

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, if Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 030647

**PERMIT  
DENIED**

This is to certify that Putnam Raymond F Iii /Owner

has permission to construct a Rear Exit for 2nd floor Apartment

AT 33 Vesper St

003 F016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification inspection must be given and when permission is procured before this building or part thereof is started or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. PERMIT DENIED

Health Dept. PERMIT DENIED

Appeal Board PERMIT DENIED

Other \_\_\_\_\_

Department Name

**PERMIT  
DENIED**

**PERMIT  
DENIED**

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 03-0647	Issue Date: <b>PERMIT DENIED</b>	CBL: 003 F016001
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Location of Construction: 33 Vesper St	Owner Name: Putnam Raymond F Iii	Owner Address: 33 Vesper St	Phone: 232-6400
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: <b>R6</b>

Past Use: Two Family	Proposed Use: Two Family	Permit Fee: \$44.00	Cost of Work: \$3,000.00	CEO District: 1
Proposed Project Description: construct a Rear Exit for 2nd Floor Apartment  <i>LEGAL use - two (2) residential D.U.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: Date:		

Permit Taken By: gad	Date Applied For: 06/03/2003	<b>Zoning Approval</b>		
1. This permit application does not 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..	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  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>  Date:	Zoning Appeal <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark  <input type="checkbox"/> Does Not Require Review  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied  Date:	

**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 provision of the code(s) applicable to such permit.

\_\_\_\_\_  
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

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



CITY OF PORTLAND

July 7, 2003

Raymond F. Putnam III  
33 Vesper Street  
Portland, ME 04103

*Donal Laffey*  
*No Setbacks*

RE: 33 Vesper Street – 003-F-016 – R-6 Zone – Permit application #03-0647

Dear Mr. Putnam,

This letter is a follow-up of our meeting today. At that meeting you submitted a plot plan for the new rear exit for a second floor apartment at 33 Vesper Street. You told me that there were no rear yard and no side yard setbacks. The structure, which has been built without a permit (stop work order dated March 12, 2003, is placed next to the property line. You also told me that Code Enforcement does not require this exit under their building code requirements.

The R-6 residential zone requires a ten (10) foot side yard setback (section 14-139) instead of the zero (0) side yard setback shown on your plot plan. The R-6 zone requires a twenty (20) foot rear yard setback instead of the zero (0) rear yard setback shown. Based on these minimum requirements of the R-6 residential zone, your permit is denied.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have included all the necessary paperwork that is required to file a practical difficulty variance appeal.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

cc: File



**CITY OF PORTLAND**  
**STOP WORK NOTICE**

March 12, 2003

Ray Putnum  
33 Vesper St.  
Portland, ME 04101

RE: 33 Vesper St.  
CBL: 003-F-016

**CERTIFIED MAIL # 7002 0510 0003 3312 3758**

Dear Mr. Putnum:

An evaluation of the property at 33 Vesper St. on February 28, 2003 @ 12:40 p.m. revealed that the property fails to comply with Section 107.1 of the 1999 BOCA Building Code of the City of Portland.

Construction without a proper permit.

This is a **STOP WORK ORDER** pursuant to Section 117.3 of the 1999 BOCA Building Code. All construction activity at the above referenced property must **STOP** immediately.

Permit must be applied for and issued.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

This constitutes an appealable decision pursuant to Section 1-16. (2) Of the City of Portland Code of Ordinances. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

Kevin Carroll  
Code Enforcement Officer  
/gg



CITY OF PORTLAND

*permit on hold*

June 19, 2003

Raymond F. Putnam III  
33 Vesper Street  
Portland, ME 04103

RE: 33 Vesper Street – 003-F-016 – R-6 zone – permit application #03-0647

Dear Mr. Putnam,

I am in receipt of your permit application to construct a rear exit for a second floor apartment at 33 Vesper Street. Your permit is denied because it is not meeting the following requirements.

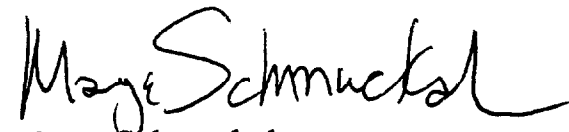
Our permit applications require a plot plan of your specific lot showing setback dimensions for existing structures and proposed structures so that applicable zone requirements can be determined. No plot plan for this lot and your structure were included in your application.

Your property is located within an R-6 residential zone which states that any alterations of a structure shall not result in the construction of any open outside stairways or fire escapes above the ground floor (section 14-136). Your plans show your proposed rear exit to be an open, exterior fire escape above the ground floor.

If you revise your plans within thirty days from the date of this letter, I can review those revisions. After this thirty day period, your permit application shall be void. Any propose work shall require a separate application with all the appropriate accompanying paperwork. At present your permit is on hold and no action will be taken on it.

You have the right to appeal my decision concerning setbacks and open, exterior fire escapes. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,



**Marge Schmuckal**  
**Zoning Administrator**

Cc: file

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 14250 PAGE 153 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 33 Vesper Street, Portland, Maine

Job Number: 398-44

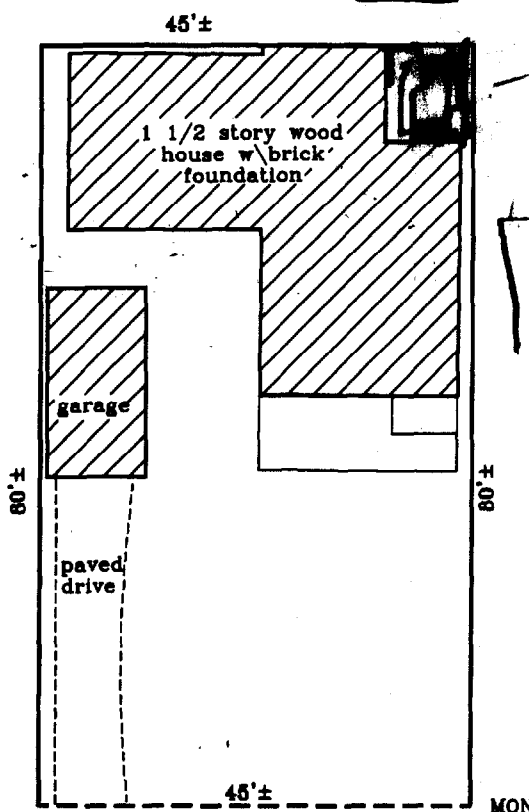
Inspection Date: 10-31-02

Scale: 1"=20'

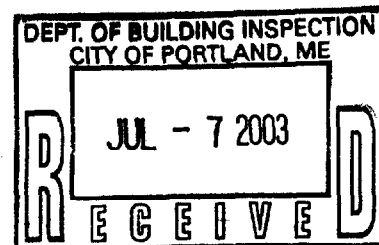
Buyer: Raymond Putnam

Client #: 22-2426

Seller: Steven F. Weiss



Vesper Street



*[Handwritten signature]*

I HEREBY CERTIFY TO: Guaranty Title Corporation  
Beacon Mortgage Company, LLC  
and its title insurer.

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community Panel: 230051 0014 B  
The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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**Livingston - Hughes**  
Professional Land Surveyors & Foresters  
86 Guinea Road  
Kennebunkport - Maine 04046  
207-987-9761 phone 207-987-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

2. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:
  - a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and
  - b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic;
  - c. Parking shall be provided as required by division 20 of this article;
  - d. No open outside stairways or fire escapes above the ground floor shall be constructed;
  - e. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
  - f. Such development shall be subject to article V (site plan) of this chapter for site plan review and approval.
3. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.
4. Single-family, multiple-component manufactured



03-0647

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>33vesper st</u>		
Total Square Footage of Proposed Structure <u>35</u>	Square Footage of Lot <u>3575</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>F</u> Lot# <u>16</u>	Owner: <u>Raymond F Putnam III</u>	Telephone: <u>207 232 6400</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Ray Putnam</u> <u>33vesper st</u> <u>Portland Me</u> <u>04103</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>44.00</u>

Current use: None

If the location is currently vacant, what was prior use: Unknown

Approximately how long has it been vacant: N/A

Proposed use: Rear Exit for 2nd Floor apartment

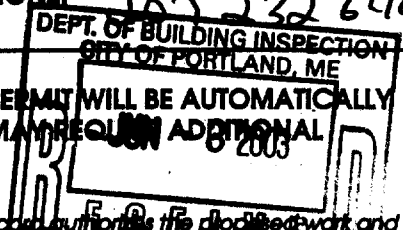
Project description:

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Ray Putnam

Mailing address: P.O. Box 7701 Portland Me 04112

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207 232 6400



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record has authorized me to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: June 3, 2003

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall