

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that NATHAN W KIMBLE

Located At 69 WELLINGTON RD

Job ID: 2012-05-4049-ALTR

CBL: 141- D-016-001

has permission to Add 2 floor over rear section and dormers

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4049-ALTR	Date Applied: 5/21/2012	CBL: 141- D-016-001	
Location of Construction: 69 WELLINGTON RD	Owner Name: NATHAN W KIMBLE	Owner Address: 69 WELLINGTON RD PORTLAND, ME 04103	Phone: 207-650-2487
Business Name:	Contractor Name: Owner	Contractor Address:	Phone: (207) 650-2487
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family – add a 2 nd floor over rear section and two dormers	Cost of Work: 28000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB JRC 09
Proposed Project Description: second floor addition and 2 dormers		Signature: <i>Capt. [Signature]</i> Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin 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"/> Wetlands <i>US city section 14-436(b) 33.2% increase of 1st floor footprint.</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions 5/25/12 ABM</i></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 type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>ABM</i></p>
	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 _____

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 Inspections 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.**

REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-05-4049-ALTR

Located At: 69 WELLINGTON
RD

CBL: 141- D-016-001

Conditions of Approval:

Zoning

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 single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being approved using section 14-436(b). First floor footprint is 928 sf. The 185.5 sf is being added to the second floor and 147.5 sf is being added to the attic. The total increase is 35.9% of the first floor.

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Building

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. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
4. 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.

5. This plan does not approve any construction of new stairs. If new stairs need to be constructed, a separate amendment must be filed.

R-3

2012-05-4049

Sayle - paf?



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: 69 WELLINGTON ²⁰ ST PORTLAND 04103		
Total Square Footage of Proposed Structure/Area 85 sq ft	Square Footage of Lot 11000	Number of Stories 1 1/2 / 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 141 - D - 16 - 17	Applicant: (must be owner, lessee or buyer) Name NATHAN KIMBLE Address 69 Wellington City, State & Zip PORT ME 04103	Telephone: 207-650-2487
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$28,000 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$300.00
<p>RECEIVED MAY 21 2012 Dept. of Building Inspections City of Portland Maine</p> <p>Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>n/a</u> Is property part of a subdivision? <u>n/a</u> <u>no</u> If yes, please name <u>n/a</u> Project description: <u>Second floor addition and corners</u></p>		
Contractor's name: _____		Email: _____
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>NATHAN KIMBLE</u>		Telephone: <u>207 650-2487</u>
Mailing address: <u>69 Wellington Portland ME 04103</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.

and 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: [Signature] Date: 5-18-2012

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



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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 437

Tender Amount: 300.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 5/21/2012

Receipt Number: 44164

Receipt Details:

Referance ID:	6602	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-05-4049-ALTR - second floor addition and 2 dormers			
Additional Comments: nathan Kimble			

Thank You for your Payment!

KEITH SMART - CRAFTSMAN -

15 Weymouth Street, Saco, Maine 04072

207-351-5265

Kthsmart@gmail.com

DATE: 5-14-2012

OWNER'S NAME: Nathan Kimble

ADDRESS: 69 Wellington st Portland ME 04103

PROJECT ADDRESS: Same

I. PARTIES

This contract (hereinafter referred to as "Agreement") is made and entered into on this 14 day of May, 20 12, by and between Nathan Kimble, (hereinafter referred to as "Owner"); and **Keith Smart**, hereinafter referred to as "Contractor"). In consideration of the mutual promises contained herein, Contractor agrees to perform the following work subject to the terms and conditions below:

II. GENERAL SCOPE OF WORK DESCRIPTION

Provide construction labor and materials to complete remodel of home as shown in the plans provided by contractor.

(Additional Scope of Work page(s) attached: _____ Yes X No)

III. GENERAL CONDITIONS FOR THE AGREEMENT ABOVE

A. CONTRACTOR'S DUTIES

Contractor acknowledges and accepts the relationship of trust implicit in this Construction Agreement. Contractor agrees to use good efforts, judgment, and skills to complete the work according to this Agreement. Contractor agrees to furnish competent construction management and administration and to adequately supervise the work in progress. Contractor agrees to complete the work in a timely and workmanlike manner.

B. EXPIRATION OF THIS AGREEMENT

This Agreement will expire 15 days after the date at the top of page one of this Agreement if not accepted in writing by Owner and returned to Contractor within that time.

C. CONTRACTOR'S FEE

Owner will pay Contractor the Contract Sum consisting of the Cost of the Work as defined in Section E of this Agreement.

Contractor

Owner

Owner

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

CBL 141 D016001
Land Use Type SINGLE FAMILY
Property Location 69 WELLINGTON RD
Owner Information KIMBLE NATHAN W & SARAH K KIMBLE JTS
 69 WELLINGTON RD
 PORTLAND ME 04103
Book and Page 23622/120
Legal Description 141-D-16-17
 WELLINGTON RD 69
 10500 SF
Acres 0.241

Current Assessed Valuation:

browse city services a-z

TAX ACCT NO. 20934 **OWNER OF RECORD AS OF APRIL 2011**
 KIMBLE NATHAN W &
 SARAH K KIMBLE JTS
 69 WELLINGTON RD
 PORTLAND ME 04103
LAND VALUE \$71,900.00
BUILDING VALUE \$136,900.00
NET TAXABLE - REAL ESTATE \$208,800.00
TAX AMOUNT \$3,816.86

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

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

Building Information:

Building 1
Year Built 1923
Style/Structure Type OLD STYLE
Stories 2
Units 1
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 5
Attic UNFIN
Basement FULL
Square Feet 1538

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



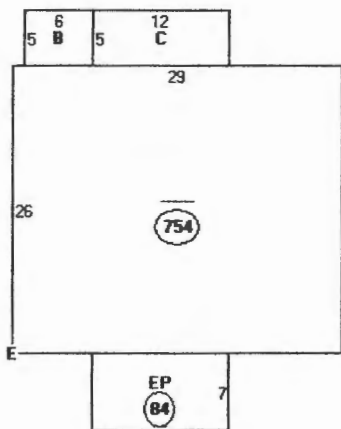
Outbuildings/Yard Improvements:

Building 1
Year Built 1923
Structure GARAGE-WD/C8
Size 12X20
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
1/27/2006	LAND + BUILDING	\$235,000.00	23622/120
8/1/2003	LAND + BUILDING	\$0.00	19928/241
11/1/1991	LAND + BUILDING	\$112,500.00	9780/117

[New Search](#)



Descriptor/Area
A: —
754 sqft
B: 1Fr/8
30 sqft
C: EP/8
60 sqft
D: EP
84 sqft
E: RG1
240 sqft

= 928

Applicant: Nathan Kimble

Date: 5/29/12

Address: 69 Wellington Rd

C-B-L: 141-D-016:017

permit #

CHECK-LIST AGAINST ZONING ORDINANCE

Date - tax built 1923

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - adding dormer over part of rear; adding 2nd story over rear section

Sevage Disposal -

Lot Street Frontage -

* Front Yard - 25 min - 23'5" min setback \approx 13' to property line

Rear Yard - 25 min - 43'5" min (OK)

Side Yard 2 Story - 14' - but could be narrower - 12'5" min

Projections -

Width of Lot -

Height - 35' max

Lot Area - 10500

Lot Coverage/ Impervious Surface - not changing - using existing footprint.

Area per Family - 6500 (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

US City section 14-436(b)
not meet front setback

1st floor footprint - 928

2nd floor increase - 185.75

etc increase - 147.5

373
928

298.75

928 = 32.2%
increase