

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

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

Job No: 2011-05-1077-ALTR	Date Applied: 5/10/2011	CBL: 056- D-025-001	
Location of Construction: 51 SPRUCE ST	Owner Name: MARGARET E KELSEY	Owner Address: 51 SPRUCE ST PORTLAND, ME 04102	Phone: 207-939-6074
Business Name:	Contractor Name: Patrick Roche	Contractor Address: 63 B Wilson ST PORTLAND ME 04101	Phone: (646) 510-1240
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Residential	Proposed Use: Same - Residential – add two story deck	Cost of Work: 15000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Signature:
Proposed Project Description: 51 Spruce		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

EXPIRED

<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM 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 Dist 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:
	<b>CERTIFICATION</b>		

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

5-18-11 Spoke to Patrick Roche. Need more detailed plot plan – setback from deck to rear. Shed is being relocated; needs to be shown. Is it a two family? – amachado

12-23-11 Never heard back from contractor. Permit has expired. -amachado

**EXPIRED**

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# 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.

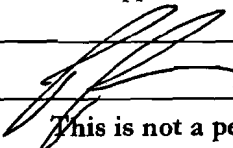
Location/Address of Construction: <b>51 SPRUCE ST, PORTLAND, ME</b>		
Total Square Footage of Proposed Structure/Area <b>~288 sq ft</b>	Square Footage of Lot	Number of Stories <b>2</b>
Tax Assessor's Chart, Block & Lot Chart# <b>56</b> Block# <b>D</b> Lot# <b>25</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>MARGARET KELSEY</b> Address <b>51 SPRUCE ST</b> City, State & Zip <b>PORTLAND ME</b>	Telephone: <b>207 939 6074</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <b>\$5,000</b> H.S.T. Fee: <b>\$60</b> Total Fee: <b>\$220</b>
<b>EXPIRED</b>		
Current legal use (i.e. single family) <b>SINGLE FAM</b> / <i>maybe two family</i>	Number of Residential Units <b>1</b>	<b>3601 #</b>
If vacant, what was the previous use?		
Proposed Specific use:		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <b>2 STORY DECK ADDITION, 6' PROPERTY LINE FENCE (8'x18')</b>		
Contractor's name: <b>PATRICK ROCHE</b>		
Address: <b>63 B WILSON ST</b>		
City, State & Zip: <b>PORTLAND ME 04101</b>	Telephone: <b>646 5101246</b>	
Who should we contact when the permit is ready: <b>PATRICK ROCHE</b>	Telephone: <b>"</b>	
Mailing address: <b>63 B WILSON ST.</b>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

**RECEIVED**  
MAY 10 2011  
Dept. of Building Inspection  
City of Portland Maine

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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

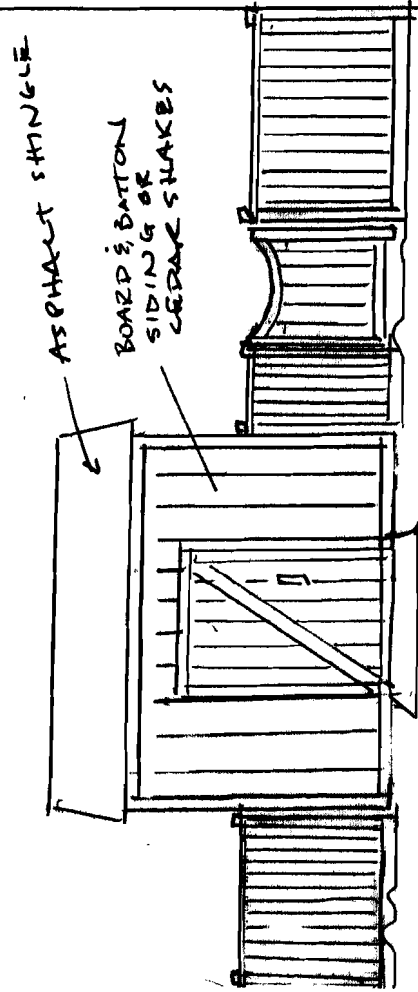
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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:  Date: **5.10.11**

**This is not a permit; you may not commence ANY work until the permit is issued**

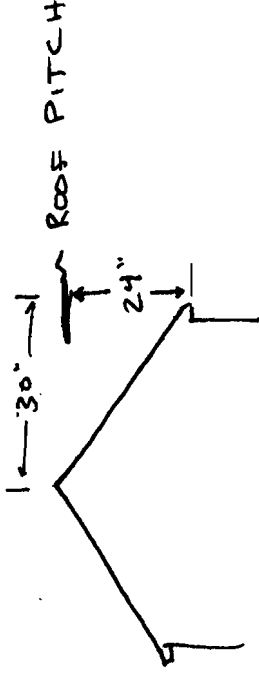
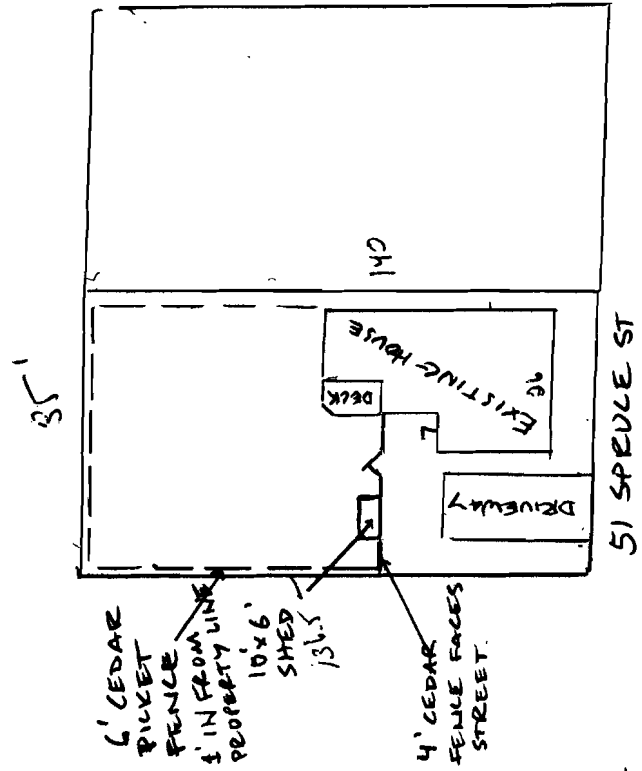
51 SPRUCE ST, PORTLAND, ME

DEPICTION OF FENCE & SHED  
 SET BACK FROM STREET ~ 75'



- SHED DIMENSIONS: 10' X 6'
- SET-BACK 5' FROM PROPERTY LINE
- CEDAR FENCE 4' 4" PICKETS, 3" SPACING, DADOED CAP

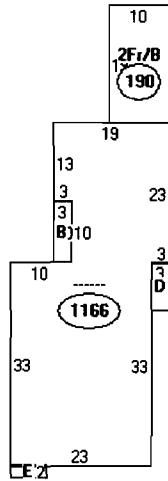
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EXPIRED

DRAWINGS BY  
 PATRICK ROCHE

lot  
1921



Descriptor/Area

- A: ---  
1166 sqft
- B: ---  
30 sqft
- C: 2F1/B  
190 sqft
- D: 2FBAY/B  
24 sqft
- E: 2FBAY/B  
12 sqft

1422

R6

lot size - 4846

front setback - N/A

side - 10' min

rear - 20' min

shed 6x10 - 5' side  
5' rear

lot coverage - 53% = 2423

house - 1422

decks 144 (8x18)

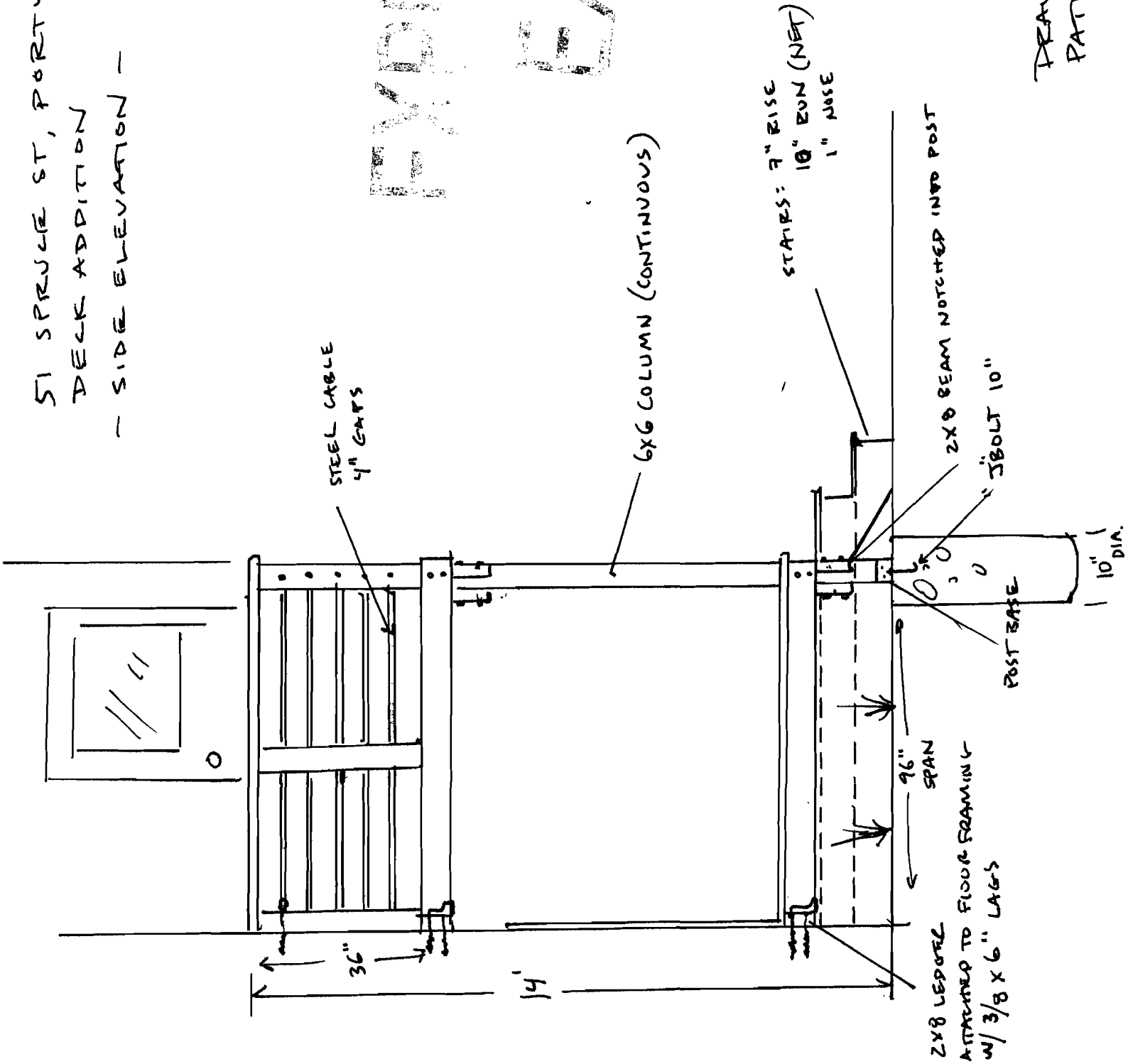
shed 60 (10x6)

1626  $\Phi$  OK

EXPIRED

51 SPRUCE ST, PORTLAND  
 DECK ADDITION  
 - SIDE ELEVATION -

EXPIRED  
 EXPIRED



DRAWINGS BY  
 PATRICK ROCHE

51 SPRUCE ST  
PORTLAND, ME

- FRONT ELEVATION -

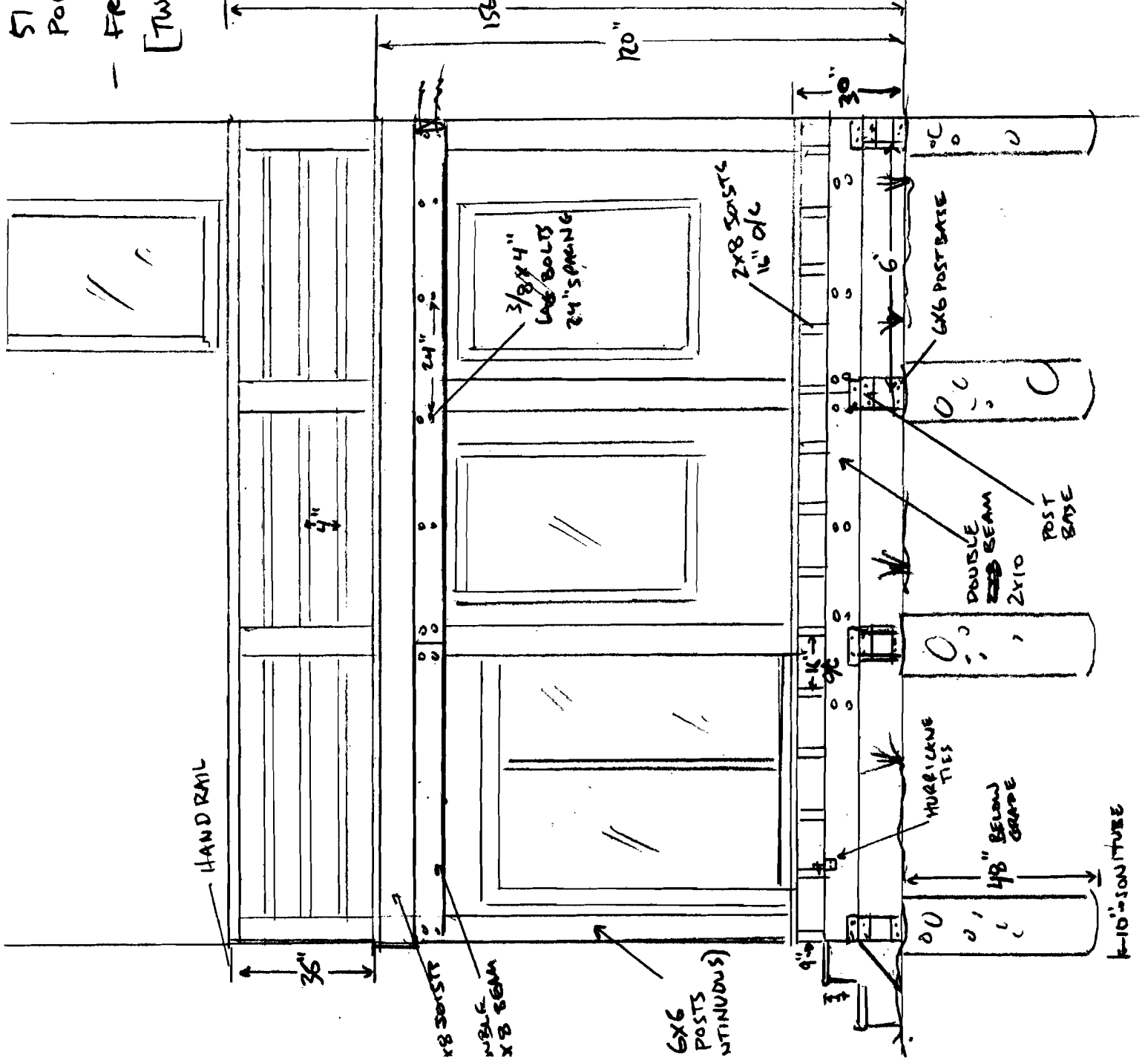
[TWO STORY DECK ADDITION]

SPECIFICATIONS

- SONITUBE DIA. 10" DEPTH 48"
- POST ATTACHED TO FOOTING W/ 10" J BOLT & POST CAP
- FOOTING SPACING: 72"

EXPIRED

DRAWINGS BY  
PATRICK ROCHE





Date: 5.4.2011

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

**PROJECT ADDRESS:**

51 SPRUCE ST PORTLAND ME 04101

**CHART/BLOCK/LOT:** \_\_\_\_\_ (for staff use only)

**PROJECT DESCRIPTION:** Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

• 10x6' COLONIAL STYLE (BOARD & BATTEN) SHED  
LOCATED ~ 75' FROM STREET AT BACK OF DRIVE.

• 4' CEDAR PICKET FENCE WITH GATE -  
FENCE RUNS PERPENDICULAR TO DRIVEWAY  
~ 75' FROM STREET

• 6' CEDAR PICKET FENCE AROUND PERIMETER  
OF PROPERTY LINE AT BACK OF HOUSE. FENCE  
POSTS PLACED 1 FOOT IN FROM PROP. LINE.



CONTACT INFORMATION:

APPLICANT

Name: PATRICK ROCHE  
Address: 635 WILSON ST  
PORTLAND ME  
Zip Code: 04101  
Work #: 646 570 1270  
Cell #: "  
Fax #: N/A  
Home: N/A  
E-mail: roche.patrick@gmail.com

PROPERTY OWNER

Name: MARGARET KELSEY  
Address: 51 SPRUCE ST  
PORTLAND ME  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 207 739 6074  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: margaret@kelseycompany.com

BILLING ADDRESS

Name: \_\_\_\_\_  
Address: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

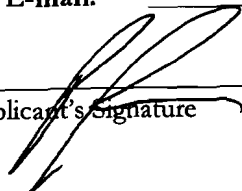
ARCHITECT

Name: N/A  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Zip: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

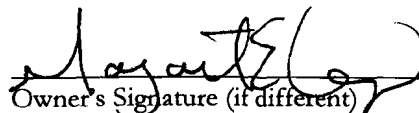
CONTRACTOR

Name: SAME AS APPLICANT  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Applicant's Signature



Owner's Signature (if different)



## Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

**Please check all those activities that apply to your proposed project.**

### Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

### Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

### Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

### Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

### Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

***Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.***

## ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at [dga@portlandmaine.gov](mailto:dga@portlandmaine.gov)

**Please return this form, application fee (see attached fee schedule), and related materials to:**

Historic Preservation Program  
Department of Planning and Urban Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101