

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

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

Permit No: 09-0011	Issue Date:	CBL: 063 D026001
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Location of Construction: 117 NEAL ST	Owner Name: FISHER LAURIE S	Owner Address: 117 NEAL ST	Phone: 207-317-0727
Business Name:	Contractor Name: Venture Building	Contractor Address: 162 Merrill Road Pownal	Phone: 2078387983
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - enclose existing 5'5"x6'5" rear covered porch. After the fact permit	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 2
Proposed Project Description: enclose existing 5'5"x6'5" rear covered porch. After the fact permit. Deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>Jm 11/9/09</i>	
		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: lmd	Date Applied For: 01/06/2009	<b>Zoning Approval</b>
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<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"/> <i>OK w/ conditions</i> Date: <i>1/22/09</i> <i>Jm</i>	<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> <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>10/28/09</i> <i>STH</i>
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### 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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE NOV 9 2009	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 090011

Please Read Application And Notes, If Any, Attached

This is to certify that FISHER LAURIE S Venture Building has permission to enclose existing 5'5"x6'5" rear covered porch After the fact permit Deck. AT 117 NEAL ST CBL 063 D026001

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS 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 \_\_\_\_\_

*Thomas M. Markey* 11/9/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 9 2009

City of Portland

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

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

<b>Permit No:</b> 09-0011	<b>Date Applied For:</b> 01/06/2009	<b>CBL:</b> 063 D026001
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<b>Location of Construction:</b> 117 NEAL ST	<b>Owner Name:</b> FISHER LAURIE S	<b>Owner Address:</b> 117 NEAL ST	<b>Phone:</b> 207-317-0727
<b>Business Name:</b>	<b>Contractor Name:</b> Venture Building	<b>Contractor Address:</b> 162 Merrill Road Pownal	<b>Phone:</b> (207) 838-7983
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - enclose existing 5'5"x6'5" rear covered porch. After the fact permit	<b>Proposed Project Description:</b> enclose existing 5'5"x6'5" rear covered porch. After the fact permit. Deck.
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 10/28/2009  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/22/2009  
**Note:** Looking at different information; we feel that there had to be a small entry porch on the rear of the building although it wasn't shown on the 1951 assessor's card. It can be enclosed but the majority of it must be glass (section 14-427).      **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted on 1/22/09. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 11/09/2009  
**Note:**      **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

1/7/2009-lmd: This is an after the fact permit, contractor has stop work order and has paid the 100 fee.

1/7/2009-amachado: Left voicemail for the contractor. Owner listed on the application different from owner listed with the assessors. No record of a permit for the rear deck that was enclosed. Pre 1957 assessor's card & the Sanburn map does not show a rear deck. Section 14-427 talks about enclosures of porches that don't meet setbacks.

1/9/2009-amachado: Spoke to Denis O'Brien. Need pictures of what existed before & the majority of the mudroom needs to be glass (section 14-427).

1/22/2009-amachado: Denis brought in revised plans for the enclosed porch which includes more glass to meet section 14-427. He could not find any pictures of the porch before he enclosed it. He is still trying to find some.

10/29/2009-gg: recieved from historic on 10/28/09. /gg

**PERMIT ISSUED**

NOV 9 2009

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.**

  X   **Final inspection required at completion of work. This is an After The Fact Permit!!**

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 of Applicant/Designee

*Thomas M. Malley*

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*11/9/09*

\_\_\_\_\_  
Date

**PERMIT ISSUED**

NOV 9 2009

City of Portland



# 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: <u>117 Neal St.</u>		
Total Square Footage of Proposed Structure/Area <u>36 Sq. Ft</u>	Square Footage of Lot <u>2,200</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>D</u> Lot# <u>26</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>John Milboin</u> Address <u>117 Neal St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>317-0727</u>
Lessee/DBA (If Applicable) <u>JAN 6 2009 RECEIVED</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>mudroom</u> <sup>(single family)</sup> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>mudroom</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Add 5'5" x 6'5" mudroom on back of house, deck with roof was existing with same square footage</u>		
Contractor's name: <u>Venture Building</u> Address: <u>162 Merrill rd.</u> City, State & Zip: <u>Portland, ME 04109</u> Telephone: <u>838-7983</u> Who should we contact when the permit is ready: <u>Denis O'Brien</u> Telephone: <u>838-7983</u> Mailing address: <u>Same</u>		

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

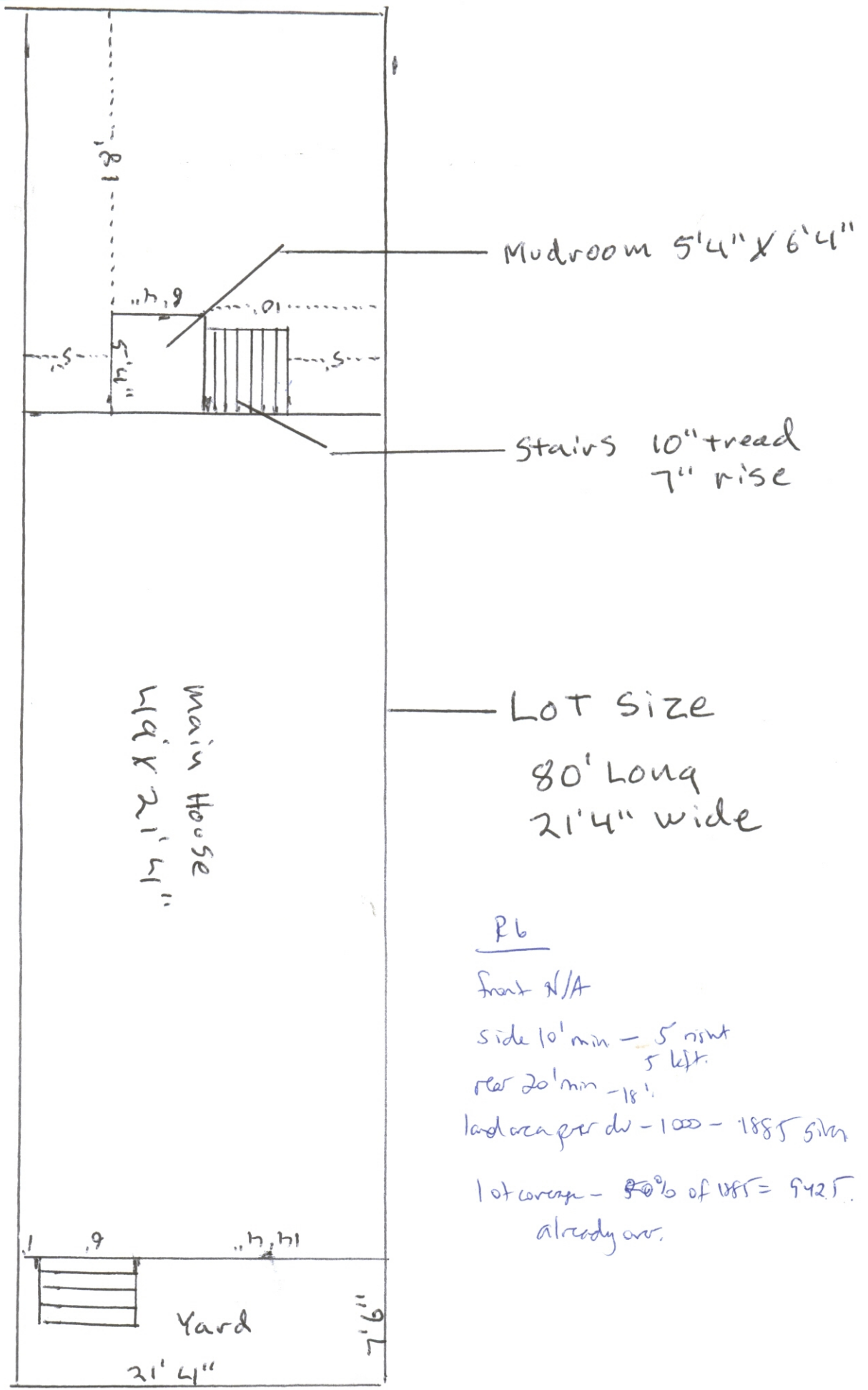
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature] Date: 1/2/09

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

# Site Plan $\frac{1}{8}'' = 1'$



Mudroom 5'4" x 6'4"

Stairs 10" tread  
7" rise

Lot size  
80' Long  
21'4" wide

Main House  
19' x 21'4"

R6

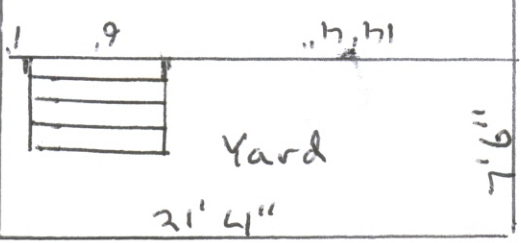
front N/A

side 10' min - 5' right  
5' left

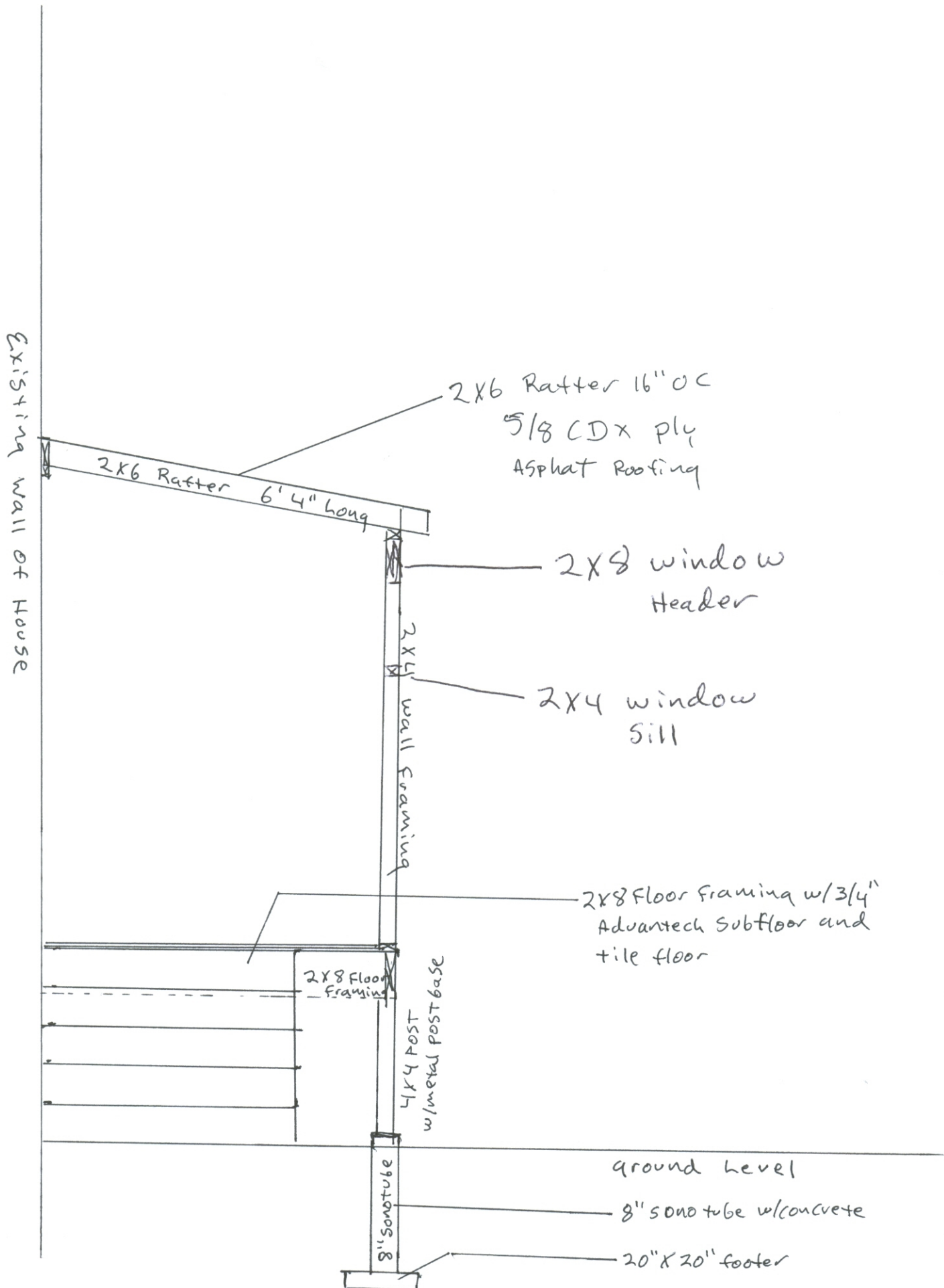
rear 20' min - 18'

land area per dw - 1000 - 1885 sqm

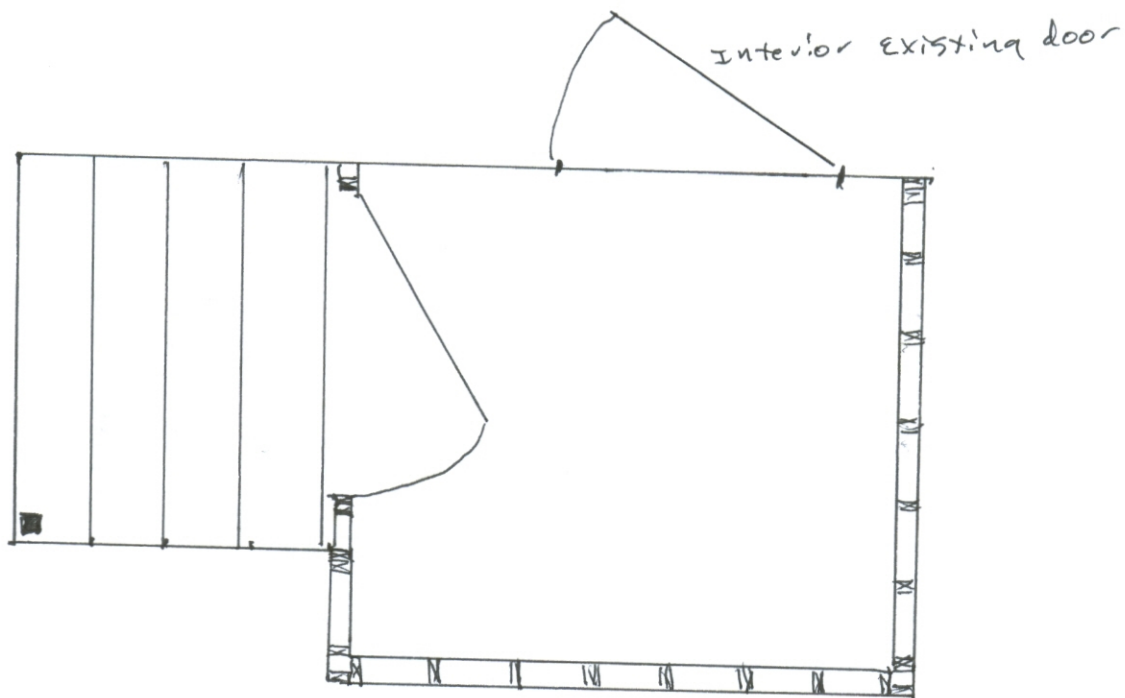
lot coverage - 50% of 1885 = 942.5  
already over.



# Cross Section w/framing details



# Floor Plan



Max. tread depth 10"

Riser height 7 $\frac{1}{4}$ "

mahogany treads with primed pine risers

4x4 post

2x4 Rail

2x2 Baluster

$$\frac{1}{2}'' = 1'$$

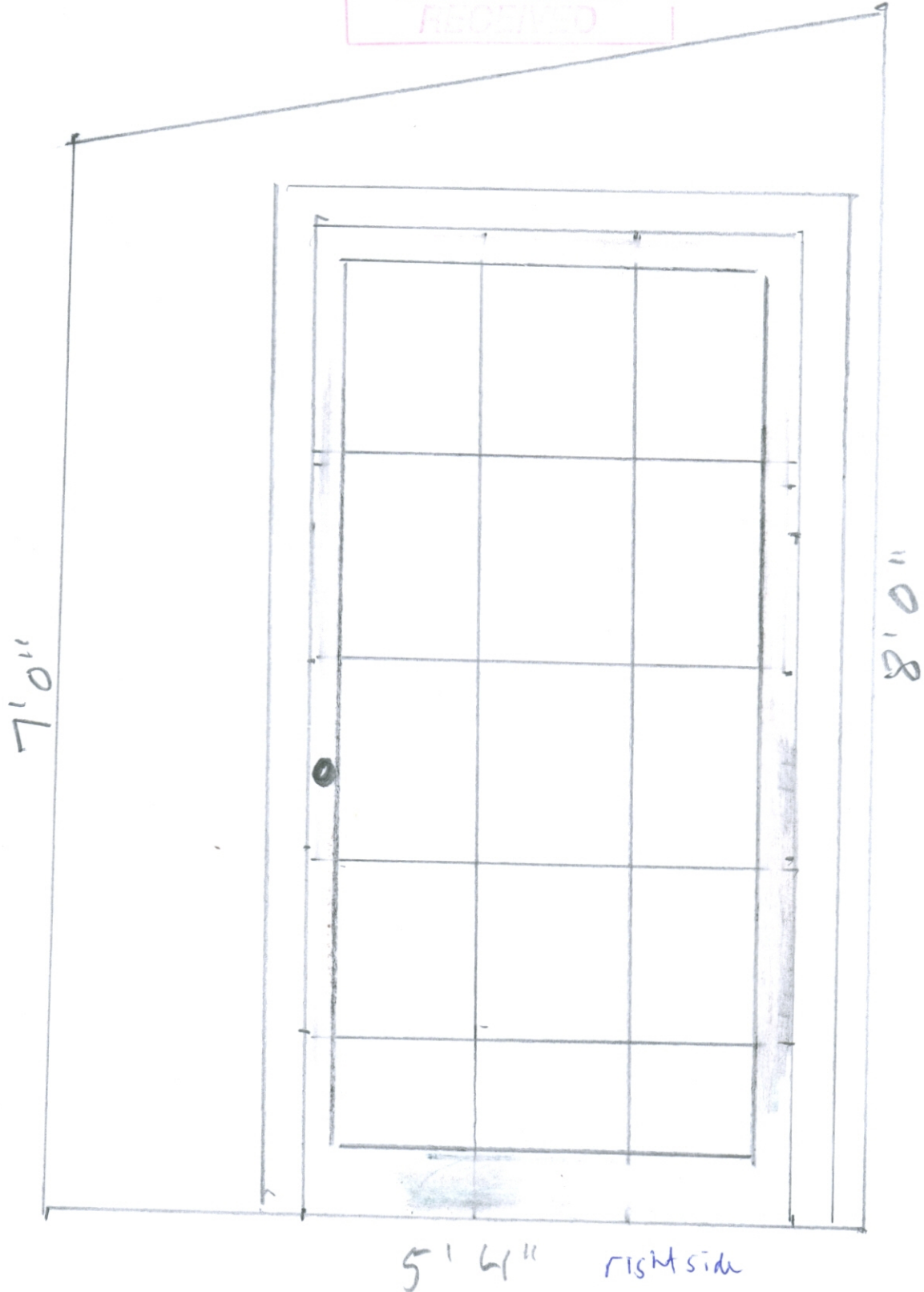
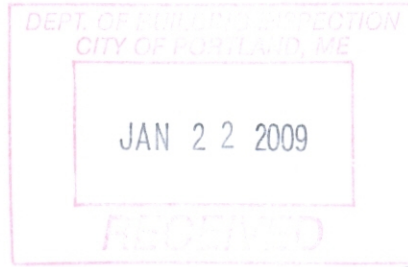


South Elevation Interior

117 Neal St. Venture Building  
Denis O'Brien  
838-7983

40 Sq. Ft. total wall Area

25.2 Sq. Ft. total glass



North Elevation Interior

117 Neal St. Venture Build.

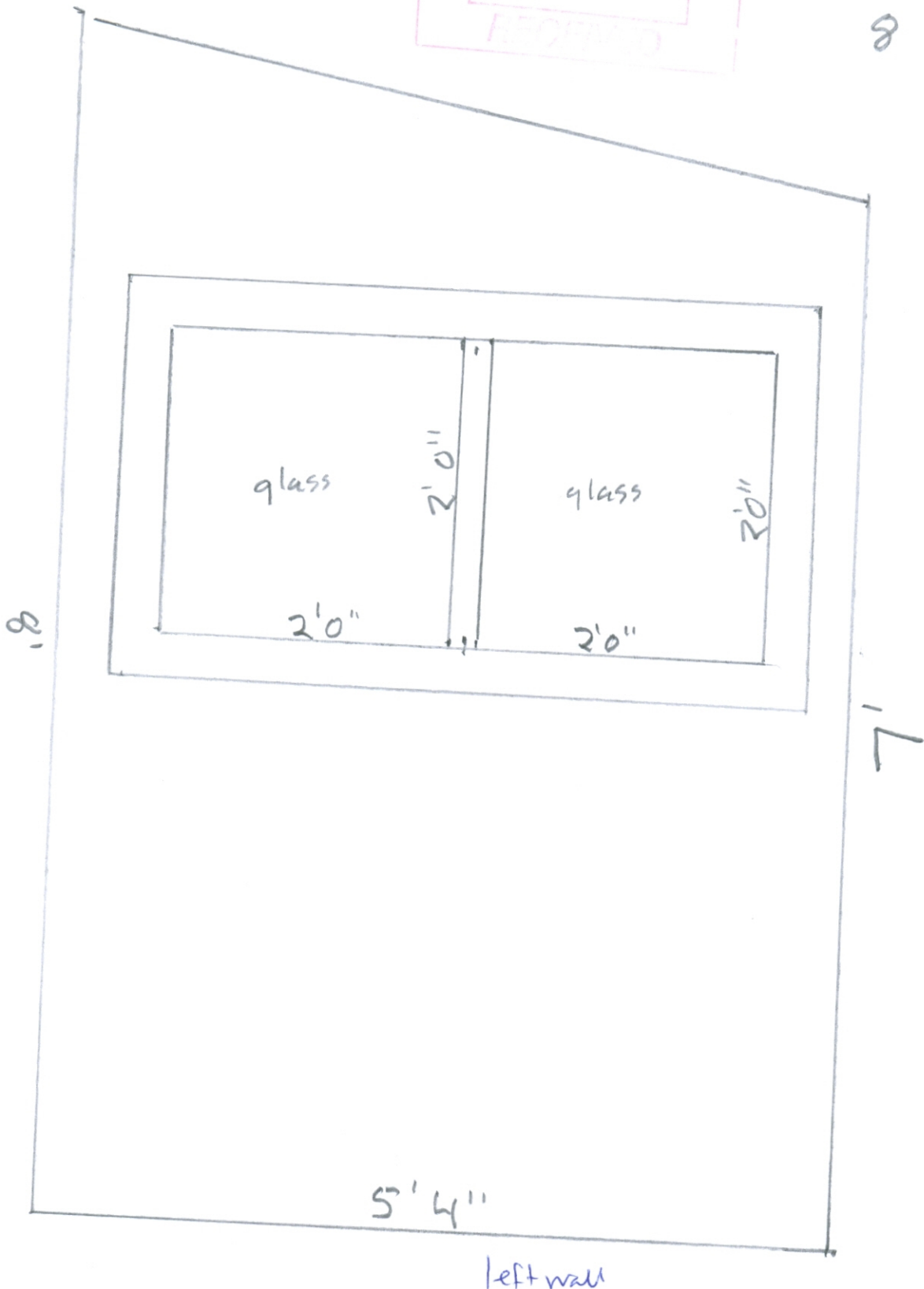
Denis O'Brien

838-7983



410 Sq. FT total wall area

8 Sq. FT. total glass



East Elevation Interior

117 Neal St.

Venture Building

Dennis O'Brien

838-7983



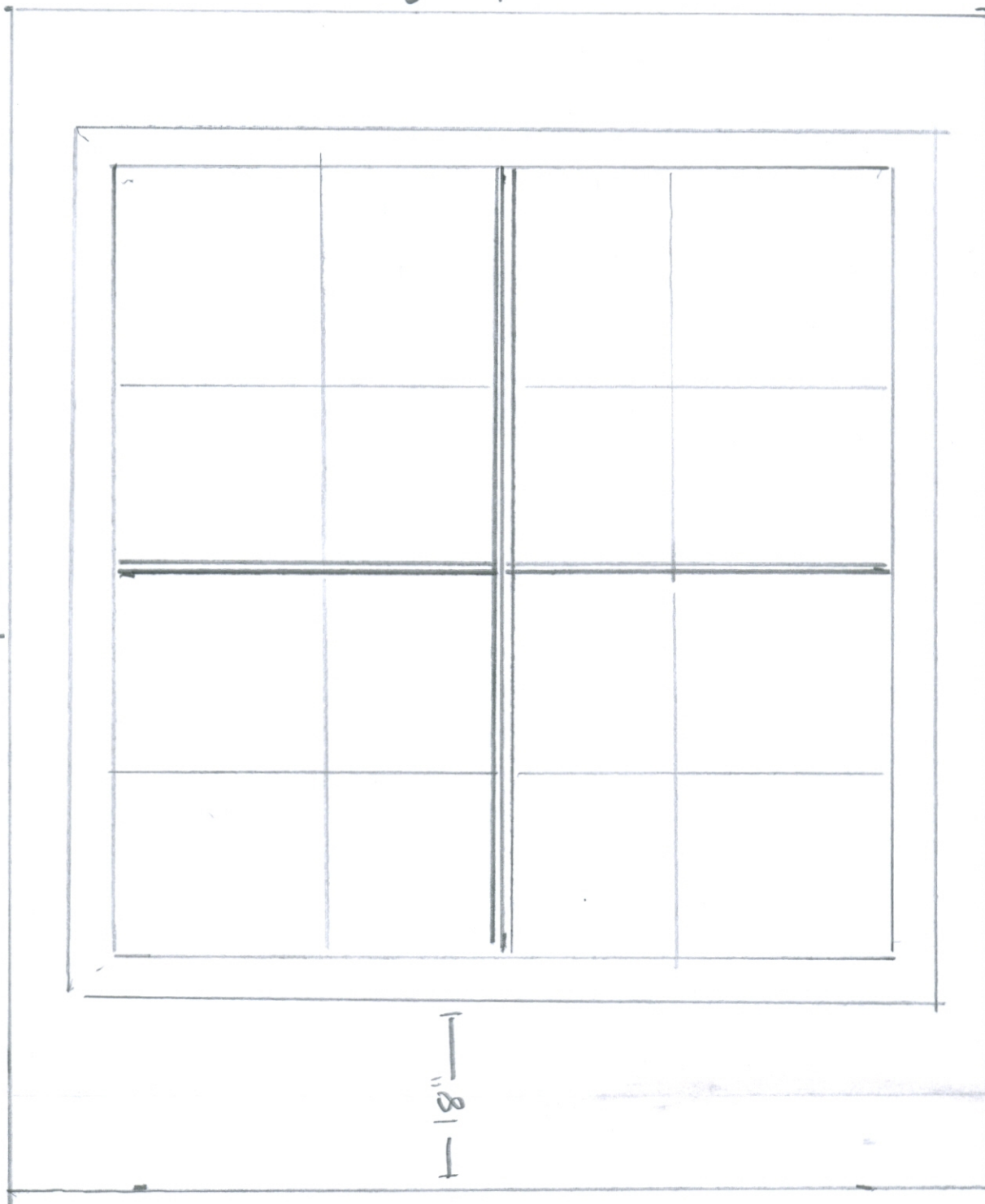
rear wall

441.8 Sq. Ft. total wall area

33 Sq. Ft. total glass

6' 41"

7' 0"



81"

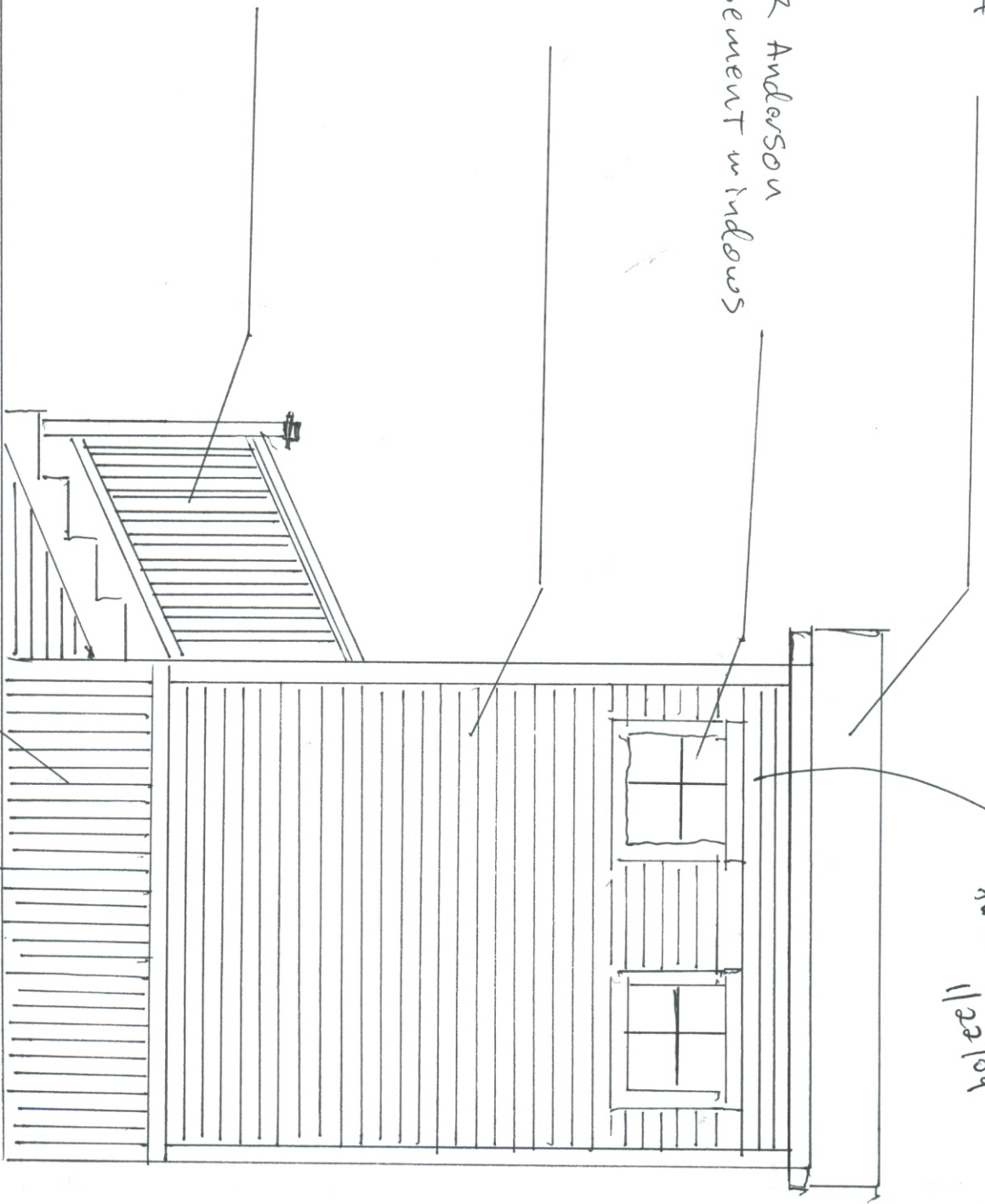
Asphalt roof

2x2 Anderson  
casement windows

Cedar Clapboard  
Siding

4x4 POST  
2x4 nail  
2x2 balluster  
4x2 nail height

See revised plan  
for new windows  
11/22/09



Elevation 1/2" = 1'

1x3 pine slatting

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	063 D026001
<b>Location</b>	117 NEAL ST
<b>Land Use</b>	SINGLE FAMILY
 <b>Owner Address</b>	 FISHER LAURIE S 117 NEAL ST PORTLAND ME 04102
 <b>Book/Page</b>	 25591/156
<b>Legal</b>	63-D-26 NEAL ST 117  1670 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$131,600	\$276,800	\$408,400

**Property Information**

<b>Year Built</b> 1905	<b>Style</b> Townhse	<b>Story Height</b> 2.5	<b>Sq. Ft.</b> 2964	<b>Total Acres</b> 0.038	
<b>Bedrooms</b> 5	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 9	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b> 11/02/2007	<b>Type</b> LAND + BLDING	<b>Price</b> \$580,000	<b>Book/Page</b> 25591-156
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**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-mailed](#).

**New Search!**

63-D-26

1951

RECORD OF BUILDINGS

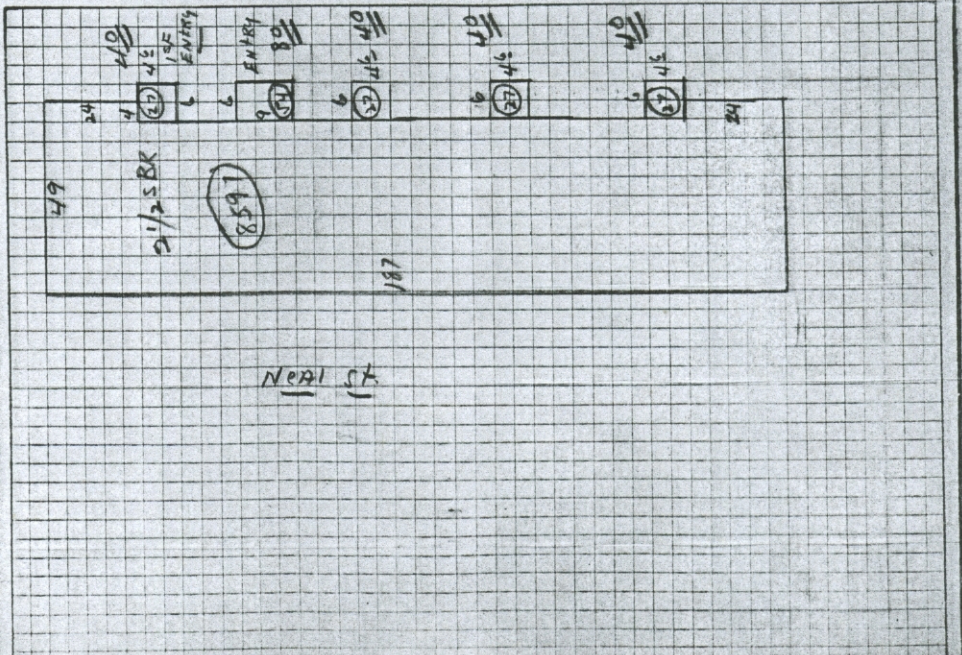
GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

1- 630' 110' 1/2" 6727 SINKS, 444' 12" 1/2" PINE  
 2- 630'  
 3- 630'  
 4- 570' EST.  
 5- 630'  
 6- 640'  
 7- 640'  
 8- 630'  
 480 X 12 = 5760  
 19/61 136 BEPL. ① HEATING SYX  
 Nothing Furnished

CONSTRUCTION		PLUMBING	
FOUNDATION	FLOOR CONST.	BATHROOM	16
CONCRETE	WOOD JOIST	TOILET ROOM	
CONCRETE BLOCK	STEEL JOIST	WATER CLOSET	8
BRICK OR STONE	MILL TYPE	LAVATORY	
PIERS	REIN. CONCRETE	KITCHEN SINK	8
CELLAR AREA FULL	FLOOR FINISH	STD. WAT. HEAT	
1/4	B 1 2 3	AUTO. WAT. HEAT	8
NO. CELLAR	CEMENT	ELECT. WAT. SYST.	
EXTERIOR WALLS	EARTH	LAUNDRY TUBS	8
CLAPBOARDS	PINE	NO PLUMBING	
WIDE SIDING	HARDWOOD	TILING	
DROP SIDING	TERRAZZO	BATH FL. & WCOT.	
NO SHEATHING	TILE	TOILET FL. & WCOT.	
WOOD SHINGLES		LIGHTING	
ASBES. SHINGLES		ELECTRIC	
STUCCO ON FRAME	ATTIC FLR. & STAIRS	NO LIGHTING	
BRICK ON TILE	INTERIOR FINISH	NO. OF ROOMS	
BRICK VENEER	B 1 2 3	BSMT.	2ND 27
SOLID BRICK	PINE	1ST 24	3RD 30
STONE VENEER	HARDWOOD	OCCUPANCY	
CONC. OR CIND. BL.	PLASTER	SINGLE FAMILY	
	UNFINISHED	TWO FAMILY	
	METAL CLG.	APARTMENT	
		STORE	
	RECREAT. ROOM	THEATRE	
	FINISHED ATTIC	HOTEL	
	FIREPLACE	OFFICES	
	HEATING	WAREHOUSE	
	PIPELESS FURNACE	COMM. GARAGE	
	HOT AIR FURNACE	GAS STATION	
	FORCED AIR FURN.	ECONOMIC CLASS	
	STEAM	OVER BUILT	
	HOT WAT. OR VAPOR	UNDER BUILT	
	NO HEATING	DT. 6-11-51 AR. 15	
	GAS BURNER	LD. 50 PD. MM	
	OIL BURNER	MS. CK. 3	
	STOKER		

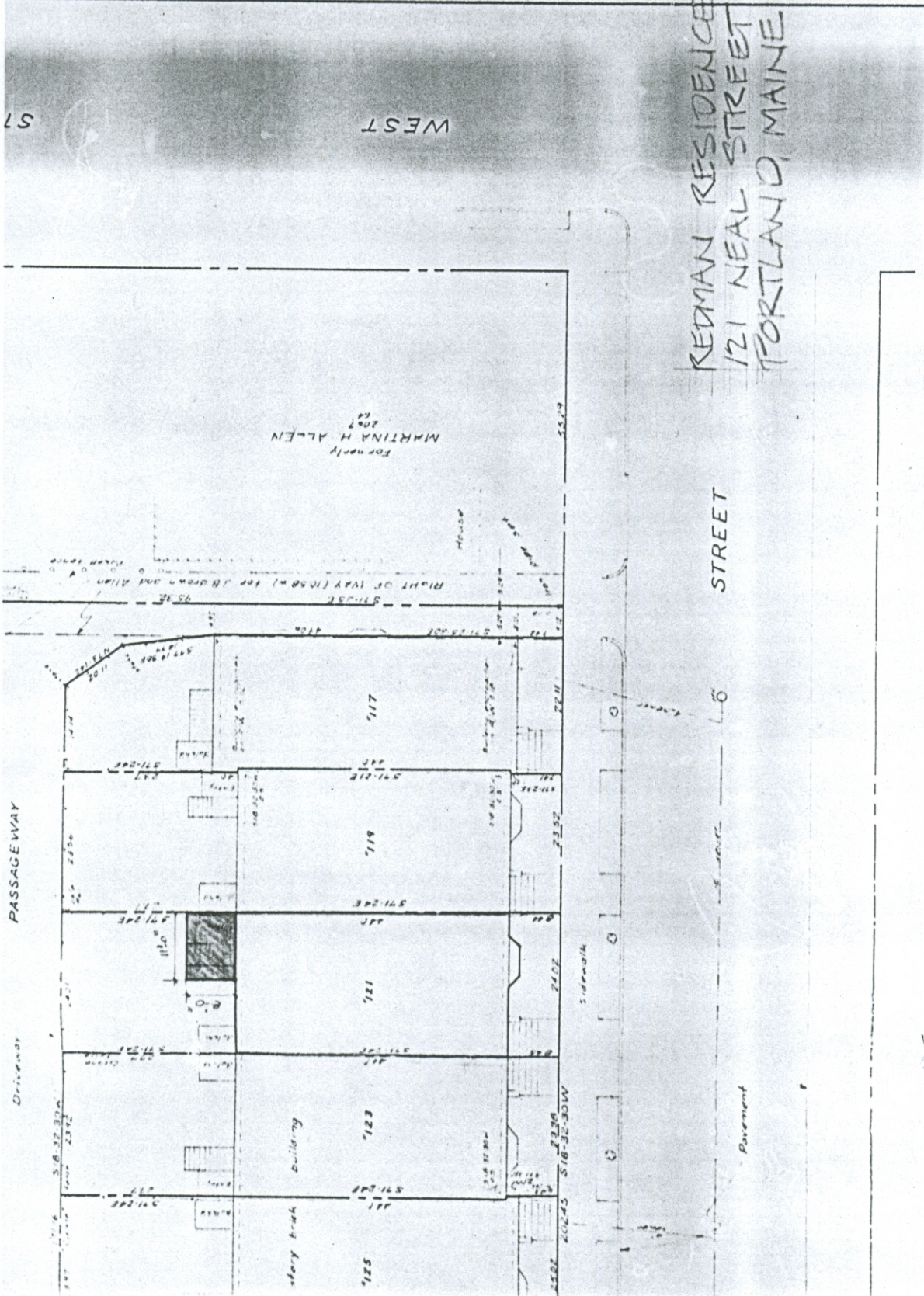
SUMMARY OF BUILDINGS						
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.
Ppt	2 1/2 STY BR B	B	46	F	F	84570
A						50%
B						42290
C						24%
D						33830
E						20300
F						
G						
1951 TOTAL BLDGS.						33830
1951						20300
TAX VAL.						20300
OLD VAL.						20300
CHANGE						



UNIT 1951 8597 s. f. 72350  
 ADDITIONS + 240  
 576/894 + 1000  
 BASEMENT  
 WALLS  
 ROOF  
 FLOORS  
 ATTIC  
 FINISH  
 FIREPLACE + 1920  
 HEATING + 3500  
 PLUMBING + 5560  
 TILING  
 TOTAL 84570  
 FACT.  
 REP. VAL. 84570

57

WEST



KEDMAN RESIDENCE  
 121 NEAL STREET  
 PORTLAND, MAINE

REV 1	Y. 23/76	Address	SEWERS
PLAN OF LAND			
PORTLAND MAINE			
FOR			
J. B. BROWN & SONS			
Owen Haskell, Inc.			
Civil Engineer South Portland, Maine			
Date	Job No.	Scale	Dwg No.
Sept 23, 1976	10544	1" = 50'	1

RECEIVED  
 JUL 22 1977  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND



198

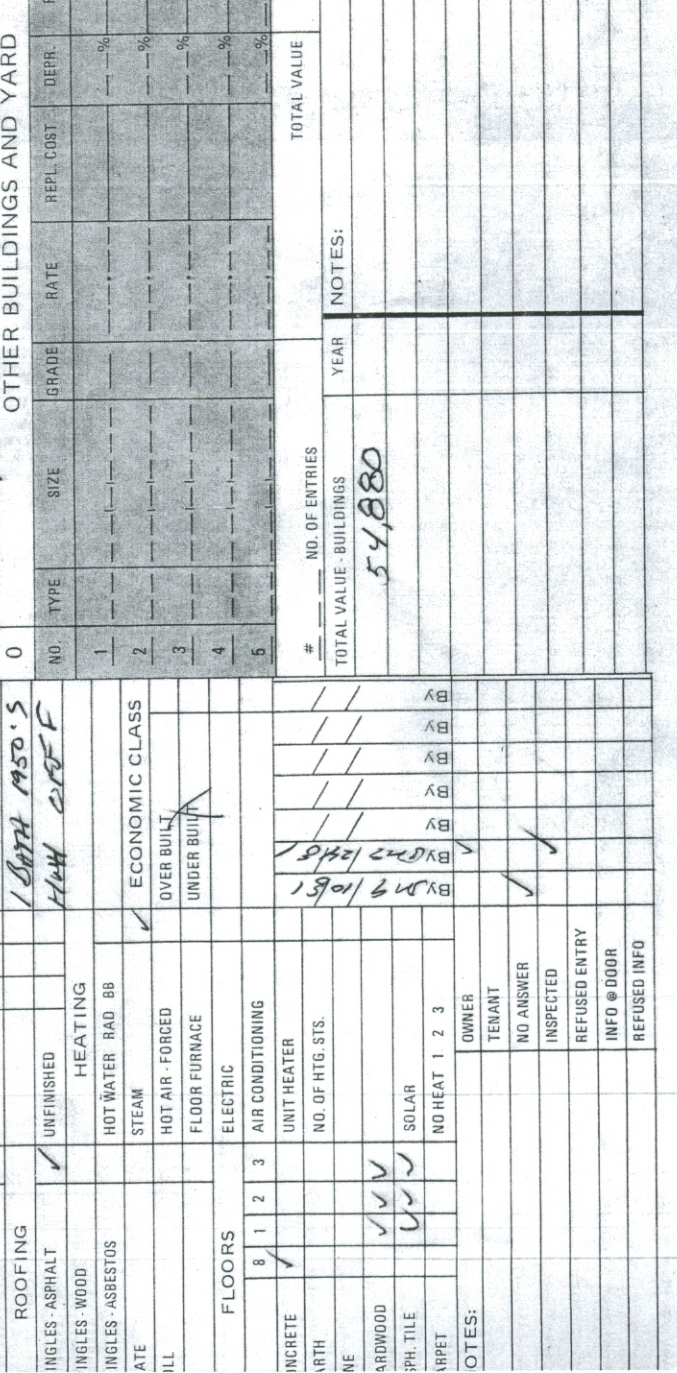
VACANT LOT	
DWELLING DATA	
CONSTRUCTION	
1 BRICK	
2 FRAME	
3 FR. & MAS. 6	
4 CONC. BLK. 7 STONE	
5 STUCCO 8	
6	
AGE	
ERECTED 1 905 REMODELED 19	
LIVING ACCOMMODATIONS	
TOTAL BED-ROOMS 6 FAMILY ROOMS 0	
FULL BATHS 2 HALF BATHS 0 TOTAL FIXTURES 8	
FOUNDATION	
BASEMENT & ATTIC	
FIN. BSMT. AREA 0	
HEAD ROOM 0	
GARAGE S D 0	
ATTIC - FL. & STR. 0	
FINISHED ATTIC 0	
DORMER 0 L/F	
EXTERIOR WALLS	
100 VINYL ALUM.	
INGLES - WOOD	
INGLES - ASPHALT	
INGLES - ASBESTOS	
ICK VENEER	
ANKET INSULATION 0	
OF INSULATION	
ROOFING	
INGLES - ASPHALT	
INGLES - WOOD	
INGLES - ASBESTOS	
ATE	
ILL	
FLOORS	
8 1 2 3	
INGRETE	
ARTH	
NE	
ARDWOOD	
PH. TILE	
ARPET	
OTES:	
OWNER	
TENANT	
NO ANSWER	
INSPECTED	
REFUSED ENTRY	
INFO @ DOOR	
REFUSED INFO	

GROUND FLOOR AREA		
ADDITION POINTS		
GRADE FACTOR	0.05%	
C & D FACTOR	0.05%	
CDU	Good	
DEPRECIATION		
TOTAL OTHER FEATURE POINTS		
DWELLING COMPUTATIONS		
19	19	19
BASE PRICE	75,470	
PLUMBING	1,500	
BASEMENT FIN.		
ATTIC		
HEATING		
ADDITIONS	2,120	
DORMERS		
TOTAL BASE	79,090	
GRADE FACTOR	1.28	
TOTAL	101,840	
OTHER FEATURES	3,800	
TOTAL	105,640	
C & D FACTOR	95	
REPL. COST	99,780	
DEPREC.	45	
R.C.L.D.	54,880	

OCCUPANCY	
SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
NO. UNITS	
OTHER	
COTTAGE	
UNFIN.	
FIN. OPEN	
FIN. DIV.	
PLUMBING	M 0
BATHROOM	
TOILET ROOM	
FLUSH	
LAVATORY	
SHOWER - EXTRA	
KITCHEN SINK	
HOT WATER HEATER	
NO PLUMBING	
WATER ONLY	
REMODELING DATA	
KITCHEN	
PLUMBING	
HEATING	1950's FULL
GENERAL	
ECONOMIC CLASS	1 BATH 1950's
OVER BUILT	HWH 255 F
UNDER BUILT	

OTHER FEATURES	
MASONRY TRIM	0
MODERNIZED KITCHEN	0
RECREATION ROOM	0
WOODBURNING FIREPLACE	38
BASEMENT GARAGE	0
ATTACHED GARAGE	0
TOTAL OTHER FEATURE POINTS	

OTHER BUILDINGS AND YARD								
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1						%		01 GARAGE
2						%		02 CARPORT
3						%		03 PATIO
4						%		04 SHED
5						%		05 POOL
TOTAL VALUE								
# NO. OF ENTRIES YEAR								
TOTAL VALUE - BUILDINGS 54,880								



NOTES:

OTHER BUILDINGS AND YARD