

PERMIT # 191929 *Valk, Birch + Co* CITY OF Portland BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# 1

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

Owner: Wolf Associates - Jim Wolf - 773-4550

Address: 1 Dana St., Portland, OR 01 *24 Hallowet Ave*

LOCATION OF CONSTRUCTION LOT #13, Hillcrest Circle

CONTRACTOR: same SUBCONTRACTORS \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Est. Construction Cost: \$35,000 Type of Use: Single Detached

Past Use: \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Sq Ft. \_\_\_\_\_ # Stories: \_\_\_\_\_ Lot Size \_\_\_\_\_

Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_

Conversion - Explain To construct new as per attached plan.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

Foundation: 336-L-028

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: \_\_\_\_\_ Spacing 16" O C  
 4. Joists Size: \_\_\_\_\_  
 5. Bridging Type: \_\_\_\_\_ Size \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls: 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_ Span(s) \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_  
 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 Size \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 6. Other Materials \_\_\_\_\_

**PERMIT ISSUED**  
**WITH LETTER**

White-Tax Assessor Yellow GPCOG White Tag - CEO 147 © Copyright GPCOG 1987 MA. Leary

**For Official Use Only**

Date: January 13, 1989 Subdivision: Yes / No \_\_\_\_\_  
 Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Bling Code \_\_\_\_\_ Block \_\_\_\_\_  
 Time Limit: 4,000 Permit Expiration \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Value Structure \_\_\_\_\_  
 Fee: \$195.00 - 4-11-87

Ceiling: 1. Ceiling Joists Size: \_\_\_\_\_ Spacing **PERMIT ISSUED**  
 2. Ceiling Strapping Size \_\_\_\_\_  
 3. Type Ceiling \_\_\_\_\_ Size APR 12 1989  
 4. Insulation Type \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof: 1. Truss or Raftar Size \_\_\_\_\_ Sp City of Portland  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
 4. Other \_\_\_\_\_

Chimneys: Type \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating: Type of Heat \_\_\_\_\_

Electrical: Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing: 1. Approval of soil test if required Yes No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures 00, 001

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

Zoning: District \_\_\_\_\_ Street Frontage Req.: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required: Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt. \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved: 1-13-89

Permit Received By \_\_\_\_\_ Date 1-13-89

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 25.00

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ 170.00

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

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

COMMENTS 2-7-90 Lot lines checked and OK 4-90 - complete check OK

3-9-90 Plans v. survey and OK and 1 part plan

6-22-90 Framing and foundation

Signature of Applicant [Signature] Date 1-13-89

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

January 31, 1991

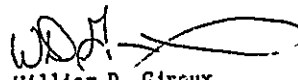
Wolf Associates  
Hillcrest Circle  
Stuart Street  
Portland, ME 04103

Dear Alan Wolf,

As discussed by us previously, it appears that you are using a home in your development as the office for your businesses. I have urged both you and your brother, James, to move this use to a business zone, but to no avail. During our last conversation on 1/28/91 you told me that you didn't know where James's office was. You also said that you had not moved to another office.

At this point I feel that my informal requests have not been effective and that more serious steps must be taken to protect the residential character of the neighborhood. On 4/12/89 a permit was issued to construct a single family home on Lot #13. No Certificate of Occupancy has been issued for that use. Therefore any use of this property must cease and desist immediately.

Under the provisions of Section 14-56 of the Land Use Code I am referring this matter to the City's Corporation Counsel for consideration of legal action.

  
William D. Giroux  
Zoning Administrator

cc: Bill Dale, Acting Corporation Counsel  
Joseph E. Gray, Jr., Director,  
Planning & Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Marge Schmuckal, Asst. Chief of Inspection Services  
Warren J. Turner, Administrative Assistant  
Merle Leary, Code Enforcement Officer

WDG/dla



CITY OF PORTLAND, MAINE

383 CONGRESS STREET  
PORTLAND, MAINE 04110  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

April 12, 1989

RE: Lot #13 Hillcrest

Wolf Associates  
1 Dana Street  
Portland, Maine 04101

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Public Works Approved Steve Harris  
Inspection Services Approved William Giroux

Building Code Requirements

1. Please read and implement items 1,2,6,7,9 and 10 of the attached building code requirements.
2. Your plans show 6'6" headroom in stairwell; 6'8" is required.
3. Building drains shall be installed.

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: S. Harris, Public Works

/el

BUILDING PERMIT REPORT

ADDRESS: 20#13 Hillcrest Circle DATE: 12/APR/89  
REASON FOR PERMIT: Single Fam ; dwel'ly or eq.

BUILDING OWNER: WOLF Associates

CONTRACTOR:    "   "

PERMIT APPLICANT:    "   "

APPROVED: 12, 6, 7, 9, 10 DENIED:    "   "

CONDITION OF APPROVAL OR DENIAL:

- \*1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- \*2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- \*6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- \*7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

\*10.) 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."

Sincerely,



P. Samuel Rotstein  
Chief of Inspection Services

/el  
11/16/88

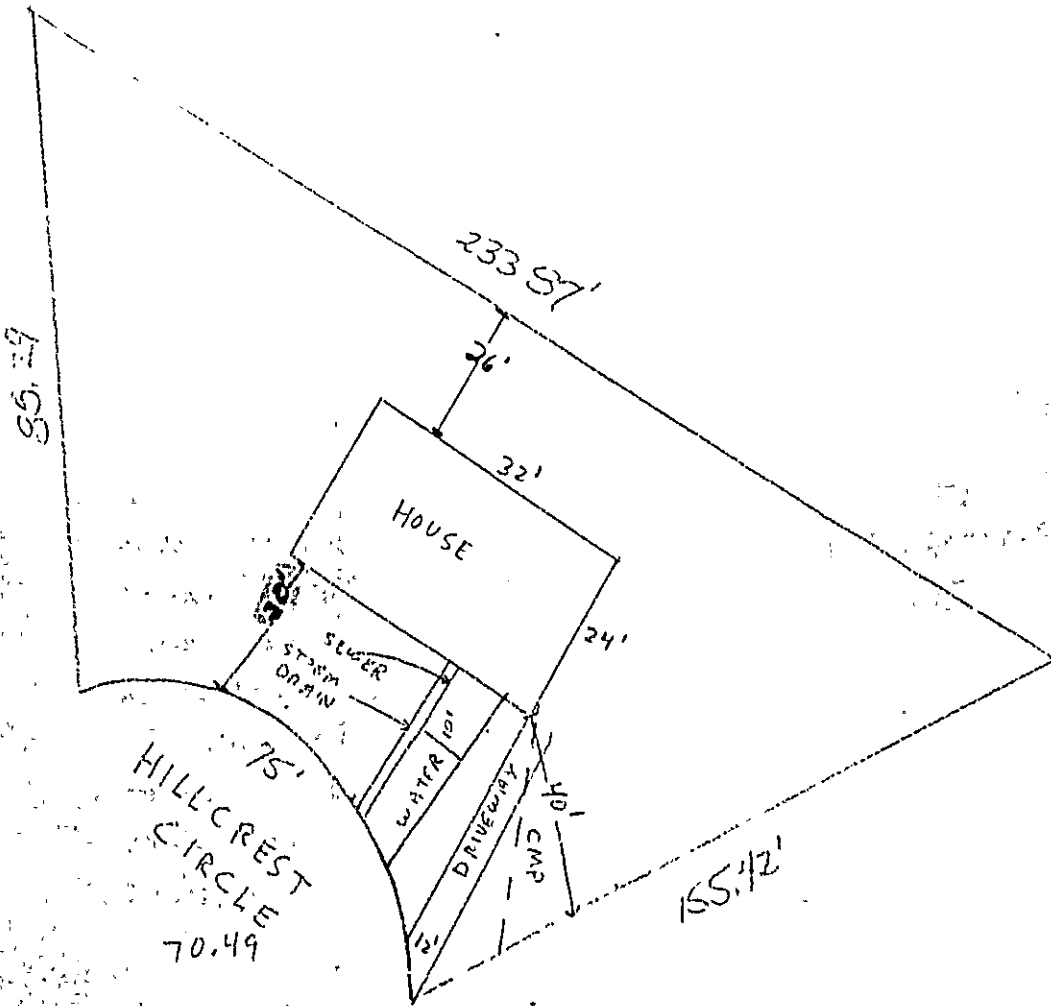
SILL ELEV  
72.49

needs raised steps

HILLCREST CIRCLE

LOT #13

336-L-28?



CMP  
PAD

NOT TO SCALE

Applicant: *Wolf Associates*  
Address: *lot #13 Hillcrest Circle*  
Assessors No.:

Date: *4-11-89*

CHECK LIST AGAINST ZONING ORDINANCE

Date - *4-11-89*  
Zone Location - *R2*  
Interior or corner lot -  
Use - *single*  
Sewage Disposal - *city*  
Rear Yards - *30'*  
Side Yards - *OK*  
Front Yards - *30'*  
Projections -  
Height - *one story*  
Lot Area - ~~*4000*~~ *13461*  
Building Area - *708 sq ft*  
Area per Family - *10,000*  
Width of Lot - *150'*  
Lot Frontage - *25'*  
Off-street Parking - *O.K.*  
Loading Bays - *NA*

Site Plan -

Shoreland Zoning -

Flood Plains -

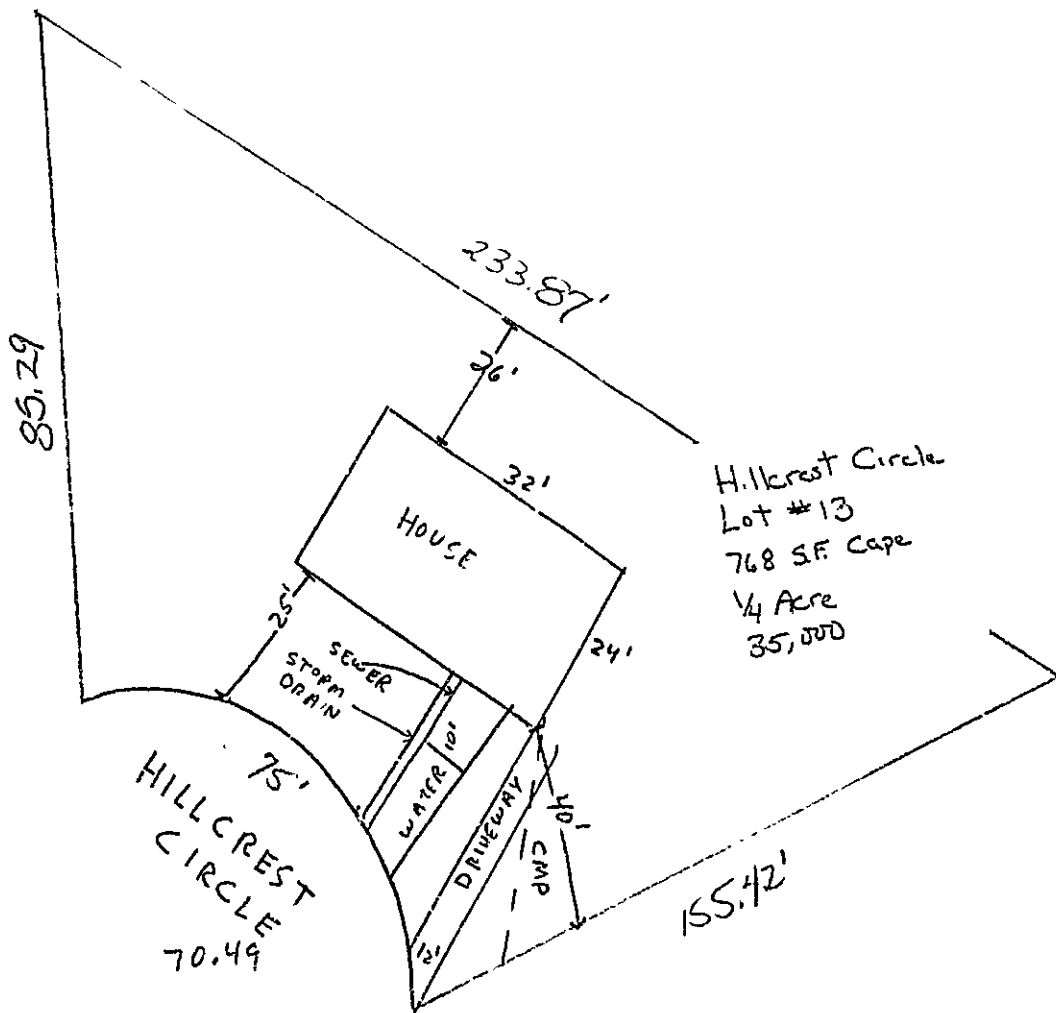
*Hillcrest subdivision  
Recently Approved  
by Planning Board  
W. J. Turner*



SILL ELEV  
72.49

HILLCREST CIRCLE

LOT #13



Hillcrest Circle  
Lot #13  
768 SF. Cape  
1/4 Acre  
35,000

**RECEIVED**

JAN 12 1989

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Lot #13

CMP  
PAD

NOT TO SCALE

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Wolf Associates - Jim Wolf - 773-4988

January 13, 1989  
 Date

Applicant  
 1 Dana St., Portland, 04101  
 Mailing Address  
 Single Family  
 Proposed Use of Site  
 1/4 / 768 sq. f. r  
 Acreage of Site / Ground Floor Coverage

Lot #13, Hillcrest Circle  
 Address of Proposed Site  
 336-L-13  
 Site Identifier(s) from Assessors Maps  
 P-2, R-2  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 2  
 Total Floor Area 1536 sq. ft.

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*OK W. D. [Signature]* 4-11-89 *[Signature]* 1/13/89  
 SIGNATURE OF REVIEWING STAFF/DATE  
 PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Wolf Associates - Jim Wolf - 773-4988

January 13, 1989

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Lot #13, Hillcrest Circle  
 Address of Proposed Site

Proposed Use of Site \_\_\_\_\_

336-1-13  
 Site Identifier(s) from Assessors Maps

1/4 / 768 sq.f.t.  
 Acreage of Site / Ground Floor Coverage

R-2 (R-2)  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area 1536 sq.ft.

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance - Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARD	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

*OK W.D. 4-11-89*

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT--ORIGINAL