

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JANE M KAVENEY

Located At 40 KNICKERBOCKER LN (PEAKS ISLAND)

Job ID: 2011-10-2501-ALTR

CBL: 092- F-032-001

has permission to build a two (2) story addition.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
Code Enforcement Officer/ Plan Reviewer

11/17/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Insulation prior to Close-In
  4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, **REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2501-ALTR

Located At: 40  
KNICKERBOCKER LN

CBL: 092- F-032-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
6. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.
7. Mechanical or natural ventilation is required in the bathroom.
8. See attached documentation for bathroom fixtures clearance and headroom requirements.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

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

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

Job No: 2011-10-2501-ALTR	Date Applied: 10/14/2011	CBL: 092- F-032-001	
Location of Construction: 40 KNICKERBOCKER LN, PEAKS ISLAND	Owner Name: JANE & BRIAN KAVENEY	Owner Address: 25 FEARING DR  WESTWOOD, MA 02090	Phone:  781-718-0296
Business Name:	Contractor Name: Bobby McTigue	Contractor Address: Peaks Island, ME 04108	Phone:  207-730-1083
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  IR-2
Past Use:  Single family	Proposed Use:  Same - Single family - build two story, 11' x 16.5' addition	Cost of Work: 45000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature: <i>Capt. Pirona 11/7/11</i>	Inspection: Use Group: R3 Type: SB <i>M. B. C.</i>  Signature: <i>[Signature]</i>
Proposed Project Description: two story addition phase one (1) only		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>part of structure is within 250' setback but well beyond 75' setback</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 10/31/11 ABH</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 Dist 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>ABH</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 appication 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



IR-2  
checked

# General Building Permit Application

Entered 10/21/11

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>40 KNICKERBOCKER LANE</u>			<u>20 S. GARDEN</u>	
Total Square Footage of Proposed Structure/Area			Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>92</u> Block# <u>F</u> Lot# <u>32-33-34</u> <u>56-57</u>			Applicant *must be owner, Lessee or Buyer* Name <u>JANE &amp; BRIAN KAVENEY</u> Address <u>25 FEARING DRIVE</u> <u>WESTWOOD, MA.</u> City, State & Zip <u>02090</u>	
Telephone: <u>781-718-0296</u>				
Lessee/DBA (If Applicable)			Owner (if different from Applicant) Name <u>RECEIVED</u> Address <u>OCT 14 2011</u> City, State & Zip <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	
Current legal use (i.e. single family) <u>SF</u>			Cost Of Work: \$ <u>45,000</u>	
If vacant, what was the previous use? <u>SF</u>			C of O Fee: \$ <u>470.00</u>	
Proposed Specific use: <u>SF</u>			Total Fee: \$ <u>470.00</u>	
Is property part of a subdivision? <u>SF</u>			If yes, please name <u>2 STORY ADDITION : PHASE ONE ONLY</u>	
Project description: <u>2 STORY ADDITION : PHASE ONE ONLY</u>				
Contractor's name: <u>BOBBY McTIGUE</u>				
Address: <u>PEAKS ISLAND, ME. 04108</u>				
City, State & Zip: <u>PEAKS ISLAND, ME. 04108</u>				
Telephone: <u>207-730-1083</u>				
Who should we contact when the permit is ready: <u>RACHEL CONLY</u>				
Telephone: <u>207-766-5625</u>				
Mailing address: <u>26 STERLING STREET, PEAKS ISLAND, ME. 04108</u>				

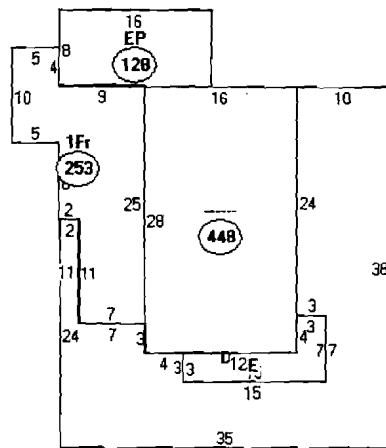
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Rachel Conly Date: 10-14-11

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



## Descriptor/Area

A: ---  
448 sqft  
B: 1Fr  
253 sqft  
C: EP  
128 sqft  
D: OFP  
622 sqft  
E: 1Fr  
57 sqft

2 story 11' x 16'.5'

height 25' to 5' setback from lowest grade.

lot size - 19,976 sq ft

lot coverage 20% = 3,995.2 sq ft

existing 1500.

increase - 3 x 16 = 48

1556 sq ft (OP)

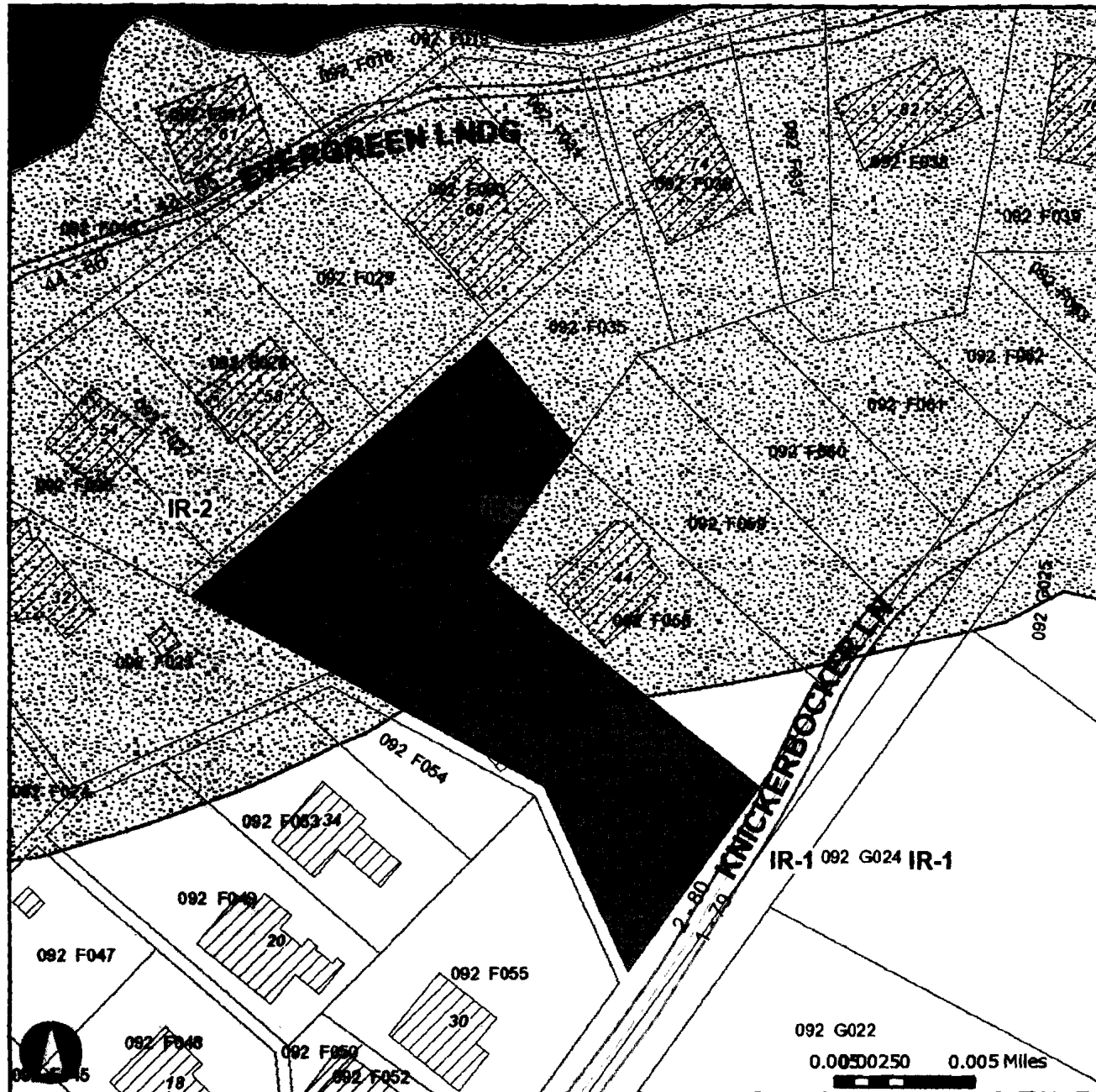
front setback 25' - 60' setback.

side - 20' - left 23' setback

right 22' setback.

# Map

\* Structure  $\approx$  230' from highwater.



## Parcels

- Parcels
- Interstate
- Streets
- Buildings

## Shoreland Overlay Zone

- Stream Overlay Zone
- Stream\_protection
- Island Zoning
- C43
- I-B
- I-TS

## Zoning (continued)

- OP Office Park
- R1 Residential
- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential

## Zoning (continued)

- C23
- C24
- C25
- C26
- C27
- C28
- C29

**Jonathan Rioux - Re: 40 Knickerbocker Ln**

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**From:** rachel conly <raconly@yahoo.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 11/17/2011 10:52 AM  
**Subject:** Re: 40 Knickerbocker Ln

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Hi John,

Yes, they are on a septic. However, we are not changing the number of bedrooms. Just making the bedrooms larger.

Thanks, Rachel

Rachel Conly  
Architectural Design  
207-766-5625

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**From:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**To:** heather@tjwhome.com; rachel conly <raconly@yahoo.com>  
**Sent:** Thursday, November 17, 2011 10:46 AM  
**Subject:** 40 Knickerbocker Ln

Is the address above on Septic? JGR.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)