

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED

Permit Number: 050139
MAR 22 2005

CITY OF PORTLAND

This is to certify that Sargent Cynthia J &/Owner
 has permission to 3 unit Remove, repair and replace existing porch
 AT 103 Read St 141 J014001

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 given and when permission procured before this building or part thereof lashed or closed-in.
 HOURS 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. U.M.S.
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

Janie Bourke 3/21/05
 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:	05-039	Issue Date:		CEB#	D 41 J014001
------------	--------	-------------	--	------	--------------

103 Read St	Sargent Cynthia J &	103 Read St	
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone
			Zone: R3

Past Use: Residential 3 unit	Proposed Use: Residential 3 unit Remove, repair and replace existing porch	Permit Fee: \$209.00	Cost of Work: \$1,680.00	CEO District: 4
<p><i>LEGAL use: Three (3) Residential dwelling units</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type: SB IBC-2003	
Proposed Project Description: 3 unit Remove, repair and replace existing porch		Signature: <i>WMM</i>	Signature: <i>JMB 3/21/05</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: dmartin	Date Applied For: 02/08/2005	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> 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 type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>WASA Subplan extension approved</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>3/15/05</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: _____
---	---	---	--

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

Permit No: 05-0139	Date Applied For: 02/08/2005	CBL: 141 JO14001
------------------------------	--	----------------------------

Location of Construction: 103 Read St	Owner Name: Sargent Cynthia J &	Owner Address: 103 Read St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 3 unit Remove, repair and replace existing porch	Proposed Project Description: 3 unit Remove, repair and replace existing porch
--	--

Comments:

03/07/2005-gg: received granted site plan exemption. /gg



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator

March 10, 2005

Cynthia & John Sargent
103 Read Street
Portland, ME 04103

RE: 103 Read Street – 141-J-014 – R-3 Zone – application #05-0139

Dear Mr. & Mrs. Sargent,


I am in receipt of your revised plans for a new front porch at 103 Read Street. Your permit has been denied because you are not meeting the requirements of the Land Use Zoning Ordinance.

Section 14-90 of the R-3 Residential Zone requires twenty-five (25) feet as a front setback from the property line instead of the twenty-three (23) feet shown on your latest submittal.

If you wish to revise your plans to show a narrower porch, you could meet the required setbacks. Your permit is on hold until such time that this office receives revised plans or over thirty days have passed from the date of this letter. Your application will be void at that time.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

see revised plans dated 3/14/04
made deck smaller & just meeting the 25' front setback

Cc: Mike Nugent, Inspections Supervisor
Jon Reed, Code Enforcement Officer
File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



February 17, 2005

*Hand delivered
copy at the
counter 2/17/05*

CITY OF PORTLAND

Cynthia & John Sargent
103 Read Street
Portland, ME 04103

RE: 103 Read Street – 141-J-014 - R-3 Zone – application #05-0139

Dear Mr. & Mrs. Sargent,

Ton Reed is Code Inf. Officer

I am in receipt of your application to "remove, repair, and replace" a front porch on your property located at 103 Read Street. Your permit is denied because this office has no record of a pre-existing front porch. Your microfiche file contains pictures submitted by you previously in 1983 that indicates no existing front porch. In addition, in 1990, a survey performed by Herbert P. Gray, shows no front porch. Our microfiche files show no previous application for a front porch. The current Assessor's records also show no indication of a front porch.

If you wish to erect a **new** front porch, you will need to submit a dimensioned plot plan showing your lot and all the structures on your lot. This plot plan must accurately show the building setbacks from your property lines. Setbacks are required to be from your property lines, not from sidewalks, not from fences, not from curb lines. Owners are responsible to know where their actual property lines are located. Your new structure must meet all the current requirements of the R-3 zone. You can find those requirements in our office at the front counter. The zoning ordinance is also available at our web site at www.portlandmaine.gov. Complete structural details must also be submitted to review for compliance with the City's building codes.

Because this is a legal three family dwelling, additions are also required to be reviewed by the planning division under a site plan review. However, if the footprint of the new structure is less than 500 square feet, you may be able to obtain a site plan exemption from planning. I have included a site plan exemption form for you with this letter. This office requires an approved site plan or site plan exemption prior to issuing a building permit.

Please note that the stop work order that has been placed on your job is still in effect. You are not permitted to engage in any work until a permit is reviewed and approved by the City.

Your current permit is denied and cannot be issued as proposed. **As** stated above, you can amend your present application. You will need to submit all the above information to review for compliance with all City Ordinances.

If you have any questions regarding this letter, please do not hesitate to contact this office.

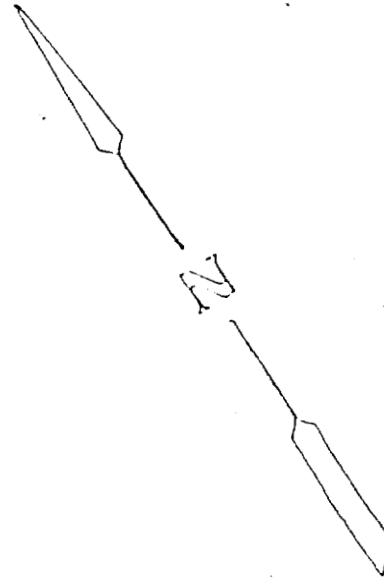
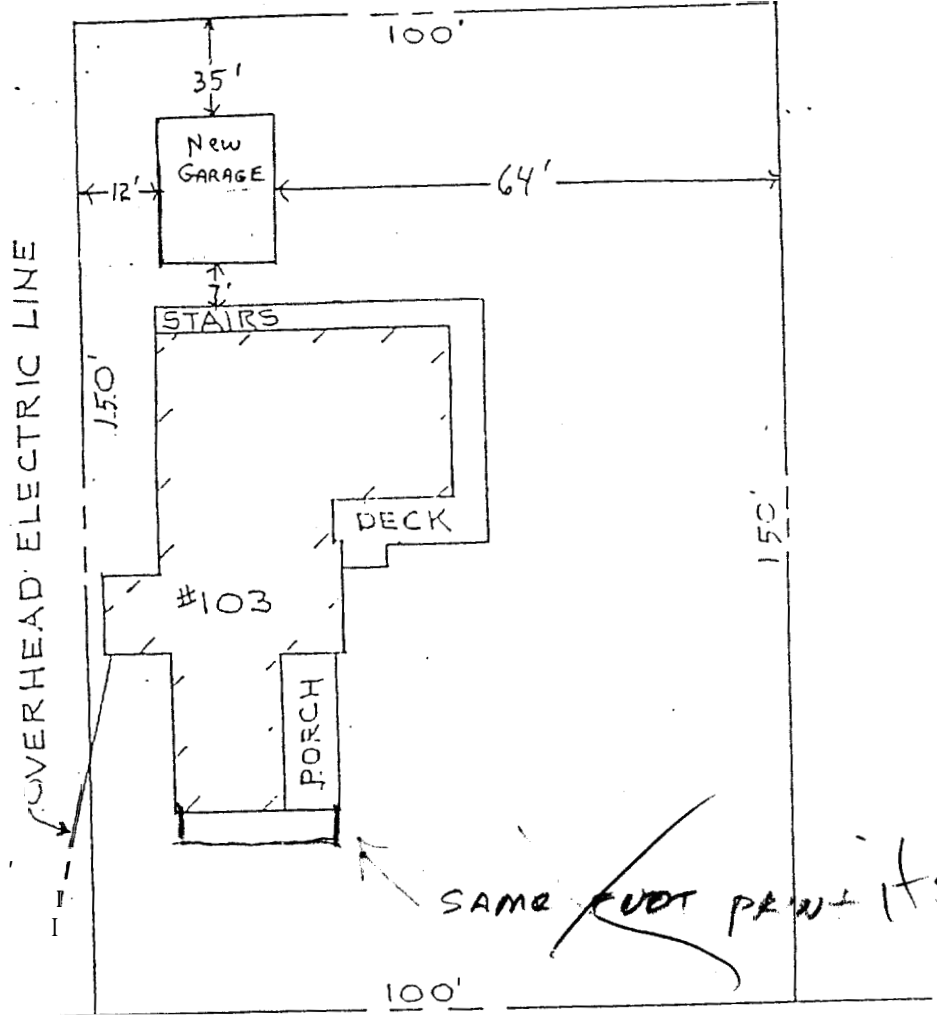
Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Cc: **Mike** Nugent, Code Enforcement
Jon Reed, Code Enforcement Officer
file

Herbert P. Gray



SCALE 1"=30'

SAME FOOT PRINT AS A NEW PORCH

READ STREET

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

Card Number	1 of 1
Parcel ID	141 I014001
Location	103 READ ST
Land Use	THREE FAMILY
Owner Address	SARGENT CYNTHIA I & JOHN P ITS 103 READ ST PORTLAND ME 04103
Book/Page	141-1-14
Legal	READ ST 103
	15000 SF

Valuation Information

Land	Building	Total
\$37,070	\$77,280	\$114,350

Property Information

Year Built	Style	Story	Height	Sq. Ft.	Total Acres
1860	old style	2		3971	0.344
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
7	3		13	Full Finsh	Full

Outbuildings

Type	Quantity	year Built	Size	Grade	condition
GARAGE-WD/CB	1	1990	24X40	C	F

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

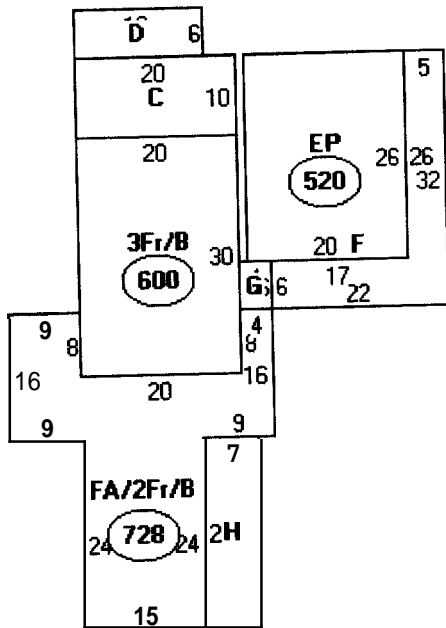
Picture and Sketch

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

[Click here to view Tax Roll Information.](#)

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





Descriptor/Area

A: FA/2Fr/B	728 sqft
6: 3Fr/B	600 sqft
C: 2Fr/B	200 sqft
D: WD	96 sqft
E: EP	520 sqft
F: WD	262 sqft
G: 1Fr/B	24 sqft
H: OFF	168 sqft

Handwritten calculations:

```

    2
    728
    600
    200
      96
    520
    262
      24
    168
    -----
    2590 sqft
  
```

Applicant: John Sargent

Date: 3/10/05

Address: 103 Read St

C-B-L: 141-J-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 2/18/05

05 - 0139

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Add 5' x 22' front porch

Sewage Disposal - city

Lot Street Frontage -

Front Yard - 25' min - ~~25'~~ 25' shown on 3/14/05 - 25' shown on 3/14/05 - 0.2. Submit

Rear Yard - N/A

Side Yard - 14' min - 14' shown

Projections - 2 story

Width of Lot -

Height -

Lot Area -

15,000 sq ft given

Lot Coverage/Impervious Surface -

35% MAX

15,250 sq ft MAX

Area per Family -

Off-street Parking -

from Assessors = 2598

Loading Bays -

garage 24x40 = 960

Site Plan - exemption granted 3/4/05

Shoreland Zoning/ Stream Protection -

3558 sq ft

Flood Plains -



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

103 Read Street

June 13, 1990

Mr. John P. Sargent
103 Read Street
Portland, Maine 04103

773-0660

Dear Mr. Sargent:

This is in reference to your building permit application for demolition and replacement of your garage at 103 Read Street in the R-3 Residence Zone. Since it appears that the proposed garage is larger than the existing one, this office will require a plot plan showing the front, side and rear setbacks for the new garage.

Please therefore prepare a plot plan showing these setbacks and furnish two copies to this office to supplement your building permit application.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement Officer

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

JUN 11 1986

B.O.C.A. TYPE OF CONSTRUCTION 73.3,.....

ZONING LOCATION R-5..... PORTLAND, MAINE 5/8/86... City Of Portland

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

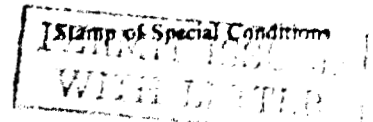
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and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

LOCATION 103 Read St. Fire District #10.
1. Owner's name and address John Sargent Telephone 773-0660
2. Lessee's name and address same Telephone
3. Contractor's name and address John Sargent Telephone same
Proposed use of building No. families
Last use No. families
Material NO. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 650.00 Appeal Fees \$ 25.00

FIELD INSPECTOR—Mr. @ 775-5451
Base Fee
Late Fee
TOTAL \$

Attach a 13' by 16' deck
as per plan
on six side of dwelling



04103

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no
Is any electrical work involved in this work? no
Is connection to be made to public sewer?
If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bricking in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

MISCELLANEOUS

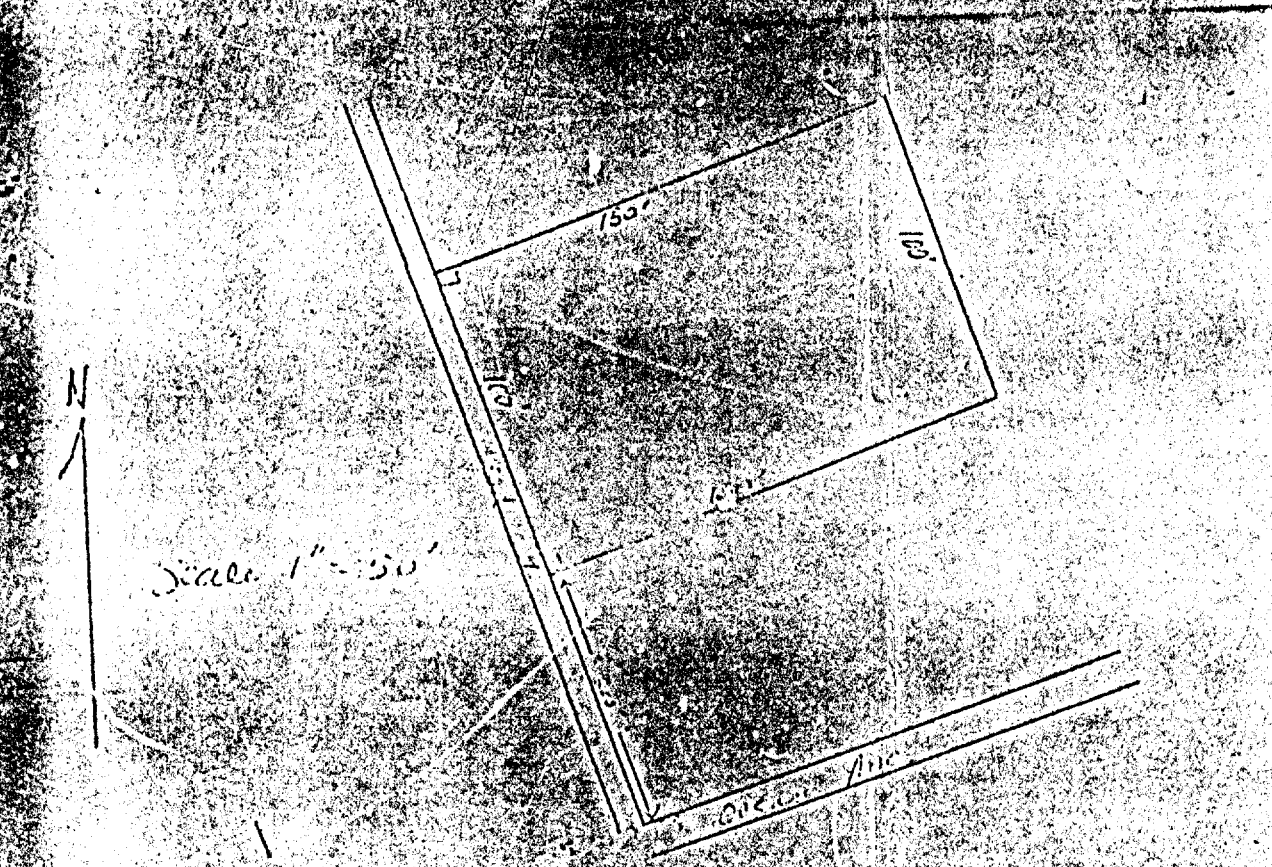
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: D.K. W. Pitt May 9, 1986
BUILDING CODE Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.
Health Dept.
Others:

Signature of Applicant John Sargent Phone #

203040

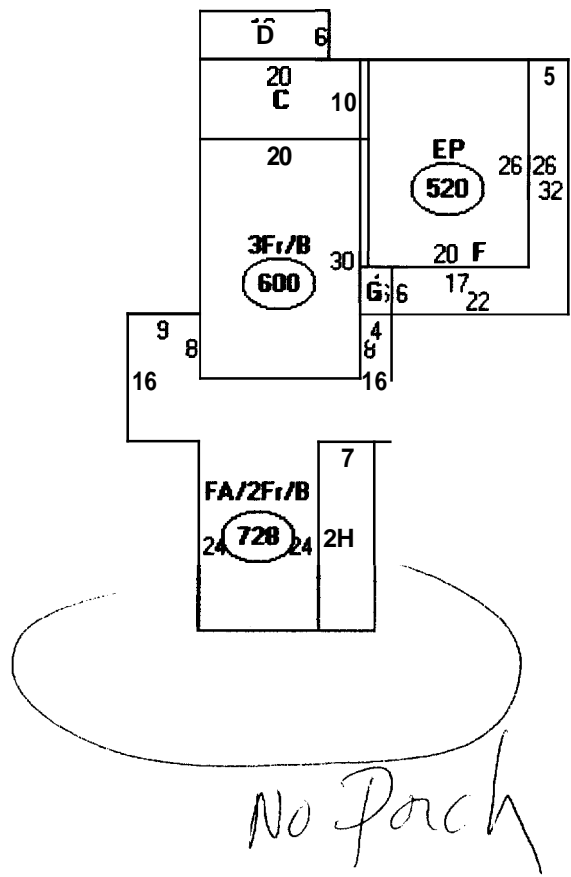
N

Scale 1"=50'



RECEIVED
AUG 28 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

RECEIVED
MAR 25 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

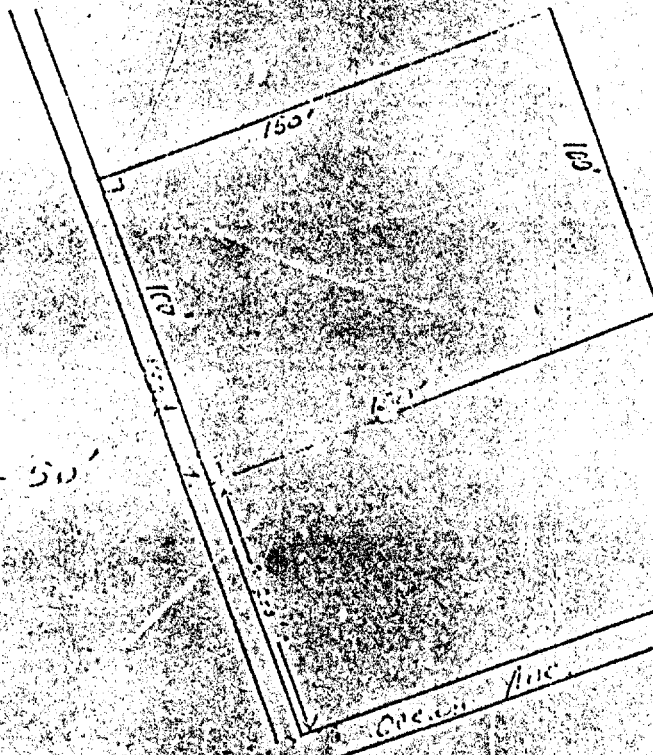


Descriptor/Area

- A:FA/2Fr/B
728 sqft
- B:3Fr/B
600 sqft
- C:2Fr/B
200 sqft
- D:WD
96 sqft
- E:EP
520 sqft
- F:WD
262 sqft
- G:1Fr/B
24 sqft
- H:OFP
168 sqft

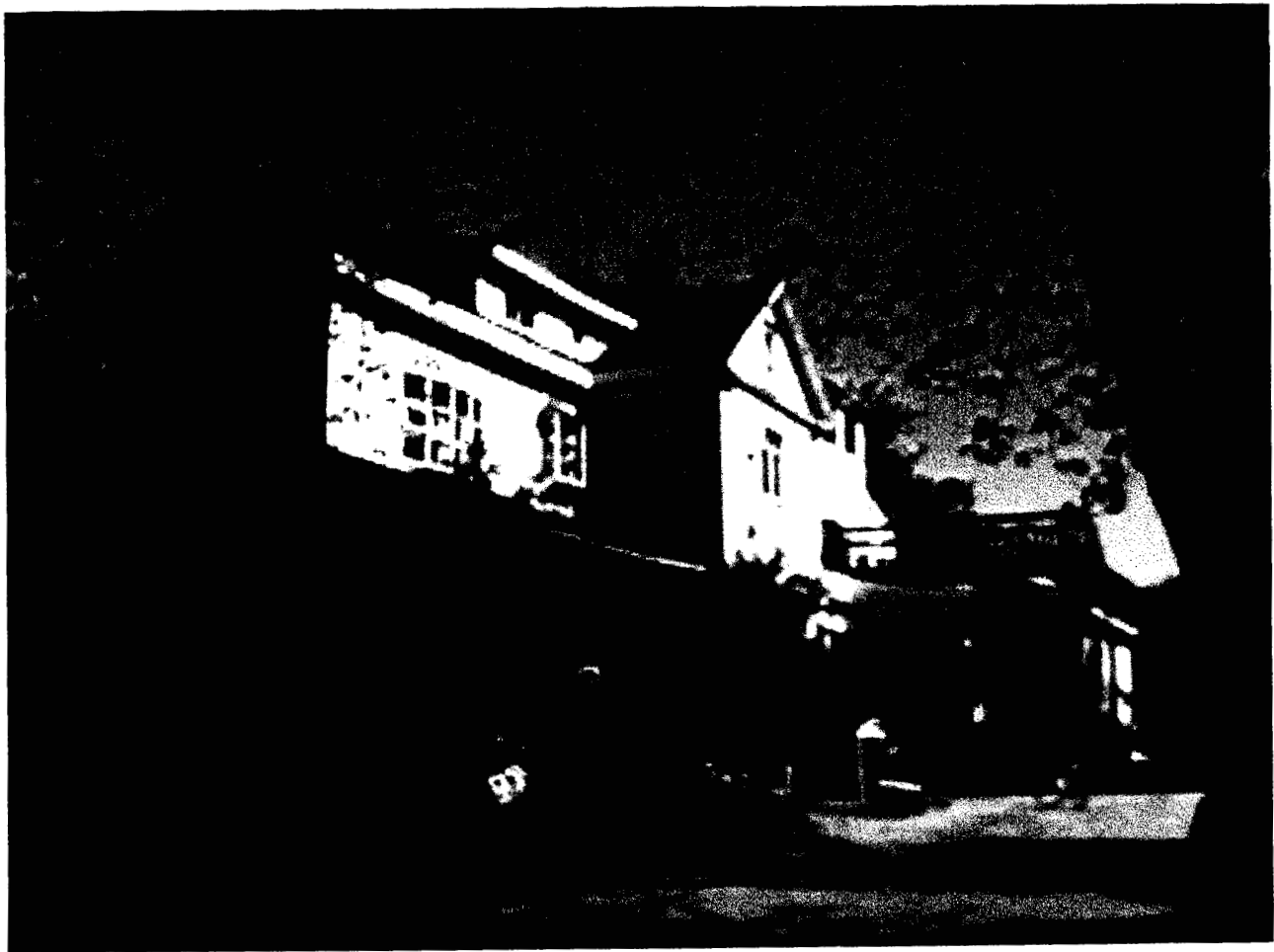
N

Scale 1" = 50'



RECEIVED
AUG 23 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

RECEIVED
MAR 25 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Doesnt appear to be A
front pack existing -

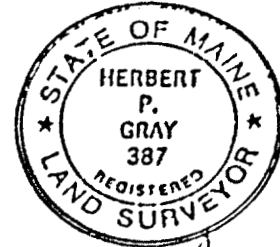
103 Read Street
Portland, Maine
Scale 1"=30'

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

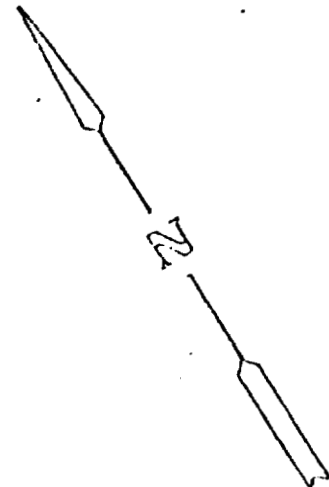
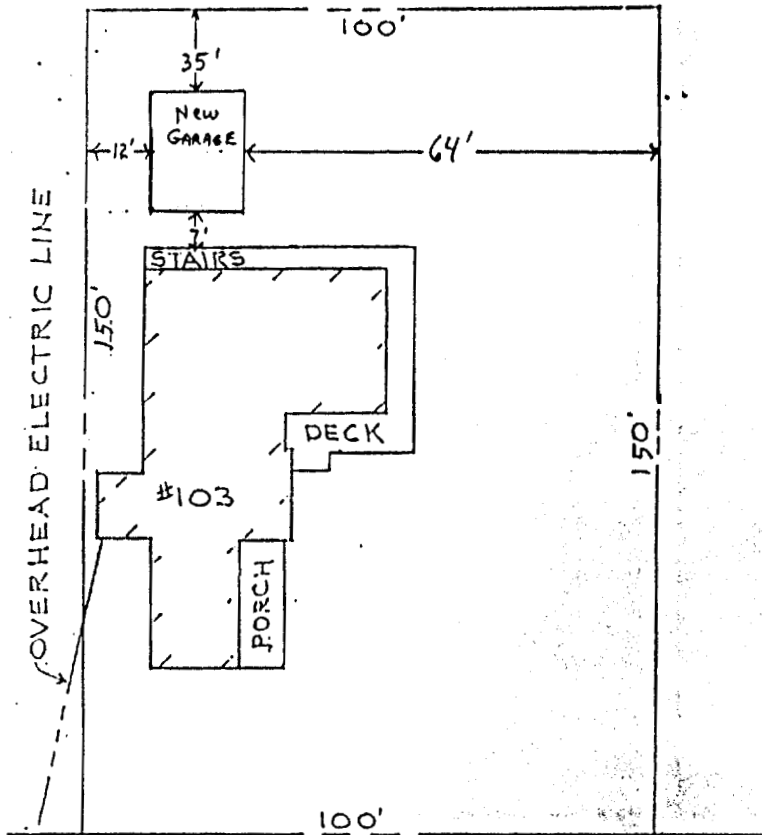
This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Owners: John P. Sargent,
Cynthia J. Sargent

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on February 2, 1990, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.



Herbert P. Gray
Surveyor



SCALE 1"=30'

READ STREET