

51-53 NEWTON STREET

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BUILDING VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Alan Wolfe
- B. Property Location 51-53 Newton St.
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner same
- E. Owner's Address 270 Summit St.
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property vacant
- I. Section(s) to Which Variance Related 602.24.C
- J. Reasons Why Permit Cannot be Issued Area of lot is about 6000' rather
than 6500' required (min. size) Width of lot is 60' rather than 65'
- K. Requested Variance Would Permit construction of dwelling

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

ROGER GARDNER

B. Those Opposing Variance

TOM WARD

EMERSON WARD

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons SMALL LOT, UNOBSERVED

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons HOUSES IN AREA ON SAME SIZE LOT.

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons SAME AS ABOVE

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on _____, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) ON FACING THE LOT
THE RIGHT SIDE SET BACK BE 16 FEET
THE LEFT SIDE SET BACK BE 12 FEET

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

For Paul W. Zayac Chairman
Michael S. W. [unclear]
Caroline J. Martin
Madell H. Helber
Jan R. [unclear]
Thomas J. Murphy

Nov. 17, 1981

51-53 Newton St.

Mr. Alan Wolfe
270 Summit St.
Portland, Me. 04103

C.C. Roger J. Gendron
Gendron Realty
181 State St.

Building permit and certificate of occupancy to construct a 24'x40' dwelling at the above named location are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot is only about 6000 sq. ft. rather than the 6500 sq. ft. minimum required by Sec. 602.4.B.7
2. The width of the lot is only about 60 ft. rather than the 65 ft. min. required by Sec. 602.4.B.9 of the Ordinance applying to the R-3 Residence Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, Portland to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then please consider this letter as a matter of formality.
Sec. 602.24.C.b.1

Sincerely,

Warren J. Turner
Zoning Specialist

WJT:k

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 3, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Mr. Alan Wolfe, owner of the property at 51-53 Newton Street under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the construction of a 24'x40' dwelling at the above named location, not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot is only about 6000 sq. ft. rather than the 6500 sq. ft. minimum required by Sec. 602.4.B.7
2. The width of the lot is only about 60 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the Ordinance applying to the R-3 Residence Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C(3) (b) (1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

338-H-2 Alan E. Wolfe - 25 Longwood Terrace 04102
338-H-5 Eileen Ward - 45 Newton St.
338-H-27,28 Edna M Sharp - c/o Leroy E. Applebee - 52 Summit St.
337-C-50 Philip C & Doreen L. Poland -52 Newton St.
337-C-51 Peter O Merrill - 46 Newton St.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Alan Wolfe, owner of property at 51-53 Newton St.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:

construction of a 24'x40' dwelling which is not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot is only about 6000 sq. ft. rather than the 6500 sq. ft. minimum required by Sec. 602.4.B.7
2. Width of lot is only about 60 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the Ordinance applying to the R-3 Residence Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

+ Alan Wolfe
APPLICANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

51-53 Newton St.

December 4, 1981

Mr. Alan Wolfe
278 Summit St.
Portland, Me. 04103

C.C. Roger J. Gendron
Gendron Realty Co.
181 State St.
Portland, Me. 04102

Dear Mr. Wolfe:

At the December 3rd meeting of the Board of Appeals, the Board voted unanimously to grant approval of your application for a Space and Bulk Variance to allow construction of a single family dwelling 24'x32' in size on the lot at the above named location, having a total area of only 6,000 sq. ft. instead of the minimum required by the Zoning Ordinance for the R-3 Residence Zone (6,500 sq. ft.) subject to the following conditions.

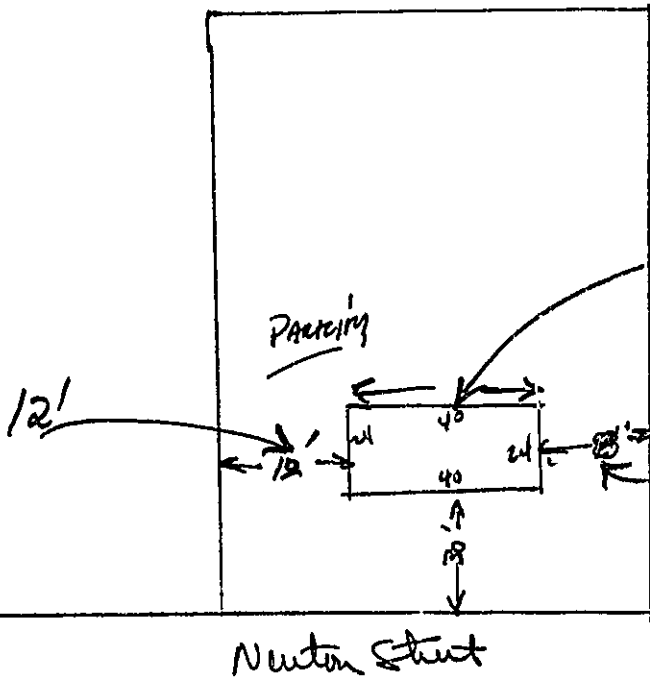
- a. The size of the single family dwelling will be 24'x32' instead of 24'x40' originally requested.
- b. The width of the lot is 60' instead of the minimum width of 65' as required by the Zoning Ordinance .
- c. On facing the lot, the right side setback (adjacent to #45 Newton St.) will be 16 ft. instead of 8' required by the Zoning Ordinance for 1½ story structures, as stipulated by the unanimous vote of the Board of Appeals.
- d. The left side setback will be 12 ft. instead of 8' required by the Zoning Ordinance for 1½ story structures, as unanimously voted by the Board of Appeals.

Based on the foregoing conditions, a building permit and certificate of occupancy may now be issued by the Building Inspector for construction of a single family dwelling in the R-3 Residence Zone on this undersized lot (which is only 6,000 sq. ft. in area).

Sincerely,

C.C. Sam Hoffses, Chief Bldg. Insp.

Warren J. Turner
Zoning Specialist



On Sec 3rd.
 The Board of
 appeals set
 32' width
 of proposed
 structure

16'
 Board of
 appeals set
 width of right
 side yard

RECEIVED
 NOV 16 1981
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

51 -53 NEWTON ST.



UNRECORDED COPY OF THE ORIGINAL DOCUMENT IS FILED IN THE RECORDS OF THE BUREAU OF THE DISTRICT ATTORNEY, NEWTON, MASSACHUSETTS.

RECORDED COPY OF THE ORIGINAL DOCUMENT IS FILED IN THE RECORDS OF THE BUREAU OF THE DISTRICT ATTORNEY, NEWTON, MASSACHUSETTS.

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APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

APR 24 1984

ZONING LOCATION PORTLAND, MAINE .. 3/22/84

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 51-53 Newton Street

1 Owner's name and address ... Collins Bros. Inc. 52 Mountain Road ... Fire District #1 #2

2 Lessee's name and address ... Telephone 282-3968

3 Contractor's name and address ... Telephone

Proposed use of building ... single family residence ... new structure ... No of sheets

Last use ... No families

Material ... No stories ... Heat ... Style of roof ... Roofing

Other buildings on same lot

Estimated contractual cost \$ 34,000

FIELD INSPECTOR - Mr ... Appeal Fees \$ 50.00

@ 775-5451

Base Fee 180.00

Late Fee

TOTAL \$ 180.00

Erection of single family residence as shown on plans
Space & Bulk Appeal - side yard setback

Stamp of Special Conditions

NOTE TO APPLICANT. Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

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 ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
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 ...
Size Girder ... 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 ordinary 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?

APPROVALS BY DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING

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

BUILDING CODE

Fire Dept.

Health Dept.

Others

Signature of Applicant ... Phone #

Type Name of above ... 1 2 3 4

Other and Address

4

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 286-3625

PROPERTY ADDRESS

Town or Parish: Portland

Street: 51-53 Main St.

Subdivision Lot #: 12

PROPERTY OWNERS NAME

Last: W. J. ... First: ...

Applicant Name: W. J. ...

Mailing Address of Owner/Applicant (if different): 52 Main St. Portland, ME

PORTLAND PERMIT # 386 TOWN COPY

W. J. ... License # 111425

FEE \$ 21.00

Local Plumbing Inspector Signature: ...

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: W. J. ... Date: 4-13-84

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: ... Date Approved: MAY 30 1984

PERMIT INFORMATION

This Application is for:

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

APR 18 1984
MAY 17 1984

Type Of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. 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 # 111425

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock		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
			Grease/Oil Separator		Dish Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
			Other <u>...</u>		Water Heater
	Hook-Ups (Subtotal)				
	Hook-Up Fee		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				4	
				2	Fixtures (Subtotal) Column 2
				7	Total Fixtures
				\$ 21.00	Permit Fee
				\$ 21.00	Hook-Up Fee

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Appeal sustained 4-12

EUGENE S. MARTIN
Chairman

MERRILL S. SELTZER
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
PAULETTE P. PARKER
MICHAEL E. WEST

RE: 51-53 Newton Street

April 13, 1984

Mr. Normand Collin
Collin Bros., Inc.
52 Mountain Road
RR #4
Biddeford, ME 04005

Dear Mr. Collin:

As you know, the Board of Appeals voted unanimously on April 12th to grant your space and bulk variances for the lot at 51-53 Newton Street.

The subject lot is 60 feet in width instead of the 65 feet required in the R-3 Residence Zone; and the lot is only 6,000 sq. feet in area instead of the 6,300 sq. feet required for the minimum sized lot by Section 14-88(8) of the Zoning Ordinance.

A building permit can now be issued for the 20 ft. by 30 ft. single family dwelling which you plan to build on the subject parcel.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/kat

cc: Joseph E. Gray, Jr., Director, Planning/Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services
Fred Lucci, Assessor



APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Sept 26, 1989, 19
 Receipt and Permit number 00731

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: 51 Newton Street
 OWNER'S NAME: Charles Cain ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>5</u> Switches <u>4</u> Plugmold _____ ft. TOTAL <u>9</u>	3.00
FIXTURES: (number of)	
Incandescent <u>3</u> Fluorescent _____ (not strip) TOTAL <u>3</u>	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
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 _____
Dryers _____	Compartors _____
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 Alarm 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 _____	
	INSTALLATION FEE DUE: _____
	DOUBLE FEE DUE: _____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	6.00
	TOTAL AMOUNT DUE: _____

INSPECTION:

Will be ready on Oct 2 PM, 1989; or Will Call _____

CONTRACTOR'S NAME: Charles Cain

ADDRESS: 51 Newton Street

TEL: 797-4361

MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 00-22517
 Location St. Michaels, MD
 Owner St. Michaels Care
 Date of Permit 9/23/89
 Final Inspection [Signature]
 By inspector [Signature]
 Permit Application Register Page No. 74

INSPECTIONS. Service _____ by _____
 Service called in _____
 Closing-in 10/2/89 by [Signature]

PROGRESS INSPECTIONS:
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

DATE:	REMARKS:

CODE
 COMPLIANCE
 COMPLETED
 DATE 10/2/89

PERMIT # 112420 CITY OF _____ BUILDING PERMIT APPLICATION MAP # _____ LOT# _____
 Please fill out any part which applies to job Proper plans must accompany form

For Official Use Only

Date Aug 6, 1989 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost \$1,000 Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____ Private _____
 Fee \$ 5

Owner: Charles Lee
 Address: 5111 N. ...
 LOCATION OF CONSTRUCTION _____
 CONTRACTOR ... SUBCONTRACTORS _____
 ADDRESS: 5111 N. ...
 Est. Construction Cost: ... Type of Use single
 Past Use: _____
 Building Dimensions L _____ W _____ Sq Ft _____ # Stories _____ Lot Size _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 Conversion - Explain to construct 10' if added

Ceiling: **PERMIT ISSUED**
 1 Ceiling Joists Size: _____ Spacing _____
 2 Ceiling Strapping Size _____ Spacing _____
 3 Type Ceilings _____ Size AUG 8 1989
 4 Insulation Type _____
 5 Ceiling Height _____

Roof: **City Of Portland**
 1 Truss or Rafter Size _____ Spacing _____
 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 _____

Swimming Pools: _____
 1 Type _____
 2 Pool Size _____ x _____ Square Footage _____
 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) _____

PERMIT ISSUED WITH LETTER with letter 8-7-89
 Date Approved _____
 Signature of Applicant: Charles Lee Date 8/6/89
 Signature of CEO _____ Date _____

Inspection Dates _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

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 _____

PAID White-Tax Assessor _____ Yellow-GPCOG _____ White Tax-CEO _____ Copyright GPCOG 1987

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 25.00 _____

Subdivision Fee \$ _____

Site Plan Review Fee \$ _____

Other Fees \$ _____

(Explain) _____

Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMMENTS

8-11-89. No work was done. F-71-89 Forting to be found and back at
 F-72-89 Forting has been buried & found to be 100% (100%).
 9-7-89. Manure is partially complete. 10-19-89. That is all completed.

Signature of Applicant George Reind agent for owner Date 8/4/89

BUILDING PERMIT REPORT

ADDRESS: 51 Newton St. DATE: 8/19/89
REASON FOR PERMIT: TO CONSTRUCT A 16x16' ADDITION

BUILDING OWNER: Charles Cain

CONTRACTOR: Burchert's Carpentry

PERMIT APPLICANT: ..

APPROVED: *1*6*7 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 (0.53m²). 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

002420

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: Charles Cain

Address: 51 Newton St., Portland

LOCATION OF CONSTRUCTION 51 Newton St.

CONTRACTOR: Reichert's Carpenters SUBCONTRACTORS 773-9806

ADDRESS: 52 Carlyle Rd, Portland

Est. Construction Cost: \$1,000 Type of Use: single family

Part Use: _____

Building Dimensions L _____ W _____ Sq Ft _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain to construct 16'x16' addition. 1 complete set of plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floors:

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 _____

For Official Use Only	
Date <u>Aug 4, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Blg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>\$1,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>\$25</u>	

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

- Roof:
1. Truss or Rafter Size _____ Span _____
 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 _____

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

Zoning: District _____ Street Frontage Req: _____ Provided _____

Review Required: Required Setbacks: Front _____ Back _____ Side _____

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 _____

Permit Received By Nancy XX Grossman

Signature of Applicant George Reichert Date 8/4/89

Signature of CEO _____ Date _____

Inspection Dates (2) KT

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$30.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form

Owner: Charles Cain Phone # 797-4361
 Address: 51 Newton St. Portland 04103
 LOCATION OF CONSTRUCTION 51 Newton St.
 Contractor Self Sub _____
 Address: _____ Phone # _____
 Est. Construction Cost \$1500.00 Proposed Use single house with tool shed
 Past Use single house
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq Ft _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion to construct tool shed as per plans

For Official Use Only

Date June 30, 1993 Subdivisor _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost \$1500.00

Ownership _____ Public _____ Private _____

Street Frontage Provided _____
 Provided Setbacks. Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval Yes _____ No _____
 Planning Board Approval Yes _____ No _____
 Conditional Use _____ Variance _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Foundations:

- Types of Soil: _____
- Set Backs - Front _____ Rear _____ Side(s) _____
- Footings Size: _____
- Foundation Size: _____
- Other _____

Floors:

- Sills Size: _____ Sills must be anchored.
- Girder Size: _____
- Lally Column Spacing: _____ Size: _____
- Joists Size: _____ Spacing 16" O.C.
- Bridging Type: _____ Size: _____
- Floor Sheathing Type: _____ Size: _____
- Other Material: _____

Exterior Walls:

- Studding Size _____ Spacing _____
- No. windows _____
- No. Doors _____
- Header Sizes _____ Span(s) _____
- Bracing: Yes _____ No _____
- Corner Posts Size _____
- Insulation Type _____ Size _____
- Sheathing Type _____ Size _____
- Siding Type _____ Weather Exposure _____
- Masonry Materials _____
- Metal Materials _____

Interior Walls:

- Studding Size _____ Spacing _____
- Header Sizes _____ Span(s) _____
- Wall Covering Type _____
- Fire Wall if required _____
- Other Materials _____

Ceiling:

- Ceiling Joists Size _____ Not in District nor Landmark
- Ceiling Strapping Size _____ Spacing _____ Does not require review
- Type Ceilings: _____ Requires Review
- Insulation Type _____ Size _____
- Ceiling Height: _____

Roof:

- Truss or Rafter Size _____ Spacing _____
- Sheathing Type _____ Size _____
- Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

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

Plumbing:

- Approval of soil test if required Yes _____ No _____
- No. of Tubs or Showers _____
- No. of Flushes _____
- No. of Lavatories _____
- No. of Other Fixtures _____

Swimming Pools:

- Type: _____
- Pool Size _____ x _____ Square Footage _____
- Must conform to National Electrical Code and State Law

Permit Received By Latini

Signature of Applicant Charles Cain Date 6/30/93

Signature of CEO _____ Date _____

Inspection Date _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 7, 1993

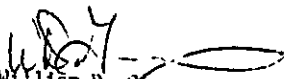
RE: 51 Newton St.

Mr. Charles Cain
51 Newton St.
Portland, Maine 04103

Dear Mr. Cain:

This letter is in reference to your application to construct a tool shed at 51 Newton Street in Portland. The setback requirements for this structure are 8' on the side, 25' rear, and 25' front. It is necessary that you submit an amended plan indicating that these setbacks will be met. Please call if there are any questions.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Kevin Carroll, Code Enforcement Officer