

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

Please Read Application And Notes, If Any, Attached

This is to certify that REYNOLDS JOSEPH W

has permission to Change of Use Garage to 3rd

AT 48 MONUMENT ST

## PERMIT SECTION

ing unit through new stairs interior renovations of garage

016 H002001

Permit Number: 21362005  
NOV 21 3 2005  
CITY OF PORTLAND

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and u this department.

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

Notification in permit application must be provided to the Department of Public Works and the Department of Building and Construction before this permit is issued. A notice of proposed work or other information is required. A notice of proposed work or other information is required.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Casey Case 11-8-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

PENALTY FOR REMOVING THIS CARD

*Jeanne Bunde 11/23/05*  
Director - Building & Inspection Services

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

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

Permit No: 05-1565	Issued: <b>PERMIT ISSUED</b> NOV 23 2005	016 H002001
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Location of Construction: <b>48 MONUMENT ST</b>	Owner Name: REYNOLDS JOSEPH W	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	Zone:

Past Use: 2 unit residential <i>2 1/2 unit d.v.</i>	Proposed Use: 3 unit residential/ Change of Use Garage to 3rd living unit/ Bathroom, new stairs, interior renovations of garage	Permit Fee: \$114.00	Cost of Work: \$2,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>5TB</i> <i>IAC-2003</i>		

Proposed Project Description: Change of Use Garage to 3rd living unit/ Bathroom, new stairs, interior renovations of garage	Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 10/25/2005	<b>Zoning Approval</b>	
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1.  2. Building permits do not include plumbing, septic or electrical <b>work</b> .  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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>see attached site plan exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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 <i>Asm</i>
	Date:	Date:	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, Maine - Building or Use Permit**

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

Permit No: 05-1565	Date Applied For: 1012512005	CBL: 016 H002001
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Location of Construction: 48 MONUMENT ST	Owner Name: REYNOLDS JOSEPH W	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 3 unit residential/ Change of Use Garage to 3rd living unit/ Bathroom, new stairs, interior renovations of garage	Proposed Project Description: Change of Use Garage to 3rd living unit/ Bathroom, new stairs, interior renovations of garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/08/2005

**Note:** 11/07/05 Left message w/joseph. Needs to show 3 parking spaces on plot plan .      **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain as three family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/23/2005

**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) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 11/08/2005

**Note:**      **Ok to Issue:**

- 1) Second means of egress to comply with NFPA 101

**Comments:**

10/26/2005-ldobson: I included w/ this permit the site plan exemption granted app granted on 1/26/05

11/15/2005-jmb: Spoke w/Joe R. About review items, he checked floor joists to be full 2x8 @ 16" o.c. W/midspan bridging. Also the distance at the close side yard is 16' to the retaining wall/parking area. Need to discuss code issues with MJN.

11/22/2005-jmb: Discussed codes w/MJN, no requirement for rated walls for existing structure. Must provide one egress window in the 2nd floor bedroom, and tempered glass in the window at the bottom of the stair. Spoke w/Joe R., he will confirm windows tomorrow

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any** of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]*  
Signature of Applicant/Designee

11/23/05  
Date

*[Signature]*  
Signature of Inspections Official

11/23/05  
Date

CBL: 16-11-2

Building Permit #: 05-1565



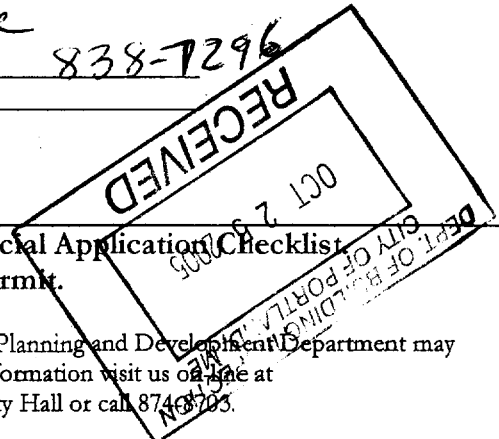
# General Building Permit Application

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.

NU ENT		
Total Square Footage of Proposed Structure		Square Footage of Lot <b>+/- 4,800 sq. ft.</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>016      4002      001</b>	Owner: <b>JOSEPH W. REYNOLDS</b>	Telephone: <b>829-8093</b>
Lessee/Buyer's Name (If Applicable)  <b>N/A</b>	Applicant name, address & telephone: <b>198 Tuttle Road Cumberland, ME 04021 (e) 838-7296</b>	Cost Of Work: \$ <b>2,000.00</b> Fee: \$ <b>39.00</b> C of O Fee: \$ <b>39.00</b>
Current Specific use: <u>AGCS. STRUCTURE (BARN)</u>		
Proposed Specific use: <u>RESIDENCE</u>		
Project description: • CHANGE OF USE: GARAGE TO 3 <sup>RD</sup> LIVING UNIT • REMOVE GARAGE DOOR - INFILL WITH 2" X 4" WALL / WINDOWS • 2" X 6" INTERIOR WALL FOR BATHROOM (UPSTAIRS) & ENTRY (DOWNSTAIRS) • INSTALL NEW STAIRS (7 1/2" RISE / 10" TREAD) & SUPPORTING 2" X 4" WALL • <del>_____</del>		
Contractor's name, address & telephone: <u>SAME AS OWNER</u>		
Who should we contact when the permit is ready: <u>OWNER 838-7296</u>		
Mailing address: _____ Phone: _____		

**Please submit all of the information outlined in the Commercial Application 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 visit us online at [www.portlandmaine.gov](http://www.portlandmaine.gov) stop by the Building Inspections office, room 315 City Hall or call 874-8703.



Signature of applicant: <u>Joseph W Reynolds</u>	Date: <u>10 / 05</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



APARTMENT HOUSE ZONE Permit No. 0318  
 APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Third Class

Portland, Maine, March 12, 1938 MAR 23 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 43 Monument Street Ward \_\_\_\_\_ Within Fire Limits? yes Dist. No. \_\_\_\_\_  
 Owner's or Lessee's name and address Helen Barbour, 27 Brookside Ave, So. Portland Telephone \_\_\_\_\_  
 Contractor's name and address P. B. McLellan, 304 Ocean Ave. Telephone 4-3802  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building 2 car garage No. families \_\_\_\_\_  
 Other buildings on same lot dwelling house  
 Estimated cost \$ 50. Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt  
 Last use 1 car garage No. families \_\_\_\_\_

General Description of New Work

To cut in new double door in front of building (gable end - 4x8 header - 15' span)

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material column under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters : 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers : 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span : 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_  
 Total number commercial cars to be accommodated none  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

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	016 H002001
Location	48 MONUMENT ST
Land Use	TWO FAMILY
 Owner Address	 REYNOLDS JOSEPH W 198 TUTTLE RD CUMBERLAND ME 04021
 Book/Page	 19472/172
Legal	16-H-2 MONUMENT ST 48-50 '4705 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$72,280	\$120,730	\$193,010

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$110,000	\$149,260	\$259,260

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1870	Old Style	2	2720	0.108	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		8	Full Finsh	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
FLAT BARN	1	1900	16X24	D	F

**Sales Information**

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$190,000	19472-172

**Picture and Sketch**

Picture      Sketch      Tax Map

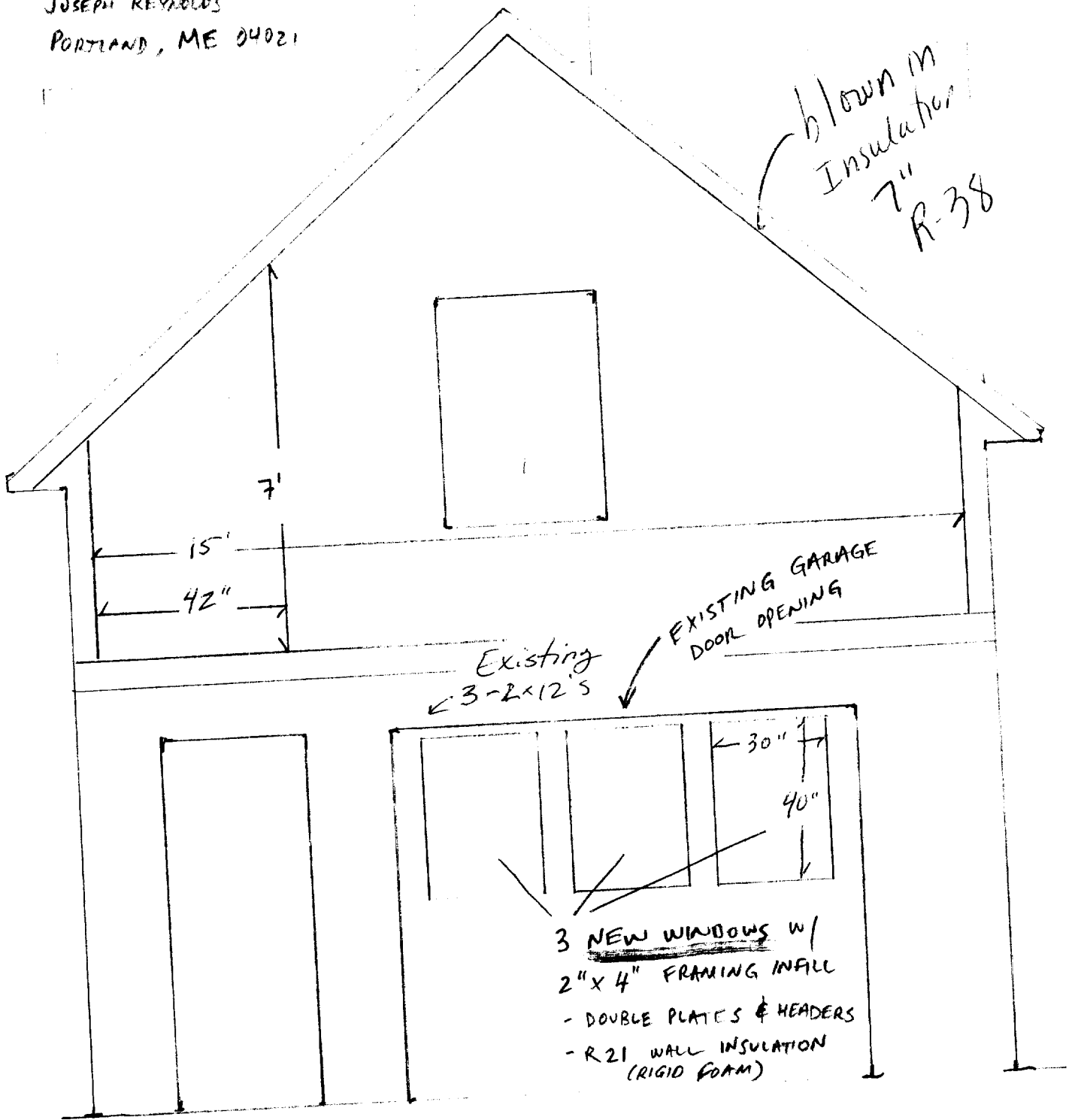
[Click here](#) to view Tax Roll Information.

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





ELEVATION &  
PLAN FOR  
48 MONUMENT STREET (REAR)  
JOSEPH REYNOLDS  
PORTLAND, ME 04021



WEST ELEVATION