

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 030480

Please Read Application And Notes, If Any, Attached

This is to certify that Lesneski Stephen C/Applicant  
has permission to Construct a 3'5" x 17' Deck on rooftop  
AT 141 Spring St 045 A013001

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 altered or otherwise closed-in.  
HOURS NOT 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

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*Permit Application has been abandoned & is expired  
1/24/08*

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

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

Permit No: 03-0480	Issue Date:	CBL: 045 A013001
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Location of Construction: 141 Spring St	Owner Name: Lesneski Stephen C	Owner Address: Po Box 5065	Phone: 775-5076
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: <b>R6</b>

Past Use: <del>Multi Family</del>	Proposed Use: <del>Multi Family</del>	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 2
<p><i>Legal Use: A Lodging house with two (2) dwelling units</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:		Signature:

Proposed Project Description: Construct a 3'5" x 17' Deck on Rooftop	Signature:	Signature:
<p><i>Permit application has been abandoned and is expired</i></p>	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: 05/05/2003	<b>11/24/08</b>	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone of Reviews</p> <p><input type="checkbox"/> Shoreland <i>OK per 14-43B &amp; 14-43B</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i></p> <p>Date: <i>6/5/03</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 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 checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>to D.A</i></p> <p>Date:</p>
	<p><i>M. Andrews 6/10/03</i></p>		

**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: 03-0480	Date Applied For: 05/05/2003	CBL: 045 A013001
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Location of Construction: 141 Spring St	Owner Name: Lesneski Stephen C	Owner Address: Po Box 5065	Phone: ( ) 775-5076
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Multi Family - Please note that the Legal Zoning use of this property is a boarding house with 2 dwelling units	Proposed Project Description: Construct a 3'5" x 17' Deck on Rooftop - 5/30/03 this was revised for a deck only on top of existing bay window 4' x 8'
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Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 06/11/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/03/2003
Note: 5/30/03 I met with owner to go over his application. He has removed the connection to the stairway going up to the roof of the main bldg. Deck will only be on top of the existing bay window approx. 4' wide by 8' in length. This is allowed under 14-436. I will check with Mark A. concerning the continued illegal use.	Ok to Issue: <input type="checkbox"/>		
1) ANY exterior work requires a separate review and approval thru Historic Preservation 2) 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. 3) This property shall remain a lodging house with two (2) family dwelling units per the previously approved permits shown in our microfiche. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that there will be NO connection to the existing open stairway to the roof opposite the bay window. The extent of this permit is to allow a deck on the existing bay window and its connection from a door to that bay window roof top.			

Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

**Comments:**  
06/12/2003-mjn: Need clear plans, and possible 100 lb. Per sq. ft. Structural etc

**DEPARTMENT DIRECTOR**  
Lee D. Urban



**DIVISION DIRECTORS**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman  
Planning

John N. Lufkin  
Economic Development

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

August 11, 2003

Stephen Lesneski  
P.O.Box 5065  
Portland, Maine 04101

Re: Building Permit Application# 030480, 141 Spring St. (045 A013)

Dear Stephen,

Regarding the above application for a 3'5" x 17' Deck/Walkway, Marge Schmuckal has determined that the application with these dimension cannot be approved. Please submit new plans that reflect a walkway that is wholly within the footprint of the existing bay window, and the walkway extension to the access door as approved by Marge. This plan must include plans of sufficient detail to determine code compliance with the Loading, Guardrails 1999 BOCA Code. Upon receipt of sufficiently complete plans, a permit will be issued.

Yours truly,

Mike Nugent  
Manager of 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: 02-1208	Issue Date:	CBL: 045 A013001
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Location of Construction: 141 Spring St	Owner Name: Lesneski Stephen C	Owner Address: Po Box 5065	Phone: 207-775-5076
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	Zone: <i>R-6</i>

Past Use: Multi Family	Proposed Use: Multi Family / Add stairs and deck on side of brick house.	Permit Fee: \$30.00	Cost of Work: \$999.00	CEO District: 2
Proposed Project Description: Add stairs and deck on side of brick house.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
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: gg	Date Applied For: 10/22/2002	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</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:	<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 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>with</i>

## 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



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Robert L. Clark  
Applicant

April 2, 2013  
Application Date

111 Fox Street Portland  
Applicant's Mailing Address

111 Fox Street Portland  
Project Name/Description

775-5036  
Consultant/Agent/Phone Number

111 Fox Street Portland  
Address of Proposed Site

CBL: 05 A 013

### Description of Proposed Development:

111 Fox Street Portland  
111 Fox Street Portland  
111 Fox Street Portland

### Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>Yes</u>	<u>Roof Top Deck</u>
<u>Yes</u>	<u>18' 5 1/2' Deck</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>
<u>Yes</u>	<u>✓</u>

# 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.

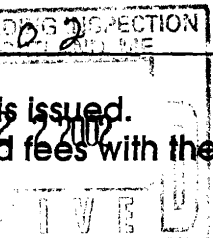
Location/Address of Construction: <u>141 Spring ST Portland, ME 04101</u>		
Total Square Footage of Proposed Structure <u>120' Sq FT</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>013</u>	Owner: <u>Stephen Lesneski</u>	Telephone: <u>775-5076</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Steve Lesneski 141 Spring ST 775-5076</u>	Cost Of Work: \$ <u>999.00</u> Fee: \$ <u>30.00</u>
Current use: <u>Occupied Residential</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: _____		
Project description: <u>Install door, STAIR + deck on side of Brick house</u>		
Contractor's name, address & telephone: <u>775-5076</u>		
Who should we contact when the permit is ready: <u>Steve Lesneski</u>		
Mailing address: <u>PO Box 5065 Portland, ME 04101</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. <b>PHONE:</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: <u>SL Lesneski</u>	Date: <u>7/8/02</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**



Delete	Schedule	Add	Find	Images	Print Permit	Print C of O	Print Insp
Prmt	Tex193	6720	Constr Type		New	Num1	2

Permit Nbr	02-1208	Location of Construction	141	Spring St	Appl. Date
Status	Hold	Permit Type	Additions - Multi Family		Issue Date
CBL	045 A013001	Territory Nbr	2	Estimated Cost	\$999.00
					Date Closed

Comment Date	Comment	Add	Delet	Save
10/30/2002	Insufficient information / May not be able to be wood frame, left message with the owner			
	Name	mjn	Follow Up Date	Completed

CreatedBy	gg	CreateDate	10/22/2002	ModBy	mjn	ModDate	10/30
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**CITY OF PORTLAND**

December 27, 2002

Stephen C. Lesneski  
P.O. Box 5065  
Portland, ME 04101

RE: 141 Spring Street – 045-A-013 – R-6 Residential Zone – within Historic Overlay Zone

Dear Stephen,

I have reviewed your permit to add exterior stairs and a deck to the side of your building at 141 Spring Street. Your permit is being denied based upon the requirements of the City's Zoning Ordinance.

First, section 14-136 does not allow open outside stairways or fire escapes to be constructed above the ground floor. Your proposal increases the nonconformity of the existing fire escapes.

Secondly, section 14-139 requires a ten (10) foot side yard setback. Your proposed stairway is shown to be seven (7) feet from the side yard property line.

Please note that this property is located within a Historic Overlay Zone which would require a separate review.

Your permit has been denied based upon the stated zoning requirements. You have the right to appeal my decision under section 14-471. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to do so. Please contact this office for all the appropriate paperwork that is necessary in order to file for an appeal.

Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services Division Director

lawful nonconforming use in a structure not designed for a use permitted in the zone in which it is located shall not be changed to any use other than a use permitted in the zone in which the use is located or to any use other than a nonconforming use of a more restricted zone, as set forth in the following schedule, provided that in no such case shall any structural alterations be made in any building except those required by law, ordinance or other regulations:

- (a) In a business zone, from any use permitted in an industrial zone to any use permitted in a business zone.
- (b) In a B-1 zone, from any use permitted in a B-3 zone to any use permitted in a B-2 zone.
- (c) In a residence zone, from any use permitted in a B-2 zone to any use permitted in a B-1 zone.
- (d) In a residence zone, from any use permitted in any other residence zone to any use permitted in a more restricted residence zone. For the purpose of this subsection, an R-6 zone shall be deemed the least restricted and an R-2 zone shall be deemed the most restricted, with the intervening zones restricted in order of zone number.

(Code 1968, § 602.17.D; Ord. No. 499-74, § 8, 8-19-74)

**Sec. 14-385. Restoration or reconstruction within an existing footprint of damaged nonconforming building or premises.**

A nonconforming building, or building of nonconforming use, damaged by fire, explosion, flood, riot, act of the public enemy, accident of any kind, decay or otherwise may be restored or rebuilt only where:

- (a) The restoration or reconstruction is of a building which is nonconforming only as to land area, setbacks or any other dimensional requirements; and
- (b) Where the restoration or reconstruction will occur entirely within the existing footprint and previous shell of the building and will not create a new nonconformity; and
- (c) Restoration or reconstruction occurs within one (1) year

of the initial damage where such damage is sudden and accidental; or

- (d) Restoration or reconstruction necessitated by decay must be completed within one (1) year of the demolition of the building or the commencement of the restoration or reconstruction, whichever occurs first.

For the purpose of this section, the footprint of a building is the perimeter of the foundation supporting a structure.

(Code 1968, § 602.17.E; Ord. No. 89-88, 7-19-88; Ord. No. 284-99, §2, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

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\*Editor's note--Ord. No. 89-88, adopted July 19, 1988, amended this section to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 89-88.  
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**Sec. 14-386. Discontinuance of use of land for ninety days.**

A nonconforming use of land where no buildings or only incidental or accessory buildings are employed together with such use shall not be changed to any other nonconforming use, and if such use is discontinued for a period of ninety (90) days, it shall not be reestablished.

(Code 1968, § 602.17.G)

**Sec. 14-387. Discontinuance of use of building or premises for period of twelve months.**

If a nonconforming use of a building or premises is discontinued for a period of twelve (12) months, such discontinuance shall constitute an abandonment of the use and the building or premises shall not thereafter be occupied or used except in conformity with the provisions of this article. A nonconforming use of land which is incidental or accessory to such nonconforming building shall be considered as being discontinued at the same time as the nonconforming use of the building.

(Code 1968, § 602.17.F; Ord. No. 499-74, § 9, 8-19-74)

**Sec. 14-388. Nonconformity as to area of dwelling.**

A building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building,

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

December 27, 2002

Stephen C. Lesneski  
P.O. Box 5065  
Portland, ME 04101

RE: 141 Spring Street – 045-A-013 – R-6 Residential Zone – within Historic Overlay Zone

Dear Stephen,

I have reviewed your permit to add exterior stairs and a deck to the side of your building at 141 Spring Street. Your permit is being denied based upon the requirements of the City's Zoning Ordinance.

First, section 14-136 does not allow open outside stairways or fire escapes to be constructed above the ground floor. Your proposal increases the nonconformity of the existing fire escapes.

Secondly, section 14-139 requires a ten (10) foot side yard setback. Your proposed stairway is shown to be seven (7) feet from the side yard property line.

Please note that this property is located within a Historic Overlay Zone which would require a separate review.

Your permit has been denied based upon the stated zoning requirements. You have the right to appeal my decision under section 14-471. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to do so. Please contact this office for all the appropriate paperwork that is necessary in order to file for an appeal.

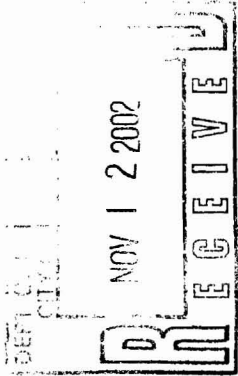
Sincerely,

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services Division Director

# PARK ST

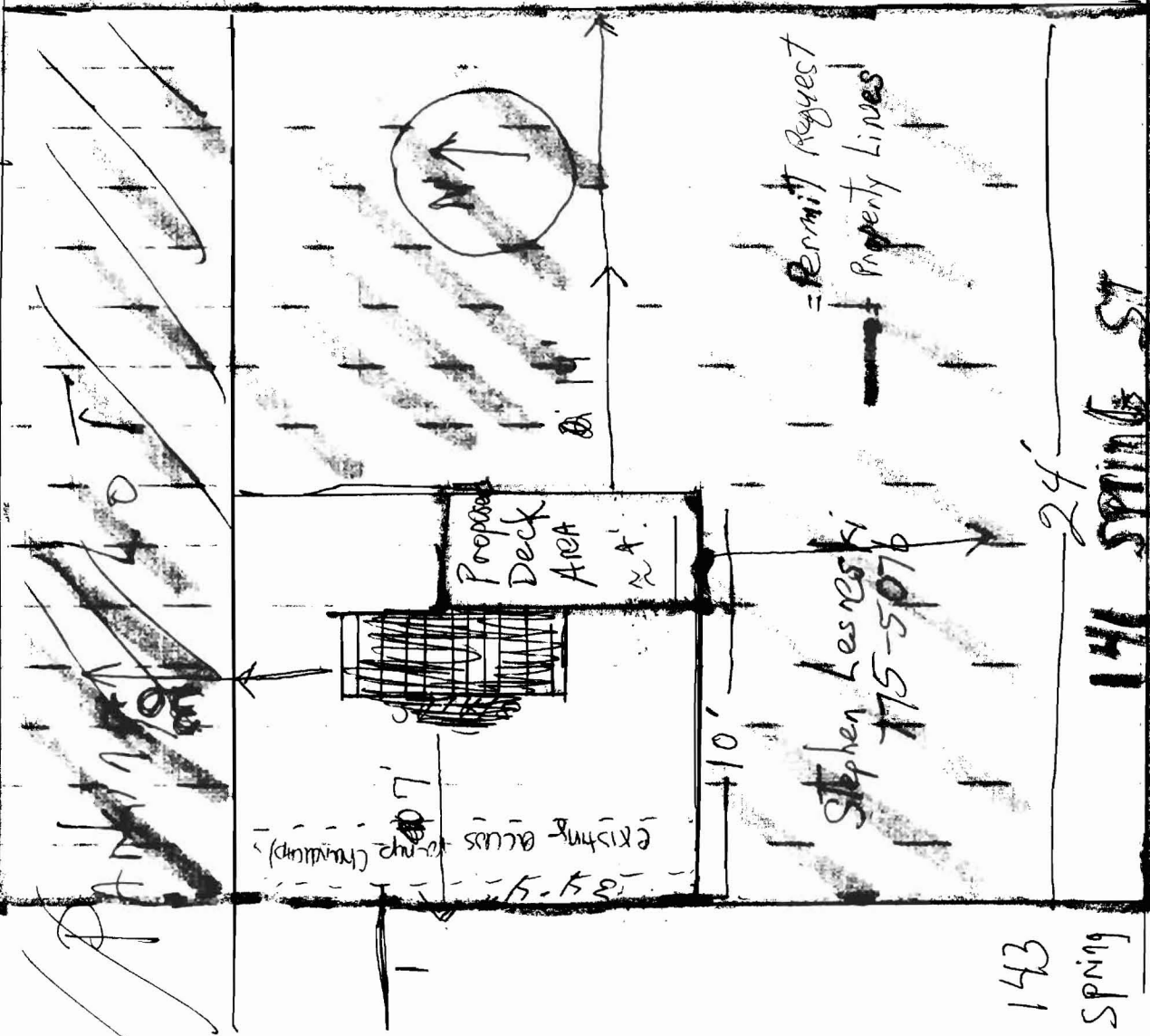
Alley OFF Park ST



- Orange area is all existing ~~DECK~~ building
- PINK space is open land

53'

DATA from  
Cumberland County Registry Deeds.  
Book 7534  
Page 106



045-0013

141 SPRING ST

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

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

<b>Permit No:</b> 03-0480	<b>Date Applied For:</b> 05/05/2003	<b>CBL:</b> 045 A013001
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<b>Location of Construction:</b> 141 Spring St	<b>Owner Name:</b> Lesneski Stephen C	<b>Owner Address:</b> Po Box 5065	<b>Phone:</b> ( ) 775-5076
<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 - Multi Family	

<b>Proposed Use:</b> Multi Family - Please note that the Legal Zoning use of this property is a boarding house with 2 dwelling units	<b>Proposed Project Description:</b> Construct a 3'5" x 17' Deck on Rooftop - 5/30/03 this was revised for a deck only on top of existing bay window 4' x 8'
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<b>Dept:</b> Zoning	<b>Status:</b> Pending	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 06/03/2003
<b>Note:</b> 5/30/03 I met with owner to go over his application. He has removed the connection to the stairway going up to the roof of the main bldg. Deck will only be on top of the existing bay window approx. 4' wide by 8' in length. This is allowed under 14-436. I will check with Mark A. concerning the continued illegal use.			<b>Ok to Issue:</b> <input type="checkbox"/>
<ol style="list-style-type: none"> <li>1) ANY exterior work requires a separate review and approval thru Historic Preservation</li> <li>2) 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.</li> <li>3) This property shall remain a lodging house with two (2) family dwelling units per the previously approved permits shown in our microfiche. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that there will be NO connection to the existing open stairway to the roof opposite the bay window. The extent of this permit is to allow a deck on the existing bay window and its connection from a door to that bay window roof top.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

This data is provided by the Assessor's Office and is current as of January 10, 2002

CBL	045 A013001	CARD	1 of 1	Property Address	141 SPRING ST
Owner Name 1	LESNESKI STEPHEN C			Property Type	COMMERCIAL
Name 2				Description	45-A-13 SPRING ST 141
Mailing Address	PO BOX 5065				3026 SF
City, State, Zip	PORTLAND	ME	04101		

FIVE TO TEN FAMILY	8	MEDIUM
R6	040	
WEST END		
	3366	
ALL PUBLIC	NONE	NONE
141 SPRING ST		
12/28/2000	vjm	

only allowing  
Boarding House & 2 dwelling  
units

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

Location of Construction: <b>141 Spring St.</b>		Owner: <b>Steve Lesneski</b>		Phone: <b>879-5548</b>	
Owner Address: <b>P.O. Box 5065, Portland 04101</b>		Lessee/Buyer's Name:		Phone:	
<del>COMMERCIAL</del> Agent <b>Dale Ruttenberg, Bldg Mgr</b>		Address: <b>141 Spring St., Apt 1</b>		Phone: <b>879-5548</b>	
Past Use:  <b>Boarding Hse and <sup>2</sup> unit dwelling</b>		Proposed Use:  <b>Same w/fire escape reno to boarding house area</b>		COST OF WORK: <b>\$ 2,000.00</b>	
				PERMIT FEE: <b>\$ 30.00</b>	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>	
Proposed Project Description:  <b>Reno to fire escape in boarding house area to Allow roof top walkway</b>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: _____ Date: _____	
Permit Taken By: <b>Vicki Dover</b>		Date Applied For: <b>6/27/97</b>			

Permit No. **7**

**PERMIT ISSUED**

Permit Issued:  
**JUL 29 1997**

**CITY OF PORTLAND**

Zone: **R-6** CBL: **45-A-13**

Zoning Approval:  
**7/20/97**  
Special Zone or Reviews:  
 Shoreland  
 Wetland *w/ tr. conditions*  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

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..

Mail to Agent/Dale Ruttenberg

**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 provisions of the code(s) applicable to such permit

<i>Dale Ruttenberg, Mgr.</i>		<b>141 Spring St., Apt 1, Portland 04101</b>		<b>879-5548</b>		<b>6/27/97</b>	
SIGNATURE OF APPLICANT <b>Dale Ruttenberg</b>		ADDRESS:		PHONE:		DATE:	
<i>Dale Ruttenberg, Manager</i>							
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: **7/9/97**

*D. Andrew B*

CEO DISTRICT *[Signature]*  
*A. Lowe*



CBL 045 A013001 CARD 1 of 1  
Owner Name 1 LESNESKI STEPHEN C  
Name 2  
Mailing Address PO BOX 5065  
City State Zip PORTLAND ME 04101

Property Address 141 SPRING ST  
Property Type COMMERCIAL  
Description 45-A-13  
SPRING ST 141  
3026 SF

FIVE TO TEN FAMILY 8 MEDIUM

R6 040

WEST END

3366

ALL PUBLIC NONE NONE

141 SPRING ST

12/28/2000 vjm

*only allowing  
Barely House & 2 dwelling  
units*

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

December 27, 2002

Stephen C. Lesneski  
P.O. Box 5065  
Portland, ME 04101

RE: 141 Spring Street – 045-A-013 – R-6 Residential Zone – within Historic Overlay Zone

Dear Stephen,

I have reviewed your permit to add exterior stairs and a deck to the side of your building at 141 Spring Street. Your permit is being denied based upon the requirements of the City's Zoning Ordinance.

First, section 14-136 does not allow open outside stairways or fire escapes to be constructed above the ground floor. Your proposal increases the nonconformity of the existing fire escapes.

Secondly, section 14-139 requires a ten (10) foot side yard setback. Your proposed stairway is shown to be seven (7) feet from the side yard property line.

Please note that this property is located within a Historic Overlay Zone which would require a separate review.

Your permit has been denied based upon the stated zoning requirements. You have the right to appeal my decision under section 14-471. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to do so. Please contact this office for all the appropriate paperwork that is necessary in order to file for an appeal.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services Division Director

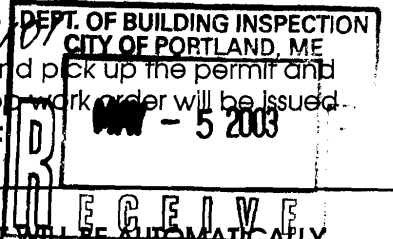
03-0480

# 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>141 Spring ST 04101</u>		
Total Square Footage of Proposed Structure <u>72<sup>sq</sup></u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>13</u>	Owner: <u>Stephen Lasneski</u>	Telephone: <u>775-5076</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Steve Lasneski 141 Spring ST 775-5076</u>	Cost Of Work: \$ <u>500<sup>00</sup></u> Fee: \$ <u>30</u>
Current use: <u>Occupied Residential</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>sun deck Attached to side of back house</u>		
Project description: <u>17' <del>catwalk</del> on top of existing bay window roof</u>		
Contractor's name, address & telephone: <u>AT WALK</u>		
Who should we contact when the permit is ready: <u>S. Lasneski</u>		
Mailing address: <u>P.O. Box 5065 Portland, ME 04107</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>775-5203</u>		

35x



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.

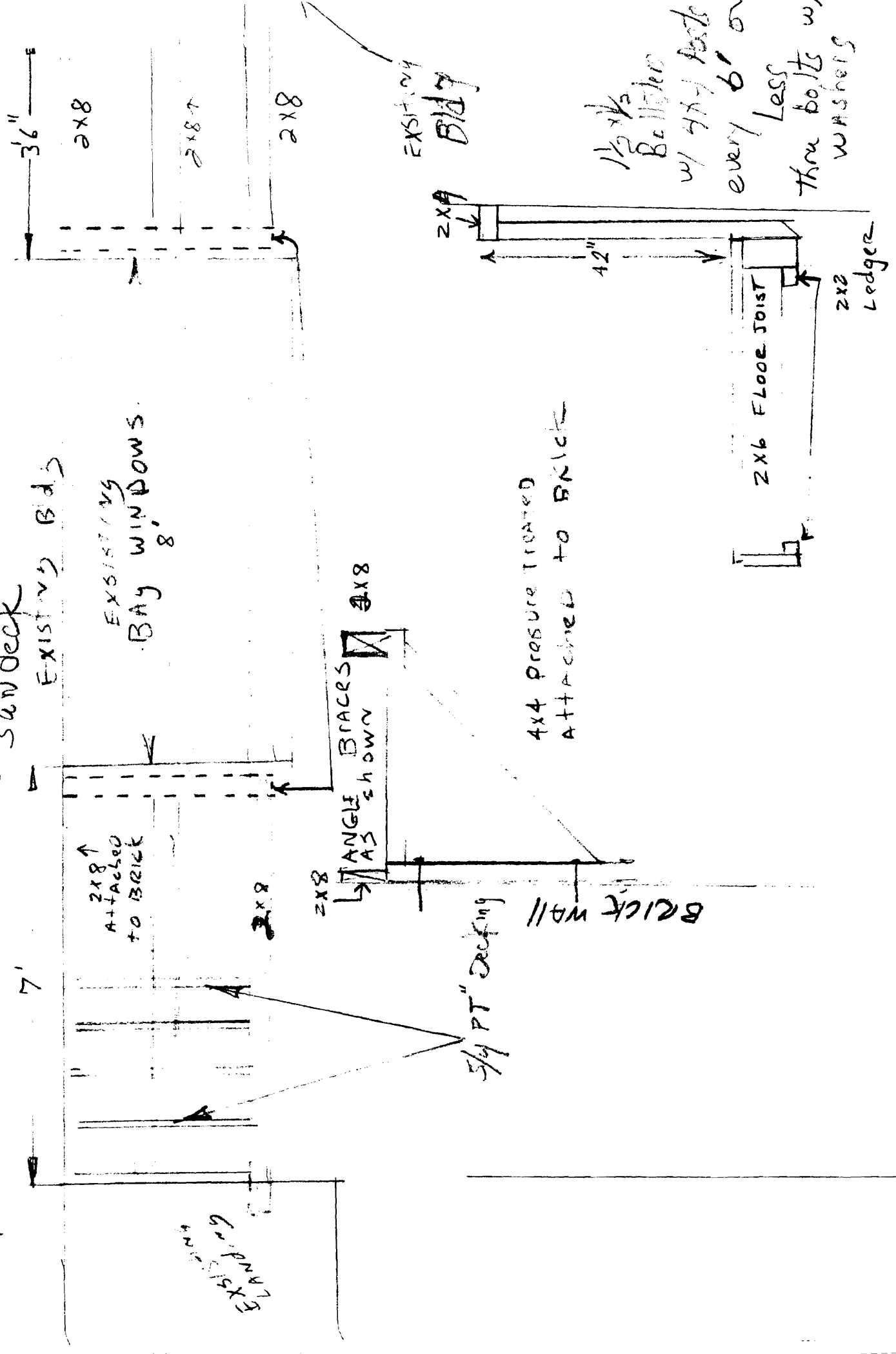
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Signature of applicant: <u>S. Lasneski</u>	Date: <u>5-5-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

S. RES/RES/K  
725-5076

# PLAN FOR WALKWAY 141 Spring St. Sundeck



PLAN FOR WALKWAY 141 Spring St.  
Sundeck

7'

36"

2x8  
↑  
ATTACHED  
TO BRICK

EXISTING  
BAY WINDOWS

EXISTING BIDS

EXISTING  
CONCRETE

2x8

2x8

2x8

ANGLE BRACES  
AS SHOWN

EXISTING  
BRICK

5/4 PT" Decking

BRICK WALL

4x4 PRESSURE TREATED  
ATTACHED TO BRICK

1/2 x 1/2  
Bolts  
w/ 4x4 Posts  
every 6' or  
Less  
Thru bolts w/  
WASHERS

2x4

42"

2x6 FLOOR JOIST

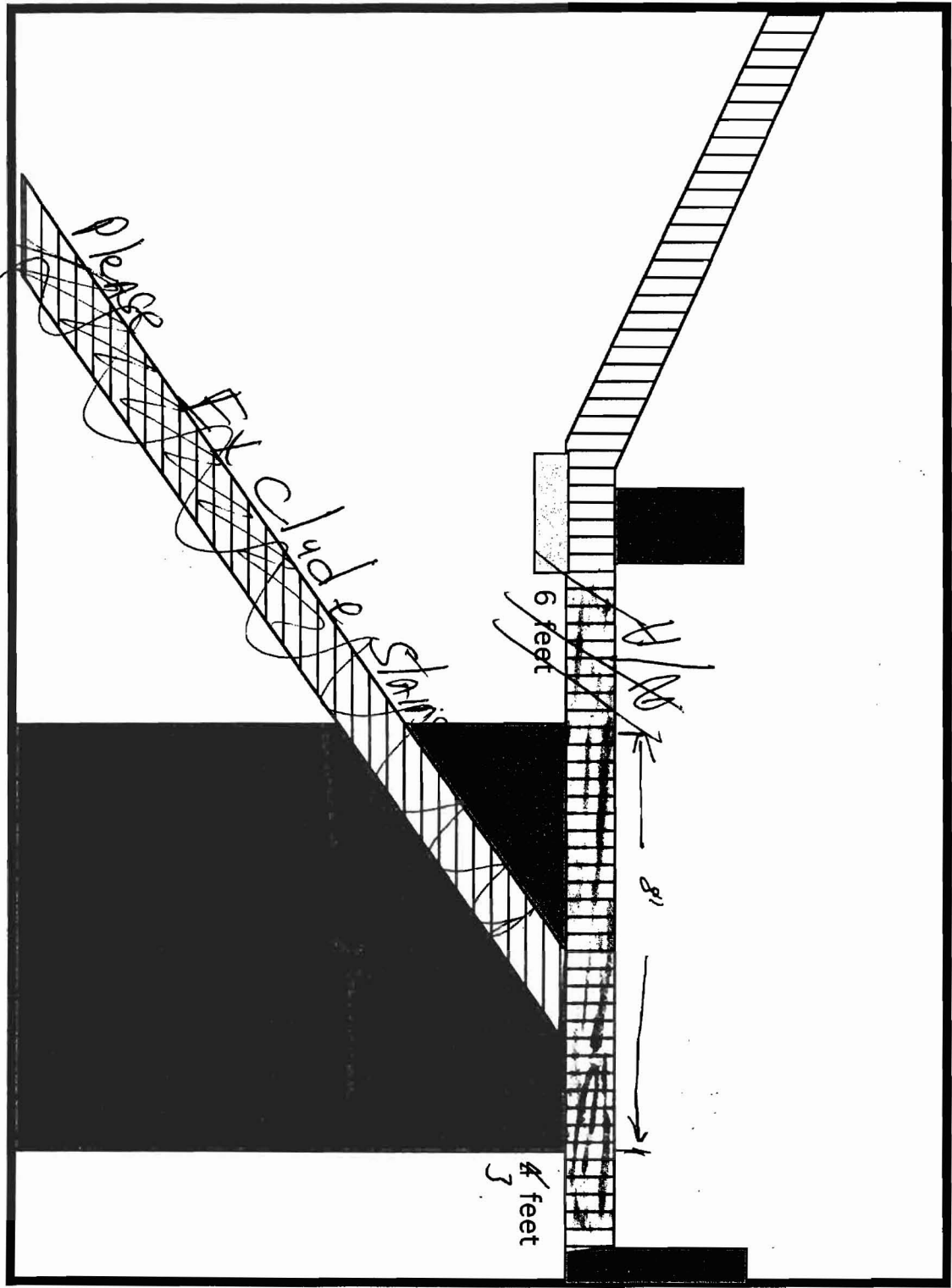
2x2  
Ledger



S. Kerneski 775-5076  
 141 Spring street

This diagram will be submitted to  
 illustrate the sand deck but stain to ground are  
 not included in application.  
 Plot Plan also will exclude stairs to ground...

materials  
 2x6"  
 2x4"  
 2x8"  
 5/4x6"  
 4x4"  
 16" o/c  
 w/ Joist hangers



12' between Balusters  
 4 feet

141 Spring St Plot Plan R-6

Photo copy Stephen Lesniewski

10/27/02

Instructions

Request Apple

Preservation

Request

from Arthur

10-21-02

Alley behind Property

Parcel 25-9

12'

Apple to be considered  
Proposed

143  
Spring

141 Spring

