

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

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

<b>Location of Construction:</b> 170 York St	<b>Owner Name:</b> Spaulding Andrew G	<b>Owner Address:</b> Po Box 74a	<b>Issue Date:</b> JUL - 7 - 2005	<b>CBN:</b> 043 C001001
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b> 772-8484	<b>Phone:</b> 2077728484
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> <del>Additions</del> Alteration - Dwellings	<b>Zone:</b> R6	

<b>Past Use:</b> single family residence	<b>Proposed Use:</b> single family residence with deck enclosed to create bedroom	<b>Permit Fee:</b> \$156.00	<b>Cost of Work:</b> \$14,900.00	<b>CEO District:</b> 2
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB IRL-2003 JMB 7/6/05	

<b>Proposed Project Description:</b> enclose deck to create 16.5'x14.25' bedroom on single family residence	<b>Signature:</b>	<b>Signature:</b> JMB 7/6/05
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

<b>Permit Taken By:</b> jharris	<b>Date Applied For:</b> 06/17/2005	<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..

<b>Special Zone or Review</b> <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: JMB 7/6/05	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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: JMB
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# EXPIRED

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
05-0804	06/17/2005	043 C001001

Location of Construction: 170 York St	Owner Name: Spaulding Andrew G	Owner Address: Po Box 74a	Phone: ( ) 772-8484
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (207) 772-8484
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family residence with deck enclosed to create bedroom	Proposed Project Description: enclose deck to create 16.5'x14.25' bedroom on single family residence
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Dept: Zoning      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 07/05/2005  
Note:      Ok to Issue: ☒

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 07/06/2005  
Note: 7/6 Spoke w/Andrew S. About details as noted on plans, ok to issue      Ok to Issue: ☒

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

**Comments:**

7/11/2008-amachado: Section 105.5 of the IBC code states that a permit is invalid if the work authorized by the permit is not started within 180 days after it is issued. Permit was issued on July 7, 2005. No work was ever done, so permit has expired.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING INSPECTION

PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

Permit Number: 050804

JUL - 7 2005

This is to certify that Spaulding Andrew G /Ownerhas permission to enclose deck to create 16.5' x 25' bed room for family residenceAT 170 York St 043 C001001

provided that the person or persons who obtain or accept 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 procured before this building or part thereof is occupied or otherwise closed-in. NO OTHER NOTIFICATION 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

PENALTY FOR REMOVING THIS CARD

**EXPIRED**

# 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.

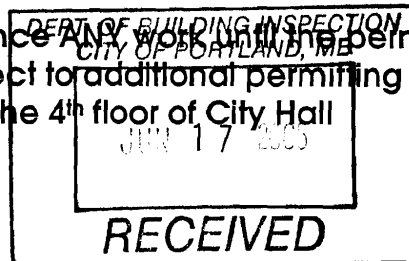
Location/Address of Construction: <u>170 York St.</u>		
Total Square Footage of Proposed Structure <u>238 sq feet Addition</u>		Square Footage of Lot, <u>4730<sup>2</sup></u>
Tax Assessor's Chart, Block & Lot Chart# <u>MAP 43</u> Block# <u>C</u> Lot# <u>1</u>	Owner: <u>Andrew G Spaulding</u>	Telephone: <u>772-8484</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Andrew Spaulding</u> <u>Mail - P.O. Box 744 Cumberland</u> <u>04021 772-8484</u>	Cost Of Work: <u>\$14,900</u> Fee: \$ <u>179.00</u>
Current use: <u>House/home Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Enclose Deck to Create Bedroom</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Andrew G Spaulding</u>		
Mailing address: <u>P.O. Box 744 Cumberland ME 04021</u>		
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: <u>772 8484</u>		

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: <u>ASpaulding</u>	Date: <u>6/16/05</u>
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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 4<sup>th</sup> 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	043 C001001
Location	170 YORK ST
Land Use	SINGLE FAMILY
Owner Address	SPAULDING ANDREW G PO BOX 74A CUMBERLAND ME 04021
Book/Page	22259/216
Legal	43-C-1 YORK ST 170 4781 SF

R6

### Current Valuation Information

Land	Building	Total
\$51,350	\$88,720	\$140,070

### New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$135,800	\$144,100	\$279,900	\$209,985

### Property Information

Year Built 1991	Style Contemp	Story Height 1.5	Sq. Ft. 1431	Total Acres 0.11		
Bedrooms 2	Full Baths 2	Half Baths	Total Rooms 5	Attic None	Basement Full	

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
01/25/2005	LAND + BLDING	\$350,000	22259-216
04/01/2002	LAND + BLDING	\$250,000	17485-185
07/01/1999	LAND + BLDING		14879-102

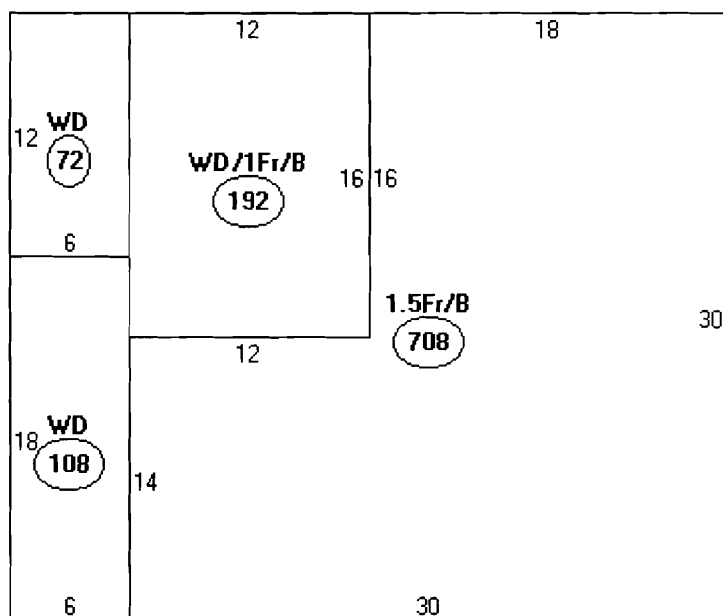
### Picture and Sketch

Picture	Sketch	Tax Map
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[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:



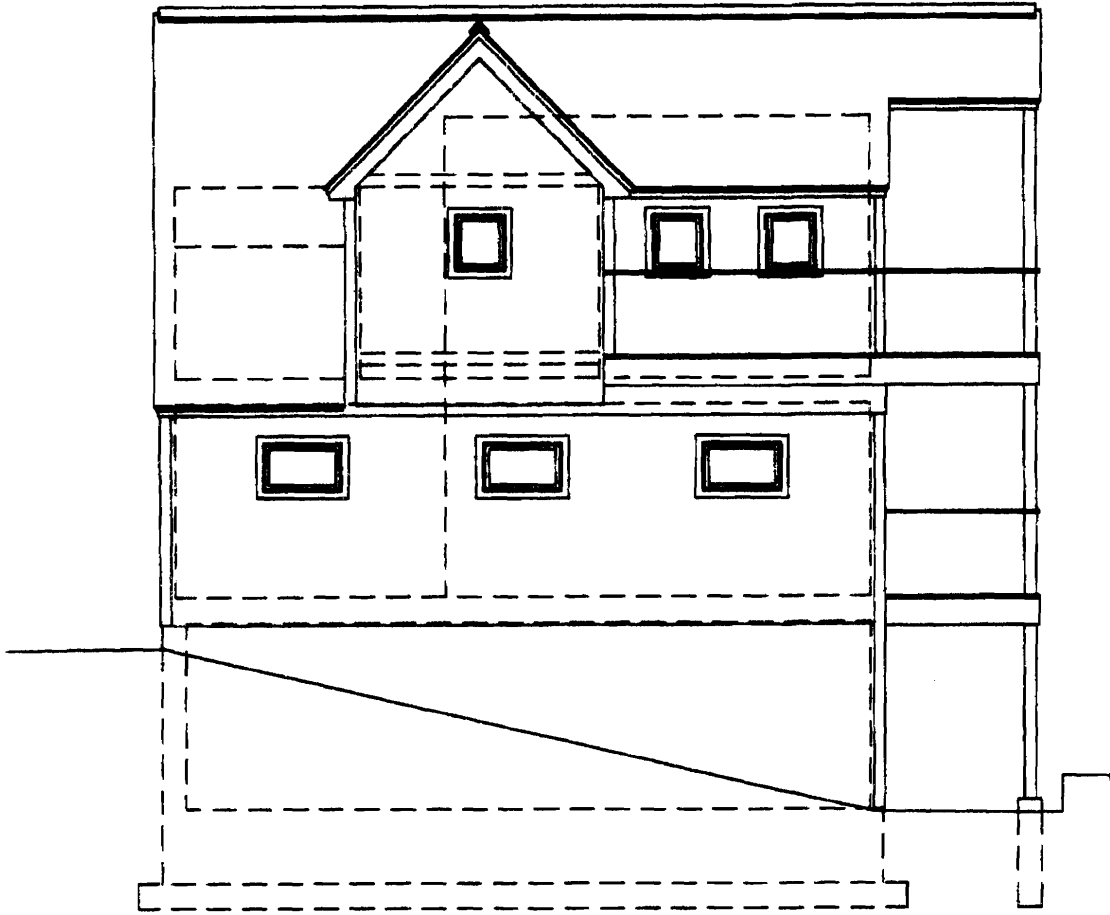
Descriptor/Area

A: 1.5Fr/B  
708 sqft

B: WD  
108 sqft

C: WD  
72 sqft

D: WD/1Fr/B  
192 sqft



South Elevation  
Existing Conditions

WILLIAM AUGUSTUS CRANE

South Elevation, Existing Conditions

10.FEB.05

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1052 NEWPORT, RI 02840  
(401) 855-5501 wacranefab@aol.com

A. SPALDING RESIDENCE  
170 York Street Portland, ME

E.2

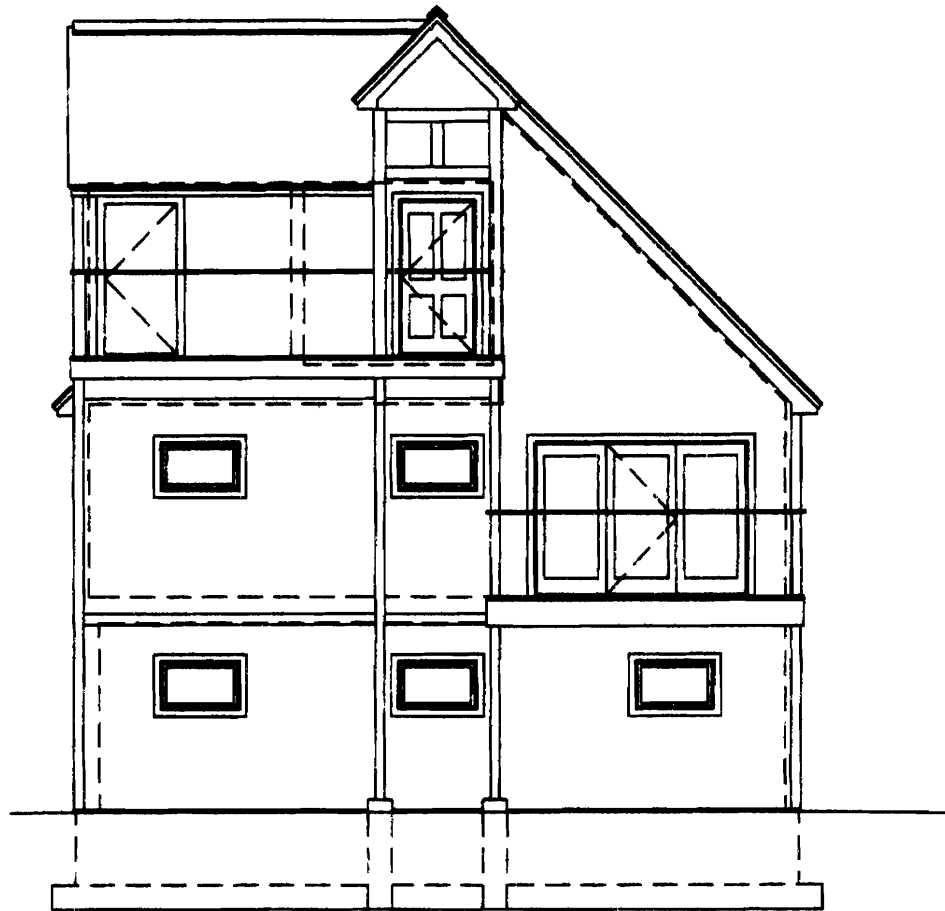
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drawn: WAC

check: WAC

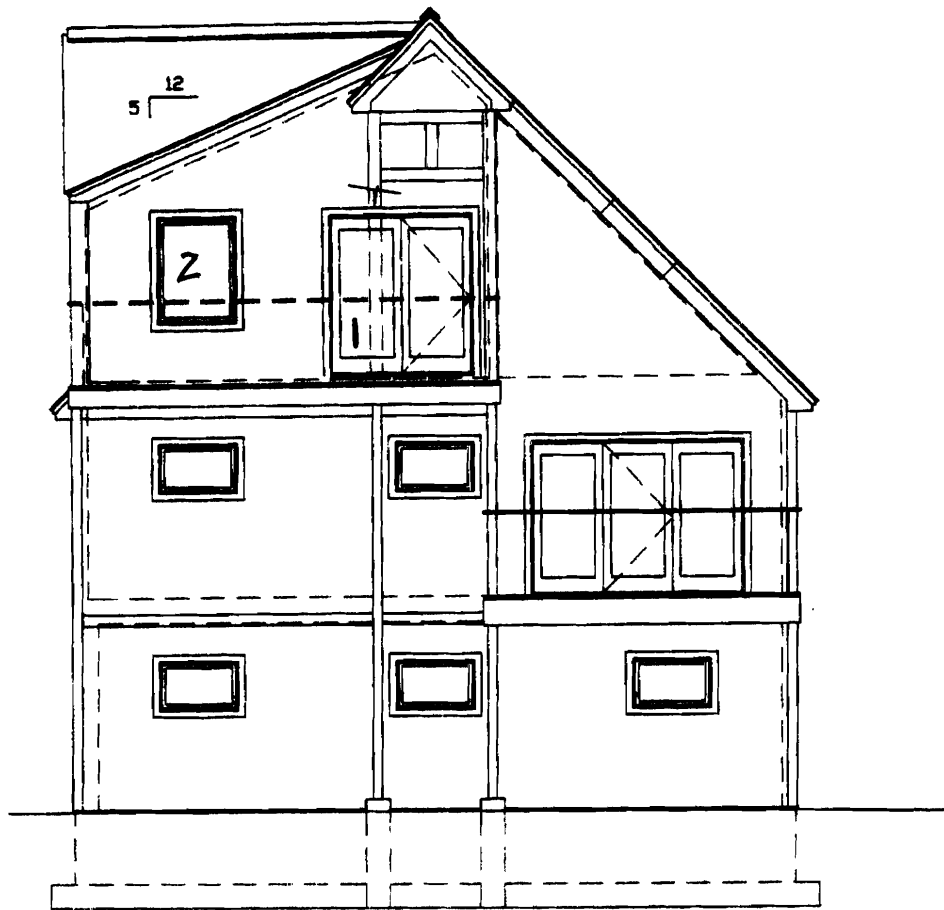
scale: 1/8" = 1'-0"





East Elevation  
Existing Conditions

WILLIAM AUGUSTUS CRANE	East Elevation, Existing Conditions	10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, RI 02840 (401) 853-5501 wacranesacfab@aol.com	A. SPALDING RESIDENCE 170 York Street Portland, ME	E.3
design: WAC	drawn: WAC	
check: WAC	scale: 1/8" = 1'-0"	



East Elevation  
Proposed Concept

WILLIAM AUGUSTUS CRANE

East Elevation, Proposed Concept

10.FEB.05

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1032 NEWPORT, RI 02840  
(401) 355-5501 wacransacfab@aol.com

A. SPALDING RESIDENCE  
170 York Street Portland, ME

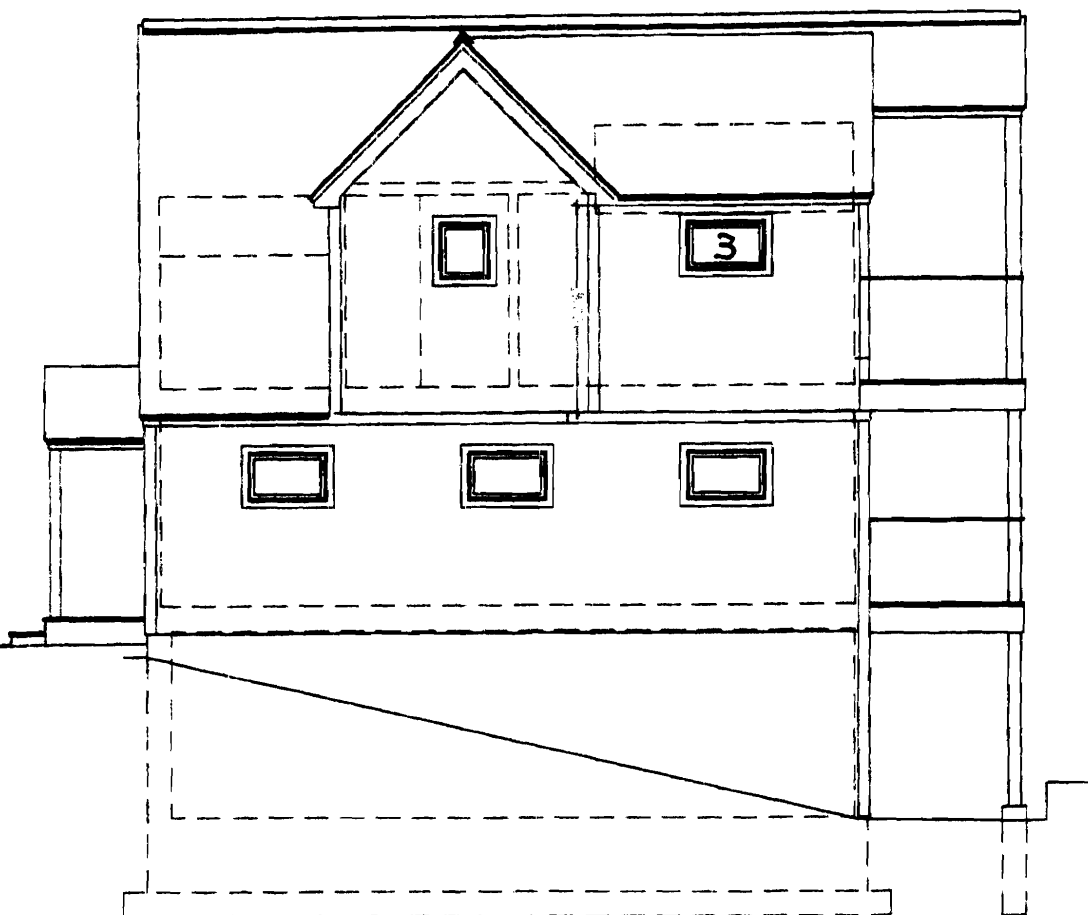
design: WAC

drawn: WAC

check: WAC

scale: 1/8" = 1'-0"

A.3



South Elevation  
Proposed Concept

WILLIAM AUGUSTUS CRANE

South Elevation, Proposed Concept

10.FEB.05

ARCHITECT / CARPENTER / FIXER OF BOATS  
PO BOX 1032 NEWPORT, R. 02840  
(401) 855-5501 wacranesacfo@ad.com

A. SPALDING RESIDENCE  
170 York Street Portland, ME

design: WAC

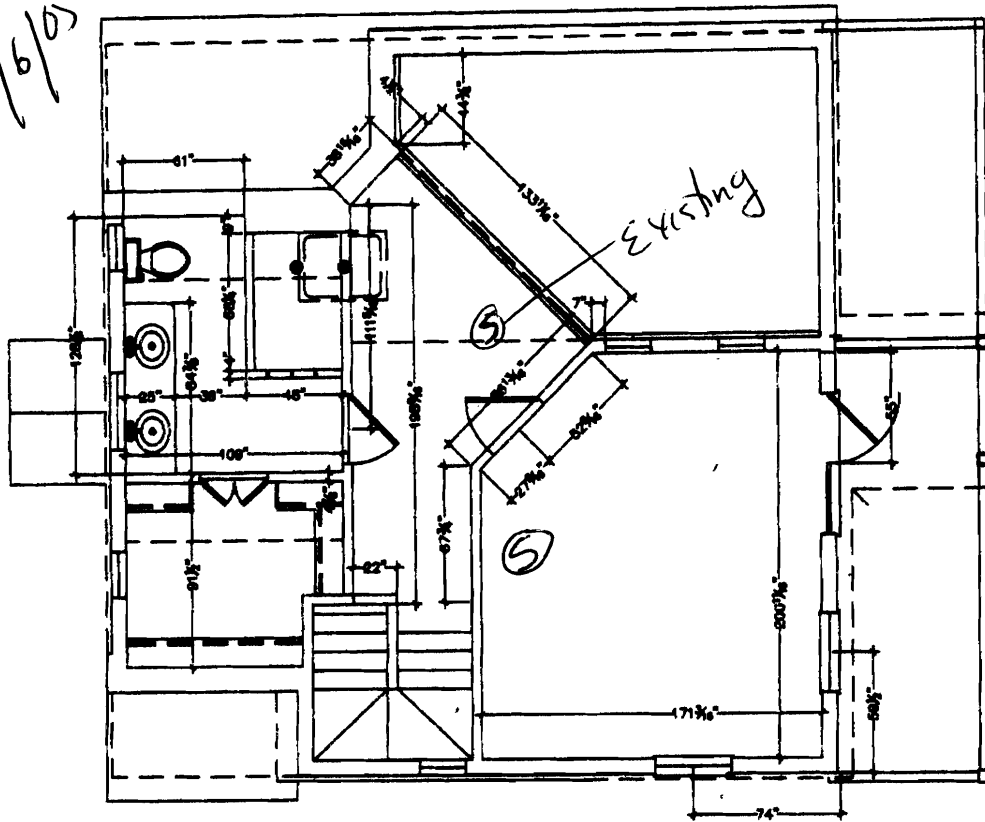
drawn: WAC

check: WAC

scale: 1/8" = 1'-0"

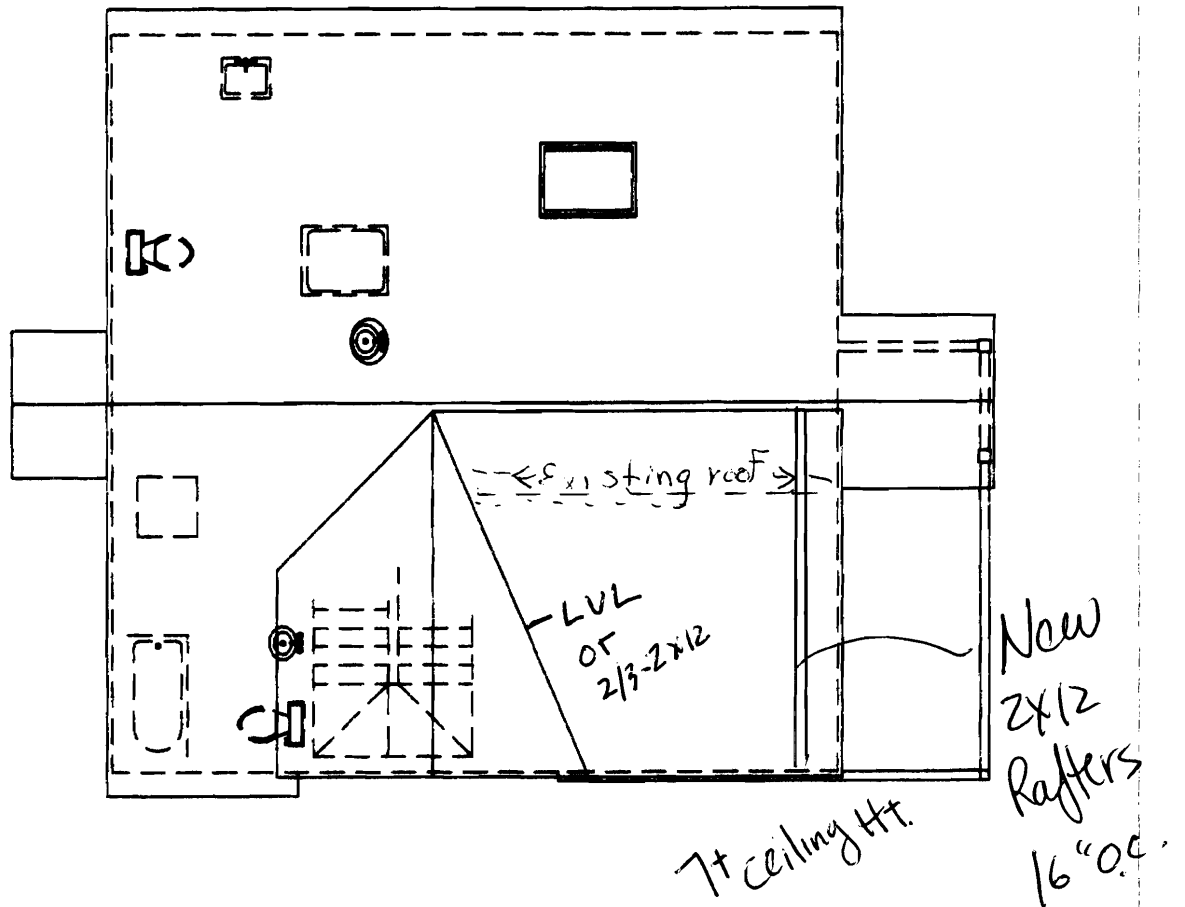
A.2

ALL Notes  
Per Tel/con w/ Andrew S.  
1/6/05



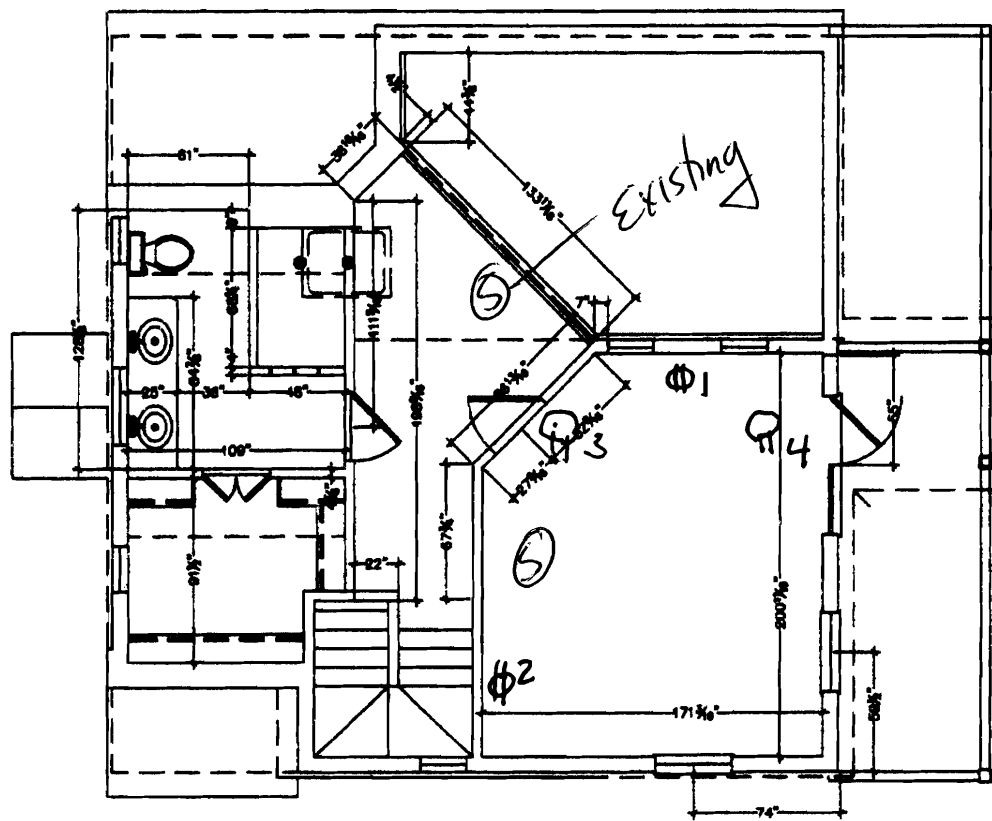
## Second Floor Plan Proposed Concept

WILLIAM AUGUSTUS CRANE		Second Floor Plan, Proposed Concept	10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1032 NEWPORT, R.I. 02840 (401) 855-5501 wacranecfob@aol.com		A. SPALDING RESIDENCE 170 York Street Portland, ME	A.7
design: WAC	drawn: WAC	check: WAC	
		scale: 1/8" = 1'-0"	



## Roof Plan Proposed Concept

WILLIAM AUGUSTUS CRANE			Roof Plan, Proposed Concept	10.FEB.05
ARCHITECT / CARPENTER / FIXER OF BOATS PO BOX 1052 NEWPORT, RI 02840 (401) 855-5501 wacra@aol.com			A. SPALDING RESIDENCE 170 York Street Portland, ME	A.8
design: WAC	drawn: WAC	check: WAC	scale: 1/8" = 1'-0"	



## Second Floor Plan Proposed Concept

Electrical Plan = outlets per Code.

#'S 1 + 2 are existing

3 + 4 are existing ceiling lights on  
the current deck.

There will be one new ceiling fixture  
with existing removed.

There will be no additional Heating/Expansion