

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND**BUILDING INSPECTION****PERMIT**

Permit Number: 100360

Please Read
Application And
Notes, If Any,
Attached

This is to certify that MASON AUDREY F /CSI Buildershas permission to enclose section of existing house for mud roomAT 42 CODMAN ST CBL 129 H014001

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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 City of PortlandOther _____
Department Name

Janie Bonke 4/28/10
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: 10-0360	Issue Date:	CBL: 129 H014001
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Location of Construction: 42 CODMAN ST	Owner Name: MASON AUDREY F	Owner Address: 42 CODMAN ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: 2078316966
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - enclose section of existing house for mud room	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4	7867#
<p><i>two separate legal use: Single family dwellings on the property</i></p> <p>Proposed Project Description: enclose section of existing house for mud room</p>		<p>FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied</p>		<p>INSPECTION: Use Group: R3 Type: SB IRB-2003 Signature: JMB 4/28/10</p>	
		<p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: Date:</p>			

Permit Taken By: Idobson	Date Applied For: 04/12/2010	Zoning Approval
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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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i> Date: 4/16/10</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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PERMIT ISSUED

APR 28 2010

City of Portland

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

Department of Building Inspections

Original Receipt

4.12.2010

Received from

CSI Builders

Location of Work

42 Colman St

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

120

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

CBL:

125-H-14

Check #:

Total Collected \$

120

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

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0360		Date Applied For: 04/12/2010	CBL: 129 H014001
Location of Construction: 42 CODMAN ST	Owner Name: MASON AUDREY F	Owner Address: 42 CODMAN ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: (207) 831-6966
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - enclose section of existing house for mud room	Proposed Project Description: enclose section of existing house for mud room
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/16/2010**Note:****Ok to Issue:** ☒

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain as two separate structures with a single family dwelling in each structure. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/28/2010**Note:****Ok to Issue:** ☒

- 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) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

4/13/2010-mes: There is some past history on the legal use - It has been determined to be a single family that was never appealed - further research indicates that there are two structures on the lot since prior to 1957 with a single family dwelling in each.

4/28/2010-jmb: Spoke to Adam R., he confirmed some shoring up may be needed if existing is not adequate

PERMIT ISSUED

APR 28 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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

PERMIT ISSUED

APR 28 2010

City of Portland



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: 42 CODMAN ST.			
Total Square Footage of Proposed Structure/Area 24 sq. ft.		Square Footage of Lot 7865	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 129 Block# H14 Lot#		Applicant * <u>must</u> be owner, Lessee or Buyer* Name ADAM ROSENBAUM Address 41 B WOODVILLE RD City, State & Zip FALMOUTH, ME 04105 Telephone: 831-6966	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name AUDREY MASON Address 42 CODMAN ST City, State & Zip PORTLAND, ME	Cost Of Work: \$ 10,000 C of O Fee: \$ Total Fee: \$ 120
Current legal use (i.e. single family) EXISTING RESIDENTIAL Number of Residential Units If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: ENCLOSE SECTION OF EXISTING HOUSE FOR MUD ROOM. SEE ATTACHED PHOTO + PAPERS			
Contractor's name: C.S.I. BUILDERS INC.			
Address: 41 B WOODVILLE RD			
City, State & Zip FALMOUTH ME 04105 Telephone: 831-6966			
Who should we contact when the permit is ready: Adam Telephone: SAME			
Mailing address: SAME			

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, 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: **Adam Rosenbaum** Date: **4/6/2010**

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

Deck Permit
#84-702

DECK
8'-10" x 20'-11"

ENTRY
3'-4" x 3'-6"

KITCHEN
11' x 15'-3"

BATH
3'-11" x 3'-4"

OPEN BELOW
3'-11" x 6'-7"

DINING
12'-3" x 15'-11"

LIVING
22'-4" x 12'-5"

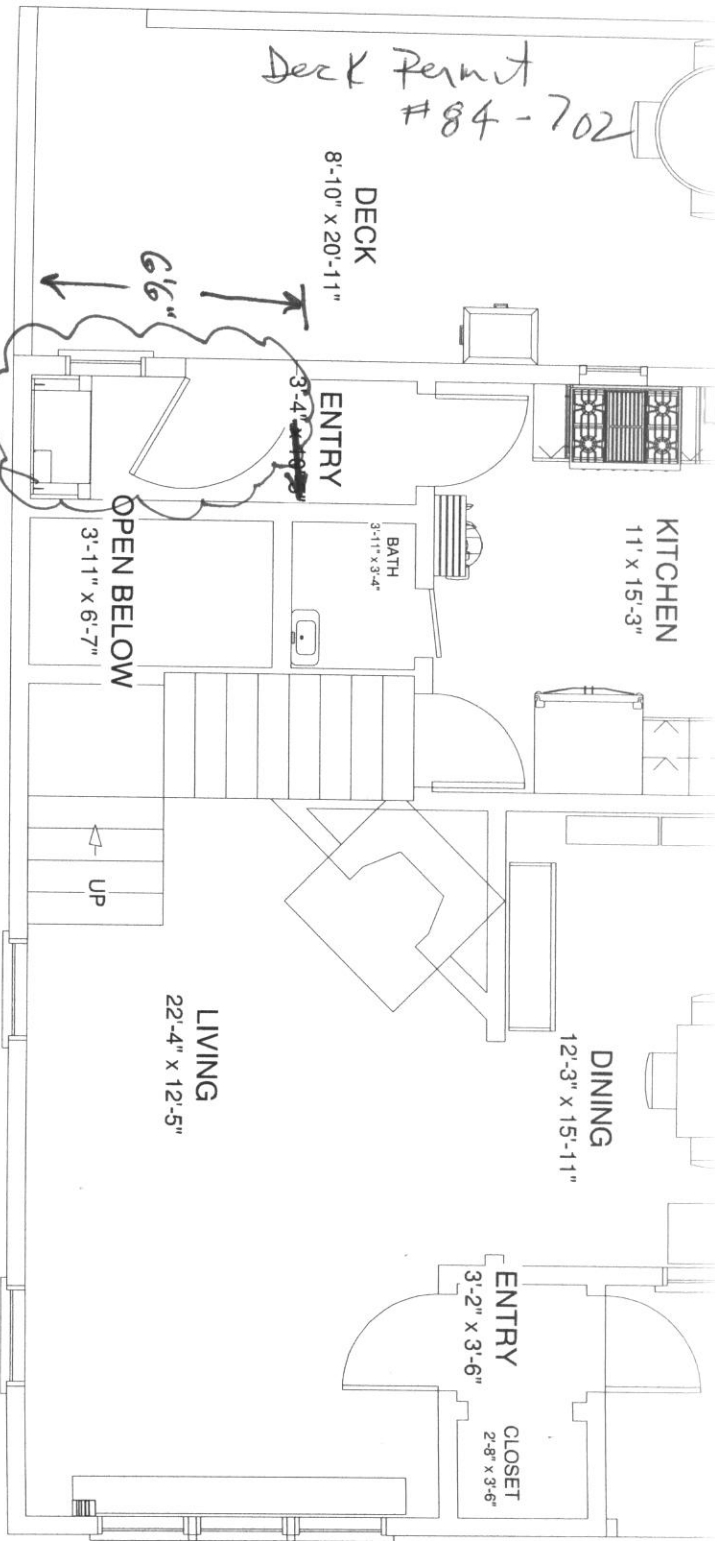
ENTRY
3'-2" x 3'-6"

CLOSET
2'-8" x 3'-6"

UP

PROPOSED mud room enclosure
4' x 6'

LIVING AREA
775 sq ft





1/2" STEAM/1/8" +
CEDAR SHINGLE
SIDING



3/4" ADVANCE
SOLAR

EXISTING 2X10
ADD DOUBLE
AND METAL
JOISTS
SPRAY Foam
INSULATION

EXISTING
FOUNDATION

P.T. 6x6

STEEL POST BASE

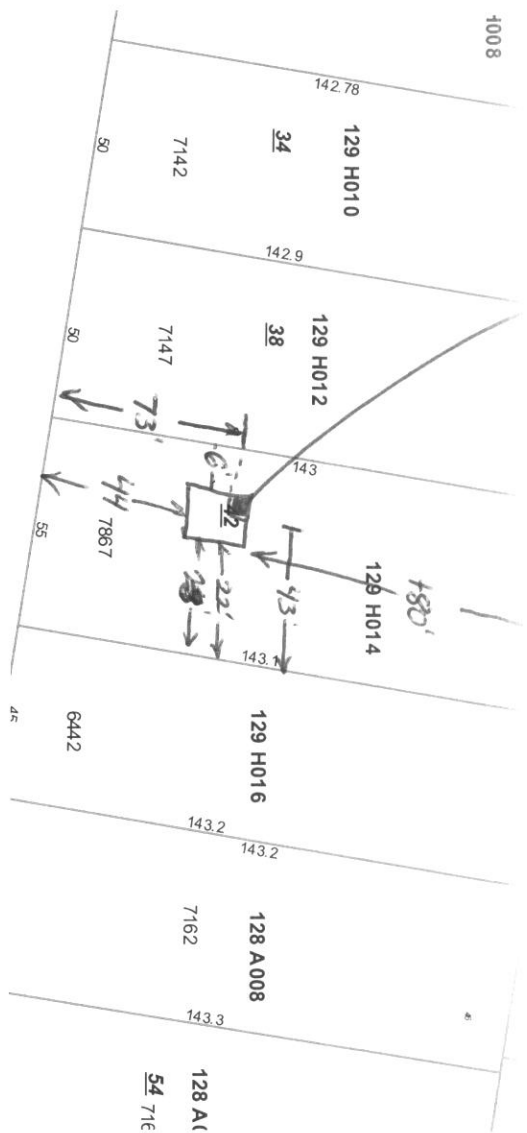


10" CONCRETE
CHIMNEY

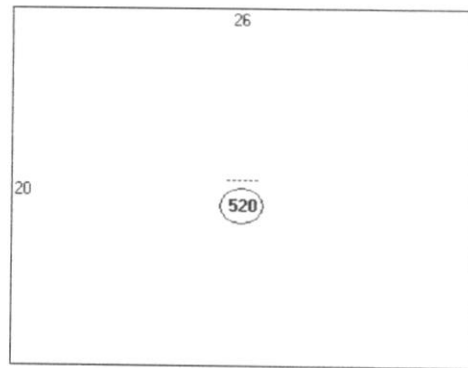
24" x 24" FOOTING

4'

GILDED



New deck?
yes - see permit
04 -



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

702

ZONING LOCATION A-3 PORTLAND, MAINE

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move, or change use in accordance with the Laws of the State of Maine, the Ordinance of the City of Portland with plans and specifications, if any, submitted.

LOCATION 42. Codman St.

1. Owner's name and address

Richard F Jensen - same

2. Lessee's name and address

3. Contractor's name and address

Owner

Proposed use of building dwelling

Last use same

Material No. stories

Heat

Style of roof

Other buildings on same lot

Estimated contractual cost \$.....1,000...

FIELD INSPECTOR—Mr. William S.

@ 775-5451

To construct 20' x 12' open sun deck on rear of dwelling as per plans. 1 sheet of plans

04103

NOTE TO APPLICANT: Separate permits are required by the installers and electricians and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... no

Is any electrical work involved?

Is connection to be made to public sewer?

If not, what is proposed?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate

Height average grade to top of plate

Size, front depth

No. stories

solid or filled in

Material of foundation

Thickness, top

bottom

Kind of roof

Rise per foot

Roof cover

No. of chimneys

Material of chimneys

of lining

Framing Lumber—Kind

Dressed or full size?

Cornet

Size Girder

Columns under girders

Size

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor

Joists and rafters:

1st floor

2nd

On centers:

1st floor

2nd

Maximum span:

1st floor

2nd

If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated, number

Will automobile repairing be done other than minor repairs to cars habitually

APPROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

Will work require

ZONING:

BUILDING CODE:

Will there be in

Fire Dept.:

to see that the State

Health Dept.:

are observed?

Others:

Signature of Applicant

Richard F. Jensen

Type Name of above

Richard F Jensen

RECEIVED OCT 2 1987 CITY OF PORTLAND, MAINE



389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

42 Codman St.

October 20, 1987

Mr. John E. Bowman, Jr.
45 Codman Street
Portland, Maine 04103

Dear Mr. Bowman:

On advice of the Office of the Corporation Counsel for the City
I am writing to advise you that the City believes Mr. Coughlan's
at 42 Codman Street is a legal one and that it is grandfathered.
to advise you that this is the City's final decision in this matter.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
David Lourie, Corporation Counsel
Natalie Burns, Associate Corporation Counsel
Fred Williams, Code Enforcement Officer



CITY OF PORTLAND

October 11, 1976

Dan Rubinoff
53 Codman Street
Portland, ME 04103

RE: 42 Codman Street

Dear Mr. Rubinoff:

This letter is intended to restate what I told you during our telephone conversation on October 7, 1976. I reviewed the Portland Code of Ordinances concerning zoning. Grandfathering is a use which is made nonconforming by a change in the zoning to continue if it was in existence at the time of the change.

As I explained to you, it is not clear if the use was in existence at the time the current zoning was adopted. If the use did not exist at that date, the investigation suggests, the building would be demolished. However, as I told you over the phone, the end of the inquiry which a court would make.

The court will also consider the length of time the building has been in existence. In this instance, the building was used for residential purposes for nine years before any complaint was made. I explained to you, the court will focus on whether the use is not be concerned with the relation of the use to the surrounding area. The delay in pursuing this matter suggests that the residential use of the building was not in some way, or has caused a reduction in the value of the property. Damage would have occurred as soon as the use changed from a relative of the previous tenant.

Another factor which will weigh in the City issued a building permit to the predecessor in title in 1976. This suggests the current owner when he checked the records was a legal one. Even if the use were not legal, there would have been no indication of this in the records. The City would have checked at the time of purchase.

argue that the price he paid for the property was based on the existence of two residences.

Given the circumstances of this case, the City has decided that it will not pursue a legal action against the owner of the property on Street. Even if the owners previous to 1920 had indicated to you, that they never used the property for residential use, there is still the question of use previous to 1920. Their testimony on this would not be admissible in court, and is inconclusive on the question of use. The City has no evidence of proof in any action it files. Some evidence must be enough evidence to convince the City should prevail in an enforcement action. I do not feel that the City has any possibility of obtaining an injunction ordering the property for residential use, or in obtaining civil fines from the owner, or in seeking fines from the owner, or in seeking a jury trial in Superior Court. This would cost the City money to come to trial, and would cost the City money to pursue. In the end the result would be that the City would lose.

I have discussed this matter with the City's official decision. If you have any questions, you should consult with a private attorney to decide what you may have. I hope that I have adequate basis for our decision not to pursue an enforcement action.

Sincerely,
Natalie L.

Natalie L.

NLB/tb

cc: Warren Turner

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

702

ZONING LOCATION

B-3

PORTLAND, MAINE

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or change use of building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland Building Ordinance of the City of Portland with plans and specifications, if any, submitted herewith.

LOCATION 42 Codman St.

1. Owner's name and address Richard F. Jensen - same

2. Lessee's name and address

3. Contractor's name and address Owner

Proposed use of building dwelling

Last use same

Material No. stories Heat Style of roof

Other buildings on same lot

Estimated contractual cost \$..... 1,000...

FIELD INSPECTOR—Mr. William S.

@ 775-5451

To construct 20' x 12' open sun deck on rear of dwelling as per plans. 1 sheet of plans

04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors for electrical, plumbing and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... no ... Is any electrical work involved? ... no ...

Is connection to be made to public sewer? If not, what is proposed?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to top of wall?

Size, front depth No. stories solid or filled land?

Material of foundation Thickness, top bottom

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing Lumber—Kind Dressed or full size? Corner posts

Size Girder Columns under girders Size

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and ceiling

Joists and rafters: 1st floor 2nd 3rd

On centers: 1st floor 2nd 3rd

Maximum span: 1st floor 2nd 3rd

If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number corners

Will automobile repairing be done other than minor repairs to cars habitually stored on the lot?

A. PROVALS BY:

DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: 6/19/84

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

Will work require disturbance of adjacent property?

Will there be in charge of work?

to see that the State and local laws are observed? yes

Signature of Applicant

Richard F. Jensen

Type Name of above

Other
and Address

STUCCO ON TILE

INTERIOR FINISH

B 1 2 3

NO LIGHTING

NO. OF ROOMS

BSMT.

1ST

2ND

3RD

4TH

5TH

6TH

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See Card 1 of 2

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300 + 511
2nd floor,
20

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[illegible]