

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

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 030446

This is to certify that Casco Bay Ventures /Applica  
has permission to Addition of New Baths and D on 2nd and 3rd floors  
AT 25 Fore St 016 F024A01

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 when permission is procured before this building or part thereof is leased or occupied. 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature] 9/30/03  
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: 03-0446	Issue Date:	CBL: 016 F024A01
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Location of Construction: 25 Fore St	Owner Name: Casco Bay Ventures	Owner Address: 223 Woodvale Rd	Phone: 797-7752
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R6

Past Use: Three Condominium Units	Proposed Use: Three Condominium Units	Permit Fee: \$429.00	Cost of Work: \$58,000.00	CEO District:
Proposed Project Description: Addition of New Baths and Dens on 2nd and 3rd floors <i>legal: 3 D.U. only - conds permit # 01-0534 6/27/01</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type 5B Signature: <i>[Signature]</i>	
		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: 05/02/2003	<b>Zoning Approval</b>
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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 checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 7/23/03	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:
	to remain 3 DU only see site plan exemption 6/20/03		

**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> 03-0446	<b>Date Applied For:</b> 05/02/2003	<b>CBL:</b> 016 F024A01
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<b>Location of Construction:</b> 25 Fore St	<b>Owner Name:</b> Casco Bay Ventures	<b>Owner Address:</b> 223 Woodvale Rd	<b>Phone:</b> ( ) 797-7752
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Three Condominium Units with new baths and dens on 2nd, 3rd floors	<b>Proposed Project Description:</b> Addition of New Baths and Dens on 2nd and 3rd floors
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/24/2003

**Note:** 05/14/03 - left a call for Wally Geyer - this looks like a new addition to 2nd & 3rd floors - needs a site plan or site plan exemption. Also, does this change the setbacks - I am very unclear based on the submittal

5/27/03 I received some sort of drawing that is a little more helpful, but a site plan review thru planning is still required. I don't think he has applied for such a review as of yet.

6/20/03 Site plan exemption approved - waiting for copy to come down from planning

- 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 three (3) family condo 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:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**

**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. McDougall      **Approval Date:** 07/24/2003

**Note:**      **Ok to Issue:**

**Comments:**

07/31/2003-mjn: Plans need to be created by a design professional, applicant notified

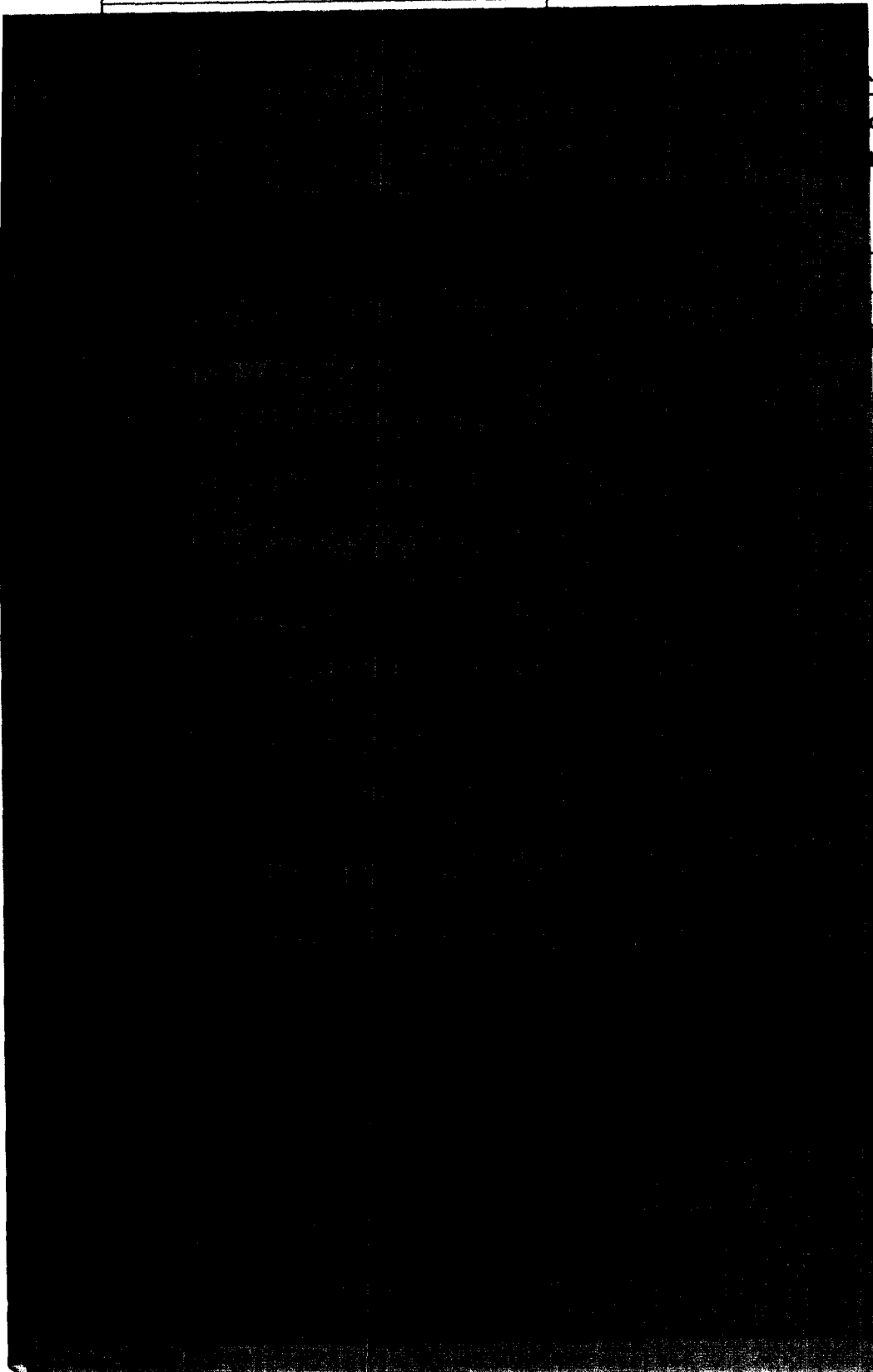
03-0446



# Residential 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>25 Fore St</u>	
Total Square Footage of Proposed Structure <u>252</u>	Square Footage of Lot



Telephone:  
797-7752-0  
3293885-C

Cost Of Work: \$ 58,000  
Fee: \$ 429.00

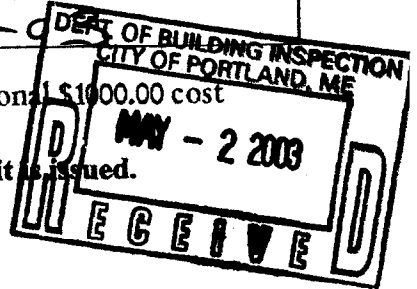
Phone: 329-3885  
Phone: 7977752-0

### Information Checklist. Failure to

may be required prior to permit approval.  
874-8703.

I authorize the proposed work and that I have been  
informed of all applicable laws of this jurisdiction. In addition,  
my representative shall have the authority to enter all  
premises covered by this permit.

Fee: 5-1-0  
per additional \$1000.00 cost  
the Permit is issued.





# Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow; zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

**Please submit all of the information outlined in this Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

**City of Portland, Maine - Building or Use Permit**

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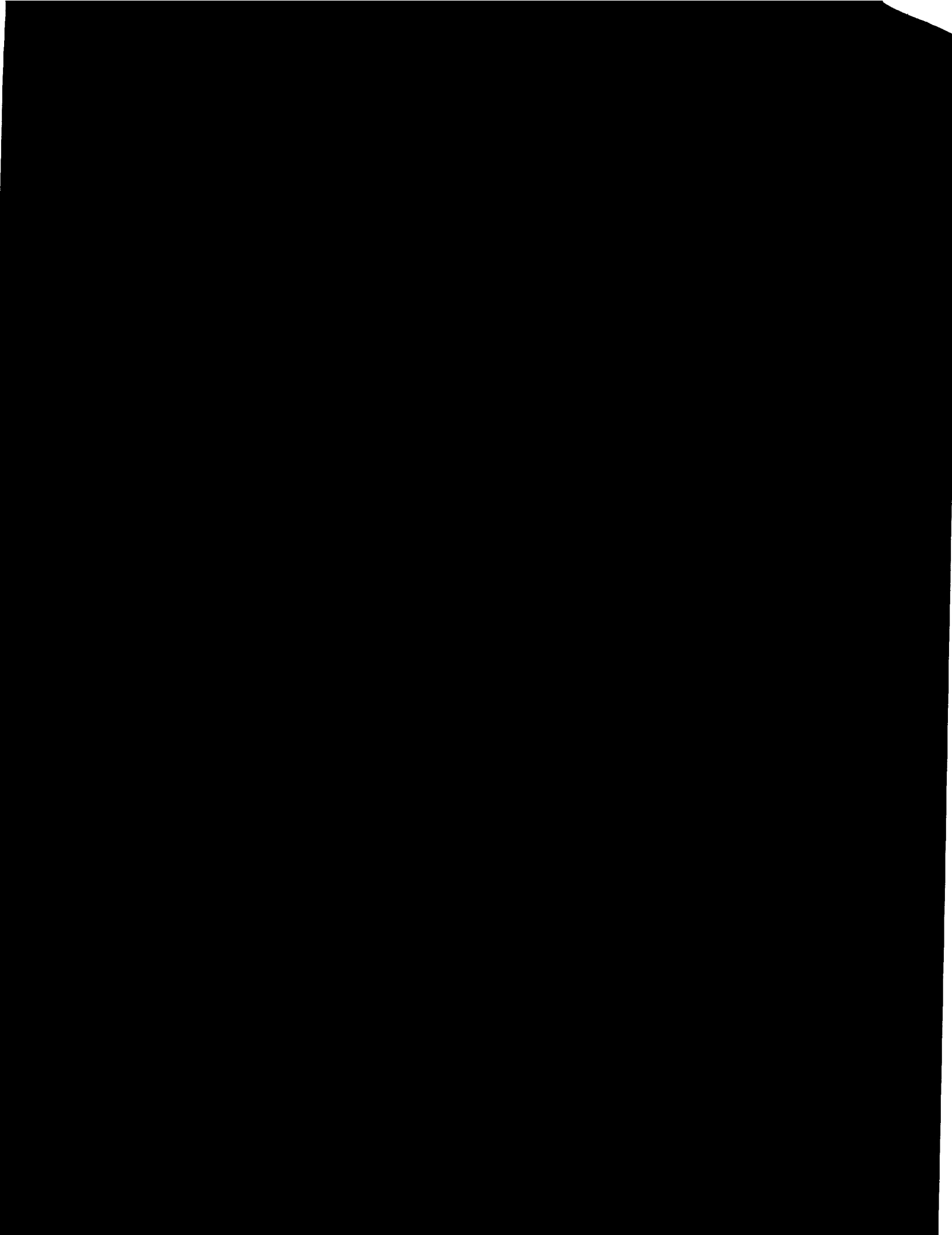
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**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Pending      **Reviewer:** Lt. McDougall      **Approval Date:**      **Ok to Issue:**



**Casco Bay Ventures, Inc.  
223 Woodville Road  
Falmouth, ME 04105  
(207) 797-7752**

June 2, 2003

**Building Inspector  
City of Portland  
City Hall Room 315  
Portland, ME**

**I am requesting an exemption from site plan review on the following proposed addition at 25 Fore Street.**

**Addition of a second and third floor to be constructed on top of existing structure. Existing structure is 6' x 20' laundry and den request to add second and third floor bath and den the same size as existing first floor. This addition will not increase the building footprint. There will be no new curb cuts, driveways or parking areas. The curbs and sidewalks are complete and in sound conditions. The use will not increase existing parking or traffic. There are no known stormwater impacts from this addition. There are no evident deficiencies in existing screening from adjoining properties. The existing utility connections are adequate to serve the proposed addition and there will be no disturbance within the public right-of-way.**

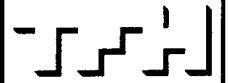
Sincerely,



**Waldon M. Geyer  
Vice President**



25 FORE STREET  
 PORTLAND, MAINE



TFH ARCHITECTS  
 100 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 775 6141  
 ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 04/18/03

PROJECT No. 0304

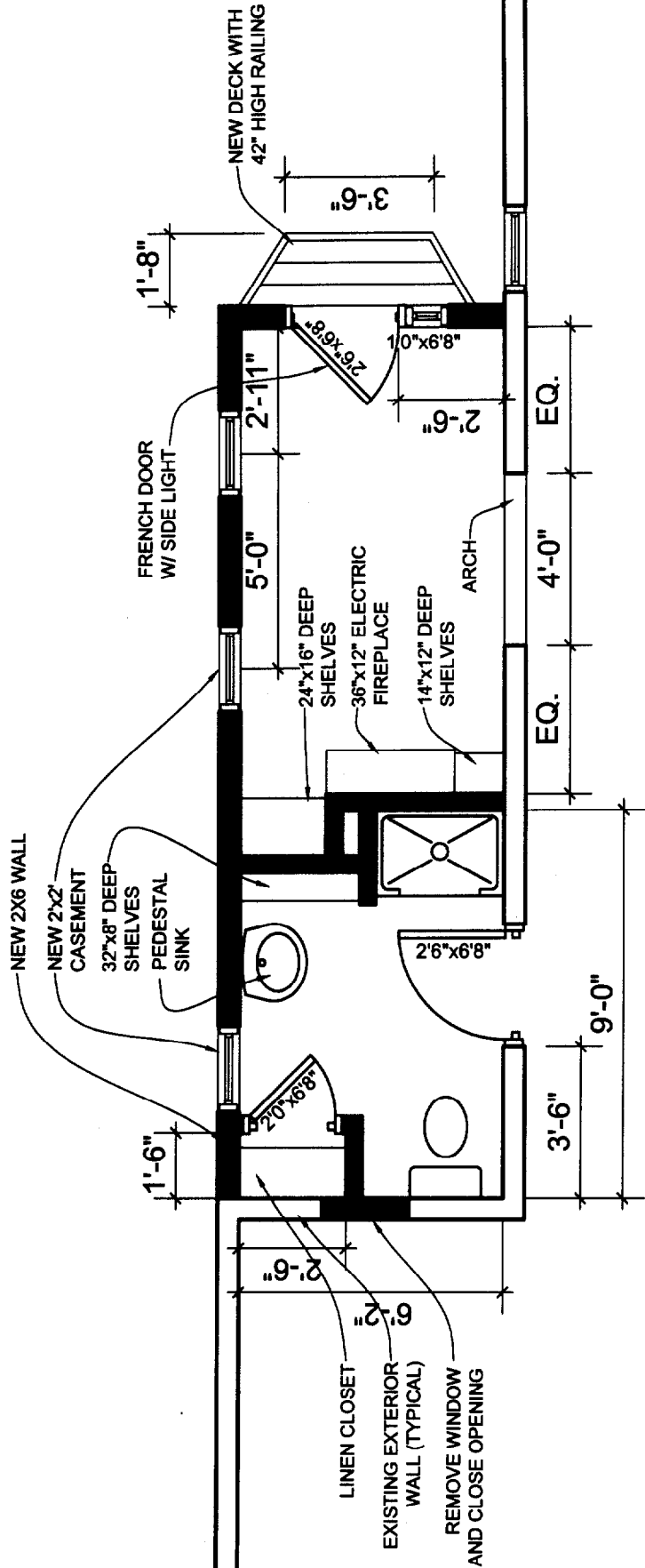
DRAWN BY: KRH

CHECKED BY:

SCALE:

SHEET TITLE:  
 PROPOSED  
 PLAN

UNIT  
 #2

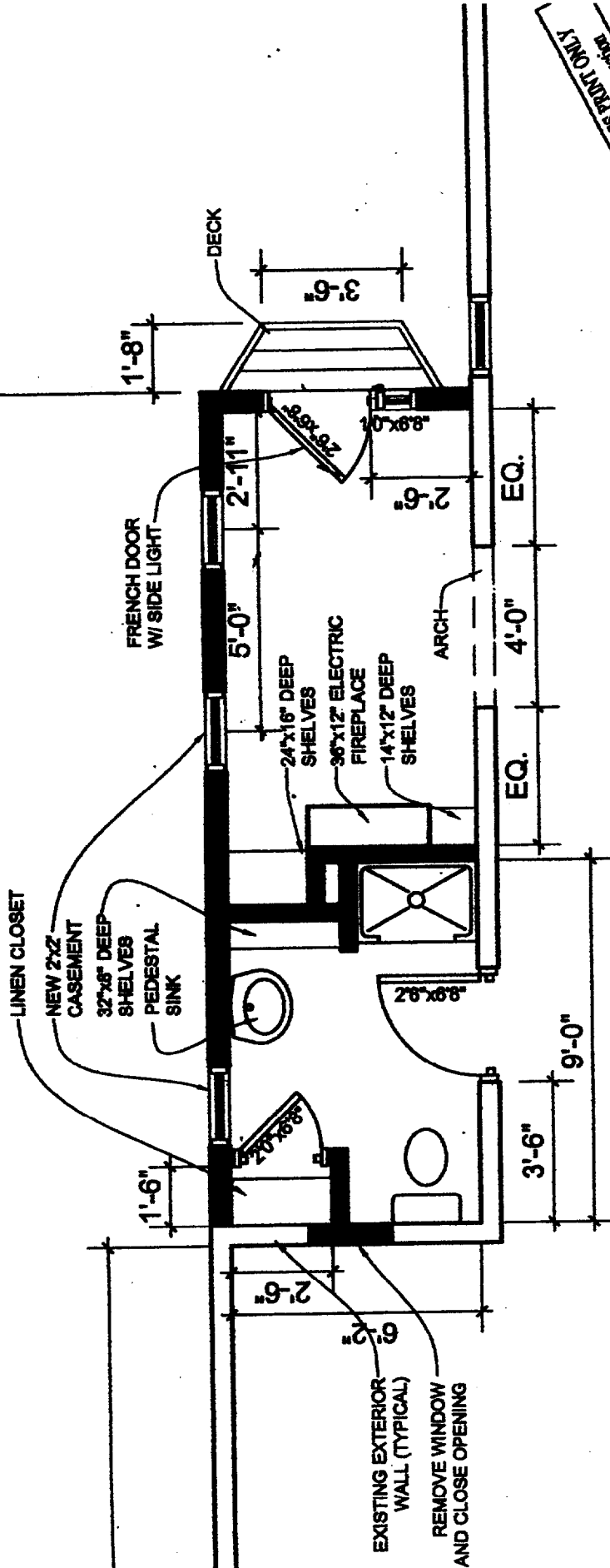


**SECOND FLOOR ADDITION**

1/4" = 1'-0"

16'-0"

51'-7"

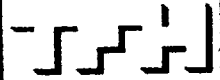


EXISTING

SECOND FLOOR ADDITION

1/4" = 1'-0"

25 FORE STREET  
PORTLAND, MAINE



TPH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 04/19/03

PROJECT No. 0304

DRAWN BY: KPH

CHECKED BY:

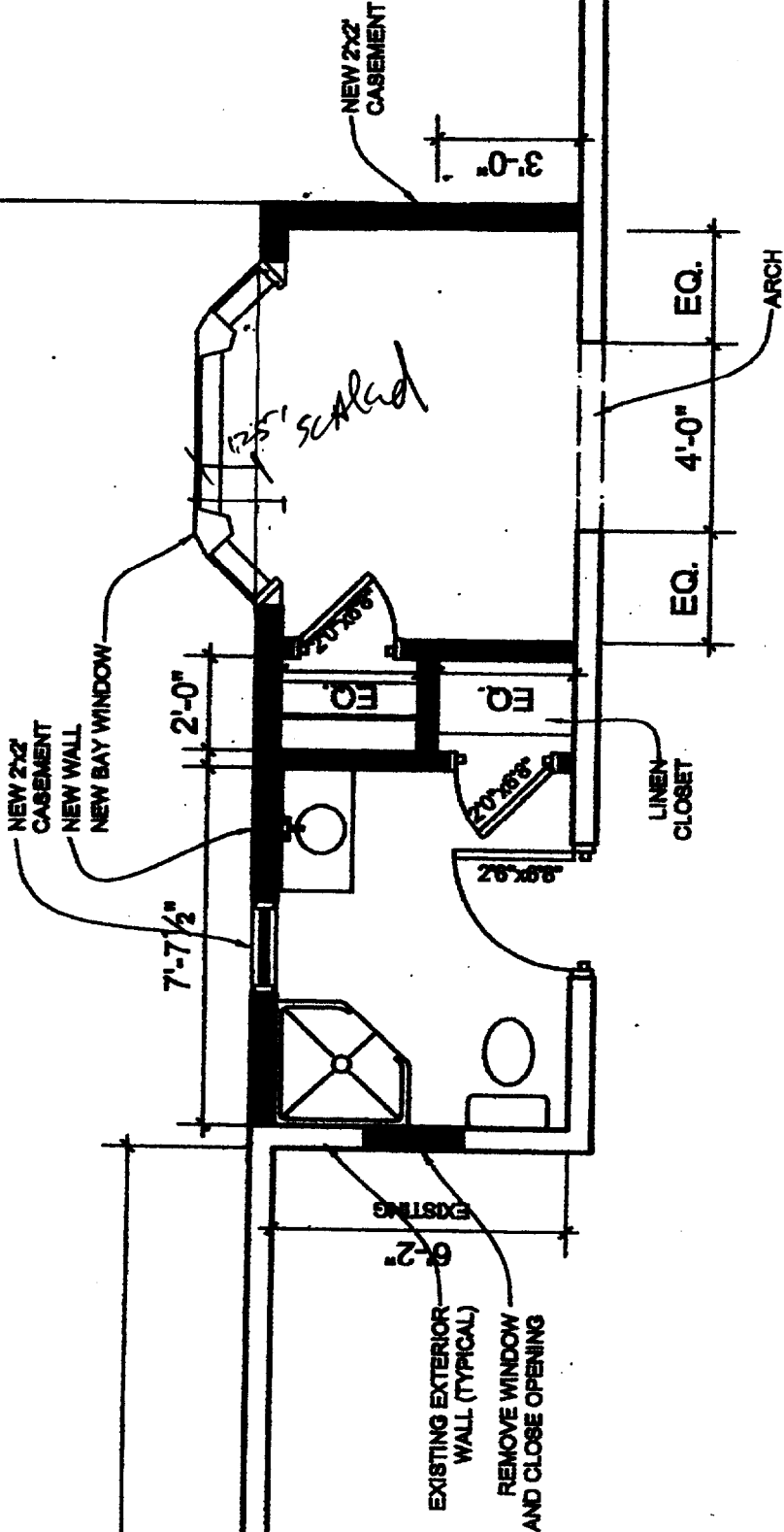
SCALE:

SHEET TITLE:  
PROPOSED  
PLAN

UNIT  
#2

50'-7"

17'-0"



PROCESSED BY THE ARCHITECT

EXISTING

THIRD FLOOR ADDITION

1/4" = 1'-0"

TPH ARCHITECTS  
 188 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 287 775 9141  
 ARCHITECTURE PLANNING

CONSULTANTS:

DATE: 04/1998

PROJECT No. 0304

DRAWN BY: KRH

CHECKED BY:

SCALE:

SHEET TITLE:  
PROPOSED  
PLAN

UNIT  
#3

25 FORE STREET  
PORTLAND, MAINE

25 FORE STREET  
PORTLAND, MAINE



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
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CONSULTANTS:

DATE: 04/18/03

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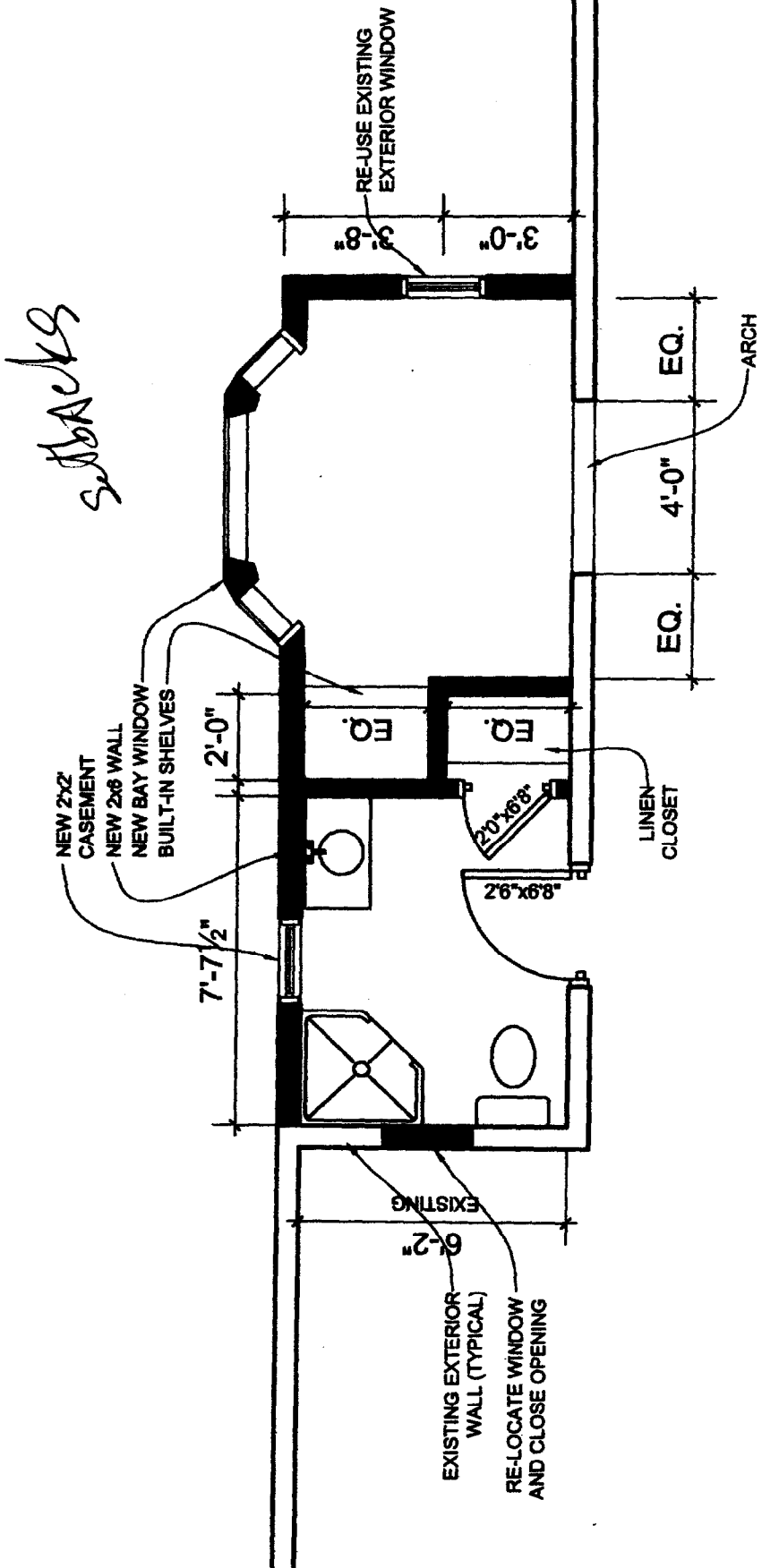
DRAWN BY: KPH

CHECKED BY:

SCALE:

SHEET TITLE:  
PROPOSED  
PLAN

UNIT  
#3



THIRD FLOOR ADDITION