

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-1239	Issue Date: OCT 15 2001	GBL: 057 C019001
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Location of Construction: 15 May St	Owner Name: Wirth, Christine A.	Owner Address: 15 May St	Phone: 828-0489
Business Name:	Contractor Name: HOLMES, DAVID	Contractor Address: 467 AUBURN ST Portland	Phone: 2077979349
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Attic/Two Family	Proposed Use: Additional Living Space for Unit 2	Permit Fee: \$84.00	Cost of Work: \$10,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>BOCA 1999</i>	

Proposed Project Description:
Construct Dormer & Master Bedroom/Bath in Unit 2

Signature: _____ Signature: *T. Munson*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved *N/A* Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 10/09/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/15/01</i>	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: <i>10/15/01</i>	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: <i>10/15/01</i>
	<i>OK PER SECTION 14-436</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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01-1239

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.

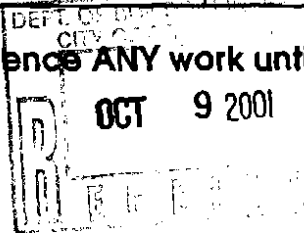
Location/Address of Construction: <u>15 May St Portland Me 04102</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>3715</u>
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>C</u> Lot# <u>019</u>	Owner: <u>Christine A. Wirth</u>	Telephone: <u>828-0489</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Christine Wirth 185 Pleasant Ave Portland Me 04103</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>84.⁰⁰</u>
Current use: <u>Attic</u> <u>a family</u>		
If the location is currently vacant, what was prior use: <u>Attic</u>		
Approximately how long has it been vacant: <u>-</u>		
Proposed use: <u>Bedroom / Bathroom</u>		
Project description: <u>Put on dormer + master Bath / Bedroom (Unit 2)</u>		
Contractor's name, address & telephone: <u>David Holmes 407 Auburn St 04103 Phone: 828-0489</u>		
Who should we contact when the permit is ready: Mailing address: <u>797-9349</u> <u>15 May St</u> <u>Call</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>Christine Wirth</u>	Date: <u>10/3/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued



10/10/01
Gauff



57-C-18

FILL IN AND SIGN WITH INK

971063

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED
OCT - 6 1997
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooling or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 17 May St Use of Building Main Res Date 03 October 1997

Name and address of owner of appliance Robert Strong

Installer's name and address Mainely Plumbing & Heating 307 Riverdale St Portland, ME 04103

Telephone 797-6969

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Burner (2)

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacturer's installation instructions? Yes No

IF NO Explain:

The Type of License of Installer:

- Master Plumber
- Solid Fuel
- Oil
- Gas PNT 347 Jim Robinson
- Other

Type of Chimney:

- Masonry Lined

Factory built N/A

- Metal

Factory Built U.L. Listing #

- Direct Vent

Type Burner U.L. Listing #

Type of Fuel Tank:

- Oil

- Gas

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Floor N/A ft.

Cost of Work: 4,000.00

Permit Fee: 40.00

Approved

Approved with Conditions

Fire: [Signature]

- See attached letter or requirement

Ele.: [Signature]

Plb.: [Signature]

Signature of Installer [Signature]

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **WE, ROBERT A. STRONG, JR.**, whose address is 17 May Street, Portland, Maine and **ROBERT A. STRONG, SR.** and **VICTORIA B. STRONG**, whose address is 11 Elliot Street, Thomaston, Maine

for consideration paid grant to **CHRISTINE A. WIRTH**, whose address is 185 Pleasant Avenue, Portland, Maine

with **WARRANTY COVENANTS**,

a certain lot or parcel of land with the buildings thereon, situated in the City of **PORTLAND**, County of Cumberland and State of Maine, and more particularly bounded and described as follows, to wit:

BEGINNING on the northeasterly side line of said May Street one hundred forty-eight and five tenths (148.5) feet northwesterly from Danforth Street; thence running thirty-two (32) feet northwesterly on said May Street and from these two points and between lines at right angles with said May Street and parallel with each other running back and northeasterly one hundred and twelve (112) feet to the Bartol lot.

Being the same premises conveyed to these Grantors by Warranty Deed of Robert J. LeBlond and Connie C. LeBlond dated August 31, 2000 and recorded in the Cumberland County Registry of Deeds at Book 15700, Page 333.

WITNESS our hands this 1st day of OCTOBER, 2001.

[Signature]
Witness

[Signature]
Robert A. Strong, Jr.

Witness

[Signature]
Robert A. Strong, Sr.

[Signature]
Witness

[Signature]
Victoria B. Strong

STATE OF MAINE

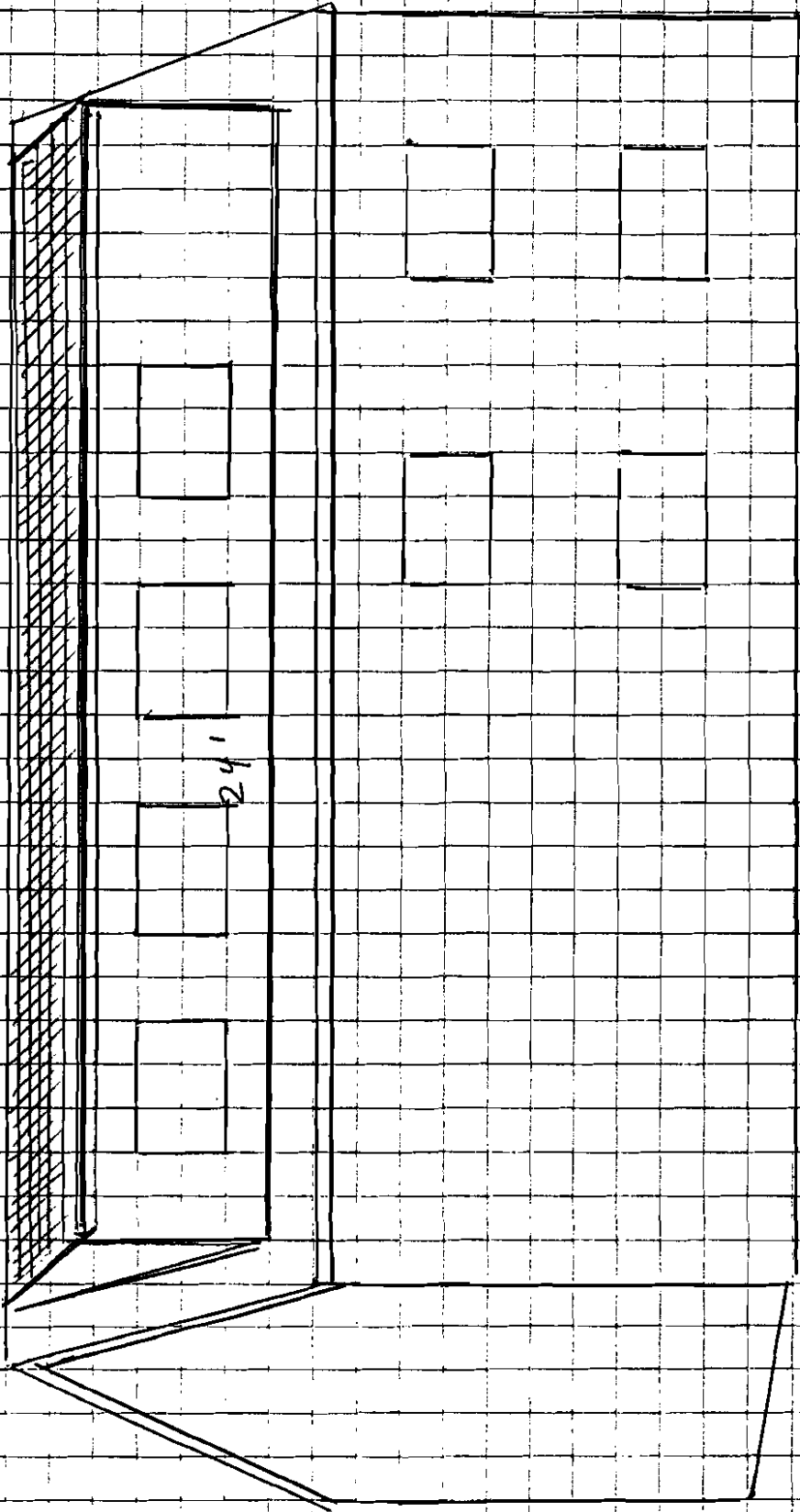
CUMBERLAND SS.

October 1, 2001

Personally appeared the above named Robert A. Strong, Jr. and acknowledged the foregoing instrument to be his free act and deed. Before me,

[Signature]
Notary Public

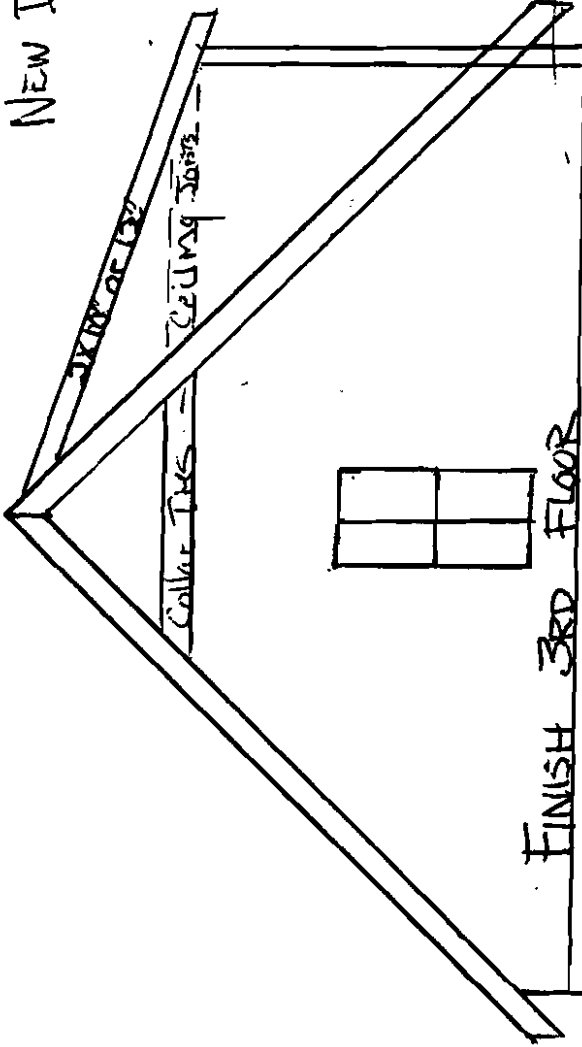
Printed Name



24'

26'

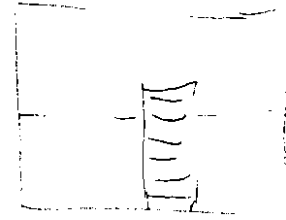
New Dormer



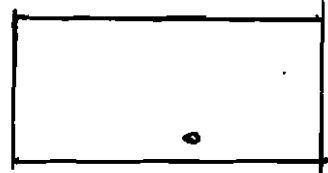
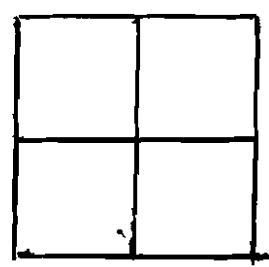
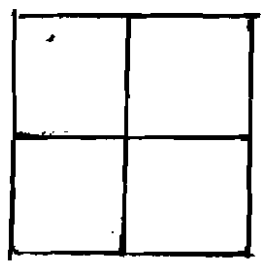
2x6 w/R-19 Insulation

floor?

windows egress
floor plan
smoke det.
Plot Plan



FINISH 3RD FLOOR



2'

20'

10'

Applicant: Christine Wirth

Date: 10/15/01

Address: 15 May St.

C-B-L: 57-C-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1890

Zone Location - R-6

Interior or corner lot - Interior

Proposed Use/Work - Add dormer

Sevage Disposal - Public

Lot Street Frontage - 32' shown

Front Yard -

Rear Yard -

Side Yard -

OK per section
14-436(B)

Allows 80% expansion

Projections -

Width of Lot -

Height -

N/A

Lot Area - ~~3715~~ 3715 SF

Lot Coverage/ Impervious Surface - 50% Allowed

1857.5 Allowed - OK

Area per Family - 1000 SF Req. - OK

~~1430~~

27 stairs + porches

Off-street Parking -

1100+ per unit shown

1507 SF - OK

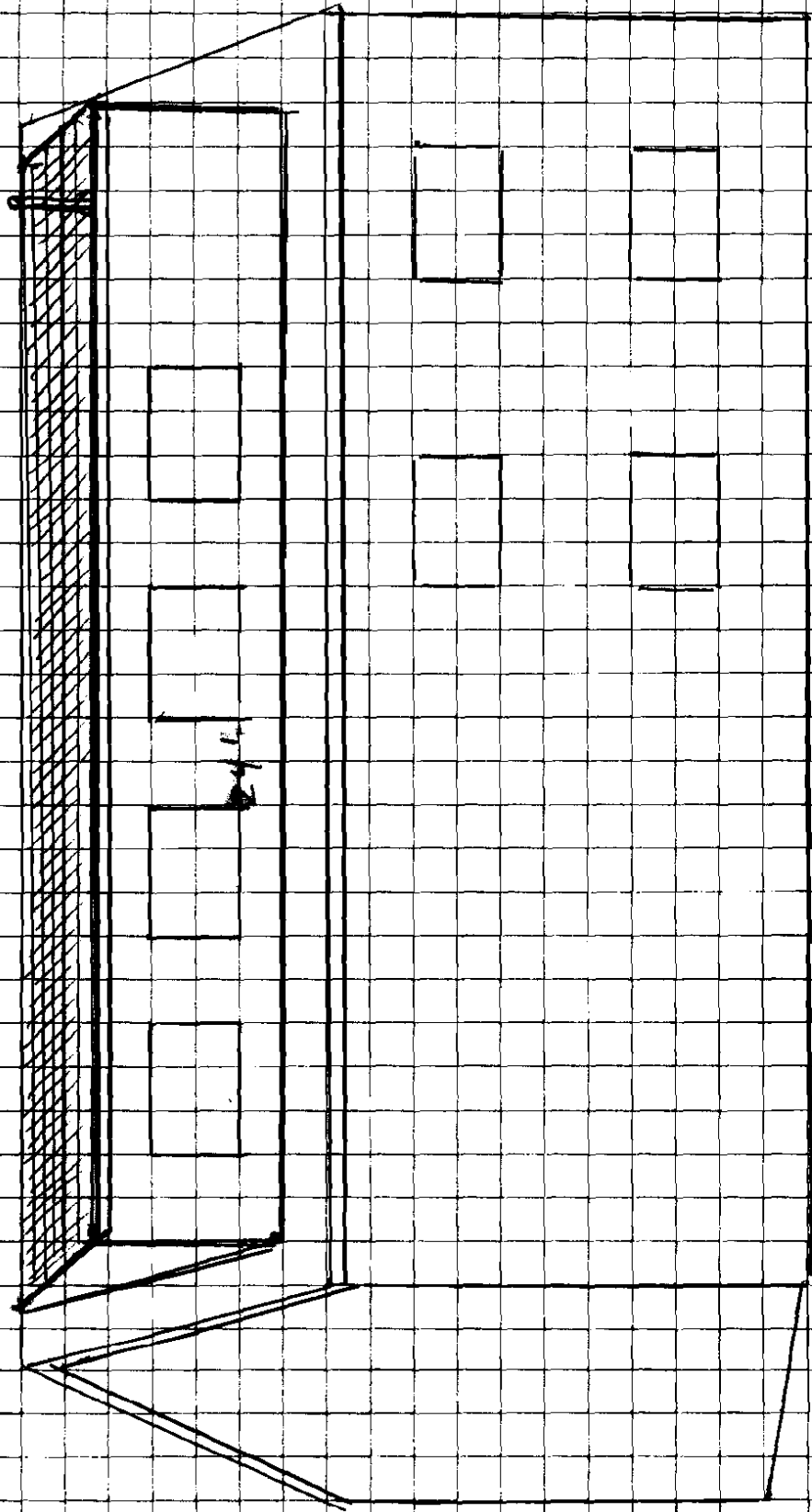
Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

15 May St. Christine W/TK



26'

3RD Floor

26'

20'

CHIMNEY

DORMER

Bedroom

STAIRS

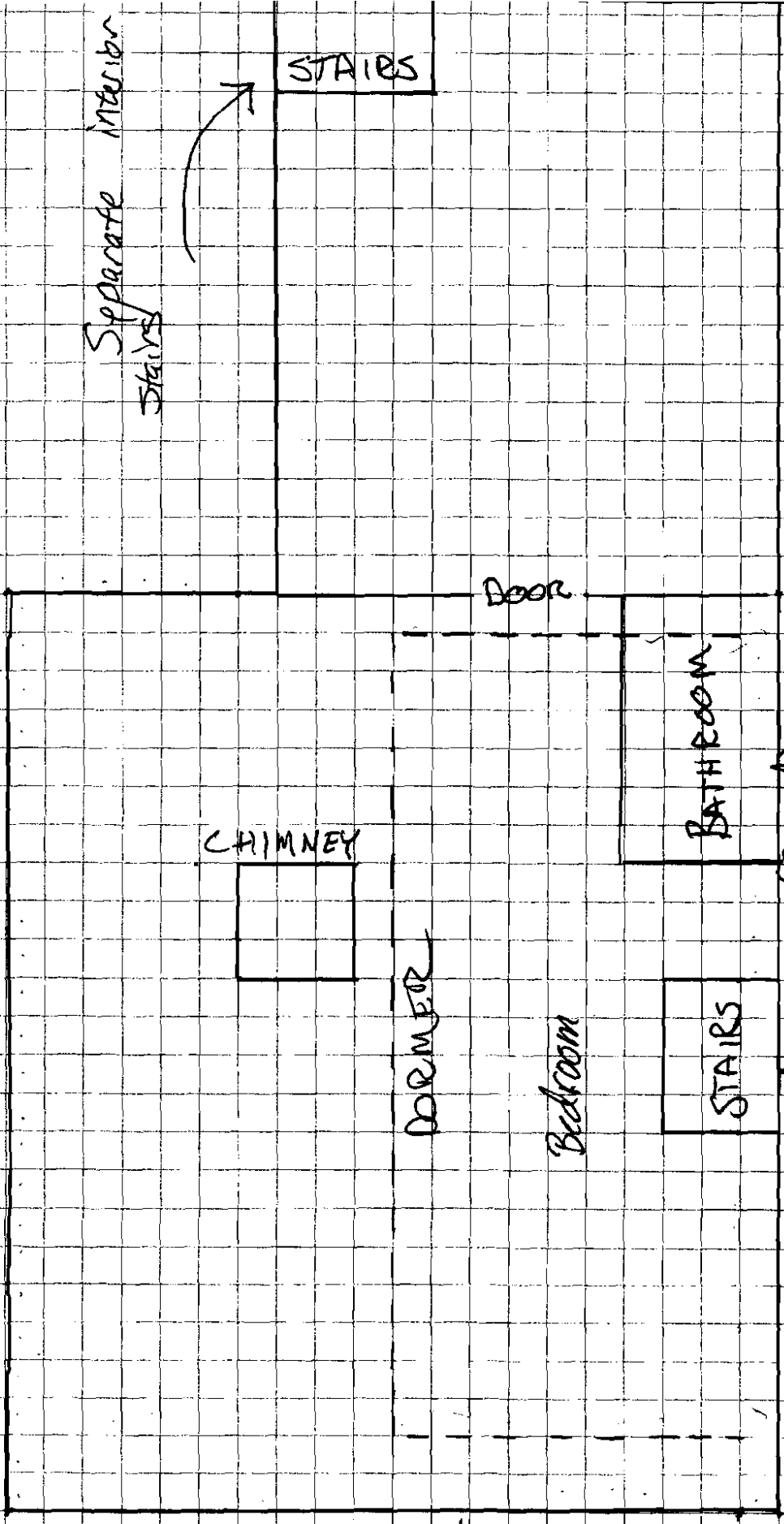
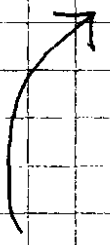
BATHROOM

Door

STAIRS

Separate interior
STAIRS

EXISTING ↑ STAIRS (Curved)
8' off headroom after dormer is complete



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15200 PAGE 333 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 15 May Street, Portland, Maine

Job Number: 337-70

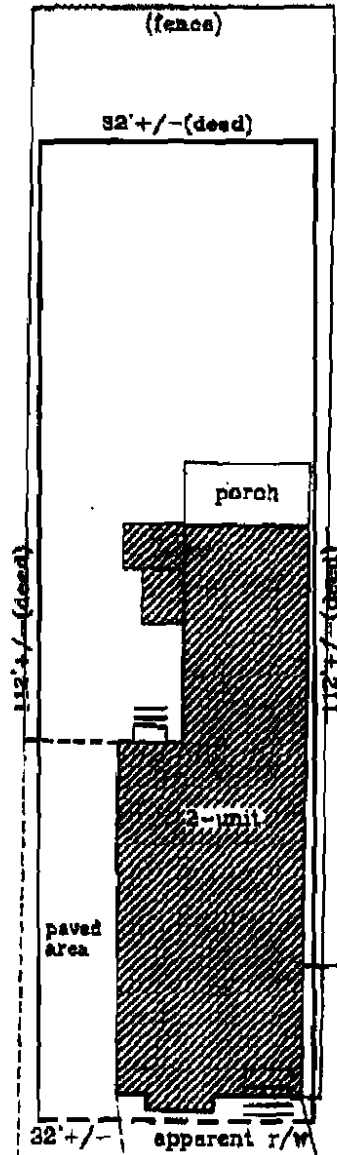
Inspection Date: 9-10-01

Scale: 1" = 20'

Client File#: 10229

Buyers: Christine A. Wirth

Sellers: Robert Strong SR. &
Victoria Strong &
Robert Strong JR.



2 1/2 story wood structure w/ brick foundation

IP

CIR

[Signature] May Street

to Danforth St.

I HEREBY CERTIFY TO: Bay Area Title Services, LLC: Union Federal Bank of Indianapolis and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

APPARENT BASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

SEPTEMBER 2004

CIR

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-947-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

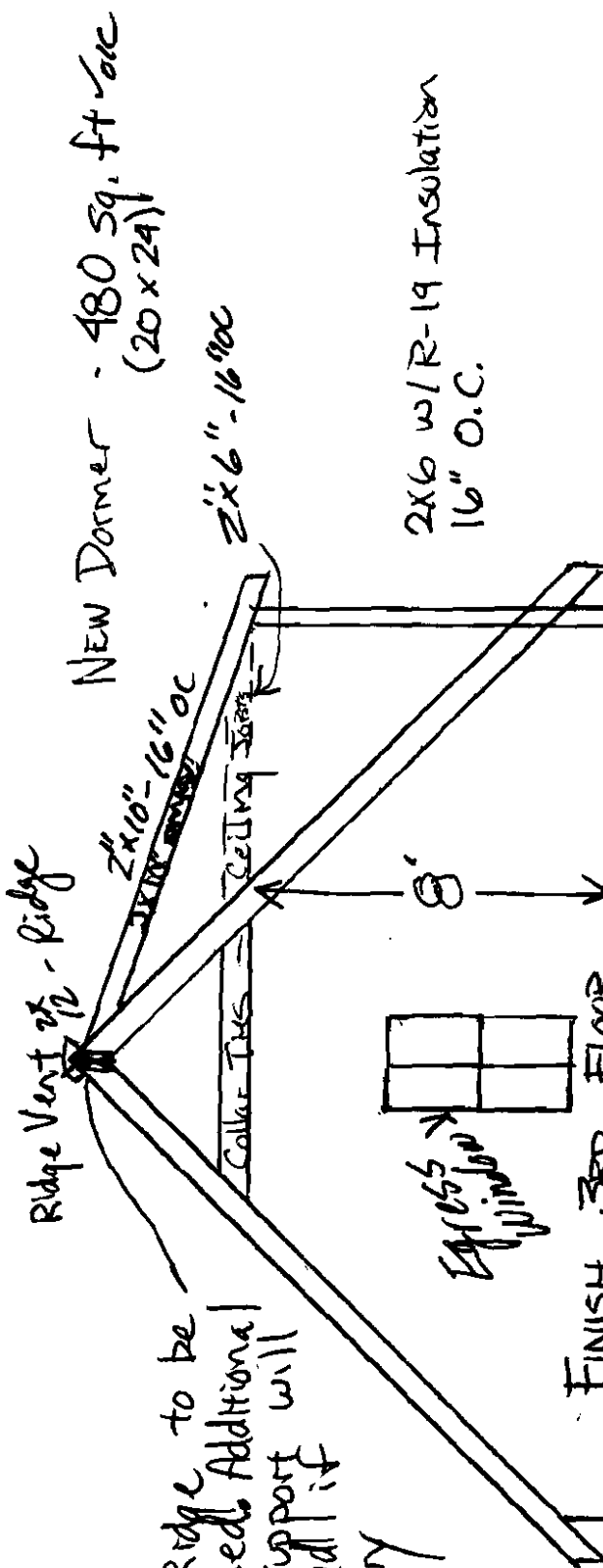
Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

15 May St.
Christine Wirth



NEW Dormer - 480 Sq. ft. (20 x 24)

2x6 - 16" OC

2x6 w/ R-19 Insulation
16" O.C.

~~2x8~~ 2x8x10' - 20" OC
existing

Ridge Vent 1/2 - Ridge

2x10 - 16" OC

Collar Ties - Ceiling Joists

Egress Windows

FINISH 3RD FLOOR

True (2x8 Floor joists) + Bearing walls underneath

Ridge to be determined. Additional ridge support will be added if necessary

10' 20' 2'