

CITY OF PORTLAND, MAINE

323 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

18 Sonnet Lane

February 2, 1980

Mr. David Lakari
Richmond Corporation
45 Exchange Street
Portland, Maine 04101

Dear Mr. Lakari:

This is in reference to Mr. Peter MacPherson's inquiry concerning the conversion of 18 Sonnet Lane, a single family dwelling to a community living arrangement for a maximum of four (4) mentally handicapped youngsters by the Spurwink School.

This letter will confirm that the use applied for appears to be a community living arrangement and is among the permitted uses in the R-3 Residence Zone. Such a use would likely be in conformance with the Zoning Ordinance of the City of Portland, Maine. Please apply for a change of use permit.

Sincerely,


William D. Giroux
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kathleen A. Lowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to: Spurwink Associates

LOCATION: 1830 Innet Lane

Date of Issue: April 19, 1990

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. 90-0119, 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:

entire

APPROVED OCCUPANCY:

group home - 4 children max.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4/19/90

(Date)

[Signature]
Inspector

[Signature]
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.

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$55.00 Zone _____ Map # _____ Lot# _____

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

Owner: Spurwink Associates Phone # 871-1080
 Address: 45 Exchange St. Portland, Maine 04101
 LOCATION OF CONSTRUCTION 18 Sonnet Lane
 Contractor: R. P. Morrison Sub: _____
 Address: Windtam Phone # 892-9418
 Est. Construction Cost: 8,000 Proposed Use: Group Home - 4 children Zoning: R-3
approval as community living arrangement Past Use: single family
 # of Existing Res. Units 1 # of New Res. Units 1
 Building Dimensions L 34 W 24 Total Sq. Ft. 1632
 # Stories: 2 # Bedrooms 4 Lot Size: 1/2 Acre 28,509 SF
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Change of use from single family to group home

For Official Use ONLY ISSUED

Date February 12, 1990 Name _____
 Inside Fire Limits _____ Bldg Code 700119 Ownership: _____ Public _____ Private _____
 Time Limit _____ Estimated Cost 8,000 City of Portland

Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) CH WINDTAM 2-21-90

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span 00.20
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

- Type: _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

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

Plumbing:

2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:

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

Permit Received By Latini

Signature of Applicant _____

Date 2/12/90

Signature of CEO _____

Inspection Dates _____

PERMIT ISSUED WITH LETTER

White Tag - CEO _____

© Copyright GPCOG 1988

February 12, 1990

White-Tax Assessor

Yellow-GPCOG

White Tag - CEO _____

DEMAS LOWE

PLOT PLAN

4/19 - Completed OK



FEEES (Breakdown From Front)
Base Fee \$ 65.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS submitted 2 sets of floor plans-2 sets of construction plans

Signature of Applicant

Date February 12, 1990



CITY OF PORTLAND, MAINE

388 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

February 21, 1990

Spurwink Assoc.
45 Exchange St.
Portland, ME 04101

RE: 18 Sonnet Lane

Dear Sir:

Your application to effect a change of use from a single-family dwelling to a group home has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

This permit is being issued with the understanding that it meets all State of Maine requirements governing group homes.

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: Lt. Garroway

lec

CONSTRUCTION

18 Sonnet Lane, Portland, Maine

The following are the items which we will address :

General

- Check all switches, light fixtures and outlets for operability, including outside lights
- Inspect furnace; report on any apparent problems
- Inspect hardwood floors and revarnish as needed
- Rekey locks; replace front door interior knob

Basement

- Add bannister to stairs down

Kitchen

- Removal of wall between kitchen and dining room; BEARING: INSTALL 2-8', 10" MICROLAM BEAMS TO CREATE LARGE DOOR OPENING
- Clean up stained kitchen cabinets (refinish)
- Repair disposal
- Replace 3 counter-top outlets with grounded type

Downstairs Bath

- Install ground fault receptacle
- Disconnect outlet in medicine cabinet

Upstairs Bath

- Replace existing receptacle with ground fault
- Replace broken light fixture cover; replace fluorescent bulb
- Replace ceiling fan/light
- RegROUT tub tile as needed (minor)

Bedrooms Generally

- Each bedroom will require installation of egress-type window; either by enlarging existing openings to fit larger units, or by replacing with single-panel casement in similar rough opening. Requirement: 5.7 sq. ft. minimum opening.

Bedroom #1 (First on right upstairs)

- Paint walls and trim; ceiling okay

NOTE: DRIVEWAY IS 2 CAR WIDTH BY 2 CAR DEPTH: APPROXIMATE

RICHMOND CORPORATION • 45 EXCHANGE STREET • PORTLAND, MAINE 04101
(207) 871-1080 • FAX (207) 871-7189

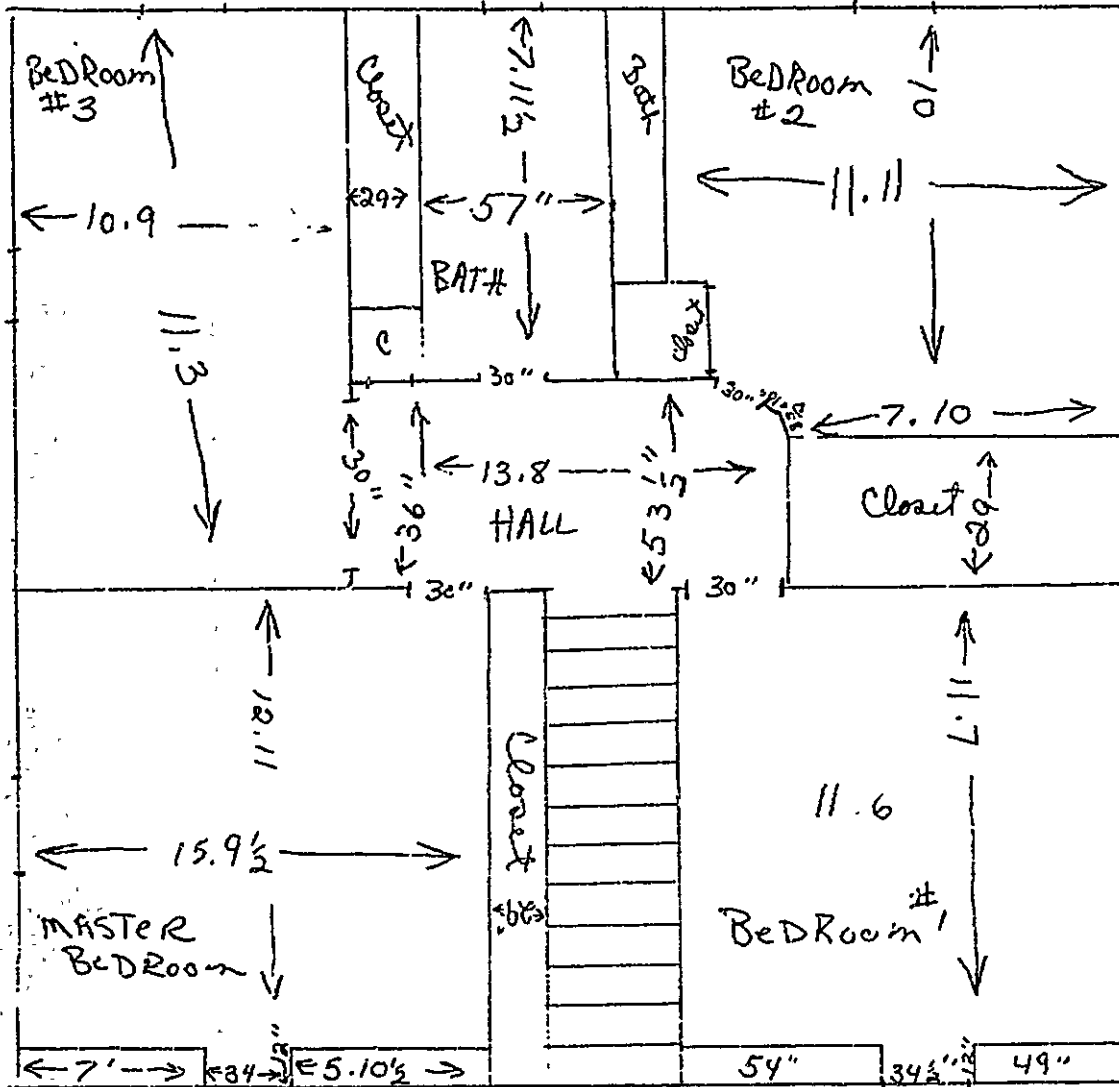
P.02

FEB - 9 - 90 SAT 15:55

2nd Floor

EXISTING

18 SOLDIER LANE



Front

NOT TO SCALE

Cellar

EXISTING

18 GARAGE LANE

P. 04



BULK HEAD

12.5

10.5

18"

22.5

19.7

8.6

4.8

22.5

FURNACE ROOM

FAMILY ROOM

17'10"

17'10" FRONT

14.2

FEB - 9 - 90 SAT 15:54

Richmond Corporation

Commercial Real Estate

February 12, 1990

Lieutenant Wallace Garroway
Portland Fire Department
380 Congress Street
Portland, Maine 04101

Re: 18 Sonnet Lane
Owner: Spurwink Associates
Tenant: Spurwink School

Dear Lieutenant Garroway:

To the best of my knowledge, the conversion of 18 Sonnet Lane from a single family residence to a community living arrangement for a maximum of four mentally handicapped youngsters is still treated as a single family dwelling for purposes of review of the life safety code. I have spoken with the Spurwink School to confirm this.

For your information I've enclosed correspondence between the City of Portland, Spurwink School and ourselves.

If you have any further questions please feel free to call. We hope to have the permit by Friday of this week and I appreciate anything you can do to help us in this regard.

Sincerely,


Cari Lakari

cc: Mr. William Giroux

Permit ?
Slow-



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

FEB 06 90
P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

18 Sonnet Lane

February 2, 1990

Mr. David Lakari
Richmond Corporation
45 Exchange Street
Portland, Maine 04101

Dear Mr. Lakari:

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Sincerely,

WDH
William D. Giroux
Zoning Enforcement Officer

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Kathleen A. Lowe, Code Enforcement Officer
Warren J. Turner, Administrative Assistant

CALL BILL
RE-57 12:
5-10 DAYS
FLOOR PLAN TO EXITS
RENOVATIONS (BRICK WALL?)
FIVE FEET.

Richmond Corporation

Commercial Real Estate

January 30, 1990

Mr. William Giroux
Codes Enforcement Officer
City of Portland
389 Congress Street
Portland, Maine 04101

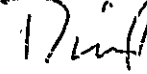
Dear Bill:

This letter is a follow-up on our recent conversations concerning the use by Spurwink School of the property located at 18 Sonnet Lane.

Please find enclosed a letter from Peter MacPherson, Spurwink's Coordinator of Programs, stating how they propose to use the property. We would like written confirmation that you will treat this as a Community living arrangement, and thus a permitted use in the zone in question.

Please call me or Peter MacPherson if you have any questions.

Sincerely,



David Lakari.

cc: Peter MacPherson

JAN 26 90

Administration
John Reaser, Ed.D.
Executive Director
Harvey J. Dezman, M.A., CSW
Director of Program Operations
Peter M. McPherson, M.Ed., LMSW
Coordinator of Programs
207-871-1200
Joann E. Fahcy
Executive Assistant
207-871-1729
Jane Spencer-Sears, M.A.
Educational Coordinator
207-871-1200

January 25, 1990

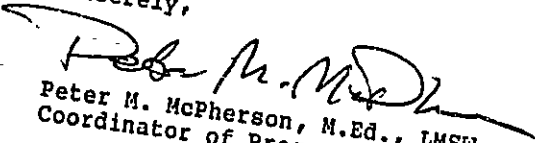
Hr. David Lakari
c/o Dirigo Management Co.
45 Exchange Street
Portland, ME 04101

Re: 18 Sonnet Road, Portland

Dear David:

The Spurwink School intends to use 18 Sonnet Road as a residence for a maximum of four (4) mentally handicapped youngsters.

Sincerely,


Peter M. McPherson, M.Ed., LMSW
Coordinator of Programs

PHM/k



899 Riverside Street
Portland, Maine 04103
207-871-1200

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