

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ROSIE WILLIAMS & MATT MARSTON Located At 111 CALEB ST

Job ID: 2012-07-4573-ALTR

CBL: 120-A-004-001

has permission to Add full shed dormer on one side of dwelling  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

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  
Jeff Levine

Job ID: 2012-07-4573-ALTR

Located At: 111 CALEB ST

CBL: 120- A-004-001

## **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.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. The window located in the shower must be tempered glass.
4. The rafters must be increased to 2" x 12"-s due to the cantilever in the ceiling.

### **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. Plans indicate the addition will not exceed 50% of the total completed structure.

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

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

Job No: 2012-07-4573-ALTR	Date Applied: 7/27/2012	CBL: 120- A-004-001	
Location of Construction: 111 CALEB ST	Owner Name: MATT MARSTON & ROSIE WILLIAMS	Owner Address: 111 CALEB ST PORTLAND, ME 04102	Phone: 650-4949
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add a full shed dormer on one side of dwelling	Cost of Work: \$15,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 12-3 Type: SB IRC09
		Signature: <i>Capt. [Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: Shed dormer, int walls 2nd floor		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetlands <i>used 14-A36(b)</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Date: <i>8/13/12</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: <i>8/13/12</i>	<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>[Signature]</i>
	<b>CERTIFICATION</b>		

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

2012-7-4573



# 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.

P-3

Location/Address of Construction: <u>111 Caleb Street</u>			Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>8075 A</u>		Number of Stories <u>2</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>120</u> Block# <u>A</u> Lot# <u>4</u>			Applicant: (must be owner, lessee or buyer) Name <u>Matt Marston</u> Address <u>111 Caleb St</u> City, State & Zip <u>Portland ME 04102</u>			Telephone: <u>650-4949</u>		
Lessee/DBA			Owner: (if different from applicant) Name Address City, State & Zip			Cost of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>170.00</u>		
Current legal use (i.e. single family) <u>Single Family</u>			Number of Residential Units <u>1</u>			<b>RECEIVED</b> <b>JUL 27 2012</b> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b> <u>Marston.Mittlehet@mail.com</u>		
If vacant, what was the previous use? _____			Proposed Specific use: <u>Single Family</u>					
Is property part of a subdivision? <u>NO</u>			If yes, please name _____			Project description: <u>Shed door, interior walls second floor only</u>		
Contractor's name: <u>TBA</u>			Address: _____			City, State & Zip: _____		
Who should we contact when the permit is ready: <u>Owner, Matt Marston</u>			Mailing address: <u>111 Caleb St Portland, ME 04102</u>			Telephone: <u>650-4949</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.

and 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: 7/27/12

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

07/27 2012

Received from Matthew Maiston

Location of Work 111 Calley St.

Cost of Construction \$ 15,000 Building Fee: 170.00

Permit Fee \$ 170.00 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 170.00

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 120 A004001 credit Card

Check #: \_\_\_\_\_ Total Collected \$ 170.00

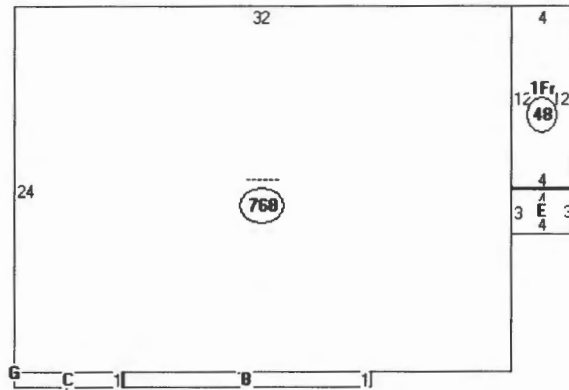
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature] RECEIVED

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

JUL 27 2012

Dept. of Building Inspections  
City of Portland Maine



Descriptor/Area	
A: -----	768 sqft
B: -----	16 sqft
C: FA/FBAY	7 sqft
D: 1Fr	48 sqft
E: OFF	12 sqft
F: RG1	308 sqft
G: RS1	96 sqft
	<u>96</u>
	1245 #

lot is 8,075# - R-3 Zmc - meets the lot size using 14-436(b)

1245# x 80% = 996# max sq allowed to increase 2<sup>nd</sup> floor with down

616# ÷ 1245# = 49.5% of area <sup>didn't take into account the down use on the 321 side</sup>

565# ÷ 1245 45% of the allowable 80%

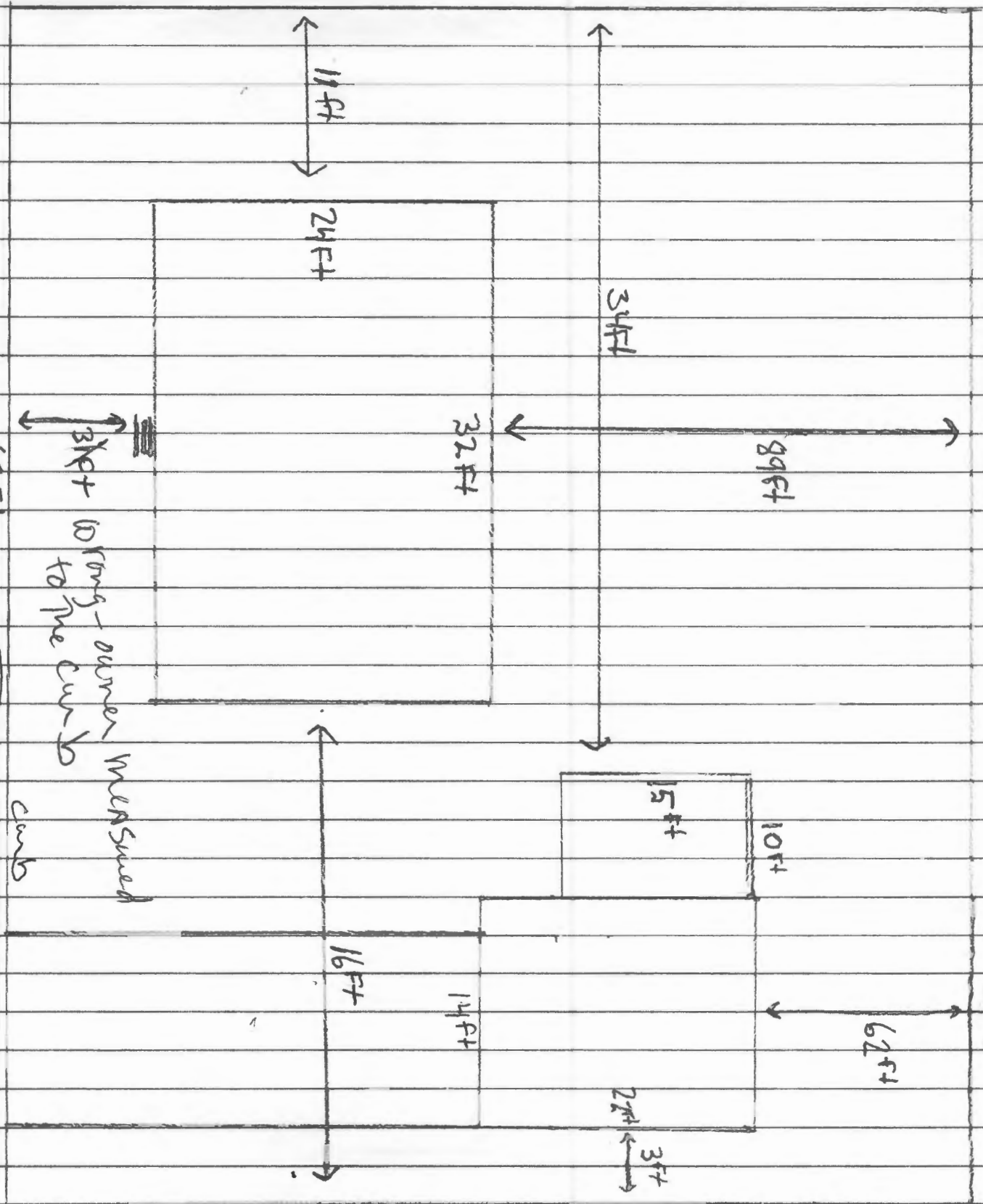
RECEIVED

AUG 13 2012

Professional Inspections  
City of Portland Maine

Math Marston III Caleb Street Portland

14 ft  
+ 2 ft  
+ 3 ft  
= 20 ft



62 ft Street  
Front

3 ft + 10 ft - owner measured to the curb

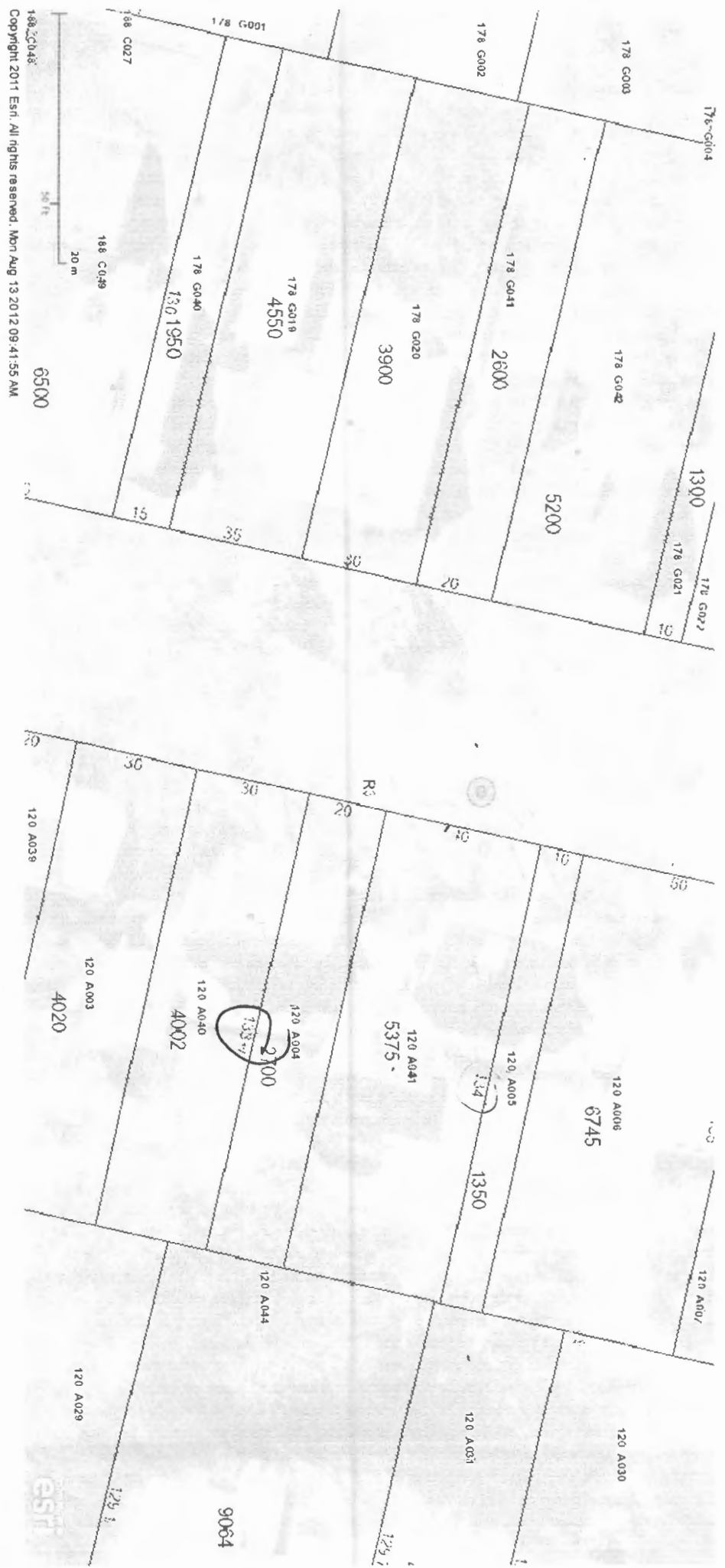
Drawing NOT to Scale per owner

1385

Site



# 1111 Caleb St



Copyright 2011 Esri. All rights reserved. Mon Aug 13 2012 09:41:55 AM



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

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[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

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:**

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

**CBL** 120 A004001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 111 CALEB ST  
**Owner Information** WILLIAMS ROSIE M & MATTHEW D MARSTON JTS  
  
 111 CALEB ST  
 PORTLAND ME 04102  
**Book and Page** 24481/169  
**Legal Description** 120-A-4-41  
 CALEB ST 109-111  
  
**Acres** 8075 SF  
 0.1854

R-3

**Current Assessed Valuation:**

- browse city services a-z
- browse facts and links a-z

**TAX ACCT NO.** 16758 **OWNER OF RECORD AS OF APRIL 2012**  
 WILLIAMS ROSIE M &  
 MATTHEW D MARSTON JTS  
 111 CALEB ST  
 PORTLAND ME 04102  
  
**LAND VALUE** \$89,900.00  
**BUILDING VALUE** \$109,600.00  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$189,500.00  
**TAX AMOUNT** \$3,566.40



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

**Building Information:**

**Building 1**

**Year Built** 1951  
**Style/Structure Type** CAPE  
**# Stories** 1  
**# Units** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** FULL FIN./WH  
**Basement** FULL  
**Square Feet** 1254



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

**Outbuildings/Yard Improvements:**

**Building 1**

**Year Built** 1951  
**Structure** SHED-FRAME  
**Size** 6X16  
**Units** 1  
**Grade** C  
**Condition** A

**Building 1**

**Year Built** 1951  
**Structure** GARAGE-WD/CB  
**Size** 14X22  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

Sale Date	Type	Price	Book/Page
10/19/2006	LAND + BUILDING	\$217,500.00	24481/169
7/16/2004	LAND + BUILDING	\$137,500.00	21550/156
12/7/2003	LAND + BUILDING	\$0.00	/

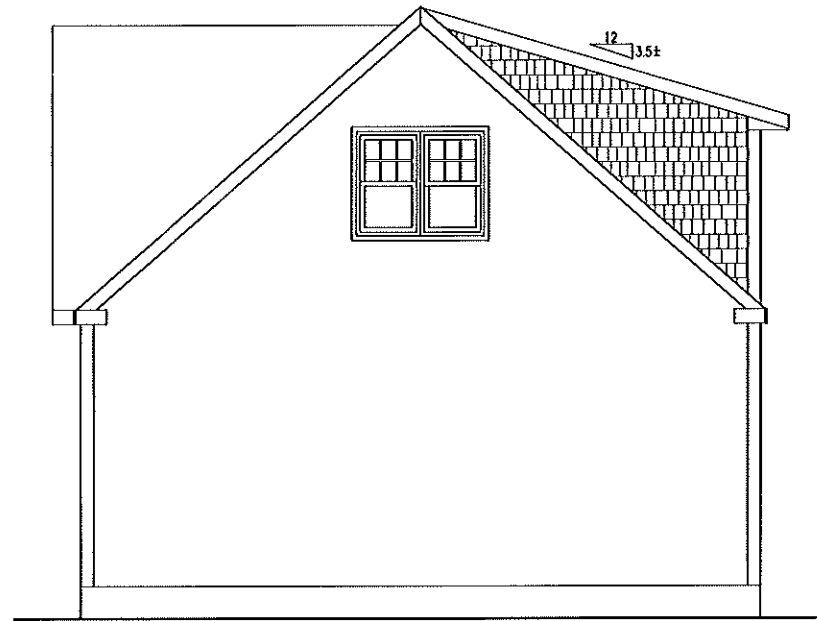
111 Caleb Street Portland Maine  
Project details:

existing second floor has  
Master bedroom, 1/2 bath and  
2nd bedroom, the renovation  
will add larger closet in master  
raise ceiling height (due to shed down)  
Full bath and new closet in  
2nd bedroom, renovation will add  
new windows (2 required egress)  
Fiberglass insulation will be installed  
and hardwood floors throughout with  
tile floor in bath, Hardwired  
Smoke/CO and will be looking into  
a sprinkler system.

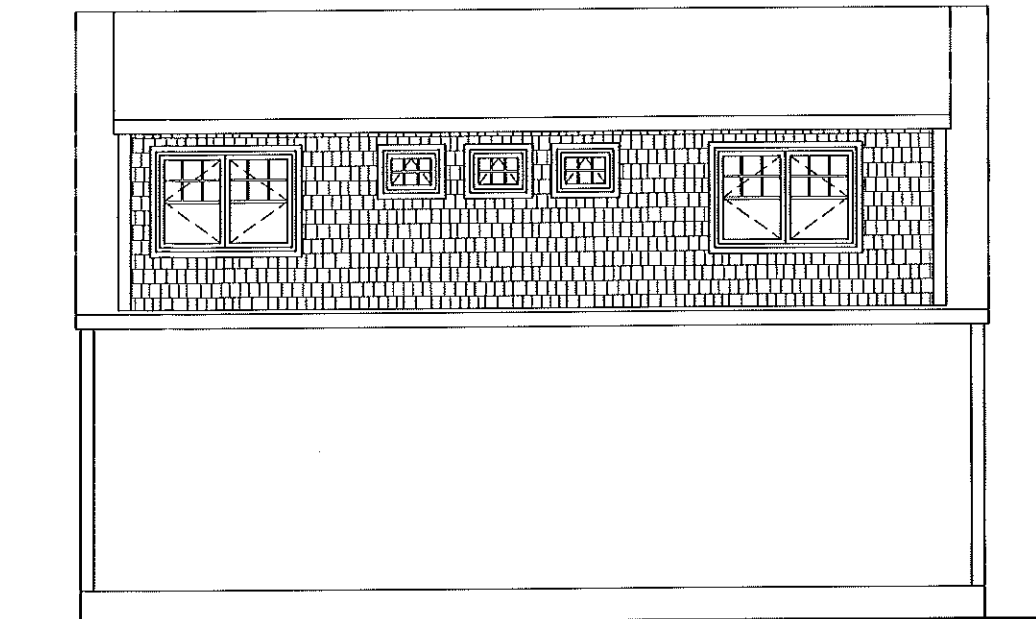
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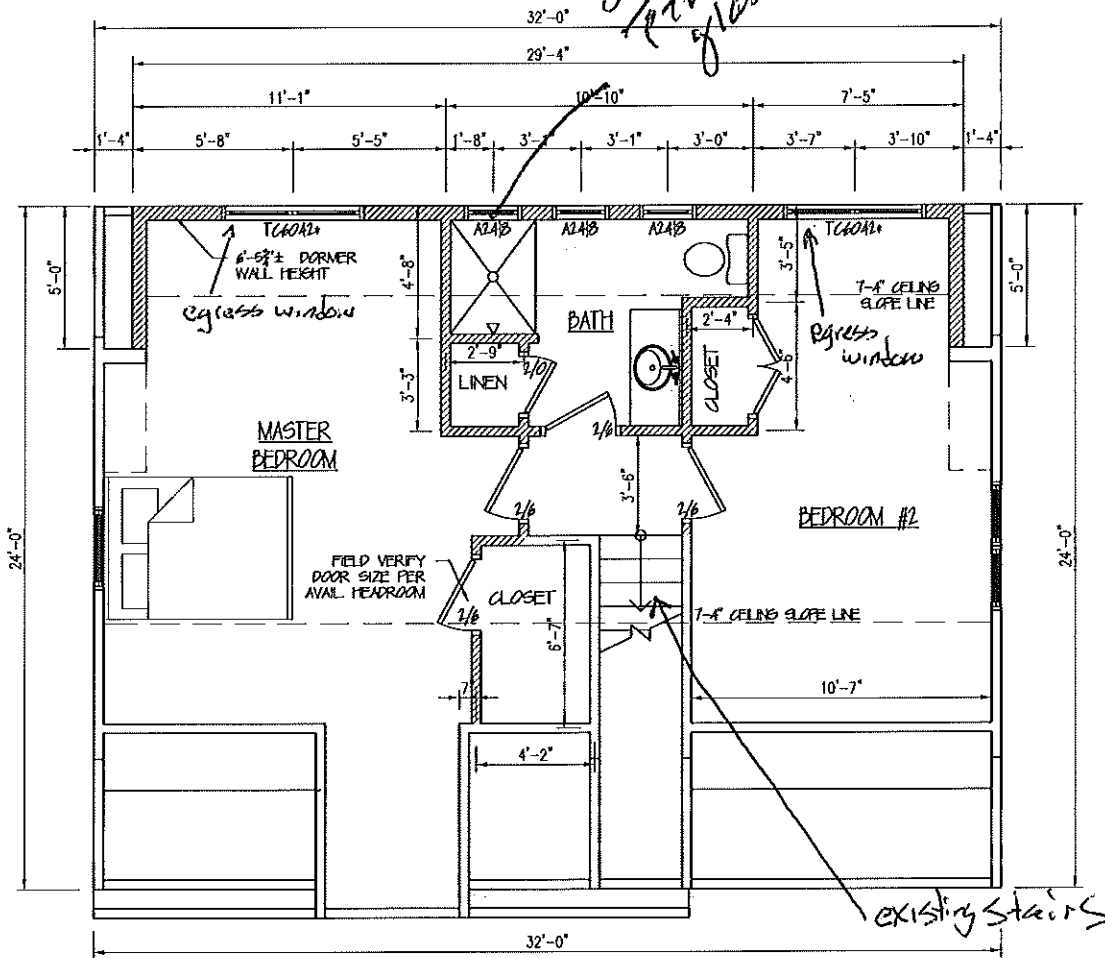
Dept. of Building Inspections  
City of Portland Maine



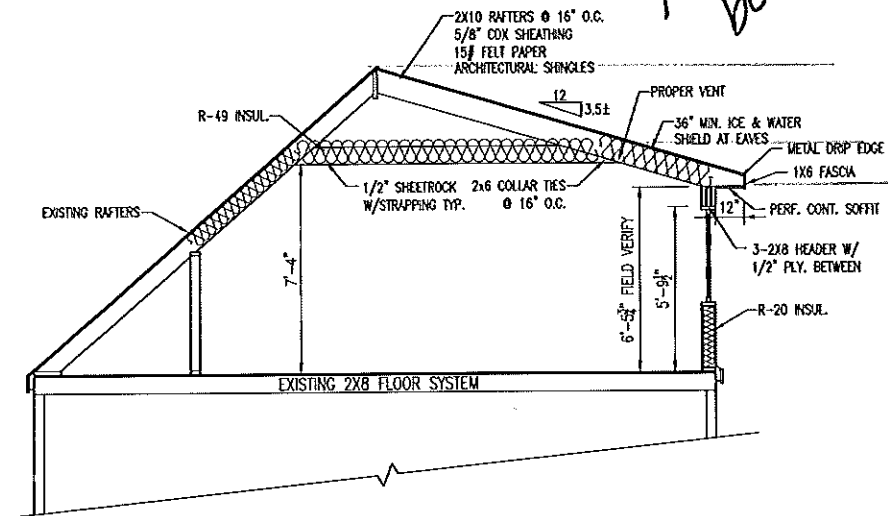
RIGHT ELEVATION



REAR ELEVATION



2nd FLOOR PLAN



HOUSE CROSS-SECTION

*Rafters  
Need to  
be 2x12's*



FINAL PLAN  
 MARSTON ADDITION  
 PORTLAND, ME

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Revisions:


RECEIVED  
 JUL 27 2012

Dept. of Building Inspections  
 City of Portland Maine

Date: 7/2/12  
 Scale: 1/4"=1'-0"  
 Drawn By: TMS  
 Project: AB062712  
 Sheet Number:  
 1-of-1