

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

PERMIT ISSUED  
 Permit Number: 050850  
 JUL 14 2005  
 CITY OF PORTLAND

This is to certify that McNally Jacob G & /Portland renovation  
 has permission to Enlarge kitche, add second st 20' x 27' 2 bed and bath  
 AT 32 Montreal St C 015 C012001

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 altered or closed-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 \_\_\_\_\_  
DepartmentName

*Joanne Bouda* 7/13/05  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Permit No: 05-0850 Issue Date: <b>PERMIT ISSUED</b> CBL: 015 C012001			
Location of Construction: 32 Montreal St	Owner Name: McNally Jacob G &	Owner Address: 32 Montreal St	Phone: JUL 14 2005
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 111 Anderson St Portland	Phone: 2077128590
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND Additions - Dwellings	Zone: R6
Past Use: Single Family Home	Proposed Use: Single Family Home / Enlarge kitche, add second story 20' x 27' w/ 2 beds and bath	Permit Fee: \$921.00	Cost of Work: \$100,000.00
Proposed Project Description: Enlarge kitche, add second story 20 x 27' w/ 2 beds and bath		CEO District: 1	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 7/13/05
		Signature: _____ 'EDESTRIAN ACTIVITIES DISTRICT (P. D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: Idobson	Date Applied For: 06/23/2005	<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<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>approved w/conditions            sec. 14-436            sec. 14-425</i> Date: JMB 7/13/05	Date: _____	Date: JMB

**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, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0850	<b>Date Applied For:</b> 06/23/2005	<b>CBL:</b> 015 C012001
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<b>Location of Construction:</b> 32 Montreal St	<b>Owner Name:</b> McNally Jacob G &	<b>Owner Address:</b> 32 Montreal St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Renovations	<b>Contractor Address:</b> 111 Anderson St Portland	<b>Phone:</b> (207) 712-3590
<b>Tenant/Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home / Enlarge kitchen, add second story 20' x 27' w/ 2 beds and bath	<b>Proposed Project Description:</b> Enlarge kitchen, add second story 20' x 27' w/ 2 beds and bath
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/13/2005

**Note:** 7/7/05 spoke w/Bob V. For a complete plot plan w/setbacks, also verified some details as noted on plans, he will fax mortgage survey. 7/8 received fax      **Ok to Issue:**

- 1) Approved using Sec. 14-425 for the bulkhead to project into the required setback
- 2) The decks are not approved on this permit, separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) Approved using Sec. 14-436 for a 50% expansion using 504 sf of an allowable 545 sf.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/13/2005

**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) The door off the master bedroom shall be secured and made inoperable at the final inspection
- 4) Separate permits are required for any electrical, plumbing, or heating.

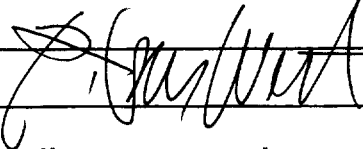
# All Purpose Building Permit Application

If you or the property owner owns 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.

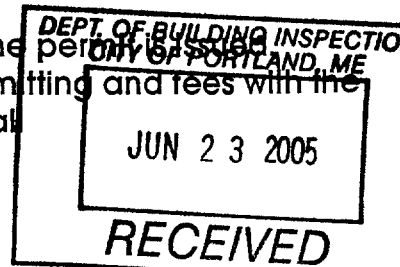
Location/Address of Construction: <b>32 MONTREAL STREET, PORTLAND</b>		
Total Square Footage of Proposed Structure <b>473 SQUARE FEET</b>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <b>015</b> Block# <b>C</b> Lot# <b>012</b>	Owner: <b>JACOB McNALLY / LEAH COPLON</b>	Telephone: <b>775.6392</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>PORTLAND RENOVATIONS, INC. - ROBERT VAN WERT</b>	cost Of Work: \$ <b>100,000</b> Fee: \$ <b>20100</b>
<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p style="text-align: center;"><b>ENLARGE</b> <span style="float: right;"><b>1 BATH</b></span></p>		
Who should we contact when the permit is ready: <b>ROBERT VAN WERT . 712.3590</b>		
Mailing address: <b>PORTLAND RENOVATIONS, INC. 111 ANDERSON STREET, PORTLAND, ME 04101</b>		
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: <b>712.3590</b>		

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 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 of applicant:  Date: **6.23.05**

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.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	015 C012001
Location	32 MONTREAL ST
Land Use	SINGLE FAMILY
Owner Address	MCNALLY JACOB G & LEAH COPLON JTS 32 MONTREAL ST PORTLAND ME 04101
Book/Page	19481/272
Legal	15-C-12 MONTREAL ST 32 3452 SF

**Current Valuation Information**

Land	Building	Total
\$32,660	\$56,070	\$88,730

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$108,200	\$101,300	\$209,500	\$149,115

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1900	Old Style	1.5	1555	0.077		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
3	1		7	None	Pier/slab	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
SHED-METAL	1	1960	7x9	D	F

**Sales Information**

Date	Type	Price	Book/Page
06/03/2003	LAND + BLDING	\$235,000	19481-272
10/01/1993	LAND + BLDING	\$36,500	11059-139
10/01/1993	LAND + BLDING	\$36,500	11059-153
10/01/1993	LAND + BLDING	\$73,000	11059-125

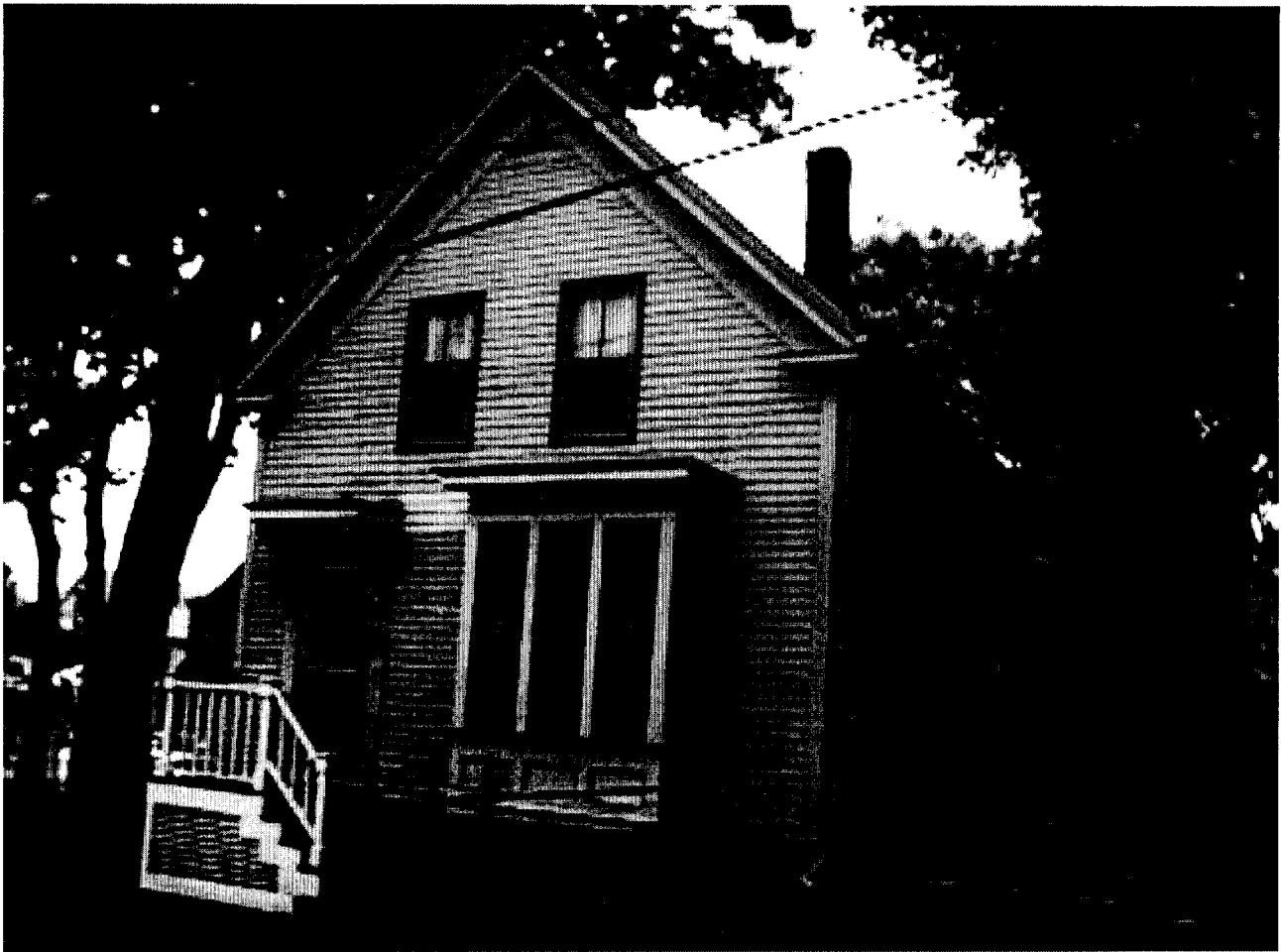
**Picture and Sketch**

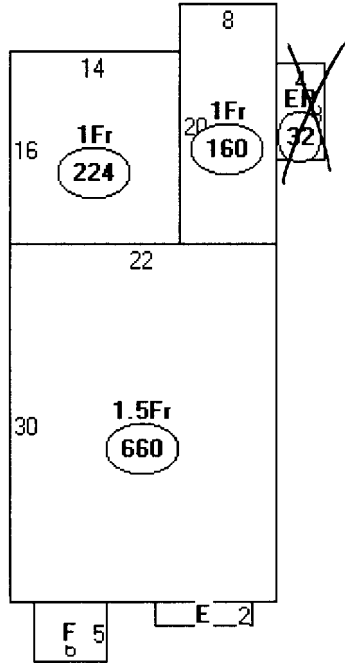
Picture                      Sketch                      Tax Map

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here](#) to view comparable sales or below to view by:





Descriptor/Area

- A: 1.5Fr  
660 sqft
- E: 1Fr  
224 sqft
- C: 1Fr  
160 sqft
- D: EP  
32 sqft
- E: FBAY/B  
16 sqft
- F: WD  
30 sqft

1090  
 x 50%  
 allowed 545 SF

360  
 144  
504

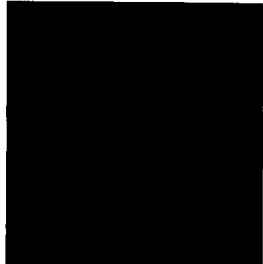
1090  
 120 New Addition  


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 1210  
 35 bulkhead  
1245

Lot 3452  
 x 50%  
1726 SF

OK



8 JULY 2005

ATTN:  
JEANIE BOURKE FAX 874.8710

RE: 32 MONTREAL STREET

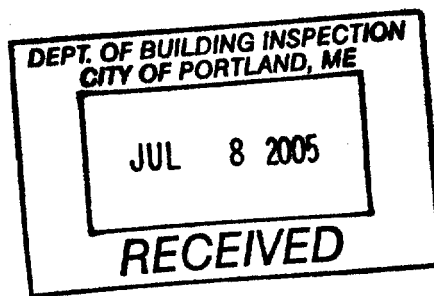
JEANIE,

ATTACHED IS AN ADDITIONAL SITE PLAN AS YOU REQUESTED, SHOWING SETBACKS, LIMITS OF CONSTRUCTION AND THE FUTURE DECK. ALSO SHOWN IS OUR DESIRED LOCATION OF THE NEW BULKHEAD.

PLEASE GIVE ME A CALL W/ANY QUESTIONS.

THANKS.

ROBERT VAN WERT  
PORTLAND RENOVATIONS, INC.  
MOBILE 712.3590





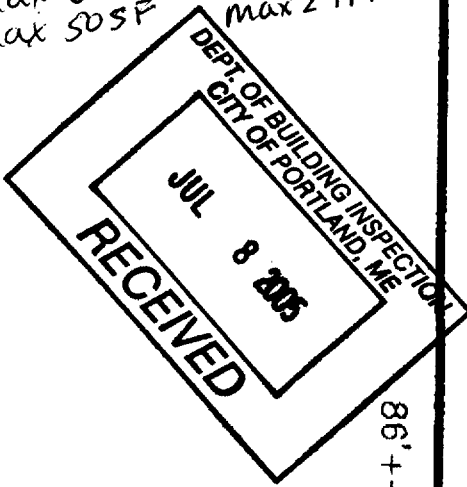
# MONTREAL STREET

(PAVED)

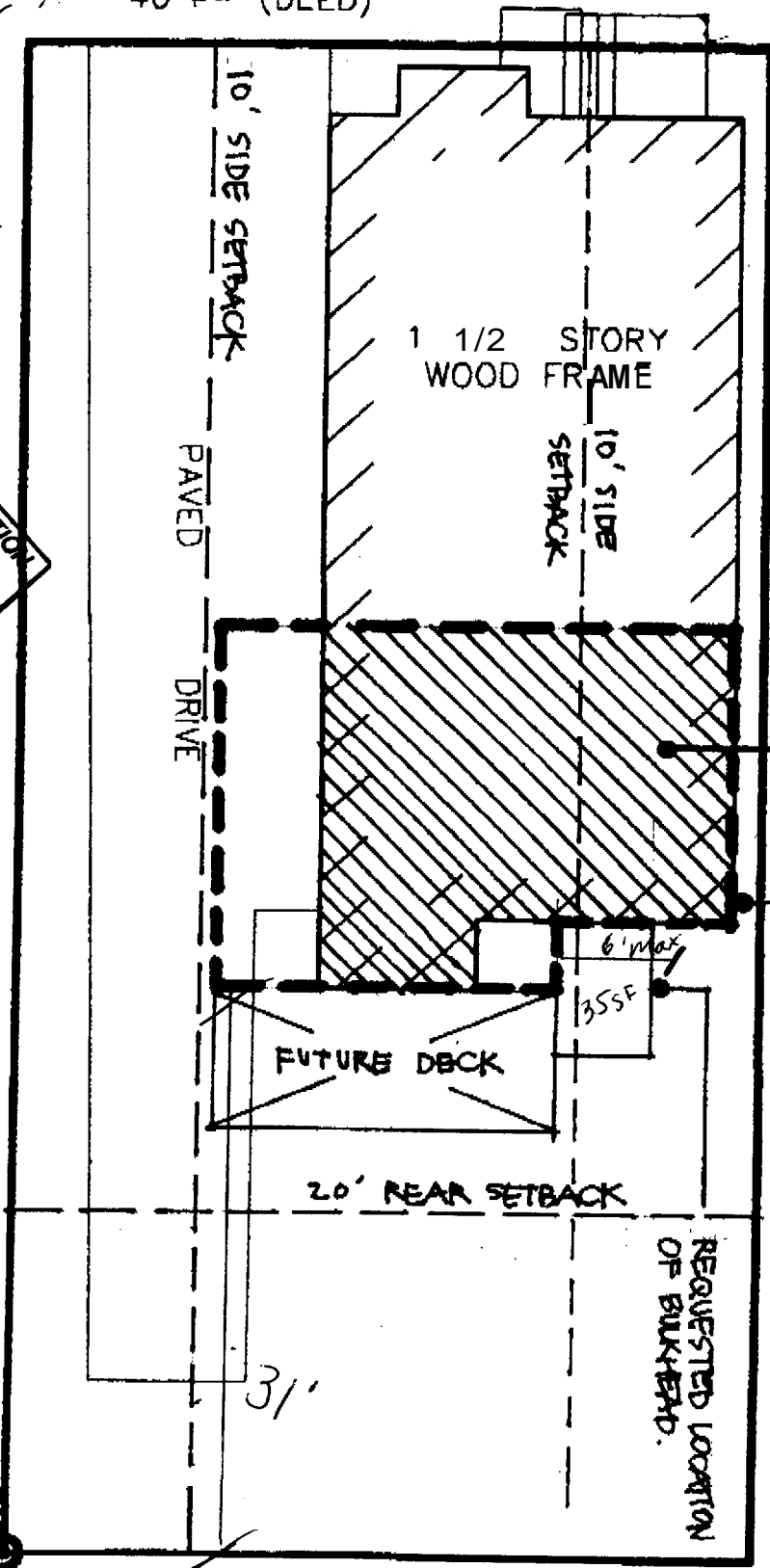
R6 Zone

50% Expansion Sec. 14-436  
Addition = side 10' Req 10' shown  
Rear 20' Req 30' shown 40'+ (DEED)

Bulkhead  
Sec. 14-425 Projection  
into required yard  
Max: 6' from Bldg into side  
max 50SF max 2' HT



86'+ (DEED)



86'+ (DEED)

HATCHED AREA SHOWS EX. PORTION OF HOUSE TO BE REMOVED. (ONE STORY)  
BOLD DASHED LINE SHOWS LIMITS OF NEW CONSTRUCTION (TWO STORY)

32 MONTREAL STREET  
CORLON - MCNALLY RESIDENCE  
PORTLAND RENOVATIONS  
9 JULY 2005 1"=10'-0"

CIRF

40' (DEED)