

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT ISSUED**  
Permit Number: 070802  
JUL 17 2007  
**CITY OF PORTLAND**

This is to certify that BLOCK JONATHAN A & T. CLE. ITS Builders LLC

has permission to replace existing front & side entry stairs

AT 91 LINCOLN ST O.C. 124 1008001

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 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 work on permit in progress before this building or part thereof is closed or closed-in. **48 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
7/17/07  
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

Permit No: 07-0802	Issue Date:	CBL: 124 1008001
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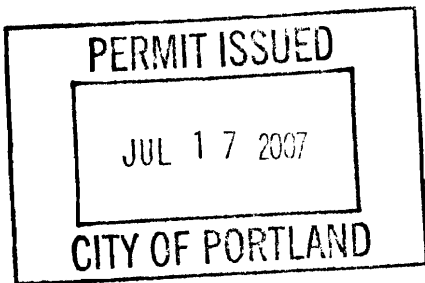
Location of Construction: 91 LINCOLN ST	Owner Name: BLOCK JONATHAN A & TRACI	Owner Address: 91 LINCOLN ST	Phone:
Business Name:	Contractor Name: Quaker Builders LLC	Contractor Address: 97 Alba Portland	Phone: 2077565586
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: <del>Two</del> Single Family Home	Proposed Use: <del>Two</del> Single Family Home - replace existing front & side entry stairs	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 3
Proposed Project Description: replace existing front & side entry stairs		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i> Signature:	INSPECTION: Use Group: <i>R 3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>[Signature]</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: Idobson	Date Applied For: 06/29/2007	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i>exemption</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>7/12/07</i> <i>AK</i>	Date: _____	Date: <i>AK</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 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> 07-0802	<b>Date Applied For:</b> 06/29/2007	<b>CBL:</b> 124 I008001
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<b>Location of Construction:</b> 91 Lincoln St	<b>Owner Name:</b> BLOCK JONATHAN A & TRACI	<b>Owner Address:</b> 91 LINCOLN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Quaker Builders LLC	<b>Contractor Address:</b> 97 Alba Portland	<b>Phone</b> (207) 756-5586
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family - replace existing front & side entry stairs	<b>Proposed Project Description:</b> replace existing front & side entry stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/12/2007**Note:** 7/11/07. Spoke to Traci Block about the legal use. The house is still a two family. The second kitchen still exists.      **Ok to Issue:** 

- 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 two family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/17/2007**Note:**      **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

7/9/2007-amachado: Left message for Brad Nichols, contractor. Need to know setback to front property line since going beyond existing footprint. Need to know if one family or two.

7/12/2007-amachado: Brad Nichols brought in plan that showed average depth of front yard with the properties on either side.

7/12/2007-amachado: Planning signed off on site plan exemption.

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

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

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# 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>91 Lincoln St Portland 04103</u>		
Total Square Footage of Proposed Structure <u>65 SF</u>		Square Footage of Lot <u>9561</u>
Tax Assessor's Chart, Block & Lot Chart# <u>DY</u> Block# <u>I</u> Lot# <u>8</u>	Owner: <u>Jon &amp; Traci Block</u>	Telephone: <u>874-0281</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Brad Nichols</u> <u>97 Alba St</u> <u>Portland 04103</u> <u>756-5586</u>	Cost Of Work: \$ <u>1500,-</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>two story family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Replace existing front + side entry stairs.</u>		
Contractor's name, address & telephone: <u>Quaker Builders, LLC</u> Who should we contact when the permit is ready: <u>Brad Nichols</u> Mailing address: _____ Phone: <u>756-5586</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: <u>Brad Nichols</u>	Date: <u>6/25/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

91 LINCOLN STREET  
PORTLAND, MAINE

No. 748-21

TO THE LENDING INSTITUTION AND ITS TITLE INSURER  
I hereby certify that the location of the dwelling shown  
on this plan did conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CLIMBERLAND

BUYER: JONATHAN & TRACI BLOCK

REFERENCE  
PLAN BOOK 3 PAGE 52 LOT \_\_\_\_\_

SELLER: THADDEUS & KAREN SUE MACY

RS

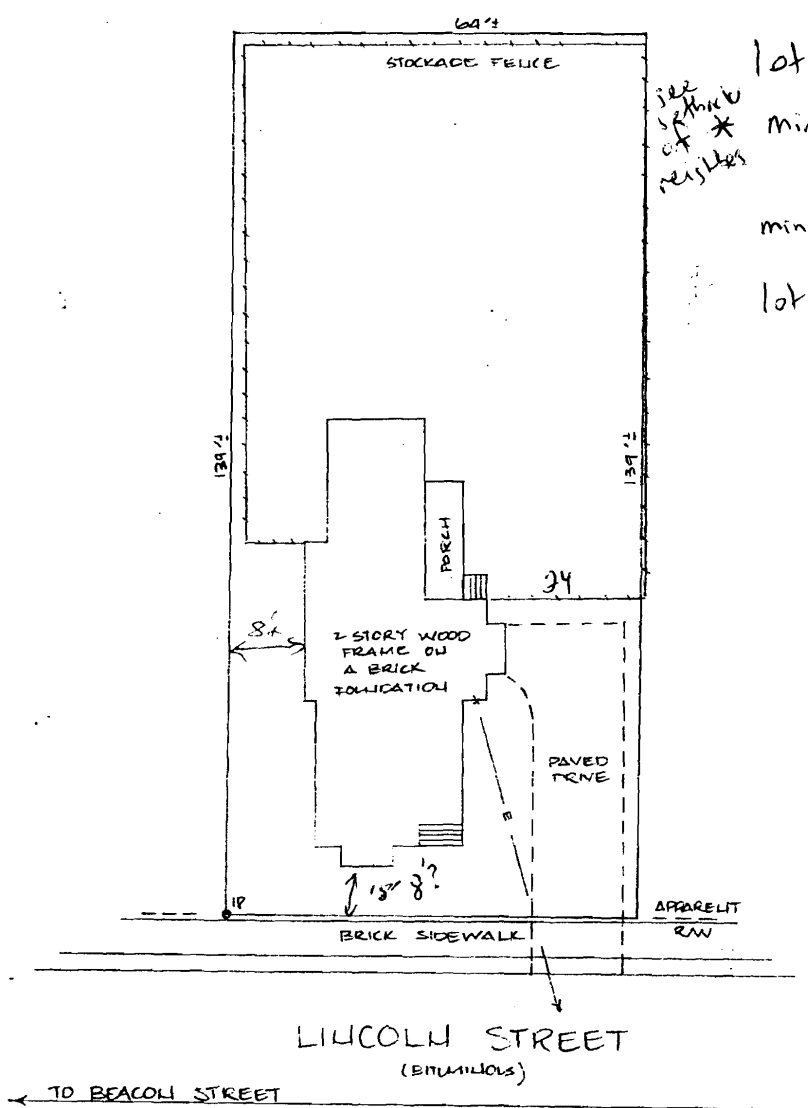
lot size 8858

min front 20' (but not  
exceed max depth = 2.5' ok

min side 12' - 24' ok.

lot coverage 40% = 3543.2

1640 ok.



see sketch of neighbors

**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5-2-94 Scale 1" = 30'

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By CC



# Quaker Builders, LLC

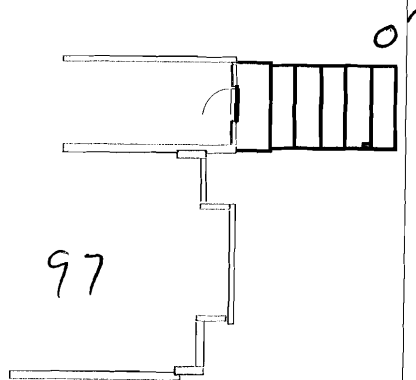
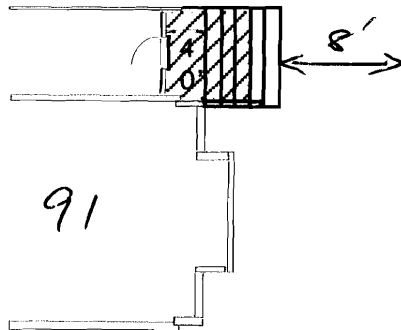
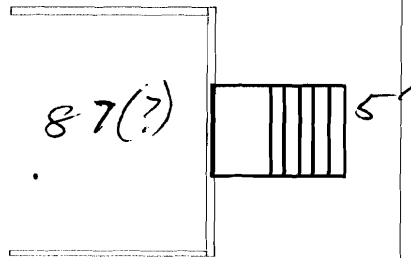
Portland, Maine

Tel 207-756-5586

quakerllc@gmail.com

Jon and Traci Block, owners  
91 Lincoln St.  
Portland, ME

$0+5 = \frac{5}{7} = 25$  average yard.



Lincoln Street

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUL 12 2007  
RECEIVED



Side Steps



Steps porch





# Quaker Builders, LLC

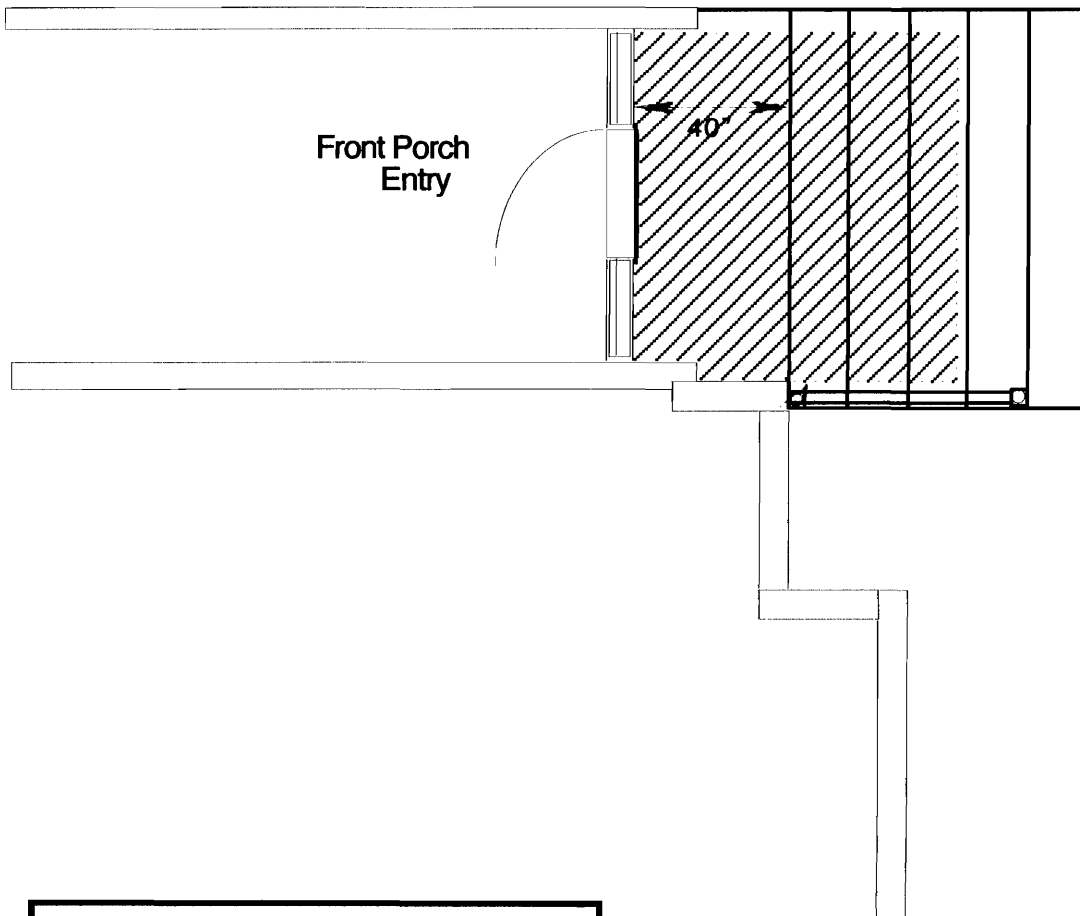
Portland, Maine

Tel 207-756-5586

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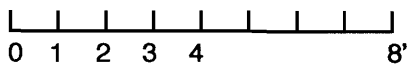
Old footprint  $6.75 \times 7.5 = 50.63$   
new footprint  $9.5 \times 8.25 = 78.38$   
increase of  $27.75 \text{ } \Phi$  in footprint

Driveway



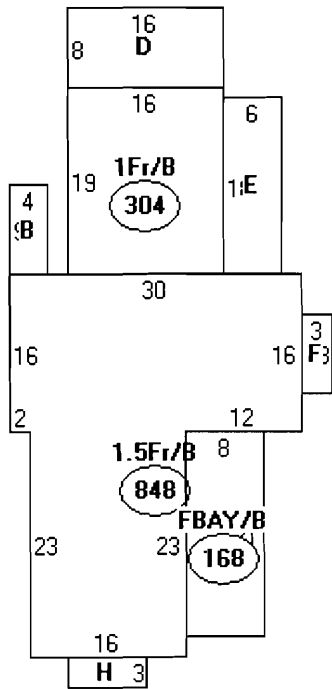
Jon and Traci Block, owners  
6/29/07

Scale:  $1/4" = 1'$



Existing stair  
foot print





Descriptor/Area

- A: 1.5Fr/B  
848 sqft
- B: 1Fr/B  
36 sqft
- C: 1Fr/B  
304 sqft
- D: OFP  
128 sqft
- E: FBAY/B  
108 sqft
- F: EP  
24 sqft
- G: FBAY/B  
168 sqft
- H: MUB  
24 sqft

= 1640

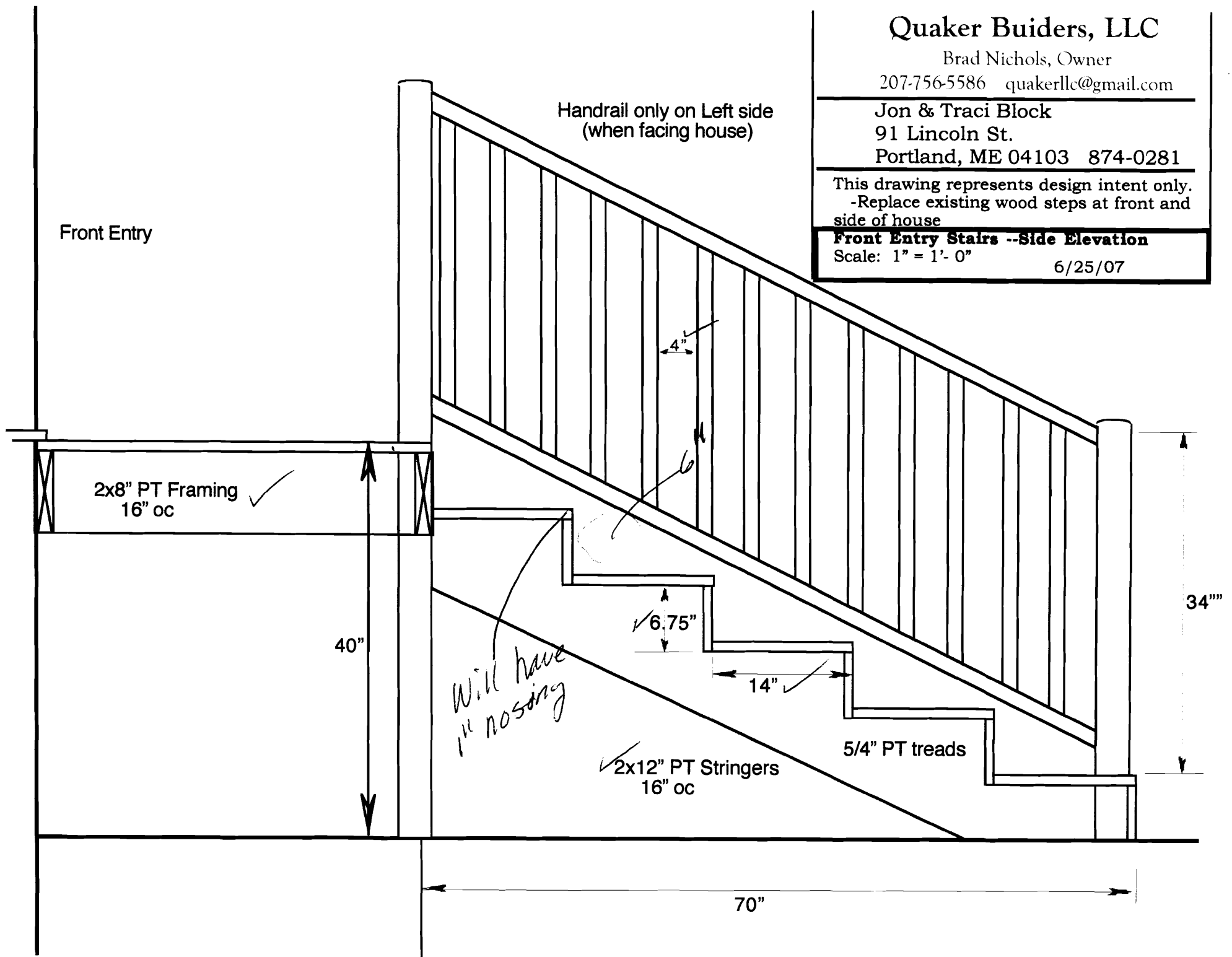
# Quaker Builders, LLC

Brad Nichols, Owner  
207-756-5586 quakerllc@gmail.com

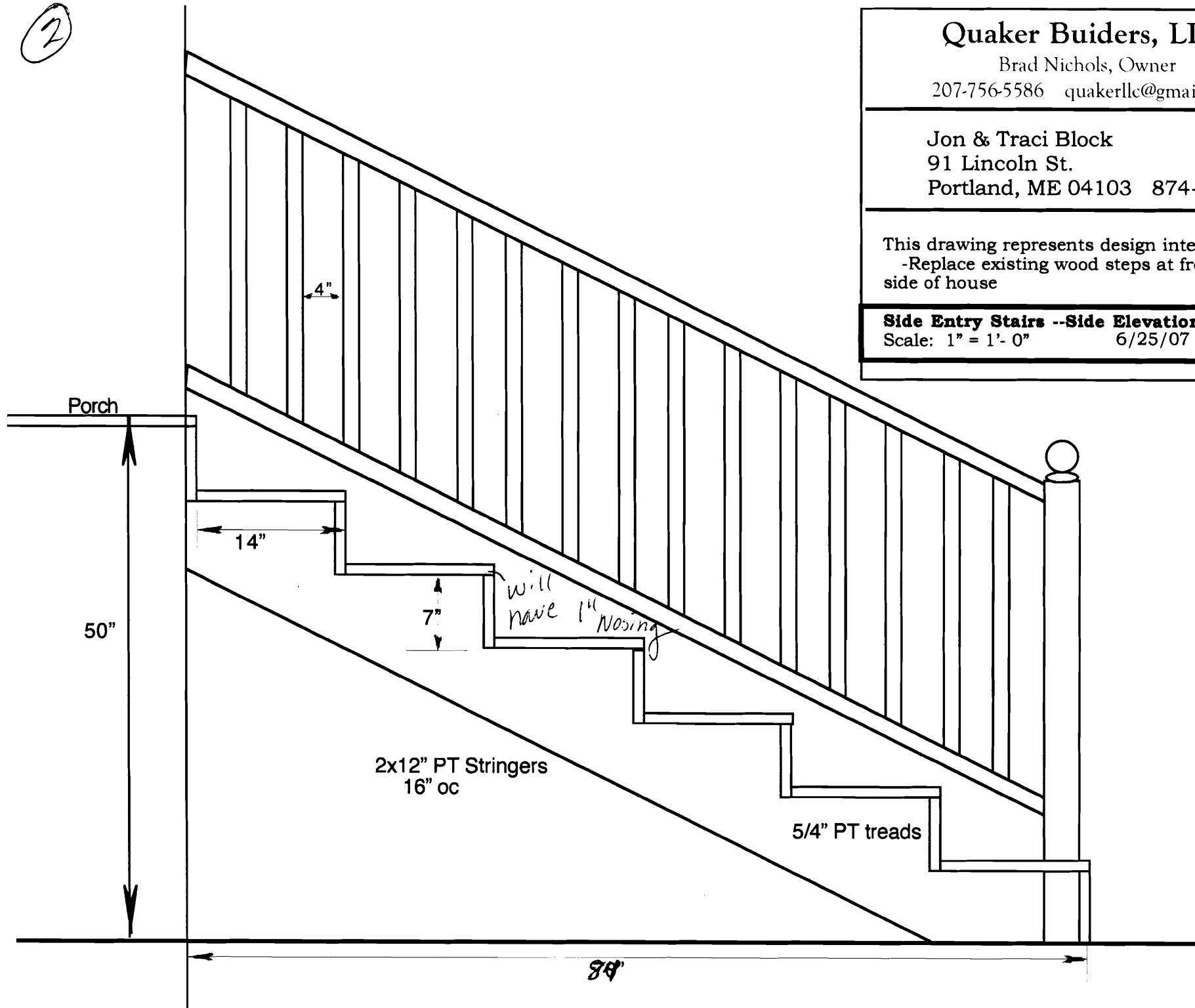
Jon & Traci Block  
91 Lincoln St.  
Portland, ME 04103 874-0281

This drawing represents design intent only.  
-Replace existing wood steps at front and side of house

**Front Entry Stairs --Side Elevation**  
Scale: 1" = 1'-0" 6/25/07



2



# Quaker Builders, LLC

Brad Nichols, Owner  
207-756-5586 quakerllc@gmail.com

Jon & Traci Block  
91 Lincoln St.  
Portland, ME 04103 874-0281

This drawing represents design intent only.  
-Replace existing wood steps at front and side of house

**Side Entry Stairs --Side Elevation**  
Scale: 1" = 1'-0" 6/25/07



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

1000 Taylor Blk  
Applicant

2/11/12  
Application Date

1111 SE 10th Ave #100  
Applicant's Mailing Address

Project Name/Description

David Nichols 754 596  
Consultant/Agent/Phone Number

1111 SE 10th St  
Address of Proposed Site

CBL: 1000 Taylor

### Description of Proposed Development:

replacing back porch only, retaining existing footprint of building by 225 sq. ft. including

### Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	<u>new entries</u>
	<u>Yes</u>
	<u>✓</u>
	<u>✓</u>
	<u>✓</u>
	<u>✓</u>
	<u>✓</u>
	<u>✓</u>
	<u>✓</u>