

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 101166

PERMIT ISSUED

This is to certify that ROBINSKY MICHAEL I & LORRAINE ROBINSKY ITS/S

has permission to Partial enclosure of existing por

AT 15 AMHERST ST CE 131 J004001 OCT - 1

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 lath or other work is done-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 _____
Other _____
Department Name _____

Donna Burke 10/1/10
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: 10-1166	Issue Date:	CBL: 131 J004001
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Location of Construction: 15 AMHERST ST	Owner Name: BOBINSKY MICHAEL J & LORR	Owner Address: 15 AMHERST ST	Phone:
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: 2077744755
Lessee/Buyer's Name	Phone:	Permit Type: <i>Alteration</i> Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Partial enclosure of existing porch	Permit Fee: \$220.00	Cost of Work: \$19,153.00	CEO District: 4	6125#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: <i>[Signature]</i> 10/1/10		

Proposed Project Description: Partial enclosure of existing porch	Signature:	Signature:
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: 09/17/2010	Zoning Approval	
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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 <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>ok under 1A-427</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Date: <i>OK Smith</i>	Zoning Appeal <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:	Historic Preservation <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 Date:
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PERMIT ISSUED

OCT - 1 2010

City of Portland

conducting 9/23/10

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

9.17.2010

Received from Michael Bolinsky

Location of Work 5th Avenue

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 220

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (SP) _____

Other _____

on 12-5-9

Check # 1811 Total Collected \$ 220

**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: 10-1166	Date Applied For: 09/17/2010	CBL: 131 J004001
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Location of Construction: 15 AMHERST ST	Owner Name: BOBINSKY MICHAEL J & LORR	Owner Address: 15 AMHERST ST	Phone:
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: (207) 774-4755
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Partial enclosure of existing porch	Proposed Project Description: Partial enclosure of existing porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/23/2010

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 10/01/2010

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, 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.

PERMIT ISSUED

OCT - 1 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

OCT - 1 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: <u>15 Amherst Street</u>		
Total Square Footage of Proposed Structure/Area <u>49.77 sq. feet</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131 700 4001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Michael Bobinsky</u> Address <u>15 Amherst street</u> City, State & Zip <u>Portland, Maine 04103</u>	Telephone: <u>(207) 775-3663</u> <u>(207) 874-8801</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>17,153</u> C of O Fee: \$ _____ Total Fee: \$ <u>220</u>
Current legal use (i.e. single family) <u>SFH</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Partial enclosure of Porch</u>		
Contractor's name: <u>Steve Sewall Associates</u> Address: <u>141 Amherst St - PO Box 6610</u> City, State & Zip <u>Portland Maine, 04103</u> Telephone: <u>774-4755</u> Who should we contact when the permit is ready: <u>Michael Bobinsky</u> Telephone: <u>975-3663</u> Mailing address: <u>15 Amherst Street</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, 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.

RECEIVED

Signature: Michael Bobinsky Date: 9-3-10

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

SEP 17 2010
Dept. of Building Inspections
City of Portland Maine

Required yard a distance of not more than two (2) feet.
(Code 1968, § 602.19.D; Ord. No.78-03/04, 10-20-03)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height unless said fence is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard, subject to the provisions of section 14-434.

(Code 1968, § 602.19.E; Ord. No. 247-97, 4-9-97)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, an encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § ~~602.19.F~~)

↓
on this project the major portion is still open it doesn't need to be glass

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

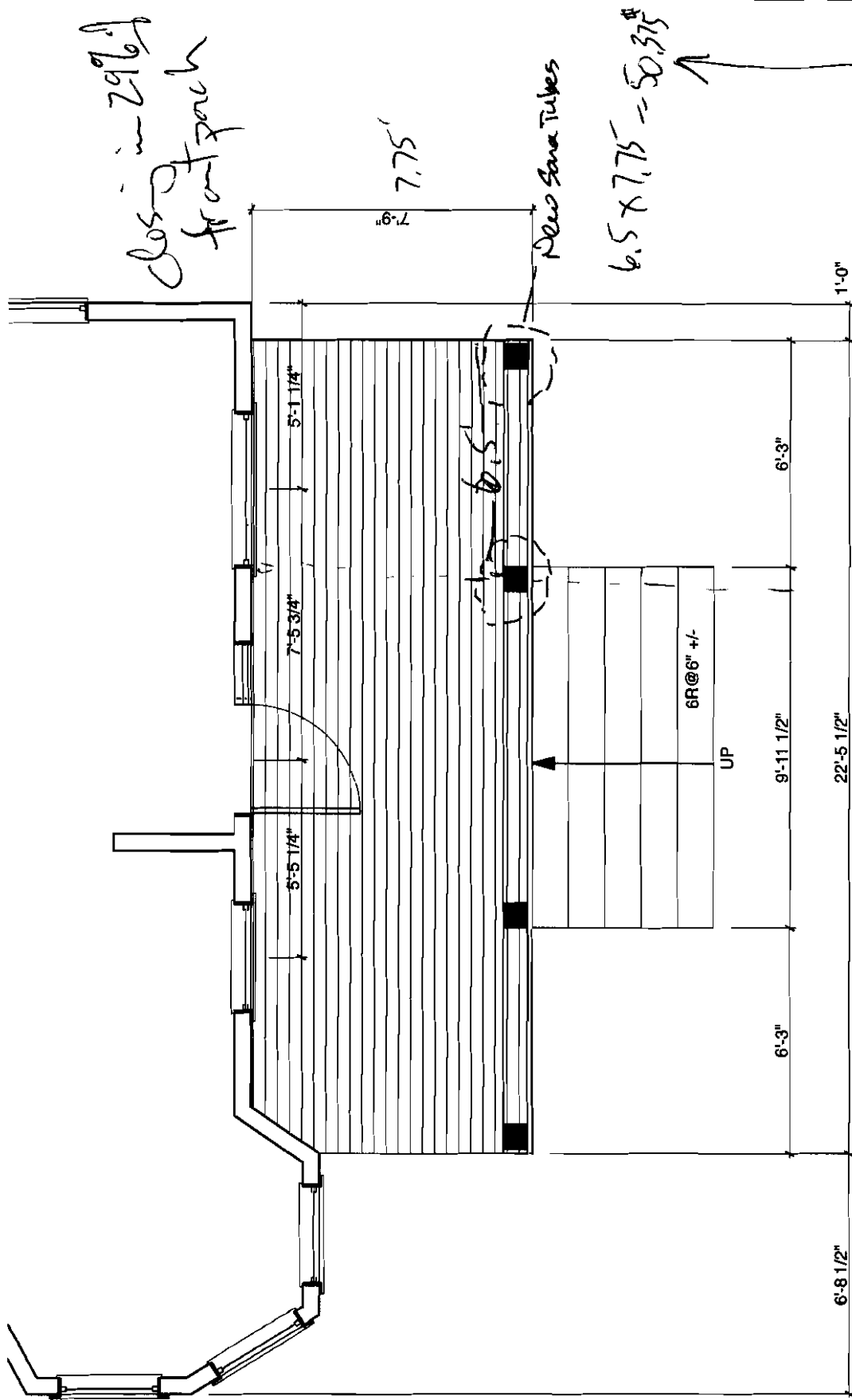
Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples,



Close in 296.1
front porch

7'-9"
7.75'

New Sane Tubes

6.5 x 7.75 = 50.375

22.5 x 7.75 = 174.375

15 Amherst St. Property
(Existing site)

1'-0"

5'-1 1/4"

7'-5 3/4"

5'-5 1/4"

6.5'

6R @ 6" +/-

UP

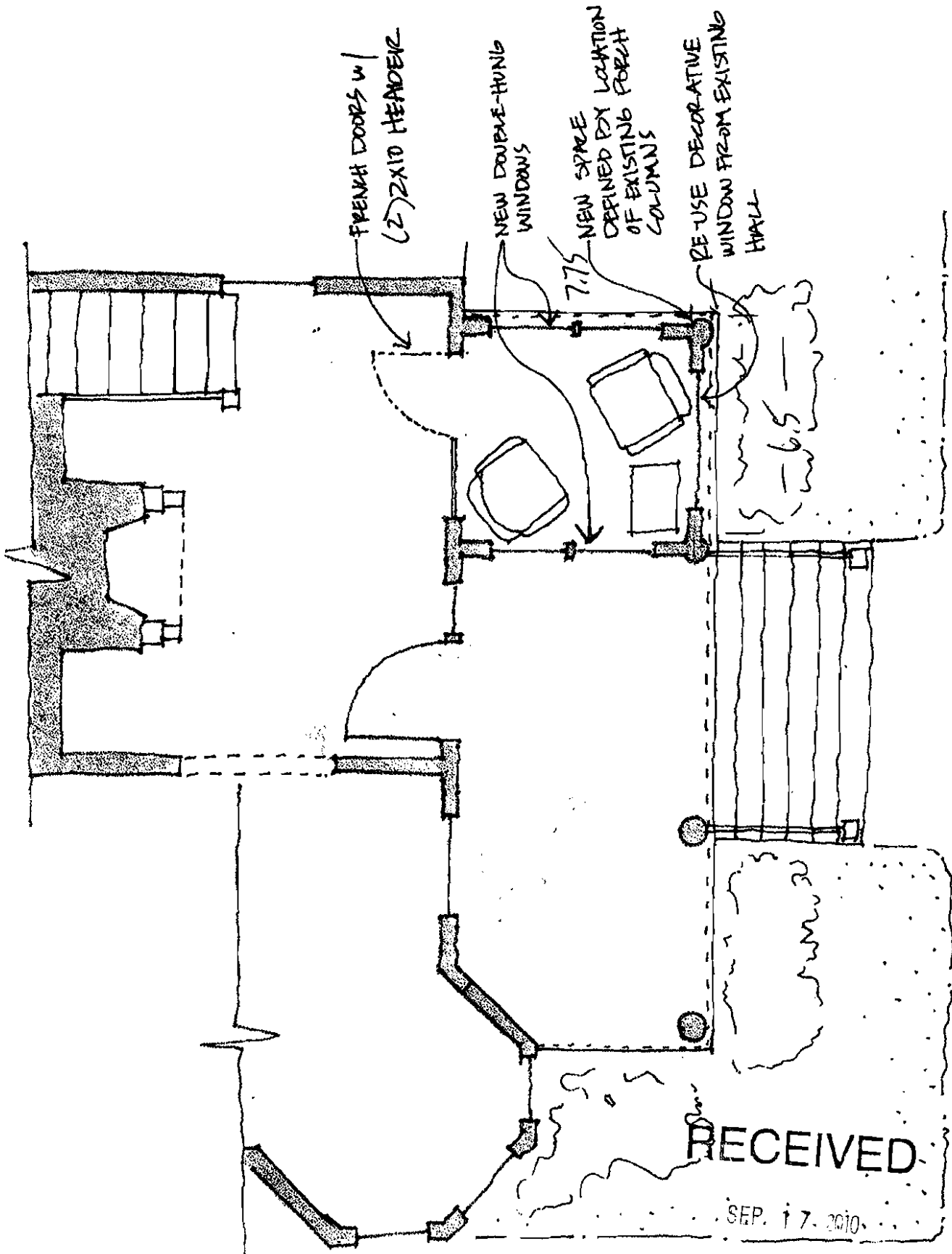
6'-3"

9'-11 1/2"

22'-5 1/2"

6'-3"

6'-8 1/2"



BOBINSKY RESIDENCE
15 AMHERST STREET
PORTLAND, MAINE
MAY 2, 2010

Proposed

Dept. of Building Inspections
City of Portland, Maine

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

City Home Departments 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

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

CBL 131 J004001
Land Use Type SINGLE FAMILY
Property Location 15 AMHERST ST
Owner Information BOBINSKY MICHAEL J & LORRAINE A BOBINSKY JTS

Book and Page 15 AMHERST ST
PORTLAND ME 04103
19526/278
Legal Description 131-J-4
AMHERST ST 15-17

Acres 6125 SF
0.141

Current Assessed Valuation:

TAX ACCT NO. 19262 **OWNER OF RECORD AS OF APRIL 2010**
BOBINSKY MICHAEL J &
LORRAINE A BOBINSKY JTS
15 AMHERST ST
PORTLAND ME 04103
LAND VALUE \$87,300.00
BUILDING VALUE \$209,700.00
NET TAXABLE - REAL ESTATE \$297,000.00
TAX AMOUNT \$5,322.24

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

Building Information:

Card 1 of 1

Year Built 1913
Style/Structure Type COLONIAL
Stories 2
Bedrooms 3
Full Baths 2
Half Baths 1
Total Rooms 10
Attic UNFIN
Basement FULL
Square Feet 1952

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



Outbuildings/Yard Improvements:

Card 1

Year Built 1988
Structure GARAGE-WD/CB
Size 19X22
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
6/1/2003	LAND + BUILDING	\$280,000.00	19526/278

[New Search!](#)

No plot plan submitted with application

↑ open front porch

Bobinsky Residence
15 Amherst Street
Portland Maine

Contacts:

Mike Bobinsky (Owner) 207.775-3663

Robin Tannenbaum (Architectural Designer) 207.632.6106

Project Scope: Enclose portion of exterior porch to create insulated interior sunroom.

Foundation: Pour (2) new sonotubes under existing porch post locations

Insulation:

Ceiling: Min. 3" closed cell spray foam around existing rafters (R-20.1), fill remainder of cavity with dense pack cellulose or fiberglass.

Walls: 2x6 walls filled with closed cell spray foam

Floor enclosure: Min. 3" spray foam cellulose (R-20.1), fill remainder of cavity with dense pack cellulose or fiberglass.

Windows: Price Marvin, line to match existing (fiberglass exterior, wood interior, finish TBD) Marvin Infinity Everwood series

Doors: One 5'-0" interior French Door.

Electrical: One overhead light fixture, 3 outlets

Heat: GC to coordinate with Caron & Waltz to extend gas line into new space with either low profile radiator ([www.steamradiator](http://www.steamradiator.com)) or cast iron baseboard for steam heat.

Ceiling: Bead board, painted (color to be selected by owner)

Walls: Drywall, painted (base white)

Floor: Hardwood, species TBD. Provide threshold for transition from existing house

Exterior Cladding: MDO or Fiber Cement Board, flat with inset panels

Contractor to assume responsibility for removal of all construction debris from the project at the conclusion of the project.

SEWALL ASSOCIATES, INC.

sa

P.O. Box 6610
Portland, Maine 04103
Office 774-4755
Fax 774-5448

August 16, 2010

Lori & Mike Bobinsky
15 Amherst St.
Portland, ME 04103

Dear Lori and Mike,

I have completed an estimate based upon the sketch from Robin and our discussions. The following narrative describes the details of my proposal and specifies some allowances. I estimate using the AIA Division categories. This should help see how the costs break out. I would urge you to apply for the Building Permit as Portland takes a very long time to grant them.

Division 1 - General Requirements:

Building permit by owner. Supervision by Stephen Sewall. Construction clean up. Staging. Final cleaning and punch list. \$2,291

Division 2 - Sitework:

Remove lattice as needed for later reinstallation. Dig for two 8" concrete piers. Pour concrete. Install two 6x6 pressure treated posts with post bases and caps to tie into the framing above. Remove leaded glass window for reuse in the outside wall of the addition. Reframe the wall to accept new 5'-0"x 6'-8" double french doors. Remove old beadboard ceiling. No landscaping is included. Any plantings must be moved prior to the start if they are to be saved. \$1,843

Division 6 - Wood:

I am planning on 2x4 wall construction. This may provide additional interior space and give more definition to the columns that remain. This estimate provides for 3" of closed cell foam in the walls as detailed in Division 7. Exterior panels as described in the sketches. Interior window and door extension jambs and casings. Baseboard and cap. Install 5/8x4 edge and center fir beadboard on the ceiling. A bed molding will be applied to wall ceiling juncture. There will be a small step down from the house into the new space. 5,148

Division 7 - Moisture/Thermal:

Closed cell spray foam insulation as follows: Cathedral ceiling of porch roof will have 5" for a R-34, exterior walls will have 3" for a R-20. Floor will have 4" for a R-27. 1,769

Division 8 - Doors & Windows:

Two units that are 2 wide double hung Eagle brand units will be installed to approximate the size of the leaded glass picture unit. The units are Talon Series with low-E4 glass. No divided lights are included. The interior sash are pine. There is a wide choice of the external aluminum clad colors. The jamb liners are beige. Screens are full length charcoal fiberglass. Window hardware is white. The new door will be a pine double french unit, WP-3901. Allowance of \$200 is provided for hardware. I propose to set this unit up with ball catches at the top of each door and dummy hardware knobs. This way, either door could be easily opened individually or together.

size leaded glass? pine?

4,267

Division 9 - Finishes:

A 2 -1/4" strip red oak or maple floor is proposed. Sanding and three coats of finish is included. The interior walls will be sheetrocked, taped and sanded ready for paint. No painting is included.

1,260

Division 15 - Mechanical:

A Heat Loss was done and it was determined that a traditional cast iron radiator is needed. This Proposal proposes using a salvaged radiator. I have some that may work as does Scott Pettis.

1,650

Division 15 - Electrical:

Three outlets, one overhead box and one switch. Fixture allowance of \$250 is included.

925

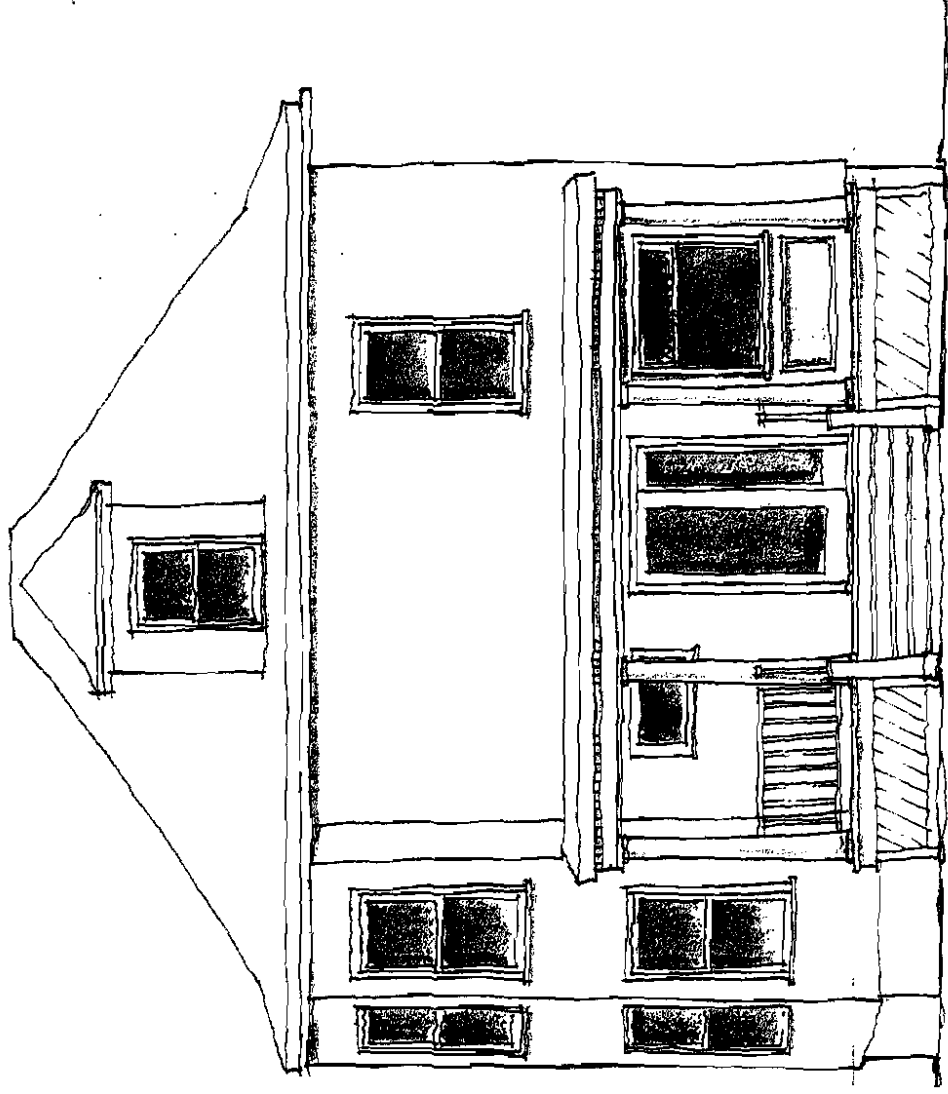
*1
2 wires
1 switch outside*

Total Proposal

\$19,153

Sincerely,

Stephen Sewall
Stephen Sewall



BOBINSKY RESIDENCE
15 AMHERST STREET
ROCKLAND MAINE
MAY 2, 2010

Existing