

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: 03-0284	Issue Date: APR 15 2003	CBL: 066A C008001
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Location of Construction: 29 Payson St	Owner Name: Kamenides Jennifer	Owner Address: 29 Payson St CITY OF PORTLAND	Phone: 772-1792
Business Name:	Contractor Name: Smith Abatement	Contractor Address: 56 Bradley Pond Rd. Topsham	Phone: 2078414654
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R5

Past Use: Two unit dwelling	Proposed Use: Two unit dwelling with replaced two-story porch	Permit Fee: \$79.00	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: Replace existing two-story porch in existing footprint <i>(New Footings)</i>	Signature: SMB 4/15/03	Signature: SMB 4/15/03
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: kwd	Date Applied For: 04/02/2003	<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"/> Date: <i>SMB 4/15/03</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> <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>4/15/03</i>
	<i>Approved w/conditions Sec. 14-385 allows reconstruction in same footprint</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

Include Pictures  
~~Include~~ Can call Rodger  
 Plot Plan

841-4654  
 03-0284

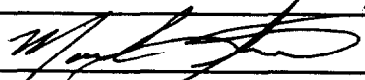
# All Purpose Building Permit Application

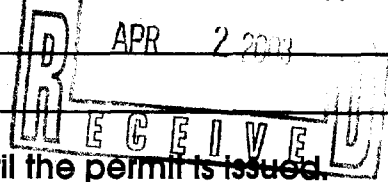
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>29 Payson St. Portland</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>5,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>66</u> Block# <u>A-C</u> Lot# <u>008</u>	Owner: <u>Jenifer <del>Kamerides</del> Kamerides</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Mark Smith</u> <u>56 Bradley Pond Rd Topsham</u> <u>Me. 04086 841-4654</u> <u>798-6790</u>	Cost Of Work: \$ <u>8000</u> Fee: \$ <u>79.00</u>
Current use: <u>Day Care <del>Child Day Care</del> in two family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Porch replacement (Exact Replacement)</u>		
Project description: <u>Remove + Replace identical</u>		
Contractor's name, address & telephone: <u>Smith Abatement Inc. 841-4654</u> <u>same as below</u>		
Who should we contact when the permit is ready: <u>Mark A Smith</u> 		
Mailing address: <u>56 Bradley Pond Rd. Topsham Me 04086</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>841-4654</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:  Date: APR 2 2004



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

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

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

<b>Permit No:</b> 03-0284	<b>Date Applied For:</b> 04/02/2003	<b>CBL:</b> 066A C008001
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<b>Location of Construction:</b> 29 Payson St	<b>Owner Name:</b> Kamenides Jennifer	<b>Owner Address:</b> 29 Payson St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Smith Abatement	<b>Contractor Address:</b> 56 Bradley Pond Rd. Topsham	<b>Phone:</b> (207) 841-4654
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Two unit dwelling	<b>Proposed Project Description:</b> Replace existing two-story porch in existing footprint
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/15/2003

**Note:** **Ok to Issue:**

- 1) Section 14-385 allows reconstruction in the same footprint for structures that may not meet setback dimensions
- 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
- 3) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/15/2003

**Note:** **Ok to Issue:**

- 1) New footings will need to be inspected for location and depth before pouring
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

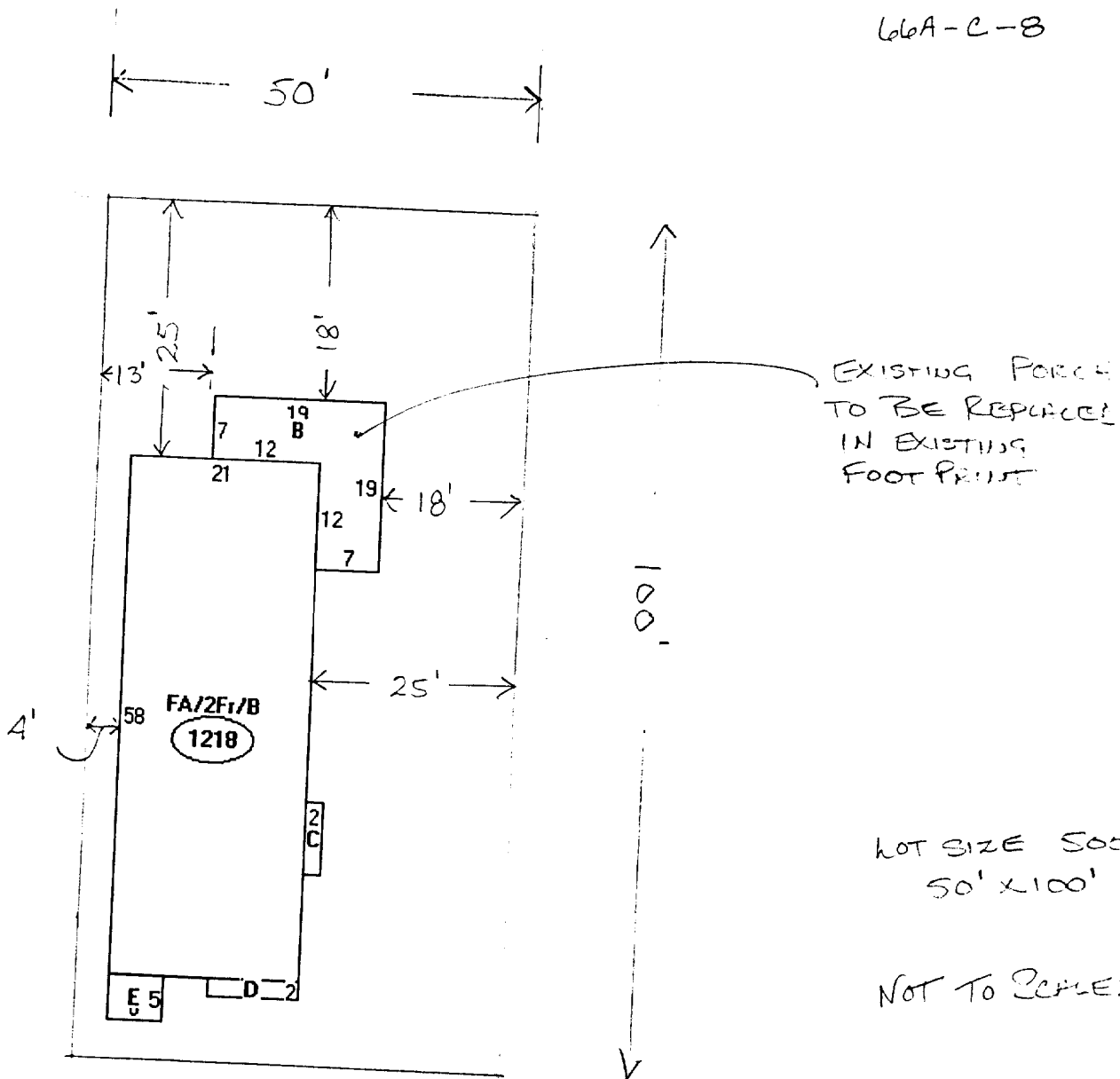
# R-5 Zone

Rear 20' Req 18' Shown

Side 12' Req 13' & 18' Shown.

Sec. 14-385 allows reconstruction within existing Footprint when non-conforming to setbacks.

29 PLYMOUTH ST.  
66A-C-8

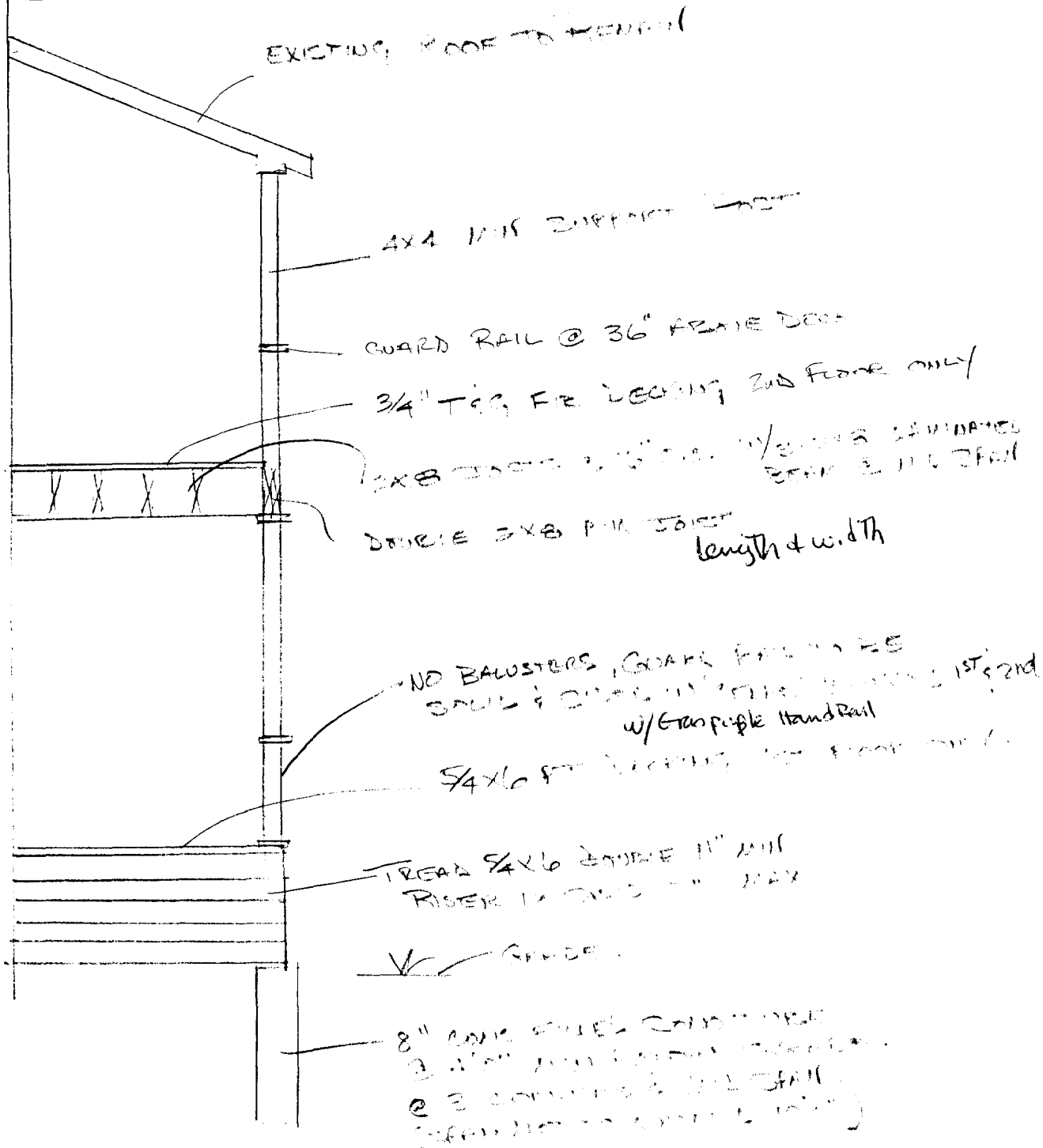


LOT SIZE 5000 sq. ft.  
50' x 100'

NOT TO SCALE:

NOTE: FOR ADDITIONAL DESIGN SPECS SEE ATTACHMENT "B"

EXISTING BUILDING



22 JAN 2011

Attachment "P"  
Jennifer Kamenides  
29 Payson St.  
Portland, ME.  
09-18-02

Prepared by:  
Roger Hutchins  
Rehabilitation Specialist  
City of Portland  
207-874-8713

### **Repairs / Improvements for 29 Payson St. Portland, ME.**

#### **Carpentry, rear porches:**

1. Porches to be replaced in existing foot print ("L" shape approx. 7'x38' o.d. [excluding stairs]). Support posts to rest on Five 8" concrete sono tubes with footers (one on each outside corner and one equally spaced between each outside corner), poured to a depth of at least 4'0" below grade. All framing lumber to be pressure treated, No.2 or better grade.

Lumber dimensions to be as follows:

Support posts- 6x6, from sono tube to 1st floor deck, then continuous from lower deck to roof.

Joists - 2x8@16" o.c. parallel with building, with double outside rim, construct 3 timbers by laminating 3- 2x8 together, located at mitered corner and mid span of joists, Timbers to be notched into posts and anchored to inside rim using heavy gauge steel corner bracket, lag bolted to rim and through bolted on timber. Top of timber to be flush with top of joists. Inside rim to be lag bolted to building with 3/8x6 lags, staggered @ approx. 2' o.c. (Note: 2nd floor deck to be pitched away from building as necessary for positive water drainage 1" +or-). Repair, replace or install flashing as necessary to maintain water tight building. Decking- 5/4x6 premium grade PT on 1st floor & 1x4 T&G Fir on 2nd floor. Deck rail framing- 2x4@16" o.c., 36" high, sheathed on outside with 1/2" CDX plywood and covered with white cedar shingles @5" maximum exposure, blocked on inside and covered with 1x6 T&G Pine vertical. Note: leave 1" +or- air space between deck and rail. Deck rail to be capped with 2x8 fir or pine chamfered 4 degrees +or- from center as necessary for drainage. Posts to be set on 2x base and under 2x cap, wrap post with 1x pine. Stair stringers- 2x12 notched, with 7" rise & 11" tread. Risers- 3/4", solid. Treads- 5/4x6. Stair rail post to be 4x4 wrapped with 1x pine and capped with 2x chamfered from center. Stair rails will be 2x4 flat top and bottom with 2x2 square balusters centered on rails at a spacing not to exceed 4". Install new 1x6 T&G pine ceiling over existing rafters. Skirt porch with 1x3 @ 4" o.c. and wrap with 1x8 on top and 1x6 on bottom.

Joist hangers - YES  
Footing connection.

73

PAYSON

DEANE

EXETER

GRANIT

GRANITE

72

WASHBURN AV.

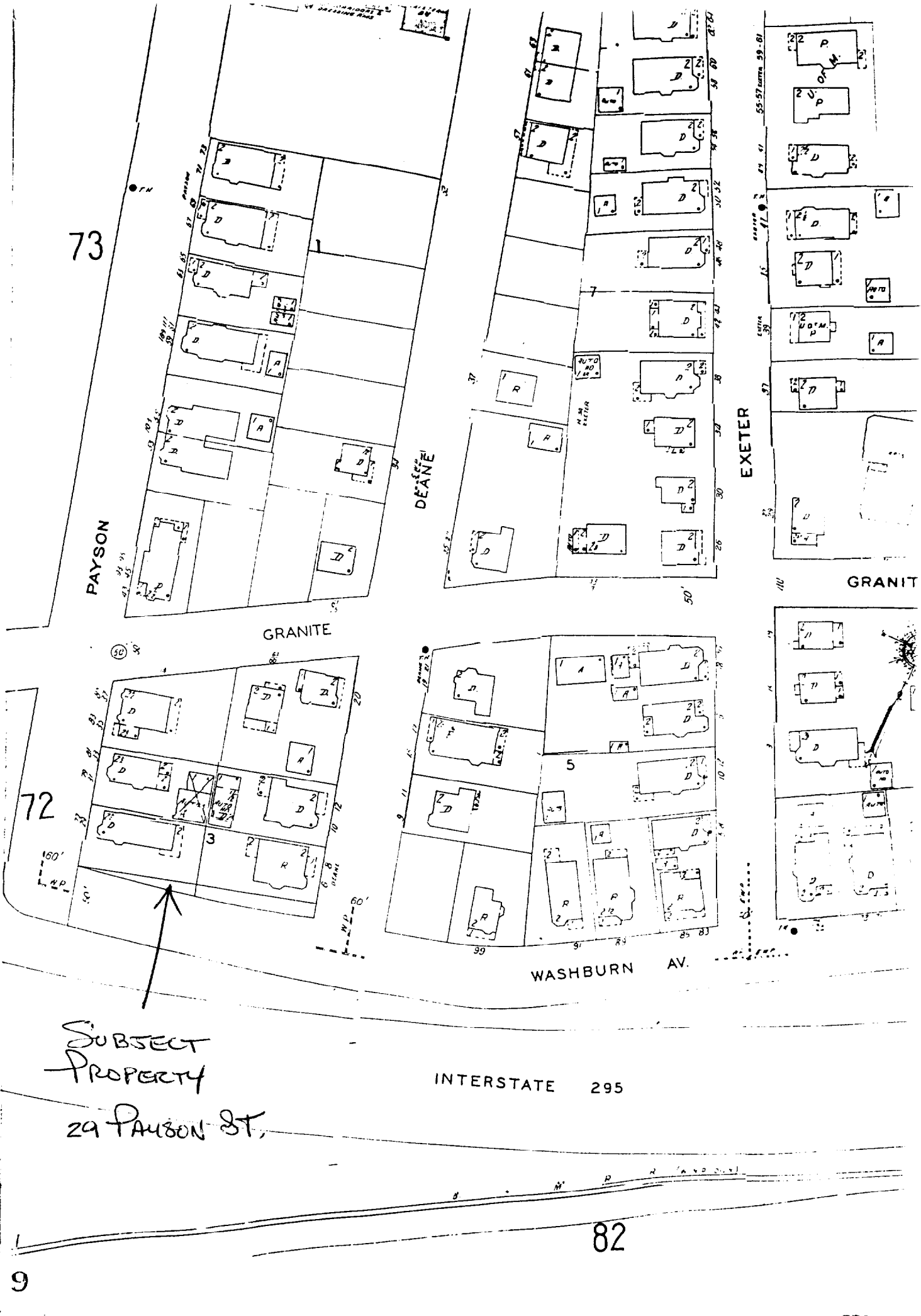
INTERSTATE 295

SUBJECT PROPERTY

29 PAYSON ST.

82

9



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>	066A C008001
<b>Location</b>	29 PAYSON ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	KAMENIDES JENNIFER 29 PAYSON ST PORTLAND ME 04102
<b>Book/Page</b>	17281/193
<b>Legal</b>	66A-C-8 PAYSON ST 27-29 5000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$28,670	\$75,440	\$124,110

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1900	Old Style	2	2812	0.115	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
6	2		12	Part Finsh	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>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/04/2002	LAND + BLDING	\$203,000	17281-193

**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
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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.

**New Search!**



City of Portland, Maine  
Memorandum

To: Marge Schmuckal, Zoning Administrator

From: Mary P. Davis, Loan Officer

Subject: **Verification of Legal Number of Units**

Date:

C-B-L- Number: 066A-C-008

We have received an application for housing assistance for the property located at:

29 Payson Street

The applicant's name is: Jennifer Kamenides

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

Please verify that the number of units are legal under the current code.

Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is \_\_\_\_\_.

The property is a single family dwelling.

Verified By:

Marge Schmuckal

Title:

Zoning Admin

5/17/02

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

**PERMIT ISSUED**

Permit Number: 030284

**APR 15 2003**

Please Read Application And Notes, If Any, Attached

This is to certify that Kamenides Jennifer /Smith Agreement

has permission to Replace existing two-story porch in existing structure

AT 29 Payson St

066A C008001

**CITY OF PORTLAND**

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 work in permit must be completed before this building or part thereof is occupied or services moved-in. HOUR 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

*Dan Burke* 4/15/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- NA **Re-Bar Schedule Inspection:** Prior to pouring concrete
- NA **Foundation Inspection:** Prior to placing ANY backfill
- NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Roger Hutchins 4/15/03  
Signature of applicant/designee Date

Jamie Bonte 4/15/03  
Signature of Inspections Official Date

CBL: 06A-C-8 Building Permit #: 03-0284