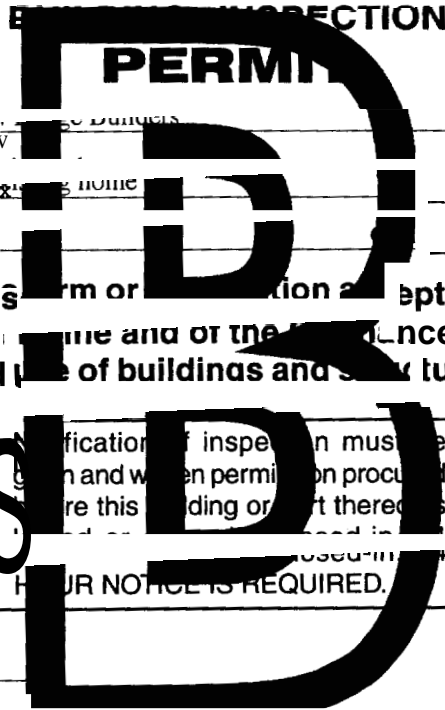


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
NOTES, if Any,  
Attached



**PERMIT ISSUED**  
Permit Number: 000152  
MAR 1 2003  
CITY OF PORTLAND

This is to certify that Sheils William J & Willow  
has permission to add a 2-story addition to existing home  
AT 44 Woodmont St

provided that the person or persons forming or accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is occupied. 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 \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_ Department Name

*Thomas M. M... 2/07*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

<b>PERMIT ISSUED</b>	
Permit No: 06-0152	CBL: 081 D021001

<b>Location of Construction:</b> 44 Woodmont St	<b>Owner Name:</b> Sheils William J &	<b>Owner Address:</b> 44 Woodmont St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Willow Ledge Builders	<b>Contractor Address:</b> P.O. Box 859 Yarmouth	<b>Phone:</b> 2078466944
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R3

<b>Past Use:</b>	<b>Proposed Use:</b>	<b>Permit Fee:</b>	<b>Cost of Work:</b>	<b>CEO District:</b>
add a 2-story addition to existing home		<input type="checkbox"/> Denied	Use Group: R-3 Type SB FRC 2003 Signature: Jm 02/27/06	
		Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 02/01/2006
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Zoning Approval		
<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <b>OK</b> <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: Jm 02/27/06	<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: 02/27/06 Jm

**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> 06-0152	<b>Date Applied For:</b> 02/01/2006	<b>CBL:</b> 081 D021001
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<b>Location of Construction:</b> 44 Woodmont St	<b>Owner Name:</b> Sheils William J &	<b>Owner Address:</b> 44 Woodmont St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Willow Ledge Builders	<b>Contractor Address:</b> P.O. Box 859 Yarmouth	<b>Phone:</b> (207) 846-6944
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home/ add a 2-story addition to existing home	<b>Proposed Project Description:</b> add a 2-story addition to existing home
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 02/27/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 02/27/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**Comments:**  
2/27/2006-tm: called contractor for more permit info 2-27-06@ 2:42 pm.. Tm

*① called contractor for more info 2/27/06.*



# 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>44 Woodmont Street, Portland</u>		
Total Square Footage of Proposed Structure <u>1192 (existing + addition)</u>	Square Footage of Lot <u>5270 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>18</u> Block# <u>D</u> Lot# <u>21</u>	Owner: <u>William and Martha Sheils</u>	Telephone: <u>772-6862</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Willow Ledge Builders</u> <u>P.O. Box 859, Yarmouth 04096</u> <u>846-6944</u>	Cost Of Work: \$ <u>77,000</u> Fee: \$ <u>714</u> C of O Fee: \$
Current Specific use: <u>Single family residence</u> If vacant, what was the previous use? Proposed Specific use: <u>Single family residence (no change)</u>		
Project description: <u>Add 2-story addition to existing home.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael Wilbur, Willow Ledge Builders</u> Mailing address: Phone: <u>846-6944</u> <u>671-3292</u>		

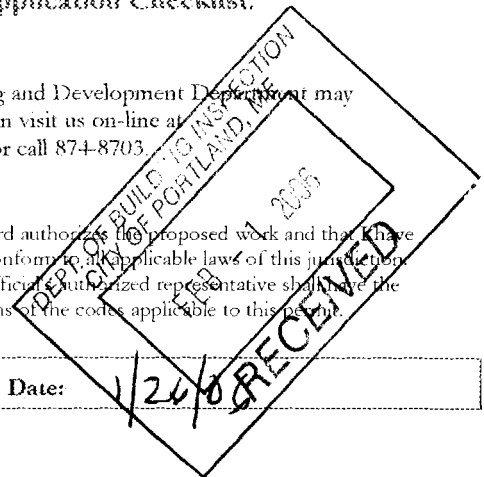
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: [Signature]

Date: 1/26/08



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

Applicant: William & MARTHA STEELS Date: 02/27/06

Address: 44 Woodmont ST C-B-L: 18-D-21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 02/27/06

Zone Location - R-3

Interior or corner lot - NO

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25 FT Required 25 shown

Rear Yard - 25 FT Required 25 shown

Side Yard - 14 required 14 FT shown + 20 FT shown

Projections -

Width of Lot -

Height - 2 stories

Lot Area - 5270 sq FT.

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

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>	081 D021001
<b>Location</b>	44 WOODMONT ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	SHEILS WILLIAM J & MARTHA PAPP JTS 44 WOODMONT ST PORTLAND ME 04102
<b>Book/Page</b>	12127/301
<b>Legal</b>	81-D-21 WOODMONT ST 44  5270 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$58,230	\$109,870	\$168,100

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$86,100	\$137,000	\$223,100

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1930	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1332	<b>Total Acres</b> 0.121
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> Unfin
				<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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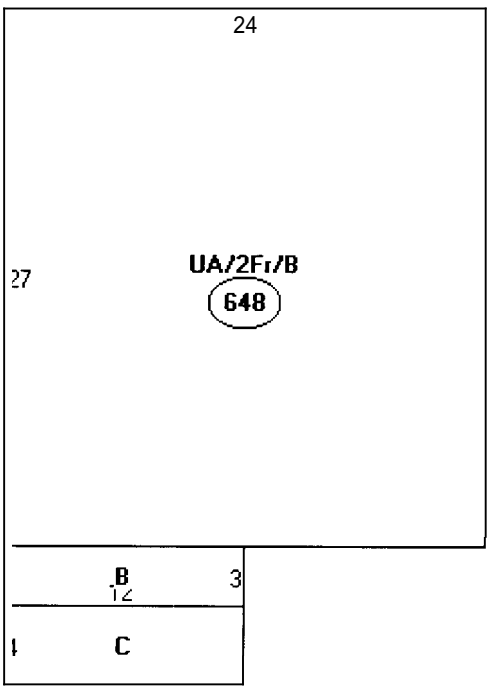
**Sales Information**

<b>Date</b> 09/01/1995	<b>Type</b> LAND + BLDING	<b>Price</b> \$123,500	<b>Book/Page</b> 12127-301
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**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)



Descriptor/Area

A: UA/2Fr/B  
648 sqft

B: 1Fr/OP  
36 sqft

C: OFF  
48 sqft

732 <sup>58 FT</sup> EXISTING  
363.9 PROPOSED  
1095.9 TOTAL

lot size 5270 sqft  
 20.77%  
 35%  
 OK



RE R C ED 330 67





**SHEILS  
44 WOODMONT STREET  
PORTLAND, MAINE 04102**

**BUILDING PERMIT APPLICATION WORKSHEET**

City of Portland Tax Map **81-D-21**

R-3 Residential Zone (Land Use Code Sec. **14-86** et seq.)

Pertinent Dimensional Requirements:

- (a) Minimum Lot Size: **44** Woodmont St. is a grandfathered lot of record under Sec. **14-433**.
- (b) Rear Yard Setback: Minimum of **25** feet. OK with proposed addition (See Boundary Survey).
- (c) Side Yard Setback: Minimum of **14** feet for two-story structure. OK with proposed addition (See Boundary Survey).
- (d) Maximum Lot Coverage: Thirty-five percent (**35%**) of lot area. OK.  
Lot Area: 5,270 sq. feet  
**35%** of **5,270** = **1844.5** sq. feet of maximum coverage  
Current Coverage: **832** sq. feet (House **24 x 27**; **3 x 12**; Front Porch **4 x 12**; Shed **8 x 10**; Side Porch **5 x 6**)  
Proposed Additional Coverage: 360 sq. feet (Sunroom **15 x 12**; Deck **15 x 12**)  
Total Lot Coverage with Addition: **1192** sq. feet or **23%** of Lot Area