

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

Permit No: 10-1137	Issue Date:	CBL: 014 J013001
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Location of Construction: 15 HOWARD ST	Owner Name: BUCK SARAH	Owner Address: 15 HOWARD ST	Phone:
Business Name:	Contractor Name: Elder Investments	Contractor Address: 258 Black Point Scarborough	Phone 2078830157
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - add 2 dormers to second floor	Permit Fee: \$340.00	Cost of Work: \$32,000.00	CEO District: 1
Proposed Project Description: add 2 dormers to second floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: JB #RL-2003 Signature: JMB 10/7/10	
		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: ldobson	Date Applied For: 09/10/2010	Zoning Approval		
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- This permit application does not 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>vs reg section 14-436(b)</i> <input type="checkbox"/> Flood Zone <i>- 3.4% of allowable increase</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/23/10 <i>AM</i>	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: <i>AM</i>
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PERMIT ISSUED

OCT - 7 2010

City of Portland

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

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		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>US 175 Section 14-4.36(b)</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>- 3.4% of allowable increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 9/23/10 <i>ASB</i>	<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:	<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 <i>ASB</i> Date:

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 101137

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that BUCK SARAH/Elder Investment
has permission to add 2 dormers to second floor
AT 15 HOWARD ST OCT - 7 2010
CE 014 1013001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR 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. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

Dennis Banks 10/2/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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FIRE DEPT: Approved Denied

INSPECTION:
Use Group: R-3 Type: SB
IRC-2003

Signature: *[Signature]* Date: 10/2/10

Proposed Project Description:
add 2 dormers to second floor

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 09/10/2010	Zoning Approval	
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<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>vs 17 section 14-436(b)</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>- 3.4% of allowable increase</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: 9/23/10 <i>AGM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>[Signature]</i> Date: _____</p>
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Location of Construction: 15 HOWARD ST	Owner Name: BUCK SARAH	Owner Address: 15 HOWARD ST	Phone:
Business Name:	Contractor Name: Elder Investments	Contractor Address: 258 Black Point Scarborough	Phone: (207) 883-0157
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add 2 dormers to second floor - left side is 15'10" & right side is 14'10".	Proposed Project Description: add 2 dormers to second floor - left side is 15'10" & right side is 14'10".
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/23/2010

Note: Deck not permitted but it meets setbacks and lot coverage.

Using section 14-436(b). 80%= 996 sf. Adding 30.66 sf, 3.4% of allowable increase.

Ok to Issue:

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/07/2010

Note:

Ok to Issue:

- 1) Positive fastenings shall be installed at rafter to wall plate and ceiling tie sister shall be full length.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

PERMIT ISSUED

OCT - 7 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

OCT - 7 2010

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

9.10.20.10

Received from Household Copiers

Location of Work 15 Howard St

Cost of Construction \$ _____ Building Fee _____

Permit Fee \$ _____ Site Fee _____

Certificate of Occupancy Fee: _____

Total 340

Building (01) _____ Plumbing (15) _____ Electrical (12) _____ Sewer Plant (02) _____

Order # CC Total Collected \$ 340.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J. J.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

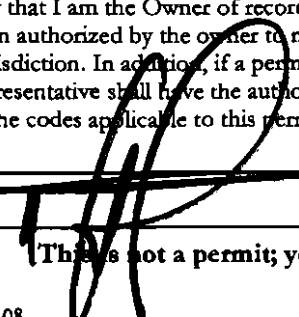
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 15 HOWARD ST PORTLAND		
Total Square Footage of Proposed Structure/Area 33 sq ft	Square Footage of Lot 3707	Number of Stories 1.5
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 014 J 013	Applicant * must be owner, Lessee or Buyer* Name SARAH BUCK Address 15 HOWARD City, State & Zip PORTLAND ME	Telephone: 207-883-0157 E106R
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 32,000 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) SINGLE FAMILY Number of Residential Units 1 If vacant, what was the previous use? _____ Proposed Specific use: NO CHANGE Is property part of a subdivision? NO If yes, please name _____ Project description: ADD TWO DECKERS TO SECOND FLOOR		
Contractor's name: ELDER INVESTMENTS <i>Joan</i> Address: 230 BLACK POINT ROAD City, State & Zip SLACBOROUGH MAINE 04074 Telephone: 207-883-0157 Who should we contact when the permit is ready: TREVOR Telephone: _____ Mailing address: SAME		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner 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:  Date: **7.9.10**


This is not a permit; you may not commence ANY work until the permit is issued

*883-0157
Joan*

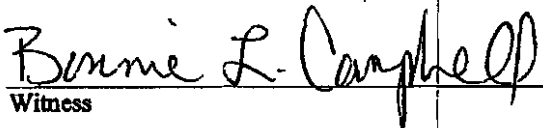
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Luke S. MacFadyen of 15 Howard Street Portland, ME for consideration paid grants to Sarah M. Buck of 62 Monument Square, # 1, Portland, Maine with WARRANTY COVENANTS, the premises in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Luke S. MacFadyen has caused this instrument to be signed this 7/30/2010




Luke S. MacFadyen



Witness

State of Maine
County of Cumberland

Then personally appeared before me this 30th day of July, 2010 the said
Luke S. MacFadyen
and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Maine Attorney at Law
Commission Expiration: _____

BONNIE L. CAMPBELL
NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES FEBRUARY 14, 2015

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land with the buildings thereon, in Portland, County of Cumberland and State of Maine, being lot No. 5 on a Plan of Moses Gould, on the easterly side of Howard Street, and bounded and described as follows, to wit:

Commencing at the southwesterly annex of Lot No. 6 at a point one hundred sixty-eight (168) feet southerly from the intersection of the southerly sideline of Turner Street with the easterly sideline of Howard Street, and running thence southerly on Howard Street thirty-six (36) feet to a stake; and from these two points extending easterly between lines parallel with Turner Street, holding the width of thirty-six (36) feet one hundred five (105) feet to Lot No. 18 on said plan.

Also a certain right of way and easement over, through and in land at 19 Howard Street in said Portland, adjoining the above, described premises, for the purposes of maintaining, altering and repairing any building or buildings located on the above-described premises.

Being the same premises conveyed to Luke S. MacFadyen by deed from Amy U. Nolan Osborn and James Osborn dated October 19, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16866, Page 287.

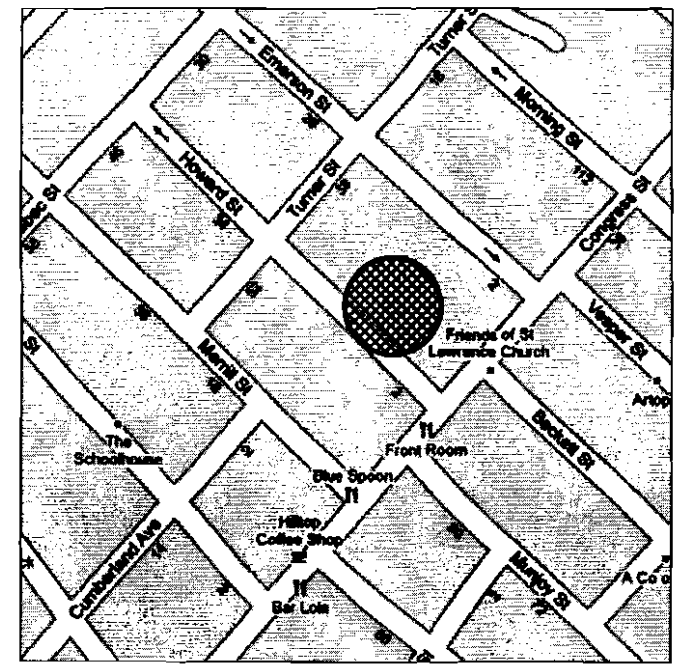
PROPOSED RENOVATION FOR THE BUCK RESIDENCE

15 HOWARD STREET - PORTLAND ME

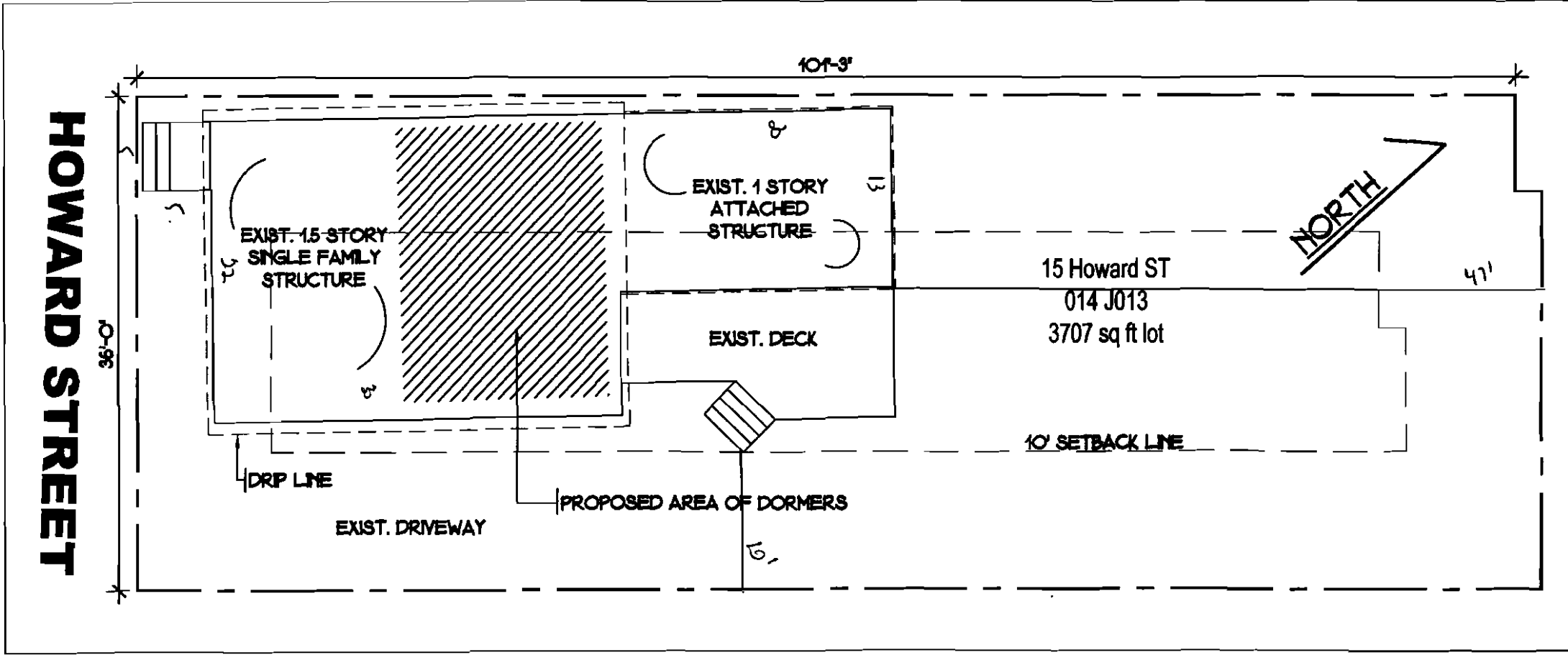
R-6
 lotsize 3707 ϕ lot coverage = 50% = 1853.5 ϕ - 1409.5 ϕ ^{ob} deck 20x6.5 = 130
 sidesetback - min 10' - 1' setback
 * use section 14-436(G)
 - meets land use per div.
 80% of 1245 (1st floor footprint) = 996 ϕ adding 30.66 ϕ = 3.4%

1st floor footprint (deck not permitted, not included, but meets zoning requirements)
 30x32 = 960
 13x20 = 260
 5x5 = 25
 1245 ϕ

2.0x11.5 = 34.5
 114.5



Eider Investments, Inc.
 258 Black Point Road, Scarborough, ME 04074
 207.883.0157 • 207.883.8202



LIST OF DRAWINGS	
DWG. NO.	DRAWING TITLE
T-0.0	TITLE SHEET AND GENERAL INFORMATION
T-0.2	ZONING CALCULATIONS
A-101	FLOOR PLAN
A-201	EAST ELEVATION
A-202	NORTH ELEVATION
A-301	SECTION/DETAIL

1 PLOT PLAN
 SCALE: 1" = 10'
 NOTE: INFORMATION FOR THIS PLOT PLAN WAS TAKEN FROM PUBLIC RECORD AND A FIELD SURVEY OF 9-10-10

BUCK RESIDENCE
PROPOSED RENOVATIONS
PORTLAND, MAINE

Map	U000	Date		Revisions
Lot	00	Date		
Send As Not:		Date		
Drawn		Checked		

Sheet: **T-0.0** of 6

Drawn	Checked
Project	Date
Scale	As Not.
Lot	00
Map	U000
Revisions	Date

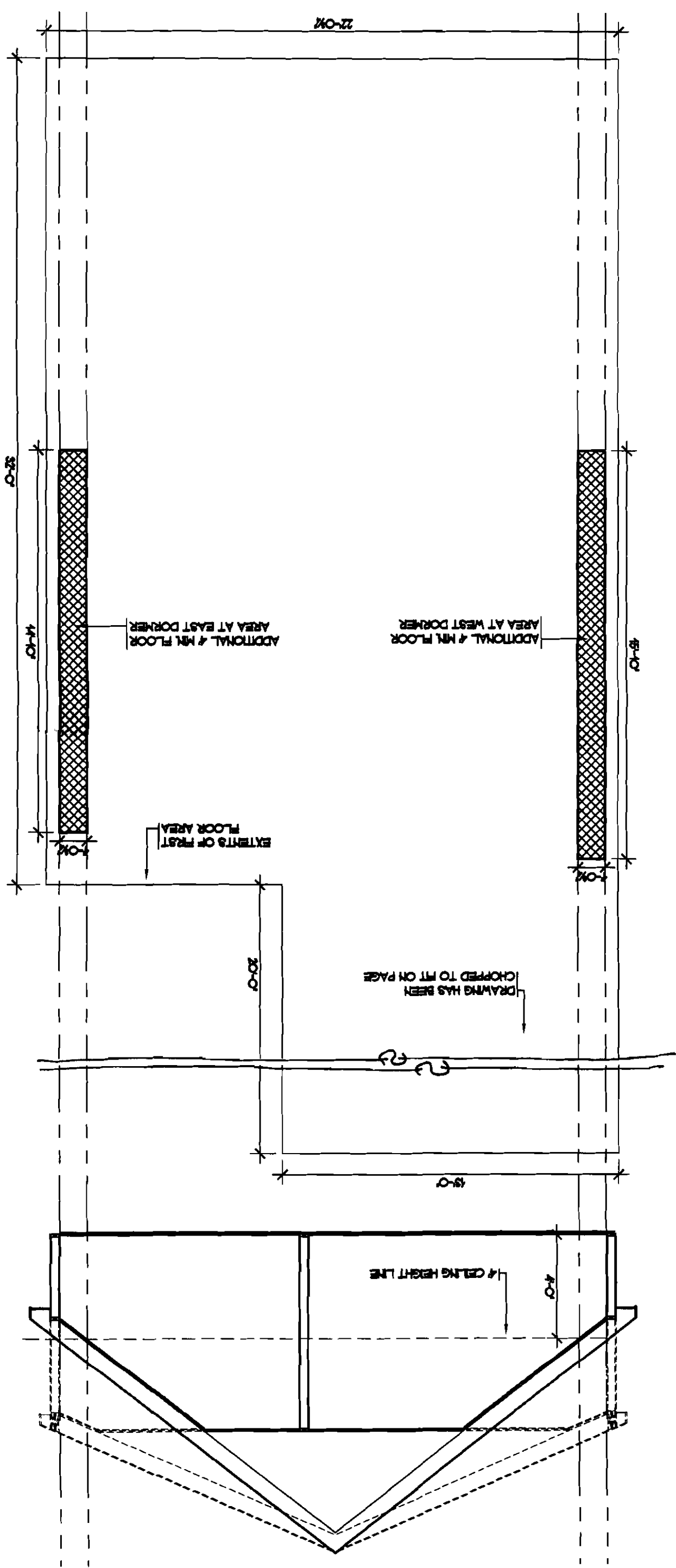
BUCK RESIDENCE
PROPOSED RENOVATIONS
 PORTLAND, MAINE

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 258 Black Point Road, Scarborough, ME 04074
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16 HOWARD ST. CH JOIS R-6	
FROM PORTLAND ZONING 14-106 (B)	
TOTAL AREA • FIRST FLOOR	964 SQFT
60% OF THAT AREA	771 SQFT
PROPOSED NEW AREA • DORMERS	33 SQFT
(17 SQFT + 16 SQFT)	

adding
 $15.83 \times 1 = 15.83 \phi$
 $14.83 \times 1 = 14.83 \phi$
 30.66ϕ

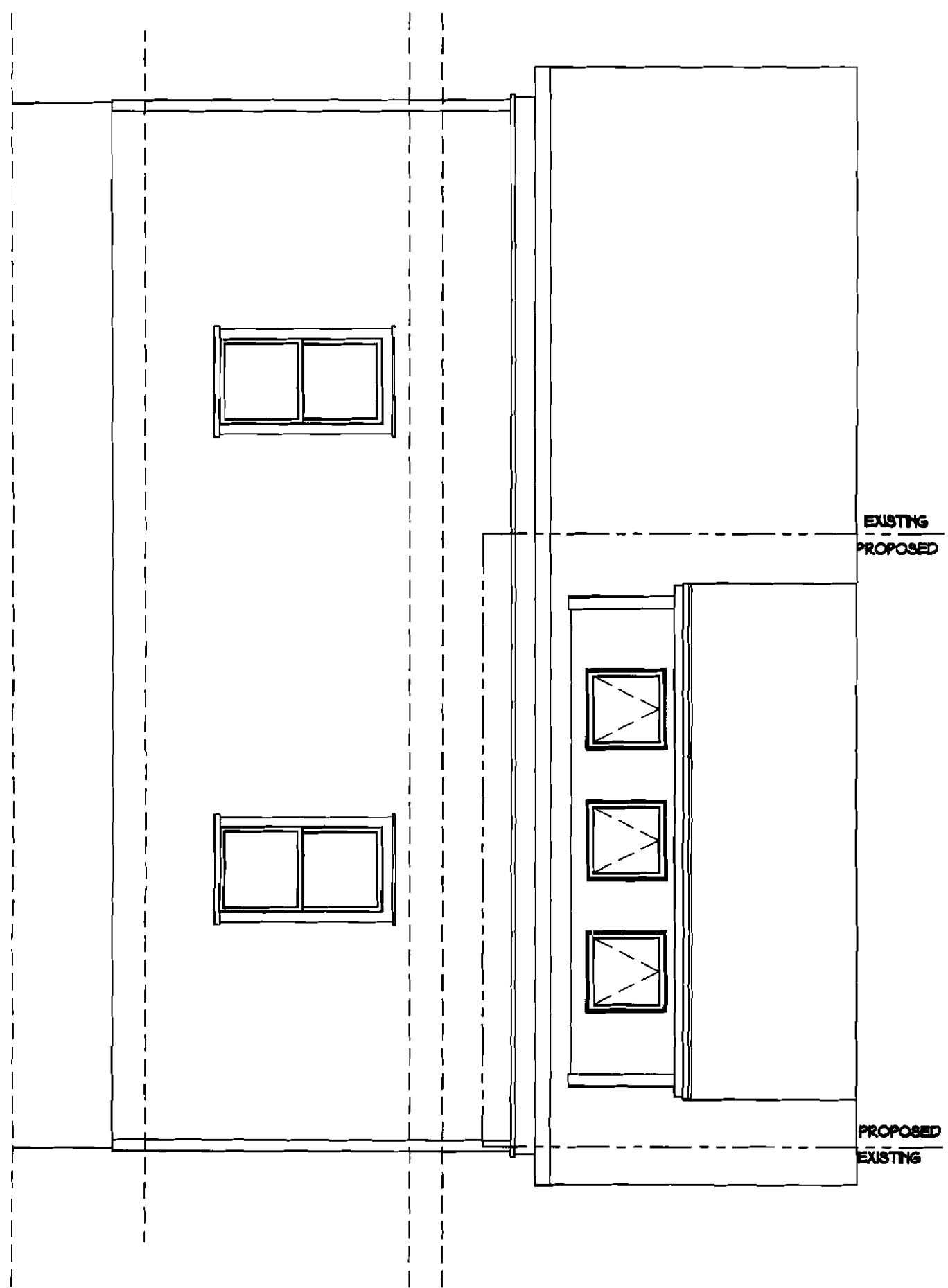
4 PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: THIS PLAN HAS BEEN CROPPED TO FIT ON THE PAGE



3 SECTION
 SCALE: 1/4" = 1'-0"

5

EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING
PROPOSED

PROPOSED
EXISTING

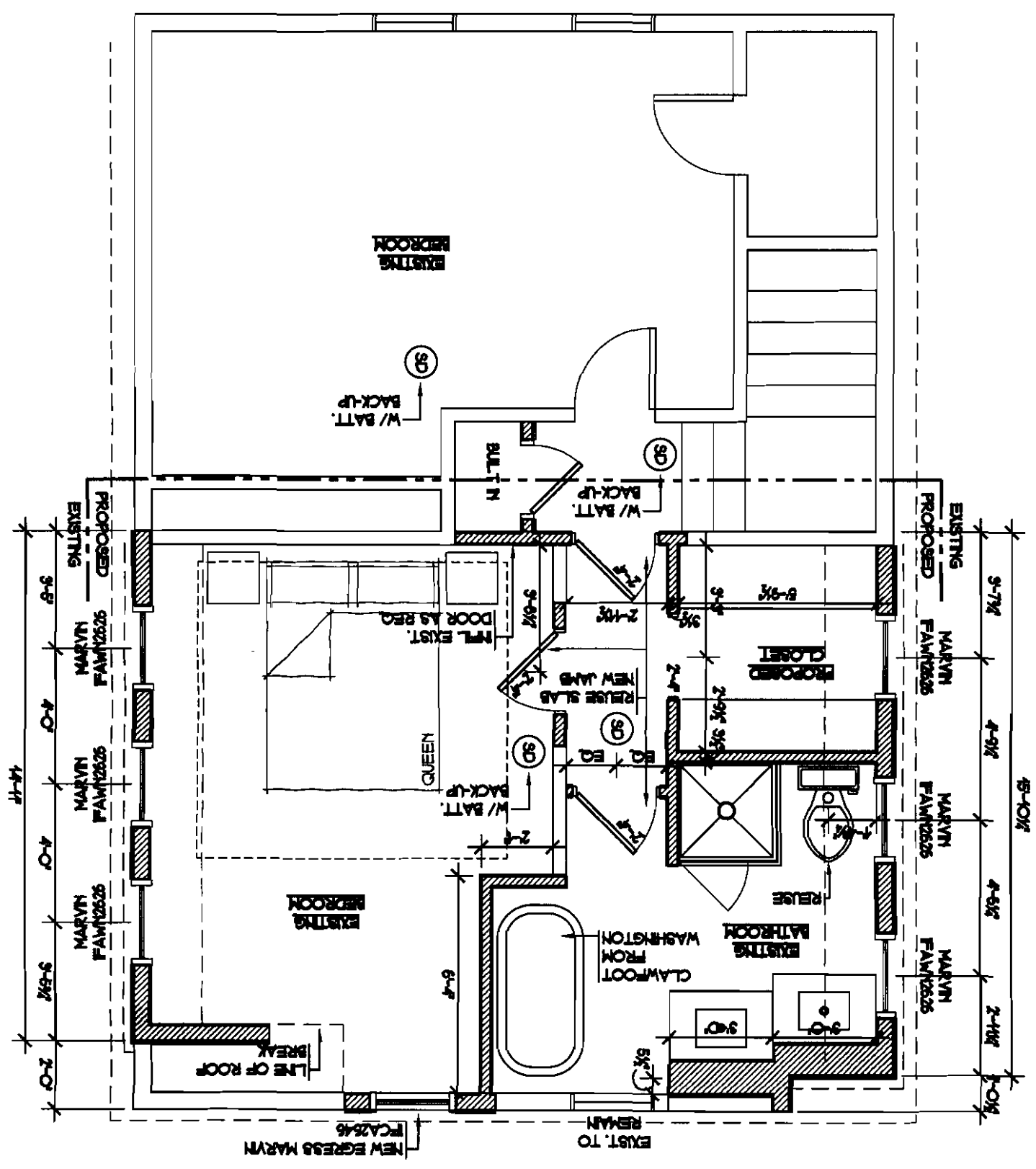
Sheet #	Title		Map	U000	Date	Revisions
A-201	E ELEVATION		Lot	00		
4 of 6	Project	Date	Scale	As Not.		
	Drawn	Checked				

BUCK RESIDENCE
PROPOSED RENOVATIONS
PORTLAND, MAINE

Eider Investments, Inc.
 258 Black Point Road, Scarborough, ME 04074
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4 PROPOSED SECOND PLAN
SCALE: 1/4"=1'-0"



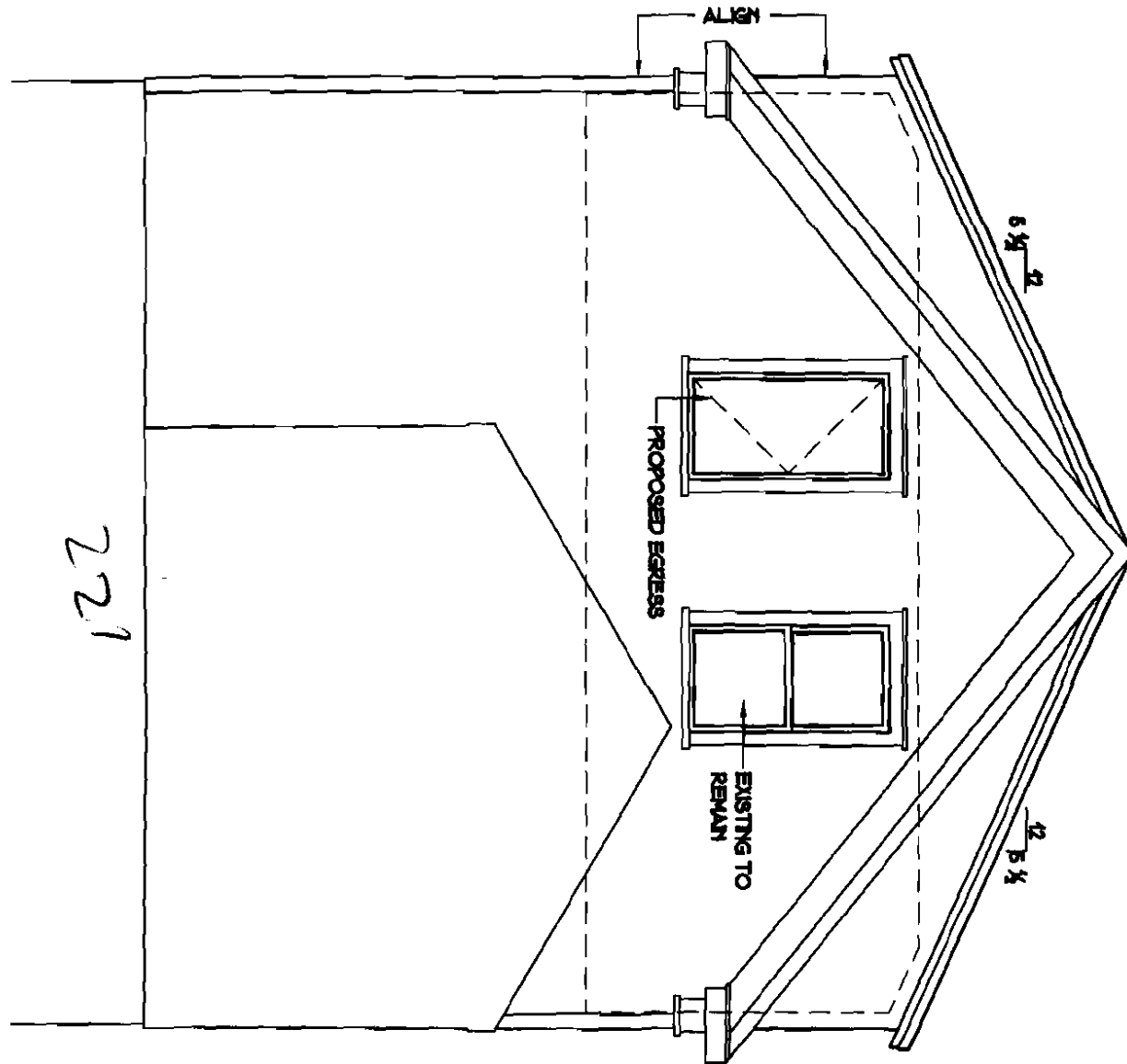
Sheet #	Title	Map	U000	Date	Revisions
A-101	FLOORPLAN	Lot	00		
3 of 6	Project	Date	Scale	As Not.	
	Drawn	Checked			

BUCK RESIDENCE
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PORTLAND, MAINE

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6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Sheet #	Title	Map	Date	Revisions
A-202	N. ELEVATION	U000		
		Lot		
		Scale	As Not.	
5 of 6	Drawn	Checked		

BUCK RESIDENCE
PROPOSED RENOVATIONS
PORTLAND, MAINE

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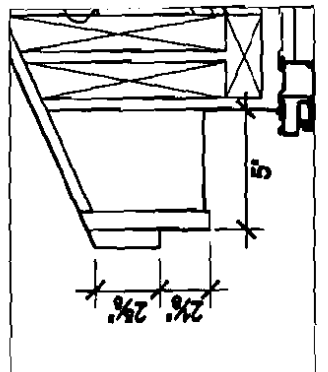
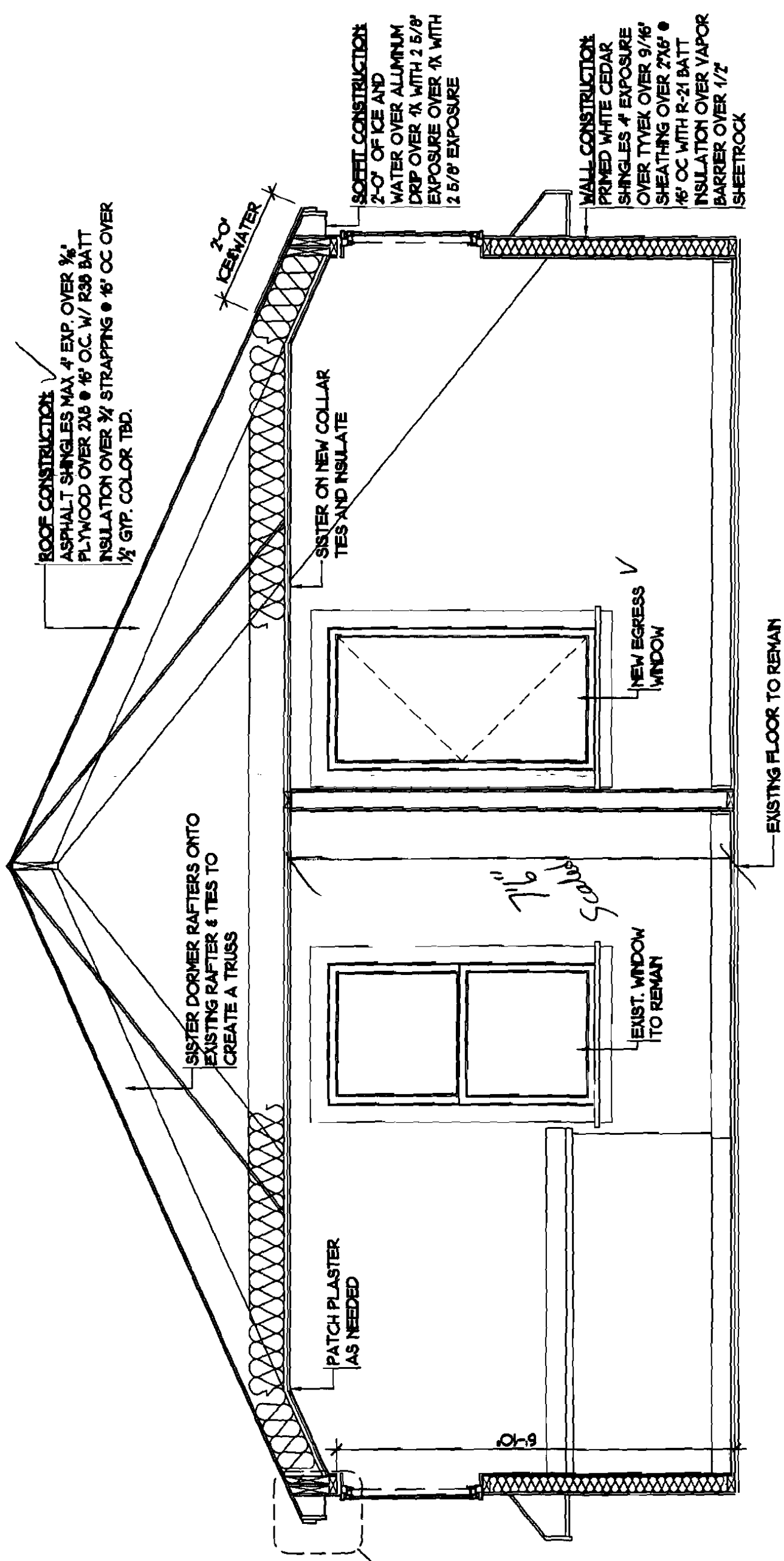
258 Black Point Road, Scarborough, ME 04074
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Sheet	A-301	6 of 6
Title	SECTION	
Map	U000	
Scale	AS NOTED	
Project	00	
Date		
Checked		
Revisors		

BUCK RESIDENCE PROPOSED RENOVATIONS PORTLAND, MAINE

Elder Investments, Inc.
258 Black Point Road, Scarborough, ME 04074
207.883.0157 • 207.883.8202



7 DETAIL
SCALE: 1/2" = 1'-0"

6 SECTION
SCALE: 1/2" = 1'-0"

7
A-301