

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0952		Issue Date:		CBL: 386A B034001	
Location of Construction: 38 ARMSTRONG HEIGHTS		Owner Name: ARMSTRONG JULIE L		Owner Address: 38 ARMSTRONG HEIGHTS	
Business Name:		Contractor Name: Home Owner		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Dwellings	
Past Use: Single Family Home		Proposed Use: Single Family Home - Addition to first floor of existing structure		Zone:	
Proposed Project Description: Addition to first floor of existing structure		Permit Fee: \$1,420.00		Cost of Work: \$140,000.00	
		CEO District: 5			
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type	
		Signature:		Signature:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied			
		Signature: Date:			
Permit Taken By: ldobson		Date Applied For: 08/08/2007		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 information may invalidate a building permit and stop all work..		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/> Date:		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	

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 APPLICAN

ADDRESS

DATE

PHO

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

Location of Construction: 38 ARMSTRONG HEIGHTS	Owner Name: ARMSTRONG JULIE L	Owner Address: 38 ARMSTRONG HEIGHTS	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/06/2007

Note: **Ok to Issue:** ☒

- 1) There shall be NO pre-plumbing or pre-wiring for any future kitchen facilities at this time. Use approvals SHALL FIRST be granted before such work.
- 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) If in the future this new addition area is to be changed to an accessory unit, a conditional use appeal is required. It is the owner's responsibility at this time to review the conditional use standards to be sure what is being proposed at this time will meet the R-2 ordinance requirements for an accessory dwelling unit. It appears that Falmouth also has requirements for such a unit. Falmouth's regulations will also need to be met.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 6) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Pending **Reviewer:** Residential Plan Revie **Approval Date:**

Note: **Ok to Issue:** ☐

Comments:

8/9/2007-mes: the original house was buildt in 2001 and was situated entirely within Portland. This new addition is partially in Portland and mostly in Falmouth. I can review for zoning on the Portland side and Falmouth will review on the Falmouth side. The owner brought in a scalable plot plan.

8/13/2007-mes: Got an e-mail from Al Farris - he said the side setbacks are 20' not the 15' shown. Falmouth's front and rear setbacks are 40' each which is being met. I will e-mail the applicant back for revised plans.

9/4/2007-mes: on 8/31/07 new plans were dropped off showing that the side setback now meets Falmouth's minimum side setback of 20'. However the building plans still show a kitchen being installed for a dwelling unit. I called Julie Armstrong and told her either she appeals or takes the kitchen off the plans.

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