

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

# PERMIT

Permit Number: 080231

This is to certify that ELTMAN PATRICIA / P A Innovations, Inc  
has permission to Addition and renovation to interior. Addition of 5' sqft Deck Amend Permit#07-1336  
AT 49 RYEFIELD ST, P.I. 085 F005001

provided that the person or persons who perform or supervise the work in 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 is procured before this building or part thereof is closed or service is closed-in. 4  
OUR NOTICE IS REQUIRED.

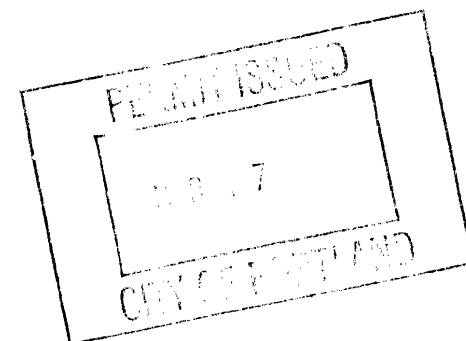
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Seamus Burke* 3/17/08  
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

Permit No: 08-0231	Issue Date:	CBL: 085 F005001
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Location of Construction: 49 RYEFIELD ST, <i>PI</i>	Owner Name: ELTMAN PATRICIA	Owner Address: 41 COTTAGE RD	Phone: 415-0139
Business Name:	Contractor Name: P A Renovations, Inc	Contractor Address: P O Box # 1288 Scarborough	Phone: 2074504440
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: <i>IR-2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - Amendment to permit# 07-1336. Addition and renovations	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i>	

Proposed Project Description: Addition and renovation to interior. Addition of 308sqft Deck. Amend Permit#07-1336	Signature:	Signature: <i>JMB 3/17/08</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: 03/11/2008	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/17/08</i></p>	<p><b>Zoning Appeal</b></p> <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 <p><i>see Attached consent Agreement from Corp Counsel DATED MARCH 13, 2008</i></p> <p>Date: <i>3/17/08</i></p>	<p><b>Historic Preservation</b></p> <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 <p>Date: <i>3/17/08</i></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> 08-0231	<b>Date Applied For:</b> 03/11/2008	<b>CBL:</b> 085 F005001
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<b>Location of Construction:</b> 49 RYEFIELD ST	<b>Owner Name:</b> ELTMAN PATRICIA	<b>Owner Address:</b> 41 COTTAGE RD	<b>Phone:</b> ( ) 415-0139
<b>Business Name:</b>	<b>Contractor Name:</b> P A Renovations, Inc	<b>Contractor Address:</b> P O Box # 1288 Scarborough	<b>Phone:</b> (207) 450-4440
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Home - Amendment to permit# 07-1336. Addition and renovations	<b>Proposed Project Description:</b> Addition and renovation to interior. Addition of 308sqft Deck. Amend Permit#07-1336
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/17/2008

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

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of revised plans submitted and a consent agreement from Corporation Counsel allowing an 11' leftside setback instead of the required 20' side setback. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/17/2008

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

- 1) Den/storage area not habitable as designed
- 2) previous conditions apply

**Comments:**

3/13/2008-mes: Asked Gary Wood for a copy of the consent agreement so zoning could appropriately sign off on this amendment. I put the application on hold until I get the consent agreement.

3/17/2008-mes: received consent agreement from Corporation Counsel - IR-2 Zone - lot coverage at max - rear setback encroachment eliminated - only left side setback encroachment 11' instead of 20' allowed under the consent agreement which is attached to the permit.



# 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>49 RYEFIELD PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1374</u>		Square Footage of Lot <u>6875 SQ FT</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>85            F            5</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>PATRICIA ELTMAN</u> Address <u>71 COTTAGE</u> City, State & Zip <u>SO. PORTLAND 04106</u>	Telephone: <u>207-799 5036</u> <u>C 415-0139</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>JMB</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY COTTAGE</u> If vacant, what was the previous use? Proposed Specific use: <u>RESIDENCE</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>AMEND PERMIT # 07-1336 REMODEL OF COTTAGE</u> <u>to construct 9x35 1/2 addition to living space + 308 sqft. of exterior deck</u>		PDF TO Be sent email
Contractor's name: <u>PA RENOVATIONS, INC</u>		
Address: <u>P.O. Box 1288</u>		
City, State & Zip <u>Scarborough ME 04074</u>		Telephone: <u>883-9884</u>
Who should we contact when the permit is ready:		Telephone: <u>450-4440</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: 3/12/08

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



*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Corporation Counsel**  
Gary C. Wood

**Associate Counsel**  
Elizabeth L. Boynton  
Penny Littell  
James R. Adolf  
Mary E. Costigan

March 13, 2008

Patricia Eltman  
41 Cottage Road  
South Portland, ME 04106

Dear Pat:

RE: 085-F-005 See Permit  
IRZ Zone #08-0231

The purpose of this letter is to put in writing the agreement between you and the City regarding the land use violation on your property located at 49 Ryefield Street on Peaks Island.

After consulting with the City's building staff you submitted a plan to them and they approved it. You subsequently undertook the construction of the building and improvements shown on that plan only to find out that a portion of the approved addition, namely a section approximately 11 feet in length on one end of the building violated the existing 20' side lot setback requirement in the City's ordinances. The approved project would also lead to violation of the City's lot size coverage limitation. You subsequently met with me and City staff to address this violation after honoring a stop work order. Your builder Paul Andrulli participated in the meeting.

City staff missed the setback and the lot coverage violations when they approved the original plan and because you relied on the plan as approved and proceeded to build the approved structure, the City will now allow you to complete your building project pursuant to an amended building plan filed on 3/12/08 in the City's Building Inspections office. That plan brings the project into compliance with the lot size coverage limitation. The City also agrees now and in the future that it will not file any litigation or take any other action against you or any successor in title or interest to enforce the City setback requirement related to this project.

I enter this agreement in behalf of the City, in my status as the City's Corporation Counsel pursuant to the authority granted to me by the City Charter and ordinances to settle and resolve contested legal issues.

The City also agrees to pay reasonable costs, once reviewed and approved by me, related to the need in this case to redesign and reconstruct the portion of the originally approved project that had to be changed and undone to comply with the City's lot coverage limitations.

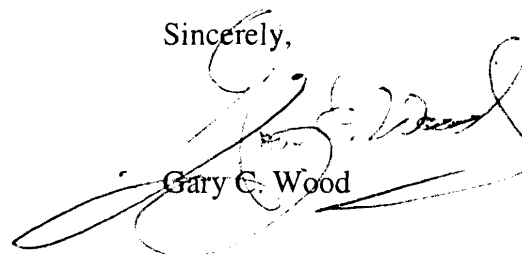
I appreciate your understanding and your willingness to cooperate with the City in this matter as well as the cooperation that I have received from the Building Inspections Department to understand it and resolve it.

By signing the Seen and Agreed To statement below you are acknowledging that this letter and agreement accurately describes the agreement between you and the City to fully and finally resolve this matter.

Once you have reviewed the letter, if you agree with it and sign it, please return the original to my office so it can be filed here and in the Building Inspections Department. Please make a copy of the signed document before you send it to us and retain it for your records.

If you have any questions, please feel free to call me when I return from vacation on March 24<sup>th</sup>.

Sincerely,



Gary C. Wood

Cc: Lee Urban  
Jeannie Bourke  
Marge Schmuckal ✓

SEED AND AGREED TO:

\_\_\_\_\_  
Patricia Eltman

\_\_\_\_\_  
Date

MAR 14 2008

**From:** Marge Schmuckal  
**To:** Gary Wood  
**Date:** 3/13/2008 1:42:27 PM  
**Subject:** Re: Pat Eltman - 49 Ryefield, PI

Gary,

The plans were revised - The proposed work now meets lot coverage and the required rear setback.

The left side yard is not meeting the required 20' side yard setback. Instead 11 feet is being shown. So it is the 11' that is in violation of the required side yard setback for the IR-2 (Island Residence-two) Zone.

Let me know if you need anything else.

Marge

>>> Gary Wood 3/13/2008 1:07:58 PM >>>  
asap please: I am gone as of today at 4pm.  
I will dictate a draft to fill in when I get the info

>>> Marge Schmuckal 3/13/2008 12:48:41 PM >>>  
I will get that to you  
Marge

>>> Gary Wood 3/13/2008 12:38:03 PM >>>  
I have not because I need to know what the redesign requires for a sign off --is it just the setback issue and if yes how much is required ,ie is she still 12 ft inside the 20 ft setback for a distance of 12?feet.?

>>> Marge Schmuckal 3/13/2008 12:13:15 PM >>>  
Gary,  
Have you finalized a consent agreement with Pat Eltman yet? We just received an amended permit application showing the changes. Before I can sign-off on zoning I would like a copy of the consent agreement to show appropriate "compliance".  
Thanks,  
Marge

**From:** Marge Schmuckal  
**To:** Gary Wood  
**Date:** 3/13/2008 12:13:30 PM  
**Subject:** Pat Eltman - 49 Ryefield, PI

Gary,

Have you finalized a consent agreement with Pat Eltman yet? We just received an amended permit application showing the changes. Before I can sign-off on zoning I would like a copy of the consent agreement to show appropriate "compliance".

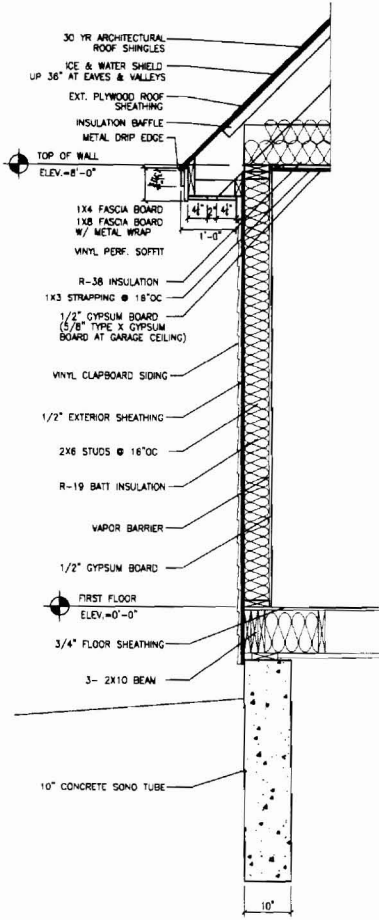
Thanks,  
Marge

**CC:** Jeanie Bourke; Lee Urban



49 R4<sup>e</sup>

MAR 17 2008



Wall Section

1"=1'-0"



Right Elevation

1/4"=1'-0"



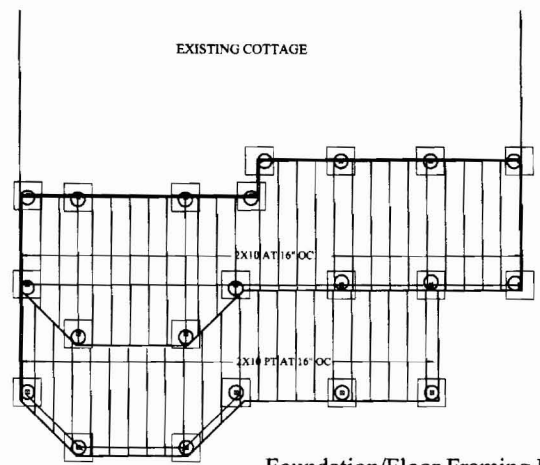
Front Elevation

1/4"=1'-0"

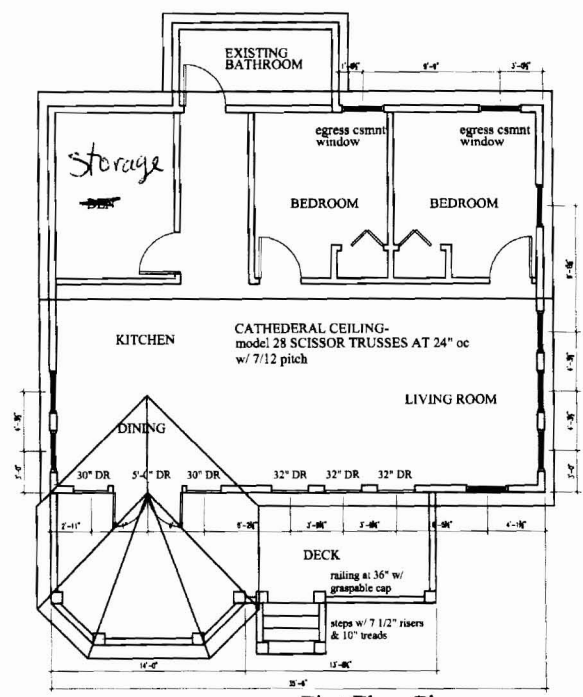


Left Elevation

1/4"=1'-0"



Foundation/Floor Framing Plan



First Floor Plan

1/4"=1'-0"

PROJECT TITLE:	P.A. RENOVATIONS, INC. THE EULMAN COTTAGE PEAKS ISLAND
PROJECT No.:	PORTFOLIO 06
DATE:	
DESCRIPTION:	
SCALE:	1/4"=1'-0"
JOB No./PROJECT:	
DATE:	
SHEET No.:	A1

See Large Plan for more info, JMB

8575 080231

**From:** Jeanie Bourke  
**To:** Gary Wood  
**Date:** 2/26/2008 4:23:05 PM  
**Subject:** Re: Eltman project on Peaks Island

Marge and I will be available at 9am tomorrow

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning & Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Gary Wood 02/26 3:41 PM >>>

Joe has asked me to advise Pat Eltman about her options asap.  
Is there one person who knows all the facts involved that can brief Jim and me and show us what was approved and what is being built, or, if the answer is no, who needs to be at the meeting?

**CC:** Ann Machado; James Adolf; Joe Gray ; Marge Schmuckal; Mary Pereira; Theresa Bourgoin

**From:** Marge Schmuckal  
**To:** Gary Wood  
**Date:** 3/6/2008 2:14:33 PM  
**Subject:** Pat Elfman - Ryefield, Peaks Island

Gary,

I know that Pat Elfman tried to see you last Friday. She was kind of implying that she might go for the consent agreement instead of an appeal. As of today, she has not applied for any practical difficulty variance yet. I did leave the window open for her to apply later than usual, but it is getting close to when we have to send out legal mailings. I have left a voice message for her and have gotten no response yet.

So I am trying to see if she did meet up with you and agreed to the consent agreement instead.

Thanks for any information that you have on this.

Marge

**CC:** Jeanie Bourke

**From:** Jeanie Bourke  
**To:** Gary Wood; Marge Schmuckal  
**Date:** 3/6/2008 4:02:34 PM  
**Subject:** Re: Pat Eltman - Ryefield, Peaks Island

Thanks, and I called the contractor to remind of the amendment for the revisions. The architect is working on them and he will submit next week.

Jeanie Bourke  
Inspection Services Division Director

City of Portland  
Planning & Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
jmb@portlandmaine.gov  
(207)874-8715

>>> Marge Schmuckal 03/06 3:59 PM >>>

Gary,  
Thanks for the update on Pat Eltman. Can this office get a copy of the consent letter/agreement when it has been completed?  
Thanks again,  
Marge

>>> Gary Wood 3/6/2008 3:46:49 PM >>>

her name is Eltman by the way  
she did come in and decide to go the consent letter/agreement from me to her

>>> Marge Schmuckal 3/6/2008 2:14:33 PM >>>

Gary,  
I know that Pat Eltman tried to see you last Friday. She was kind of implying that she might go for the consent agreement instead of an appeal. As of today, she has not applied for any practical difficulty variance yet. I did leave the window open for her to apply later than usual, but it is getting close to when we have to send out legal mailings. I have left a voice message for her and have gotten no response yet.

So I am trying to see if she did meet up with you and agreed to the consent agreement instead.

Thanks for any information that you have on this.

Marge

**CC:** Lee Urban

**From:** Marge Schmuckal  
**To:** Gary Wood  
**Date:** 3/6/2008 4:00:02 PM  
**Subject:** Re: Pat Eltman - Ryefield, Peaks Island

Gary,  
Thanks for the update on Pat Eltman. Can this office get a copy of the consent letter/agreement when it has been completed?  
Thanks again,  
Marge

>>> Gary Wood 3/6/2008 3:46:49 PM >>>  
her name is Eltman by the way  
she did come in and decide to go the consent letter/agreement from me to her

>>> Marge Schmuckal 3/6/2008 2:14:33 PM >>>  
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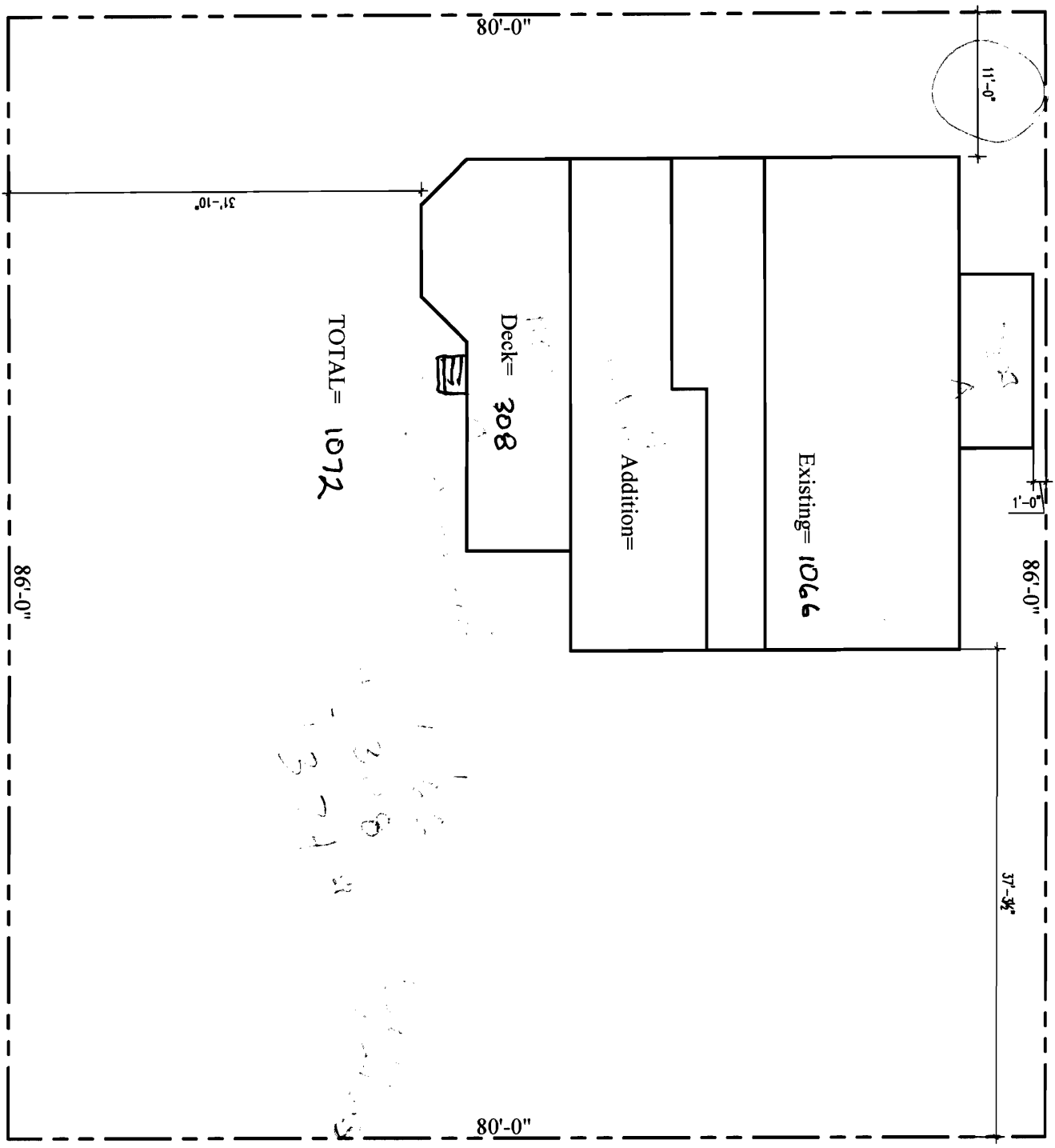
So I am trying to see if she did meet up with you and agreed to the consent agreement instead.

Thanks for any information that you have on this.

Marge

**CC:** Jeanie Bourke; Lee Urban

Wilson Fee  
Drilled  
11'-0"



1 1/2  
2 1/8  
3 1/4

ELTMAN Residence 49 RyeField PARKS IS.

Site Plan Sketch

MS

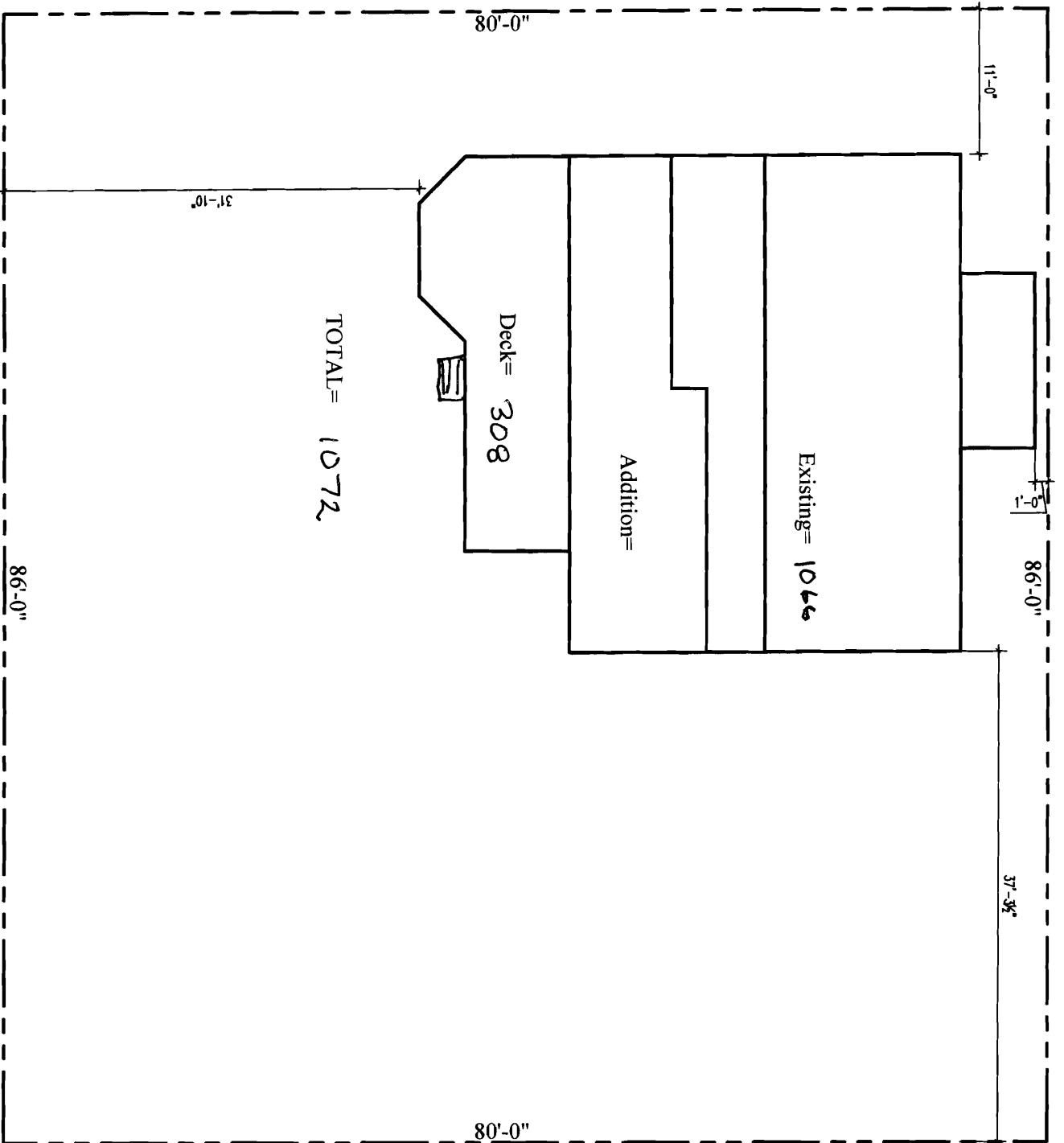
17 COPY AS  
Dr. Paul  
WALKER

ELIHAN RESIDENCE  
49 Rebeid  
PARKS IS.

Front

Site Plan Sketch

MS



Rebeid

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 085 F005001  
 Location 49 RYEFIELD ST  
 Land Use SINGLE FAMILY

Owner Address  
 ELTMAN PATRICIA  
 41 COTTAGE RD  
 SOUTH PORTLAND ME 04106

Book/Page 17532/161  
 Legal 85-F-5  
 RYEFIELD ST  
 PEAKS ISLAND  
 6875 SF

## Current Assessed Valuation

Land	Building	Total
\$166,800	\$38,700	\$205,500

*Handwritten notes:*  
 TR-2  
 X 20' = 1375 MAX  
 Showing  
 1375

## Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1889	Cottage	1	853	0.158	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1		1	3	None	Pier/slab

## Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1950	10X16	C	A

## Sales Information

Date	Type	Price	Book/Page
04/01/2002	LAND + BLDING	\$100,000	17532-161

## Picture and Sketch

Picture      Sketch      Tax Map

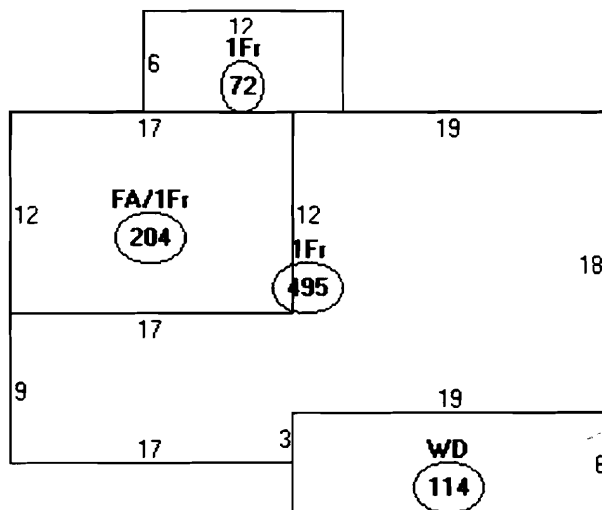
Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**







Descriptor/Area

- A: 1Fr  
495 sqft
- B: FA/1Fr  
204 sqft
- C: 1Fr  
72 sqft
- D: WD  
114 sqft

495

204

72

771

stans 7 771 #

not to count

$$6875 \times 20\% = 1375 \text{ # MAX}$$

8.5' variance

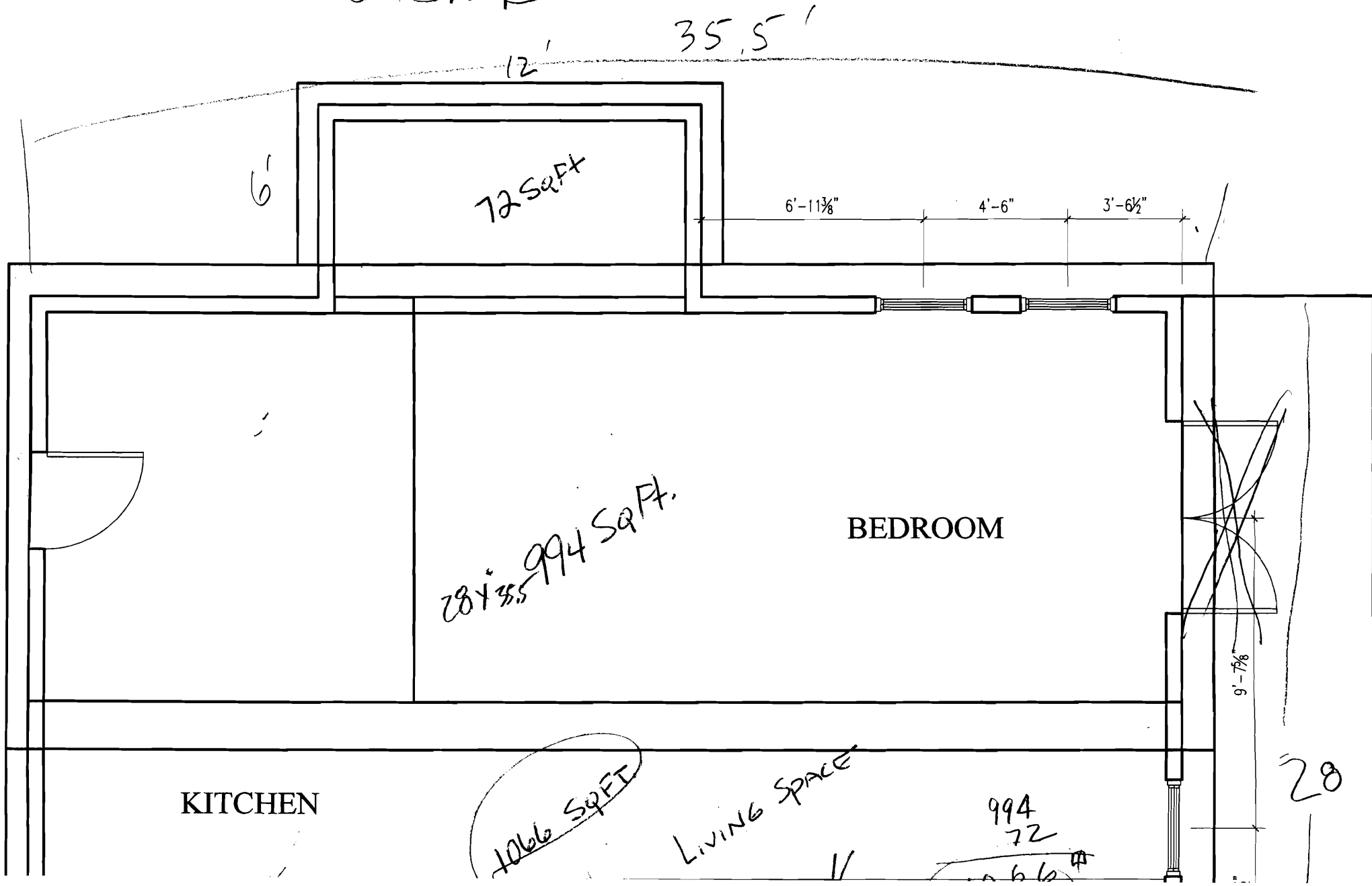


2/29/08

meets lot coverage  
meets rear setback

## Front Elevation

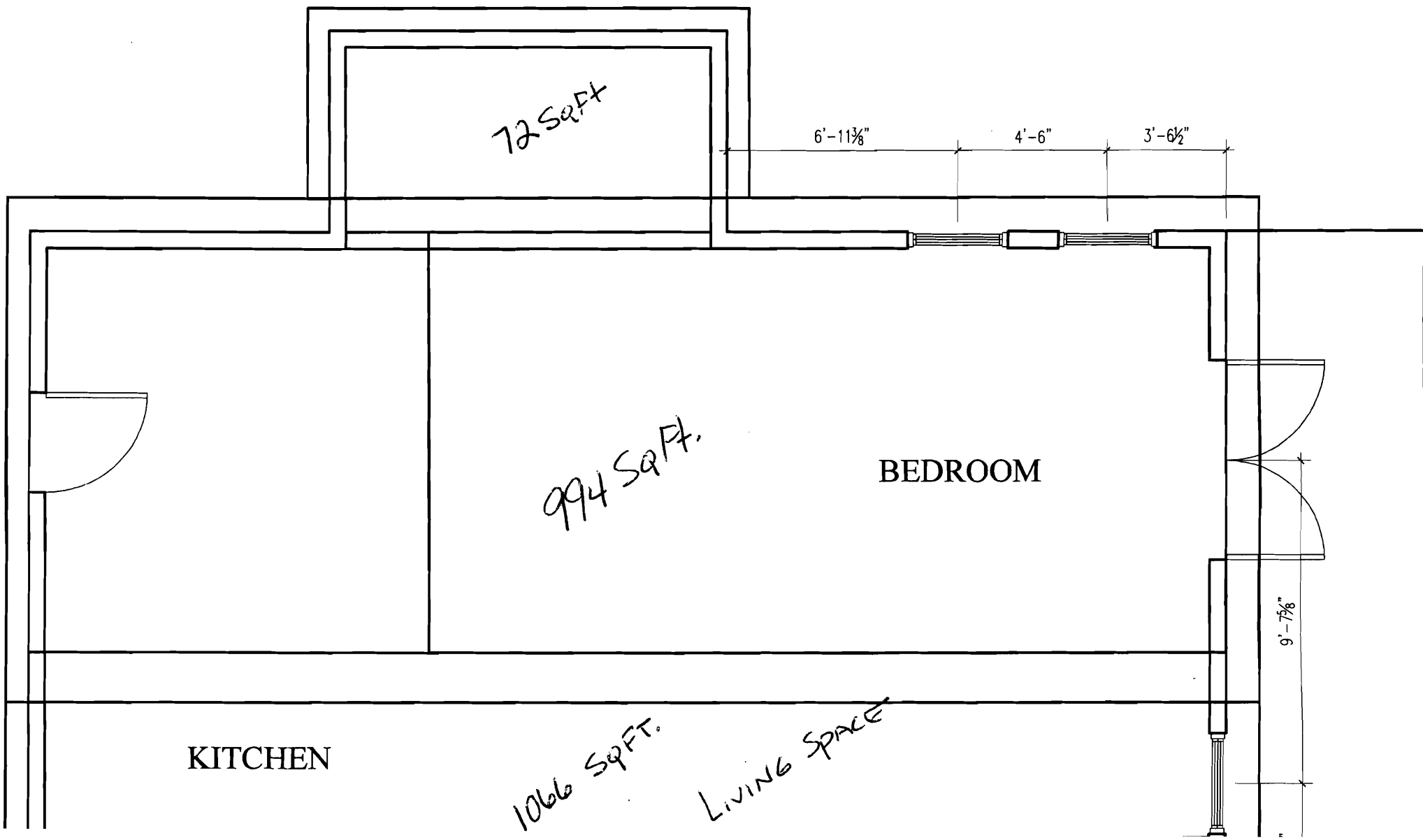
1/4"=1'-0"





## Front Elevation

1/4"=1'-0"



72 SqFT

6'-11 $\frac{1}{8}$ "

4'-6"

3'-6 $\frac{1}{2}$ "

994 SqFT.

BEDROOM

KITCHEN

1066 SqFT.

LIVING SPACE

9'-7 $\frac{1}{8}$ "