

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 030558

This is to certify that Williams Cynthia D &/no contractor / self  
has permission to build attached shed on rear coverage  
AT 40 Read St City of Portland 156 A021001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is started or occupied-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

# PERMIT DENIED

# PERMIT DENIED

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:<br>03-0558 | Issue Date:<br><b>PERMIT DENIED</b> | CBL:<br>156 A021001 |
|-----------------------|-------------------------------------|---------------------|

|   |  |                                 |        |
|---|--|---------------------------------|--------|
| Location of Construction:<br>40 Read St | Owner Name:<br>Williams Cynthia D &      | Owner Address:<br>40 Read St    | Phone: |
| Business Name:                          | Contractor Name:<br>no contractor / self | Contractor Address:<br>Portland | Phone: |
| Lessee/Buyer's Name                     | Phone:                                   | Permit Type:<br>Sheds           | Zone:  |

|  |  |  |   |                    |
|--|--|--|---|--------------------|
| Past Use:<br>single family   | Proposed Use:<br>single family w/ shed | Permit Fee:<br>\$30.00   | Cost of Work:<br>\$800.00                               | CEO District:<br>2 |
| Proposed Project Description:<br>build attached shed on rear of garage   |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: Type:<br><b>PERMIT DENIED</b> |                    |
|  |  | 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:<br>tmm | Date Applied For:<br>05/23/2003 | <b>Zoning Approval</b> |  |  |
|-------------------------|---------------------------------|------------------------|--|--|

|  |   |   |   |
|--|---|---|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>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.. | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|  | <b>PERMIT DENIED</b>  |   |   |

**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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>03-0558 | <b>Date Applied For:</b><br>05/23/2003 | <b>CBL:</b><br>156 A021001 |
|------------------------------|--|----------------------------|

|  |   |  |               |
|--|---|--|---------------|
| <b>Location of Construction:</b><br>40 Read St | <b>Owner Name:</b><br>Williams Cynthia D &      | <b>Owner Address:</b><br>40 Read St    | <b>Phone:</b> |
| <b>Business Name:</b>                          | <b>Contractor Name:</b><br>no contractor / self | <b>Contractor Address:</b><br>Portland | <b>Phone:</b> |
| <b>Lessee/Buyer's Name</b>                     | <b>Phone:</b>                                   | <b>Permit Type:</b><br>Sheds           |               |

|   |   |
|---|---|
| <b>Proposed Use:</b><br>single family w/ shed | <b>Proposed Project Description:</b><br>build attached shed on rear of garage |
|---|---|

|                                       |                       |                               |                       |  |
|---------------------------------------|-----------------------|-------------------------------|-----------------------|--|
| <b>Dept:</b> Zoning<br><b>Note:</b>   | <b>Status:</b> Denied | <b>Reviewer:</b> Tammy Munson | <b>Approval Date:</b> | <b>Ok to Issue:</b> <input type="checkbox"/> |
| <b>Dept:</b> Building<br><b>Note:</b> | <b>Status:</b> Denied | <b>Reviewer:</b> Tammy Munson | <b>Approval Date:</b> | <b>Ok to Issue:</b> <input type="checkbox"/> |

**PERMIT  
DENIED**



# Residential 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>40 Read St</u>  |   |   |
| Total Square Footage of Proposed Structure<br>(7x16) <u>112'</u>   | Square Footage of Lot<br>(50x105) <u>5250</u>   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>156</u> Block# <u>A</u> Lot# <u>21</u><br><u>Plan Book # 14 Page 32 Lt # 20</u> | Owner:<br><u>Cindy Williams</u><br><u>Bill Thornton</u>   | Telephone:<br><u>780-4548</u>               |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone:<br><u>Bill Thornton 780-4548</u><br><u>P.O. Box 898</u><br><u>Portland 04104</u> | Cost Of Work: \$ <u>800.</u><br><br>Fee: \$ |
| Current Specific use: <u>None</u>  |   |   |
| Proposed Specific use: <u>Shed</u>   |   |   |
| Project description: <u>Storage shed - see attached drawing</u>  |   |   |
| <b>PERMIT DENIED</b>   |   |   |
| Contractor's name, address & telephone: <u>self</u>  |   |   |
| Who should we contact when the permit is ready: <u>Bill Thornton</u>   |   |   |
| Mailing address: <u>above</u>  |   |   |
| Phone: <u>780-4548</u>   |   |   |

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>Bill Thornton</u> | Date: <u>5/22/03</u> |
|--|----------------------|

**Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Granite Title Services,

40 Read Street  
Portland Maine

Job Number: 322-14  
Inspection Date: 12-8-98  
Scale: 1" = 20'

Mortgage Network Inc. and its Title Insurers

The monumentation is in harmony with current deed description.

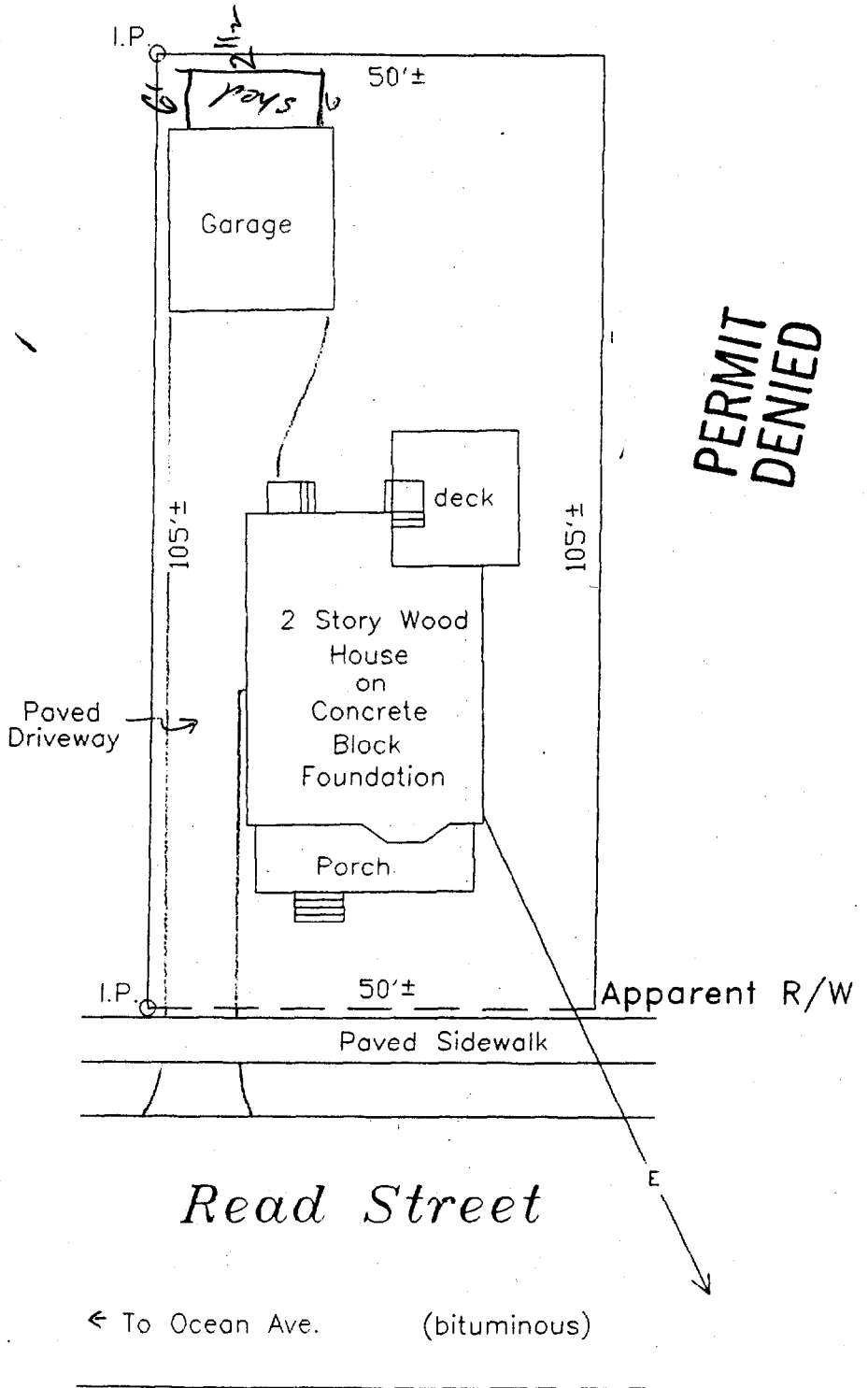
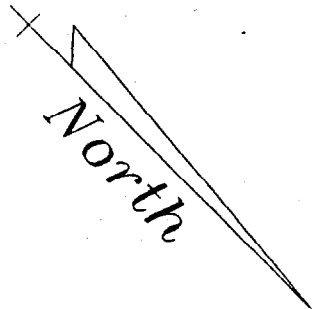
The building setbacks are in conformity with town zoning requirements.

The dwelling does not fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not fall within the special flood hazard zone as indicated on community-panel # 230051 0007 B

Buyer: Cynthia Williams

Seller: Timothy Darling



PERMIT DENIED

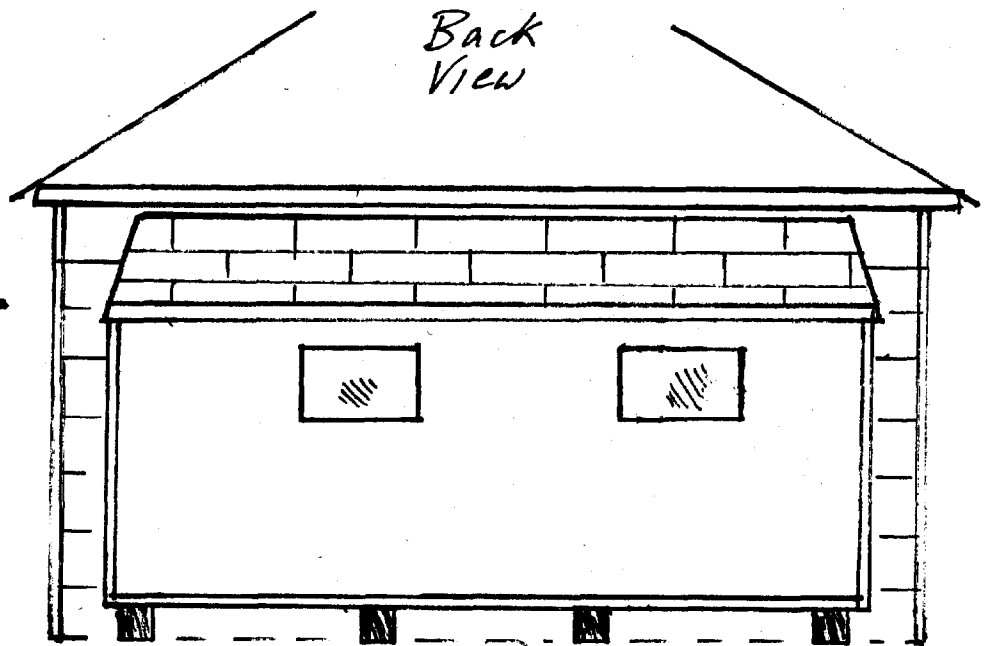
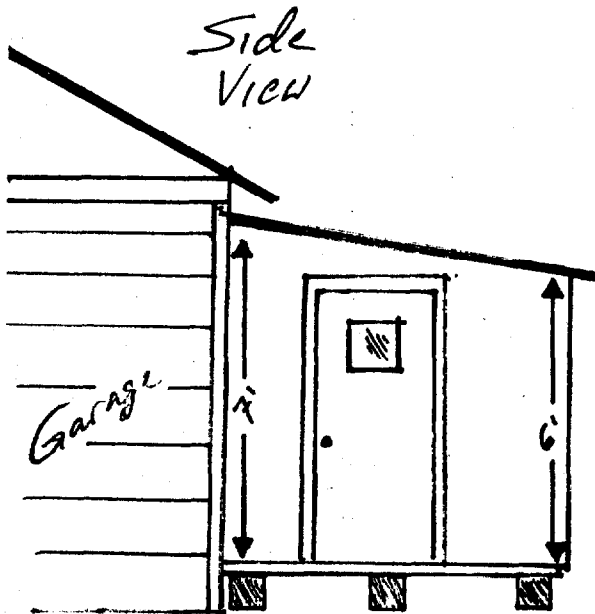
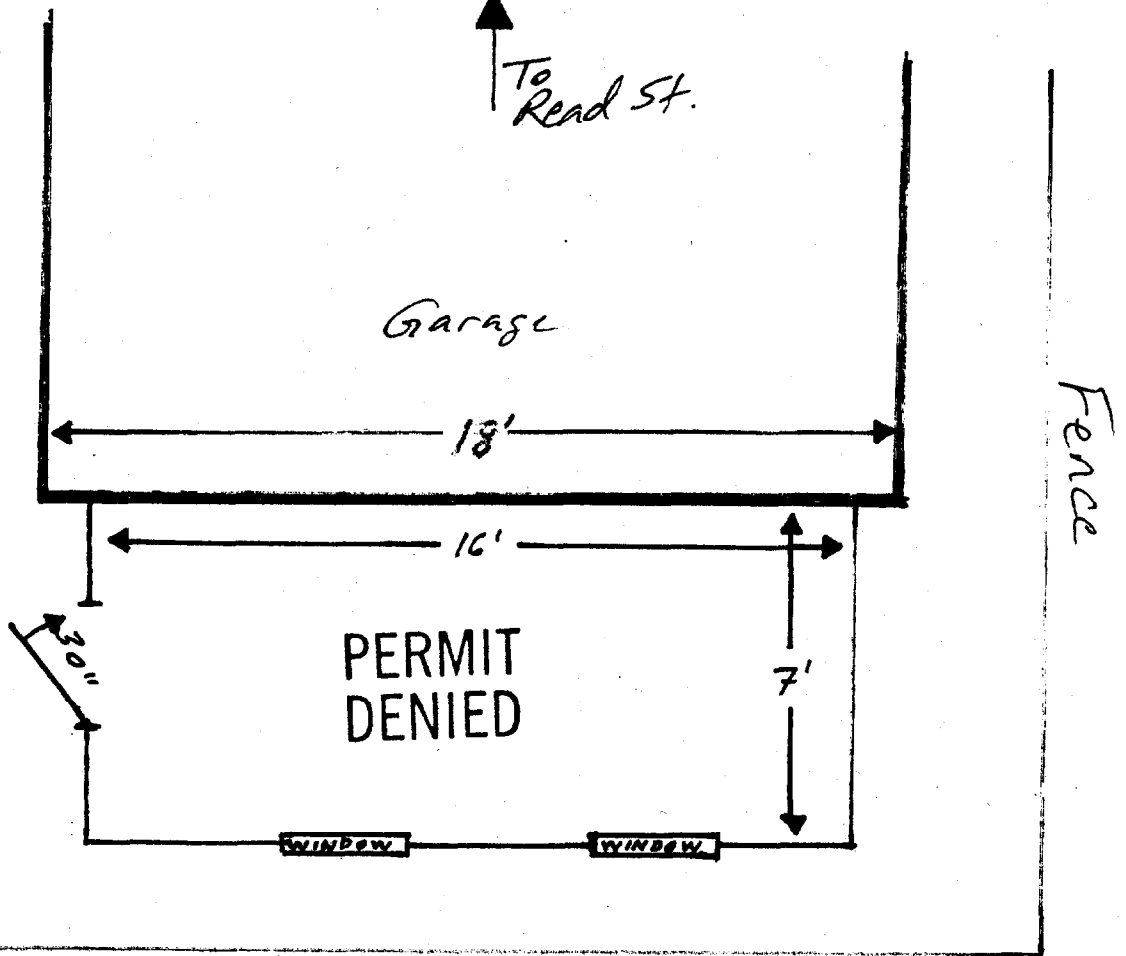
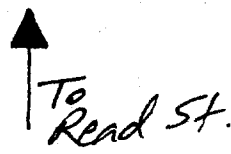
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 829-3522



PLAN BOOK 14 PAGE 32 LOT 20  
DEED BOOK 9041 PAGE 26 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: JAM



PERMIT DENIED

Walls: 2x4, 16" center

Roof/Floor joists: 2x6, 16" center

Siding: T-111 Roofing: 5/8" OSB + shingles

Scale: 1/4" = 1'

**City Of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 11th day of June 2003, I made service of A Permit denial letter upon  
Cynthia D. Williams at 40 Reed St.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_
- By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_
- By (describe other manner of service) \_\_\_\_\_

DATED: 6/11/03

Ken Alward  
Signature of Person Making Service  
Code Enforcement Officer  
Title

I have received the above referenced documents

C Williams  
Person Receiving Service

- Refused to sign  
 Unable to sign

Attached with delivery: Copy of denied permit  
Application for the Zoning Board of Appeals  
Application for a Practical Difficulty Variance

DEPARTMENT DIRECTOR  
Lee D. Urban



DIVISION DIRECTORS  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman  
Planning

John N. Lufkin  
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

June 10, 2003

Hand Delivery

Cindy Williams & Bill Thorton  
40 Read Street  
Portland, Maine 04103

RE: 40 Read Street  
CBL: 156-A-021

An evaluation of your property at 40 Read Street on April 18, 2003 revealed that the structure fails to comply with Section 14-90(2)(a) and 14-90(3)(a) of the Land Use Ordinance of the City of Portland. A stop work order was placed on the construction of the new structure located on the rear of your garage.

A permit application to build an attached shed on the rear of your existing garage was received from you on 05/22/2003. After reviewing your plot plan you are unable to comply with Section 14-90(2)(a) which requires a 25 foot setback in the R-3 Zone. Your permit is hereby denied under section 14-52 Conformity Required of the Land Use Ordinance of the City of Portland which states:

No building or structure shall be erected, altered, enlarged, rebuilt, moved or used, and no premises shall be used unless in conformity with the provisions of this article.

This is a notice of violation pursuant to section 116.2 of the Code. The structure MUST be removed within 30 days of the date of this notice. An inspection of the premises will occur on July 10, 2003, at which time compliance will be required. Failure to comply with this notice will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the code and in Title 30-A M.R.S.A. ss4452.

This constitutes an appealable decision pursuant to Section 14-472 of the Land Use Ordinance. 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. 874-8703.

Sincerely,

Tammy Munson  
Code Enforcement Officer/ Plan Reviewer



Inspection Services  
Michael J. Nugent  
Manager



CITY OF PORTLAND

April 22, 2003

Cynthia D. Williams & / or  
Bill G. Thornton  
40 Read St  
Portland, Maine 04103

RE: 40 Read St.  
CBL: 156-A-021

**Certified Mail Receipt: 7002 0510 0003 3312 3734**

Dear Ms Williams & / or Mr. Thornton:

An evaluation of your property at 40 Read St. on April 18, 2003 revealed that the structure fails to comply with Section 107.1 & 14-90-3-a of the Code of Ordinances of the City of Portland.

Attached is a list of the violations and Copies of the referenced Code sections.  
107.1 (BOCA 1999) Construction without proper permits having been applied for or issued.  
14-90-3-a (Municipal Codes, City of Portland) Failure to meet required setbacks requirements.

This is a notice of violation pursuant to Section 116.2 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. Please call the number provided to schedule a re-inspection of the premises by May 22, 2003, at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Kevin Carroll  
Code Enforcement Officer

/gg

7002 0510 0003 3312 3734

**CERTIFIED MAIL RECEIPT**

(Domestic Mail Only) No Payment - See Back of Receipt

**OFFICIAL USE**

|  |           |
|--|-----------|
| Postage  | \$        |
| Certified Fee                                  |           |
| Return Receipt Fee (Endorsement Required)      |           |
| Restricted Delivery Fee (Endorsement Required) |           |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> |

Postmark Here  
CBL: 156 A021

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

June 30, 2003

Tammy Munson  
Code Enforcement Officer/Plan Reviewer  
Department of Planning and Development  
City of Portland  
389 Congress  
Room 315  
Portland, Maine 04101

Dear Ms. Munson,

In response to your letter dated June 10, 2003 regarding 40 Read Street (CBL:156-A-021) . . . we are appealing the decision to deny our permit application for construction of a shed (which has already been built). We have, therefore, not removed the shed and there is no need for you to send an inspector on July 10 (as your letter indicated you would) — the property looks the same as it did the last time the inspector was here.

I am enclosing a copy of the receipt I received from your office, indicating that an appeal has been filed.

Thank you,

Cynthia Williams  
P.O. Box 898  
Portland, Maine 04104

14 37 52 75 89

**Lloyd** – 8 houses; 4 sheds  
9 10 14 24

**Canco** – 8 houses; 2 sheds  
73 95

**Ocean** – 19 houses; 14 sheds at 9 houses  
204 205 211 214 216 218 226 238 260 (2 sheds)



**SUMMARY**  
**404 houses; 130 sheds      Incidence: 130 / 404 = 32%**



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

5/22/03

Received from Bill Thornton

Location of Work 40 Read St.

Cost of Construction \$ 800

Permit Fee \$ 30

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 156-A-21

Check #: CASH

Total Collected \$ 30

### THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy