

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED NOV 12 2004 CITY OF PORTLAND

Permit Number: 041631

This is to certify that Konkel Susan Donnell/Rainbow Construction Co. has permission to install elevator in single family home AT 71 Carroll St

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 entered or closed-in. FOUR 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

Signature: Jamie Bouke 11/10/04 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

**PERMIT ISSUED**

Permit No: 04-1631	Issue Date: NOV 12 2004	CBL: 069 D009001
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<b>Location of Construction:</b> 71 Carroll St	<b>Owner Name:</b> Konkel Susan Donnell	<b>Owner Address:</b> 71 Carroll St CITY OF PORTLAND	<b>Phone:</b> 9-3051
<b>Business Name:</b>	<b>Contractor Name:</b> Rainbow Construction	<b>Contractor Address:</b> PO Box 894 Portland	<b>Phone:</b> 2077993051
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R4

<b>Past Use:</b> single family home	<b>Proposed Use:</b> single family home with elevator	<b>Permit Fee:</b>	<b>Cost of Work:</b>	<b>CEO District:</b>
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: 5B IRC 2003	

<b>Proposed Project Description:</b> install elevator in single family home	<b>Signature:</b>	<b>Signature:</b> JMB 11/10/04
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
<b>Signature:</b>		<b>Date:</b>

<b>Permit Taken By:</b> jharris	<b>Date Applied For:</b> 10/28/2004	<b>Zoning Approval</b>
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<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</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"/></p> <p>Date: JMB 11/4/04 for MS.</p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved as per HRC memo for approval</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 11/10/04 Debra L. Andrews</p>
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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.

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

<b>Permit No:</b> 04-1631	<b>Date Applied For:</b> 1012812004	<b>CBL:</b> 069 D009001
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<b>Location of Construction:</b> 71 Carroll St	<b>Owner Name:</b> Konkel Susan Donnell	<b>Owner Address:</b> 71 Carroll St	<b>Phone:</b> ( ) 799-3051
<b>Business Name:</b>	<b>Contractor Name:</b> Rainbow Construction	<b>Contractor Address:</b> PO Box 894 Portland	<b>Phone:</b> (207) 799-3051
<b>Applicant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> single family home with elevator	<b>Proposed Project Description:</b> install elevator in single family home
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**Dept:** Historical      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 11/10/2004  
**Note:** **Ok to Issue:**

1) Per the Certificate of Appropriateness

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/04/2004  
**Note:** **Ok to Issue:**

1) Variance approved for exceeding lot coverage. Sec. 14-425 allows projection into the required yard setback a max. Of 2'.

2) This property shall remain a single family dwelling Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 11/10/2004  
**Note:** **Ok to Issue:**

11/4/04 emailed Deb A. For historic sign off.  
 11/10 spoke w/Craig C. For clarification on shaft fastening to house. The shaft will be located inbetween existing exterior walls, the brick veneer will overlap in the existing and over the shaft to tie in The 3rd floor elevation ties into new dormer walls and roof system Ok to issue.

1) The design load spec sheets for any engineered beam(s) must be submitted to this office.

# 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>71 Carrol Portland Me.</u>		
Total Square Footage of Proposed Structure <u>25 sqft.</u>		Square Footage of Lot <u>12240</u>
Tax Assessor's Chart, Block & Lot Chart#                  Block#                  Lot#	Owner: <u>Harry Konkol</u>	Telephone: <u>774-5418</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A</u>	Applicant name, address & <sup>799-3051</sup> telephone: <u>Craig Cooper</u> <u>150 ocean house rd.</u> <u>Cape Elizabeth Mo. 04107</u>	cost Of Work: \$ <u>150,000</u>  Fee: \$
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>elwater</u>		<b>28'</b>
Project description: _____		
<b>RECEIVED</b>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Rainbow Construction</u>		
Mailing address: <u>150 ocean house rd. Cape Elizabeth 04107</u> <u>Craig Cooper</u> <u>799-3051</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: <u>799-3051</u></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>[Signature]</u>	Date: <u>10/26/04</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

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

Card Number	1 of 1
Parcel ID	069 0009001
Location	71 CARROLL ST
Land Use	SINGLE FAMILY
Owner Address	KONKEL SUSAN DONNELL 71 CARROLL ST PORTLAND ME 04102
Book/Page	7470/103
Legal	69-D-9 CARROLL ST 65-73 CHADWICK ST 43-47 12108 SF

R-4

### Valuation Information

Land	Building	Total
\$111,620	\$485,410	\$597,030

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1913	Mansion	2.5	6621	0.278	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
7	6	1	15	None	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
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### Picture and Sketch

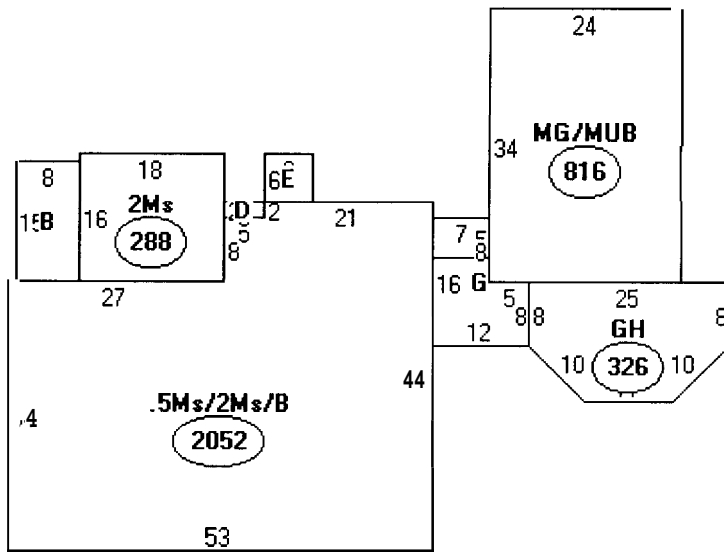
[Picture](#)      [Sketch](#)      [Tax Map](#)

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!**





**Descriptor**

- A: .5Ms/2Ms  
2052 sqft
- B: 2Fr  
120 sqft
- C: 2Ms  
288 sqft
- D: MB  
10 sqft
- E: MUB  
36 sqft
- F: CNW  
35 sqft
- G: 1Ms  
152 sqft
- H: MG/MUB  
816 sqft
- I: GH  
326 sqft

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION COMMITTEE

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Camillo Breggia  
Edward Hobler  
Robert Parker  
Steve Sewall  
Susan Wroth

July 9, 2004

Susan Donnell Konkel  
71 Carroll Street  
Portland, ME 04102

Re: 71 Carroll Street – 3-story elevator addition, front entrance railings

Dear Mrs. Konkel:

On July 7, 2004, the City of Portland's Historic Preservation Committee voted 6-0 (Hobler absent) to approve your application for a Certificate of Appropriateness for a 3-story rear elevator addition and front entrance railings at 71 Carroll Street. The approval was made subject to the following condition:

- That a section detail showing the frame-and-panel system proposed for the upper portion of the addition be submitted to staff for final review and approval. Given the elevated location of this portion of the addition, the Committee authorized the use of "Hardiplank" in lieu of wood sheathing, should the applicant prefer this material option.

*See attached E-mail*

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 7/7/04 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Cordelia Pitman, Chairman  
Historic Preservation Committee

cc: Carol DeTine, Carriage House Studio Architects ✓  
Approval Letter File  
Building Inspections



**Carol J. De Tine, AIA**

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**From:** "Deb Andrews"  
**To:** <CHStudio@maine.rr.com>  
**Sent:** Monday, October 25, 2004 1:10 PM  
**Subject:** 71 Carroll Street

Dear Carol: Thanks for sending the detail of the frame and panel system proposed for the third floor level of the elevator addition at 71 Carroll Street. With this e-mail, I am confirming that **you** have satisfied the Committee's condition of approval. Thanks! Deb



CITY OF PORTLAND

CERTIFICATE OF DISABILITY VARIANCE APPROVAL

I, William Hall, the duly appointed acting Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 17th day of June, 2004, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. Current Property Owner: Susan Donnell Konkel
2. Property: 71 Carroll Street, Portland, ME CBL: 069-D-009 Last recorded deed: BOOK: 7470 PAGE: 0103
3. Variance and Conditions of Variance: To allow relief from section 14-105(e) in regards to maximum lot coverage of thirty (30) percent of lot area. The relief granted was to allow the addition of an elevator which would create an increase of an approximate sixteen (16) square footage over the maximum thirty percent lot coverage allowance.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 29th day of June, 2004

[Handwritten signature of William Hall], Acting Chair

William Hall
(Printed or Typed Name)
CITY OF PORTLAND

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named William Hall and acknowledged the above certificate to be his free act and deed in his capacity as temporary Chairman of the Portland Board of Appeals.

Received
Recorded Register of Deeds
Aug 03, 2004 09:43:58A
Cumberland County
John S O'Brien

[Handwritten signature of Margaret Schmuckel]
SEAL
(Printed or Typed Name)
Notary Public
My term expires June 28, 2005

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

Received from Mr. Donald Korte <sup>2007</sup>

Location of Work 71 Commercial St

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 139.20

Building (B)    Plumbing (P)    Electrical (E)    Site Plan (S)   

CBL: 069 3009

Check #: 11982 Total Collected \$ 139.20

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fees is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*[Handwritten signature]*