

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

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

<b>Permit No:</b> 02:0594		<b>Issue Date:</b> JUN 17 2002	<b>CBL:</b> 177-C-14 122 K004001
<b>Location of Construction:</b> 214 Prospect St	<b>Owner Name:</b> Jones Kenneth S	<b>Owner Address:</b> 214 Prospect St	<b>Phone:</b> 207-773-1267
<b>Business Name:</b>	<b>Contractor Name:</b> Ledue, Richard	<b>Contractor Address:</b> 301 Brook Street Westbrook	<b>Phone:</b> 2077974375
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-5
<b>Past Use:</b> Single family	<b>Proposed Use:</b> Single family with 500 ft. family room addition. <i>to remain family</i>	<b>Permit Fee:</b> \$324.00	<b>Cost of Work:</b> \$42,888.00
<b>Proposed Project Description:</b> Construct a 500 ft. family room addition.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group: <i>R3</i> Type: <i>5B</i> <i>BOA 1999</i> <i>JM</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
		<b>Zoning Approval</b>	
<b>Permit Taken By:</b> jmy	<b>Date Applied For:</b> 05/31/2002		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>using 14-433 to</i> <input type="checkbox"/> Flood Zone <i>Allow 5.5'</i> <input type="checkbox"/> Subdivision <i>side</i> <input type="checkbox"/> Site Plan <i>Setback</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/14/02</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	<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

**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

Met w/customer @ Counter - went over plans. then  
Left message - ~~about~~ over ventilation in  
Crawl Space.

8/23/02 Set backs w/c. AR

9/26/02 - Close AR - (Note to myself for clearance)  
UL 45679 received by hwy  
Hanging/elec ok -  
need gas permit & fireplace clearance  
plus  
P

02-0594

# 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.

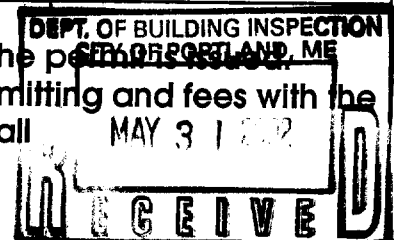
Location/Address of Construction: <u>214 Prospect St., Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>750 exists plus 500 proposed = 1,250</u>	Square Footage of Lot <u>approx. 10,667 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>177</u> Block# <u>C</u> Lot# <u>14</u> <u>122</u> <u>K</u> <u>4</u>	Owner: <u>Kenneth S. &amp; Linda K. Jones</u>	Telephone: <u>207 7731267</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kenneth &amp; Linda Jones</u> <u>214 Prospect St., Pld 04103</u>	Cost Of Work: \$ <u>42,888</u> Fee: \$ <u>324-</u>
Current use: <u>residence of owners</u> <u>Single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>residence of owners</u>		
Project description: <u>5x7 porch, 500' Addit. Family room</u> <u>20x8 porch to be demolished</u>		
Contractor's name, address & telephone: <u>Richard Leduc, 301 Brook St., Westbrook, ME 04092</u> (207) 797-4375		
Who should we contact when the permit is ready: <u>Ken Jones 541-2315</u>		
Mailing address: <u>214 Prospect St.</u> <u>Portland, ME 04103</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. PHONE: <u>541-2315</u>		

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: [Signature] Date: 5/17/02

This is NOT a permit, you may not commence ANY work until the permit is received. 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



Memo

May 17, 2002

To: Ms. Marge Schmuckal, Zoning Administrator  
City of Portland

From: Ken and Linda Jones, Homeowners

Re: Building permit and necessary variance

Subject Property: 214 Prospect Street (and Almonte Street)  
122-K-4 and 177-C-14  
Plan Book 13, p. 109, Lots 18 and 37 – 11/14/19  
R5 zoning – General setback req: 8 feet for single story; 12 feet for 2-story  
Zoning Reg. §14.433 set-back requirement: 5 feet

We would like to add a single-story addition to our home. I (Ken) met with you twice in the last year to discuss how we might add to our current home. In short, the way our home is laid out on our property, we cannot go in any direction without violating a general set-back rule. You were very helpful in giving me ideas as to what kind of layout we could use and to point me to the relevant sections of the zoning regulations (§14.433 and 14.425) that we would need to rely upon to utilize a lesser set-back requirement.

We have a double lot ("L" shaped). Our address is on Prospect Street, but our home is on an Almonte street lot. While Almonte Street is only a "paper" street, it is paved and serves as access to the driveways of our home and two others. (Until a few years ago it was even plowed by the city.) Our home has two doors facing Almonte Street, one of which enters the living room from a covered porch and the other of which enters the kitchen area from the driveway. Over 90% of the vehicle traffic to and pedestrian traffic into our home (including most vendor deliveries) comes to our doors facing Almonte Street. Our home has an additional door facing Prospect St. which is used by occasional visitors. The only regular visitor to our Prospect Street door is the mailman. Even the paper delivery vacillates back and forth from Prospect to Almonte from time to time.

You and I discussed adding onto the Prospect St. side of the building and onto the Almonte street side. If we were to extend the current footprint directly in the direction of Prospect Street, the problematic setback would be about 2.5 feet (generally need 8 feet). If we were to extend the current footprint to Almonte, the problematic setback would be about 5.5 feet (generally need 8, or perhaps 20, feet). You explained that if the "front" of our house is Prospect Street, then the technical requirement would be 20 feet. But, you came up with the helpful idea that Almonte could be considered the "front" because that is indeed the primary point of access for our visitors and us. You also directed me to Zoning Reg. §14.433, which says (paraphrased) that if the current layout prohibits a sensible expansion using the regular setback rules, then a 5 foot set back for an addition would be acceptable. Our plan will leave us with a 5.5 foot setback. You also pointed out that §14.425 says (paraphrased) that architectural features such as eaves can hang over the set-back by up to two feet (i.e., the set-back for eaves could be as little as three feet). Our eaves hang over only one foot, for an eave set-back of 4.5 feet.

Thus, we are respectfully requesting approval of our building permit based on §§14.433 and 14.425.

Thank you for your help in this matter.

2-0594

Building

Approved

Tammy Munson

06/14/2002

06/14/2002



Tammy Munson

06/14/2002

06/05/2002

lmy

06/14/2002

tm

Application ID Number: 2-0594

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Cardholder: 214 Prospect St

Approval Date: 06/14/2002

Issue Date: 06/10/2002

☒ ITC as Issued Permit

Name: Marge Schmuckal

Date: 06/14/2002

Office:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Original Date: 06/05/2002

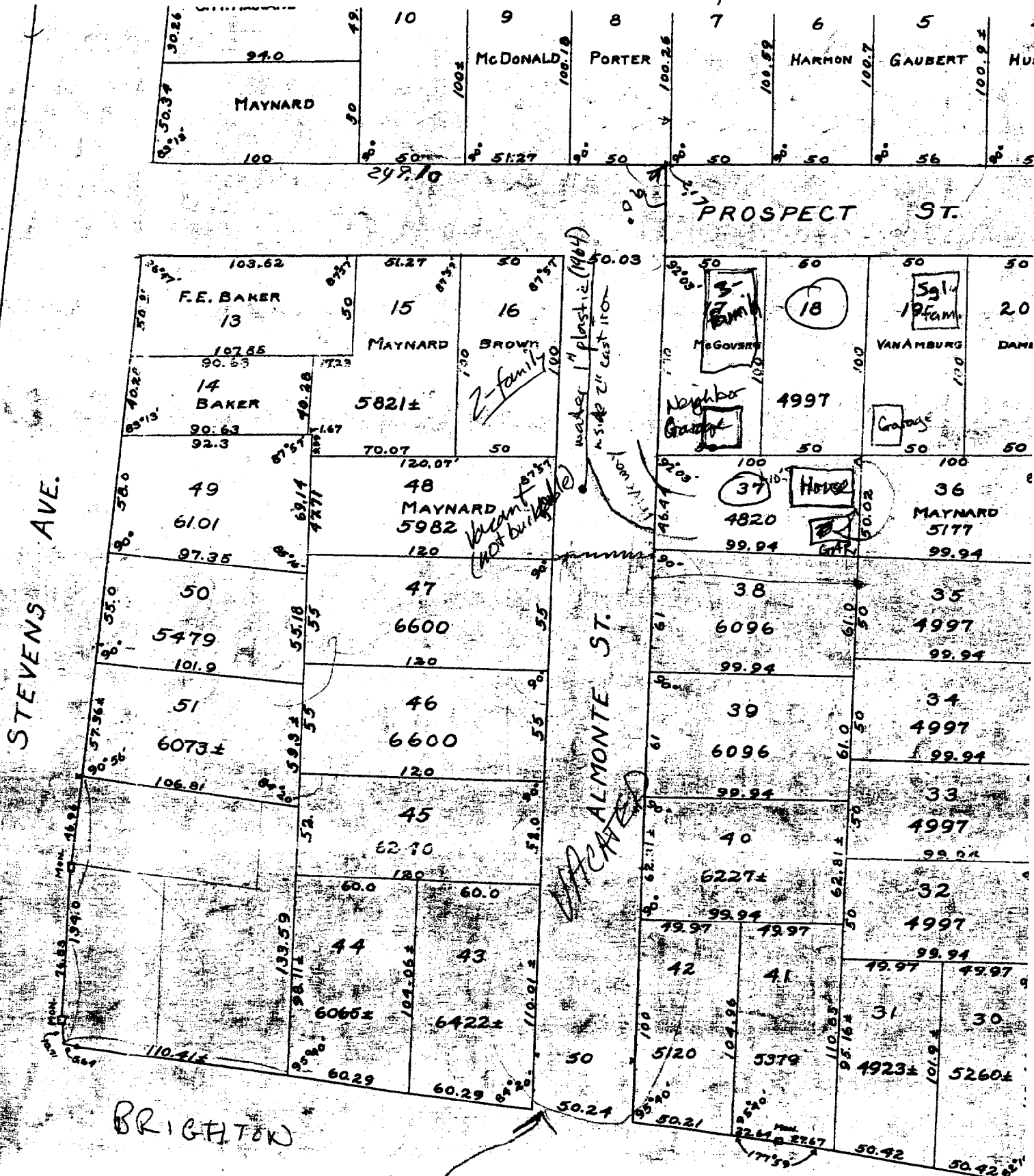
By: jmy

Update Date:

06/14/2002

By: mes

Plan Book 13 1P-109 11/14/19  
#18 & #37

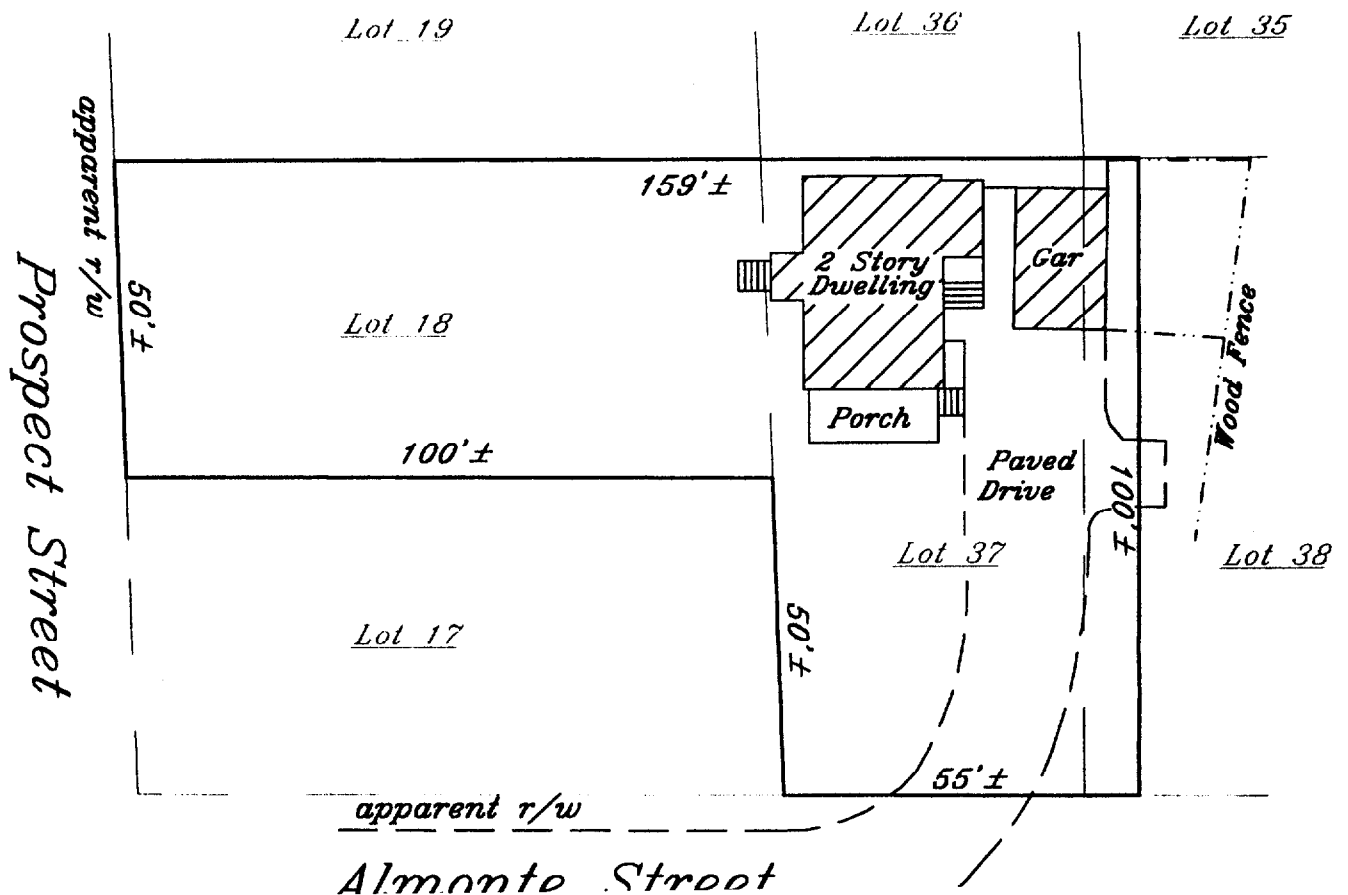


273.38'  
from Brighton  
was vacated for  
structure X5

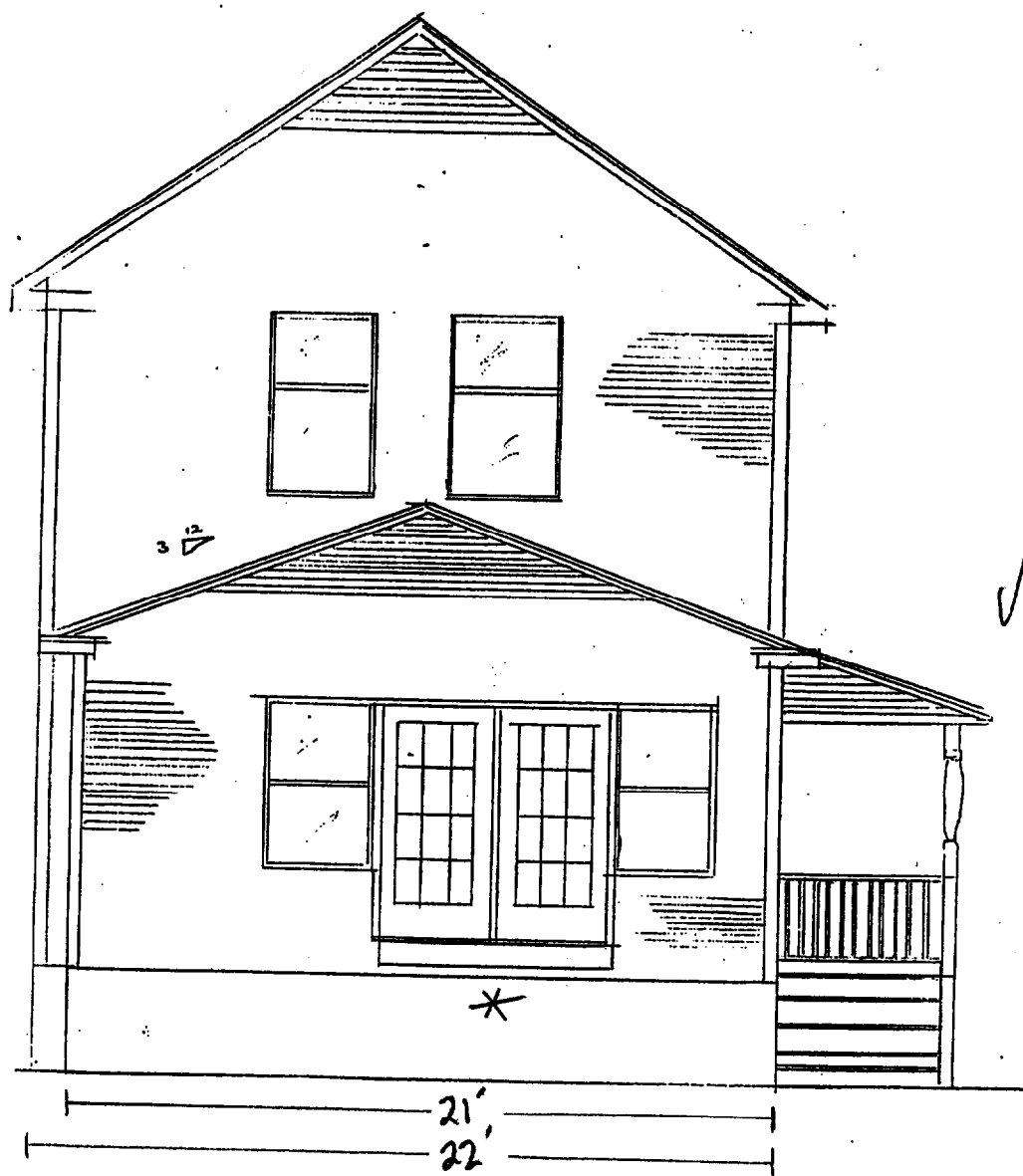
General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horizontal scaling on the below referenced FEMA map. (3) This inspection excepts out all technical standards set forth by state of Maine Board Of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Scale: 1" = 30'

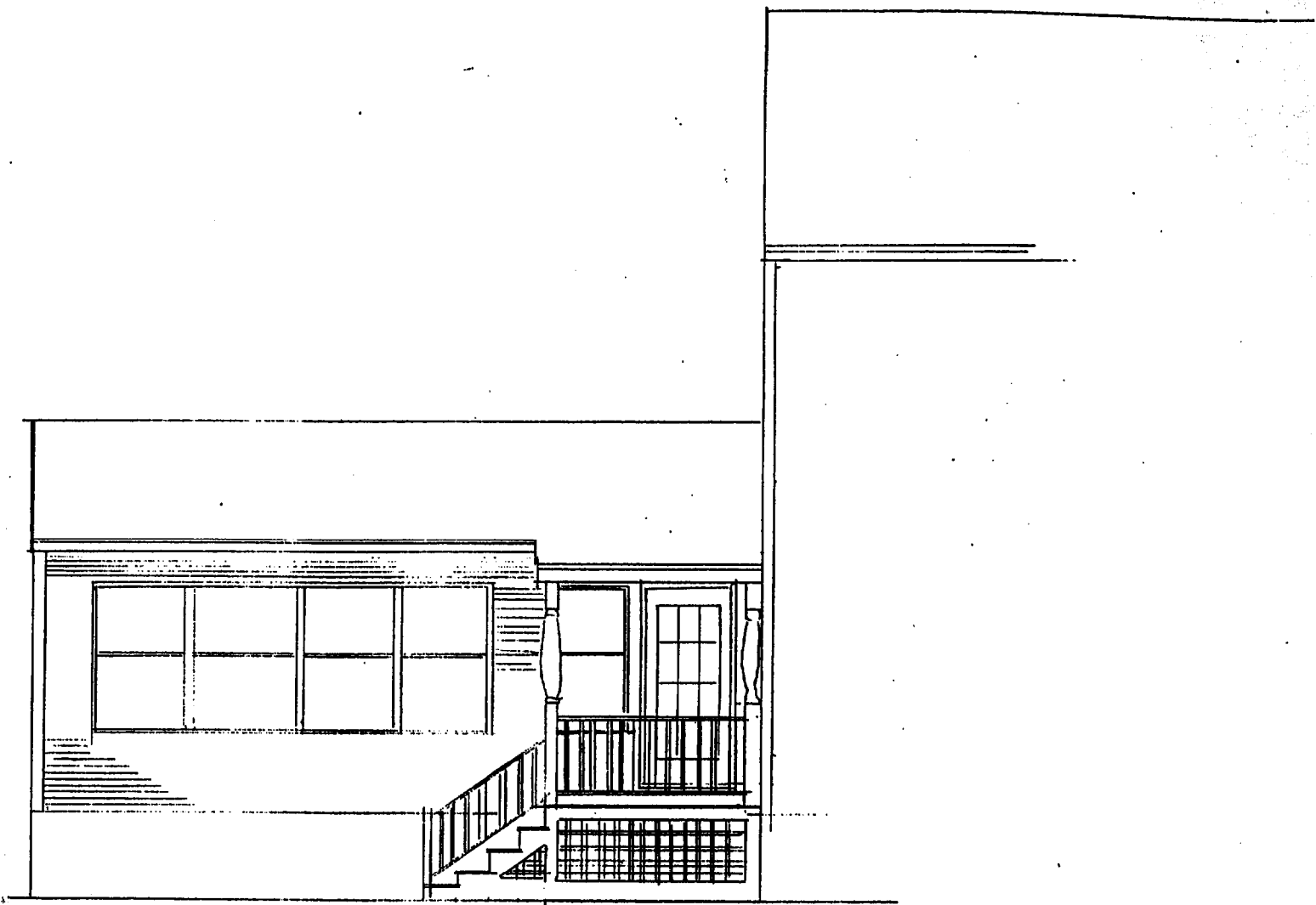
- AS IS -



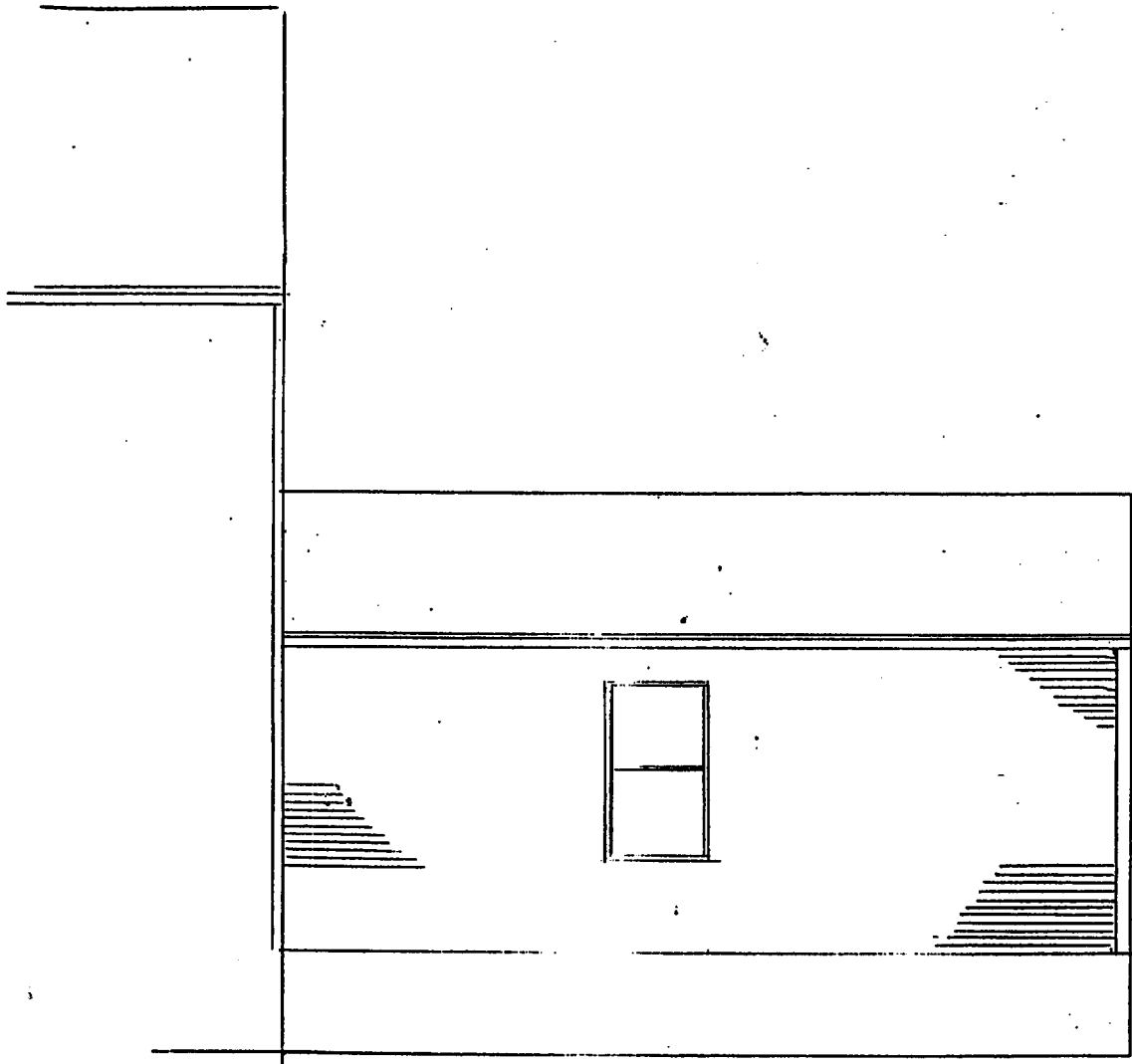




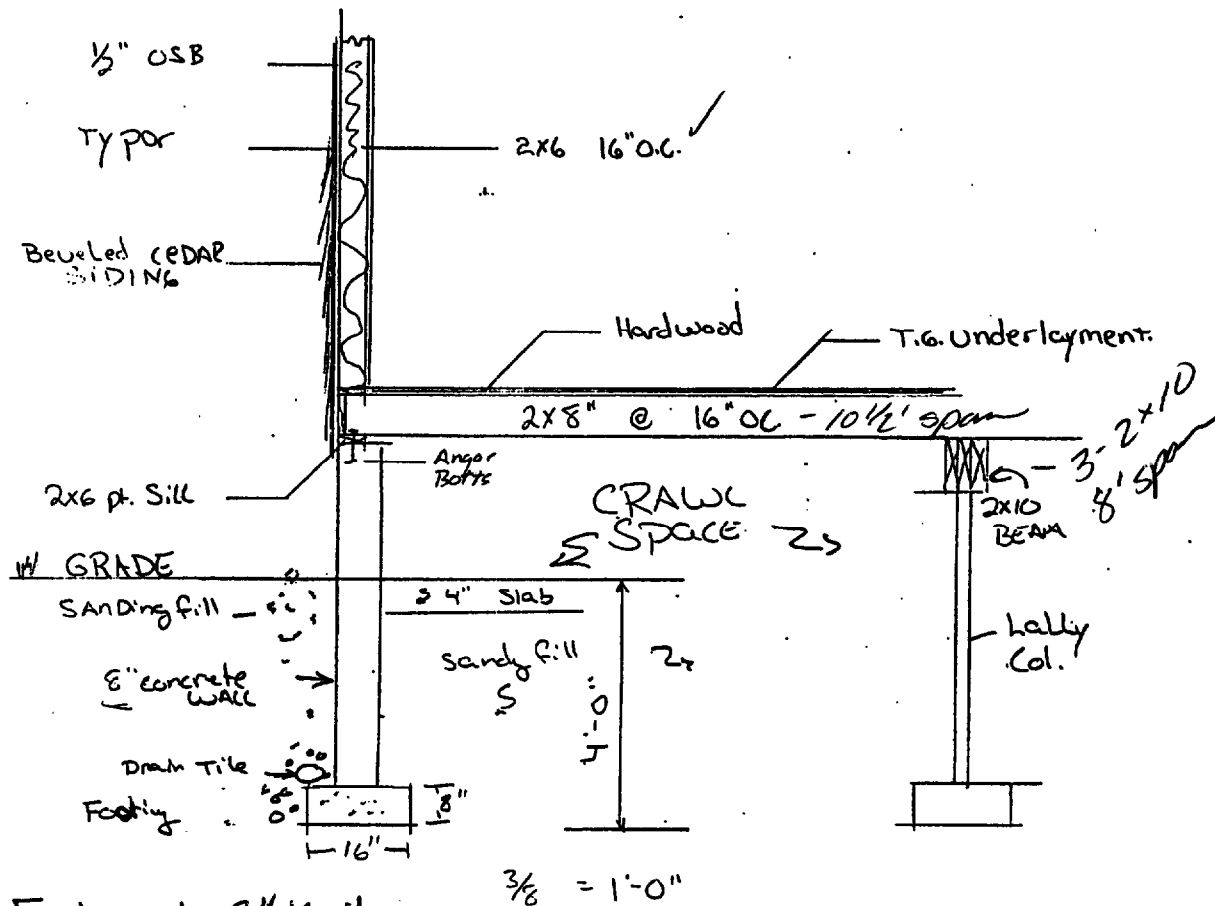
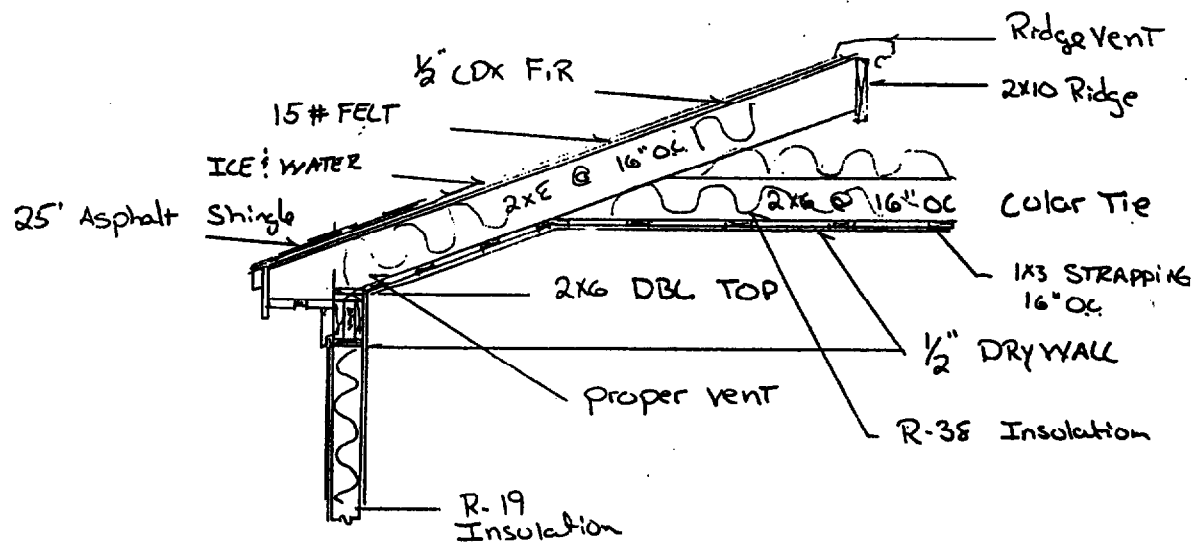
\* until deck is built on this side, doors will be nailed shut or three-foot guard rail across the doors will be affixed to the building.



Right side

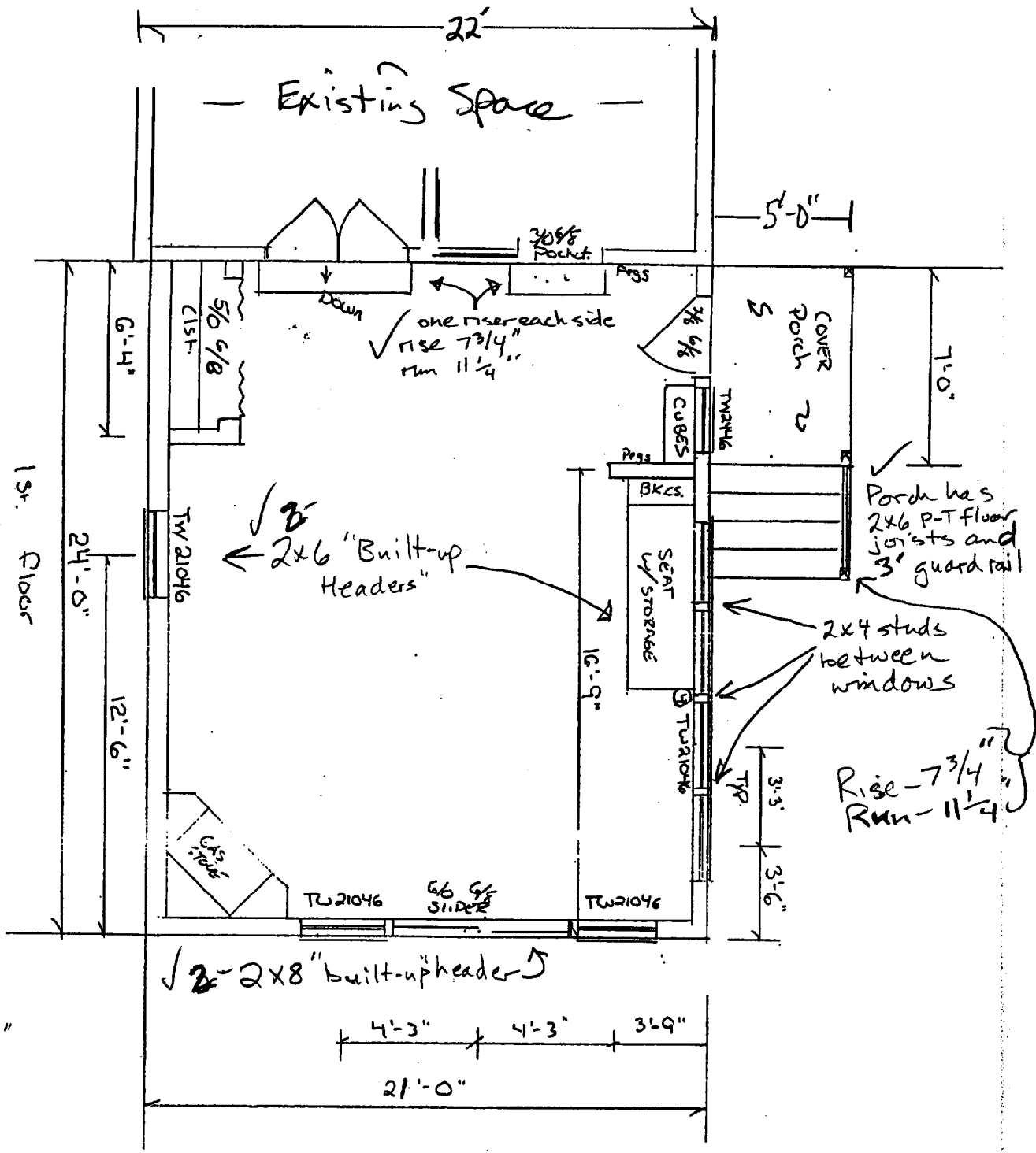


Left SIDE



Footings is 8" thick and 16" wide

$\frac{1}{4}" = 1'-0"$



"Builtup" Header  
2x8 → 2x8"  
plywood

Lot 36

RS Lot 35

1" = 15'

Proposed Addition

159' ±

2.5'

33.5'

24'

2 Story Dwelling

Gar

covered porch (5' x 7')  
stairs

Paved Drive

stairs

20' +

100' ±

Wood Fence

Lot 38

Lot 37

Identical Deck

50' ±

55' ±

29.75'

20' front set back req  
~ 40' shown

street

Plot Plan A  
(proposed)

Deck not  
being applied for AT  
this time

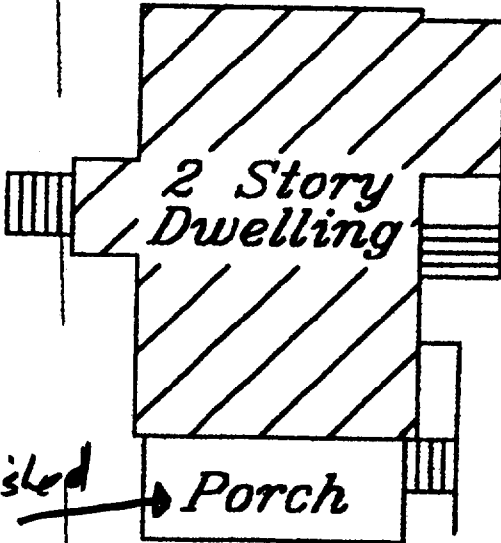
Lot 36

Lot 35

ASIS

1" = 15'

59' ±



2 Story Dwelling

Gar

Porch

Paved Drive

Lot 37

100' ±

Wood Fence

Lot 38

50' ±

55' ±

reet

Plot Plan B  
(ASIS)

# ELECTRICAL PERMIT

## City of Portland, Me.



BP

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 9/19/02  
 Permit # 2002 4790  
 CBL# 100 K004

LOCATION: 214 Prospect METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER Ken + Linda Jones  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

								TOTAL EACH FEE	
OUTLETS	15	Receptacles	8	Switches		Smoke Detector		.20	
FIXTURES	9	Incandescent		Fluorescent		Strips		.20	
SERVICES		Overhead		Underground		TTL AMPS	<800	15.00	
		Overhead		Underground			>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE			
						MINIMUM FEE/COMMERCIAL 45.00	MINIMUM FEE	35.00	35.00

CONTRACTORS NAME Tom Poulin MASTER LIC. # MS60013679  
 ADDRESS 472 Range Rd Cumberland Me LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

SIGNATURE OF CONTRACTOR Thomas Poulin

White Copy - Office • Yellow Copy - Applicant





# CITY OF PORTLAND, MAINE

# Department of Building Inspections

531 20 02

Received from Bergs - 1000, NY 10011 - 10011

Location of Work 2111 Hospital St

Cost of Construction \$ 42,000

Permit Fee \$ 304 -

Building (IL) ✓ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 177-011

Check #: 92341      **Total Collected \$** 2411-

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee 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