF WORK: \$ 25.00		PERMIT FEE: \$ 25.00	
		FIRL DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 513 Signature: [Signature]		Zone: CBL: R-3	
Proposed Project Description: Change Use from 1-fam to 1-fam w/Home Occupation (Consulting Office)		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: renovation to meet maintain Special Zone or Reviews: <input type="checkbox"/> Shoreland Criteria <input type="checkbox"/> Wetland Home Occupation <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied for: 27 November 1995		Signature:		Date:	

PERMIT ISSUED
NOV 29 1995
CITY OF PORTLAND

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

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: 11/28/95

[Signature]

CERTIFICATION

I hereby certify that I am the owner of record of the name's 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: [Signature] BILL Nemmers ADDRESS: 27 November 1995 DATE: 774-3683 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector PHONE:

CEO DISTRICT 4
K. CARROLL

call Bill

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

Location of Construction: 68 Capisic St		Owner: Bryant, Tia		Phone:	
Owner Address:		Lease/Buyer's Name:		Business Name:	
Contractor Name: Y Hill-Nemmers & Associates		Address: 424 Fore St Pctd, ME 04101		Phone: 774-3683	
Past Use: 1-fam		Proposed Use: Same w/Home Occ.		COST OF WORK: \$	
Proposed Project Description: Change Use from 1-fam to 1-fam w/Home Occupation (Consulting Office)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group & Type: 5B BOCA 93 Signature: [Signature]	
Permit Taken By: Mary Gresik		Date Applied For: 27 November 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit No: **951251**

Permit Issued: **ISSUED**
NW 29 1995

CITY OF PORTLAND

Zone: **R3** CBL:

Zoning Approval
Concurrence to meeting in
Special Zone or Reviews:
 Shoreland Criteria
 Wetland Home Occupation
 Flood Zone
 Subdivision
 Site Plan major 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: **11/28/95**

CEO DISTRICT **4**
K. Carroll

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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CERTIFICATION

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SIGNATURE OF APPLICANT: [Signature] BILL Nemmers ADDRESS: _____ DATE: 27 November 1995 PHONE: 774-3683

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

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

Call Bill

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

Location of Construction 68 Capisic St		Owner: Bryant, Tim	Phone:	Permit No: 51226
Owner Address:		Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name Hill-Neumers & Associates		Address: 424 Fors St Portland, ME 04101		Phone: 774-3683
Past Use 1-fam	Proposed Use: Same w/int Reno	COST OF WORK: \$ 8,000.00	PERMIT FEE: \$ 60.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED NOV 20 1995 </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> CITY OF PORTLAND Zone: CBL R-3 </div>
Proposed Project Description: Make Interior Renovation as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 00C997- <i>[Signature]</i>	
		Signature: _____	Signature: _____	
Permit Taken By Mary Gresik		Date Applied For 17 November 1995		

- 1 This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- 2 Building permits do not include plumbing, septic or electrical work.
- 3 Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED
WITH LETTER

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: *[Signature]* 11/17/95

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 to 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: *[Signature]* Bill Neumers ADDRESS: _____ DATE: 17 November 1995 PHONE: 774-3683

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

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

CEO DISTRICT 4
K. Carr

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

Location of Construction: 68 Capitol St		Owner Bryant, Tim		Phone		Permit No: 95125	
Owner Address:		Leasee/Buyer's Name:		Phone		Business Name:	
Contractor Name: Bill-Remyx & Associates		Address 424 Fores St Pld, ME		Phone 04101		774	
Past Use: 1-fam		Proposed Use: Szn w/home Occ.		COST OF WORK: \$		PF: (10) \$ 2 0	
Proposed Project Description: Change Use from 1-fam to 1-fam w/home Occupation (Consulting Office)				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION Use Group: Type: 5/2 DOC 793	
				Signature		Signature	
Permit Taken By: Mary Gresh				Date Applied For: 27 November 1995			

PERMIT ISSUED
NOV 29 1995
CITY OF PORTLAND

Zones: R3	CBL.
Zoning Approval: 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"/> minor	
Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: 12/1/95	

- 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.
- 842-4370

CERTIFICATION

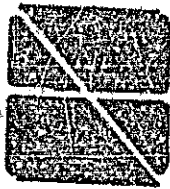
I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] ADDRESS: _____ DATE: 27 November 1995 PHONE: 743-183

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

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

CEO DISTRICT 4
K call



**Hill
Nemmers
and Associates
Architects • Planners**

November 27, 1995

Mr. P. Samuel Hoffses 12-1-95 by SH
 Chief, Code Enforcement Division
 City of Portland, Maine 04901 NO-CALL - KENNEDY POINT

Closing in 12-6-95 by RB
 Re: 68 Capisic Street

PROGRESS INSPECTIONS: _____ / _____ / _____
 Dear Mr. Hoffses: _____ / _____ / _____

ELECTRICAL INSTALLATIONS -
 Permit Number 5768
 Location 68 CAPISIC ST
 Owner TIM KEVIN
 Date of Permit 12-1-95
 Final Inspection 1-12-96
 By Inspector Sie [Signature]

With this letter I am applying for a HOME OCCUPATION Change of Use permit to accompany the BUILDING Permit issued for 68 Capisic St. The two offices shown on the plan will be used by the occupants and their family to do computer work, marketing, and other management and administrative tasks for the business that they own. No signs, additional parking, building (exterior) modifications are required. All the criteria listed in Paragraphs A-1-a through A-1-i will be met.

Sincerely,
 DATE:

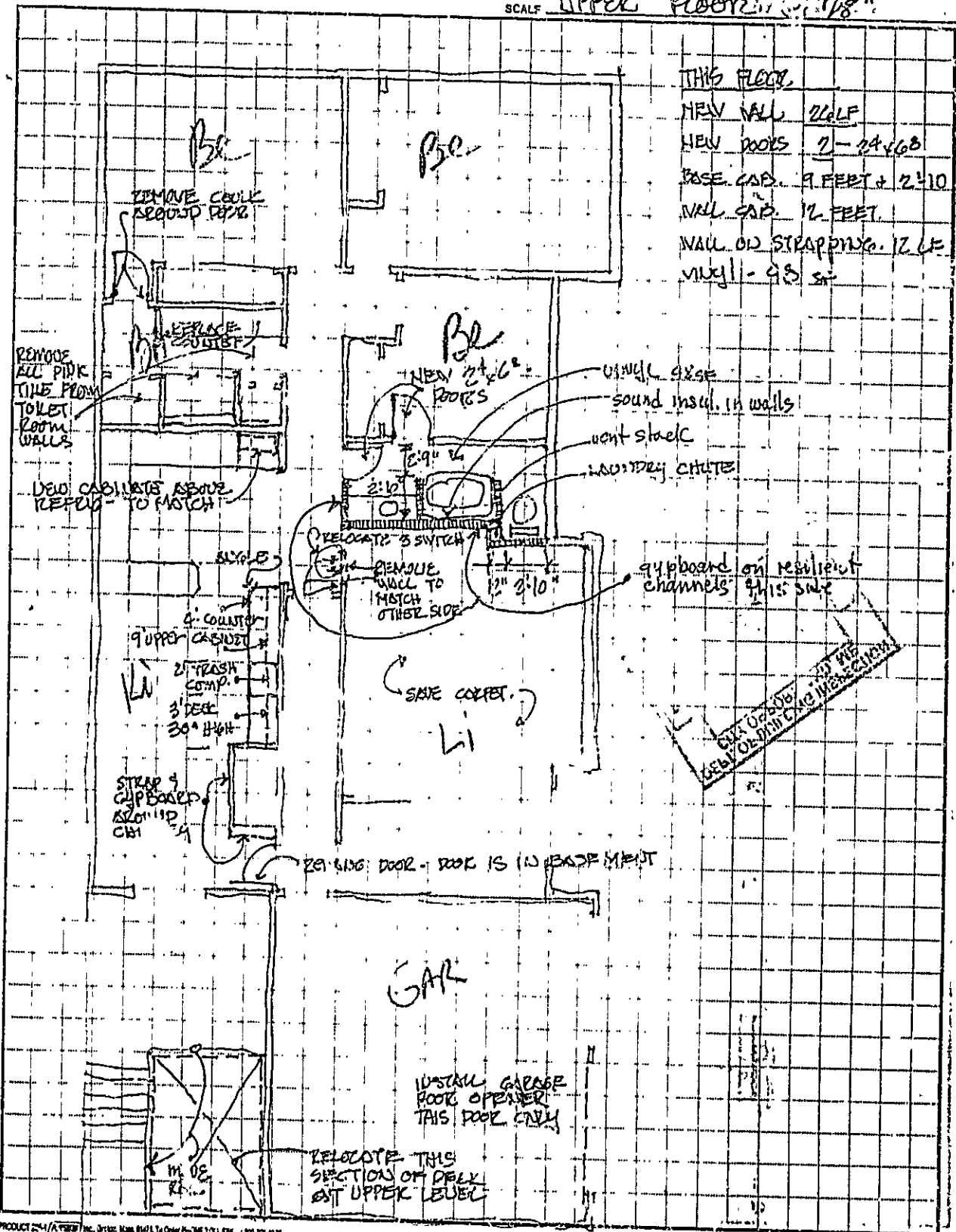
REMARKS.

~~William Nemmers~~ the permit - work already done, walls closed
services relocation work up expanded, 12-1-95
CMB / PM crew - - - services relocation to [unclear]
Room - space problem - -

- COZY HARBOR WEST SOUTHPORT, MAINE 04576 207 633-3683
- 424 FORE STREET PORTLAND, MAINE 04101 207 774-3683

HILL-NEMMERS AND ASSOCIATES
 424 Fore Street
 PORTLAND, MAINE 04101
 (207) 774-3683

68th CAPREBAC ST
 SHEET NO. 7 OF 7
 CALCULATED BY _____ DATE 10/3/76
 CHECKED BY _____ DATE _____
 SCALE UPPER FLOOR 1/8" = 1'-0"



THIS FLOOR
 NEW WALL 2x6
 NEW ROOF 2-2x6s
 ROSE CASE 9 FEET + 2x10 LAG
 WALL CAP 12 FEET
 WALL ON STRAPPING 12 LF
 VINYL - GS ST

KEYBOARD ON REBILIT channels THIS SIDE
 REMOVE WALL TO MATCH OTHER SIDE
 REMOVE WALL TO MATCH OTHER SIDE
 REMOVE WALL TO MATCH OTHER SIDE

INSTALL GARAGE
 ROOF OPENER
 THIS DOOR ONLY

RELOCATE THIS
 SECTION OF DECK
 EXT UPPER LEVEL



**Hill
Nemmers
and Associates
Architects • Planners**

November 27, 1995

Mr. P. Samuel Hoffses
Chief, Code Enforcement Division
City of Portland, Maine 04901

Re: 68 Capisic Street

Dear Mr. Hoffses:

With this letter I am applying for a HOME OCCUPATION Change of Use permit to accompany the Building Permit issued for 68 Capisic St. The two offices shown on the plan will be used by the occupant and his brother to do computer work, marketing, and other management and administrative tasks for the business that they own. No signs, additional parking, building (exterior) modifications are required. All the criteria listed in Paragraphs A-1-a through A-1 j will be met.

Sincerely,

William Nemmers

COZY HARBOR
 424 FORE STREET

WEST SOUTHPORT, MAINE 04576
PORTLAND, MAINE 04101

207 633-3683
207 774-3683

