

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number 000878

PERMIT ISSUED

JUL 24 2008

CITY OF PORTLAND

This is to certify that MILLER JEFFREY J & LARSEN N MILLER ITS/Keith S. Millerhas permission to 8'x 8' dormer on back of house turning front 2nd floorAT 31 MURRAY ST 159 D009001

provided that the person or persons who accept 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 is procured before this building or part thereof is altered or service is closed-in. 4 HOUR NOTICE 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

David H. M. Miller 7/23/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

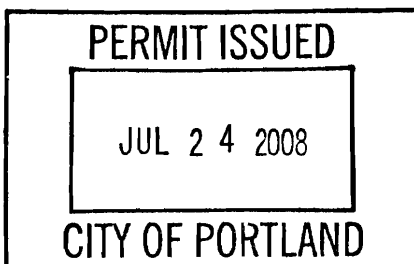
City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
08-0874		159 D009001

Location of Construction: 31 MURRAY ST	Owner Name: MILLER JEFFREY J & LAUREN	Owner Address: 31 MURRAY ST	Phone:
Business Name:	Contractor Name: Keith Samara	Contractor Address: 22 Bolton Street Portland	Phone 2077977149
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
Past Use: Single Family Home	Proposed Use: Single Family Home -Single Family Home - 8' x 8' dormer on back of house turning current 1/2 bathroom	Permit Fee: \$170.00	Cost of Work: \$15,000.00
Proposed Project Description: 8'x 8' dormer on back of house turning current 1/2 bathroom		CEO District: 4	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
		INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 7/23/08	
		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: 07/16/2008	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 <i>NA</i> <input type="checkbox"/> Wetland <i>used 14-436-806 increase</i> <input type="checkbox"/> Flood Zone <i>Allowed</i> <input type="checkbox"/> Subdivision <i>used 6.25% with the proposed dormer</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</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	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: <i>[Signature]</i>		
		Date: <i>[Signature]</i>		

**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)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

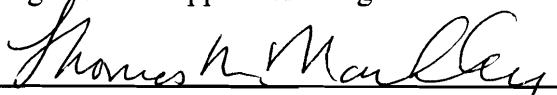
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.


Signature of Applicant/Designee

7/24/08
Date


Signature of Inspections Official

7/23/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0874	Date Applied For: 07/16/2008	CBL: 159 D009001
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Location of Construction: 31 MURRAY ST	Owner Name: MILLER JEFFREY J & LAUREN	Owner Address: 31 MURRAY ST	Phone:
Business Name:	Contractor Name: Keith Samara	Contractor Address: 22 Bolton Street Portland	Phone (207) 797-7149
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home -Single Family Home - 8' x 8' dormer on back of house turning current ½ bathroom	Proposed Project Description: 8'x 8' dormer on back of house turning current ½ bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/18/2008**Note:** **Ok to Issue:** ☒

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tom Markley **Approval Date:** 07/23/2008**Note:** **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. 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.

Comments:

7/18/2008-mes: the property has the land area per dwelling unit, but the front setback is legally nonconforming - 14-436 allows the owner to go up not more than 80% of the first floor footprint - the small dormer totals up to an increase of 6.25% of the 80% allowed.



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>31 Murray St.</u> <u>04103</u>			
Total Square Footage of Proposed Structure/Area <u>64 ft²</u>		Square Footage of Lot <u>7500 ft²</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>189</u> Block# <u>D</u> Lot# <u>9</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jeffrey Miller</u> Address <u>31 Murray St.</u> City, State & Zip <u>Portland, ME 04103</u>	
Telephone: <u>440-318-4982</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	
		Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
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? _____ Proposed Specific use: <u>Single family - adding bathroom</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>8' by 8' dormer on back of house. Turning current 1/2 bath into full bathroom.</u>			
Contractor's name: <u>Keith M. Samara</u> Address: <u>22 Bolton Apt. #2</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>749-0737</u> Who should we contact when the permit is ready: <u>Jeff Miller</u> Telephone: <u>440-318-4982</u> Mailing address: <u>31 Murray St. 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.

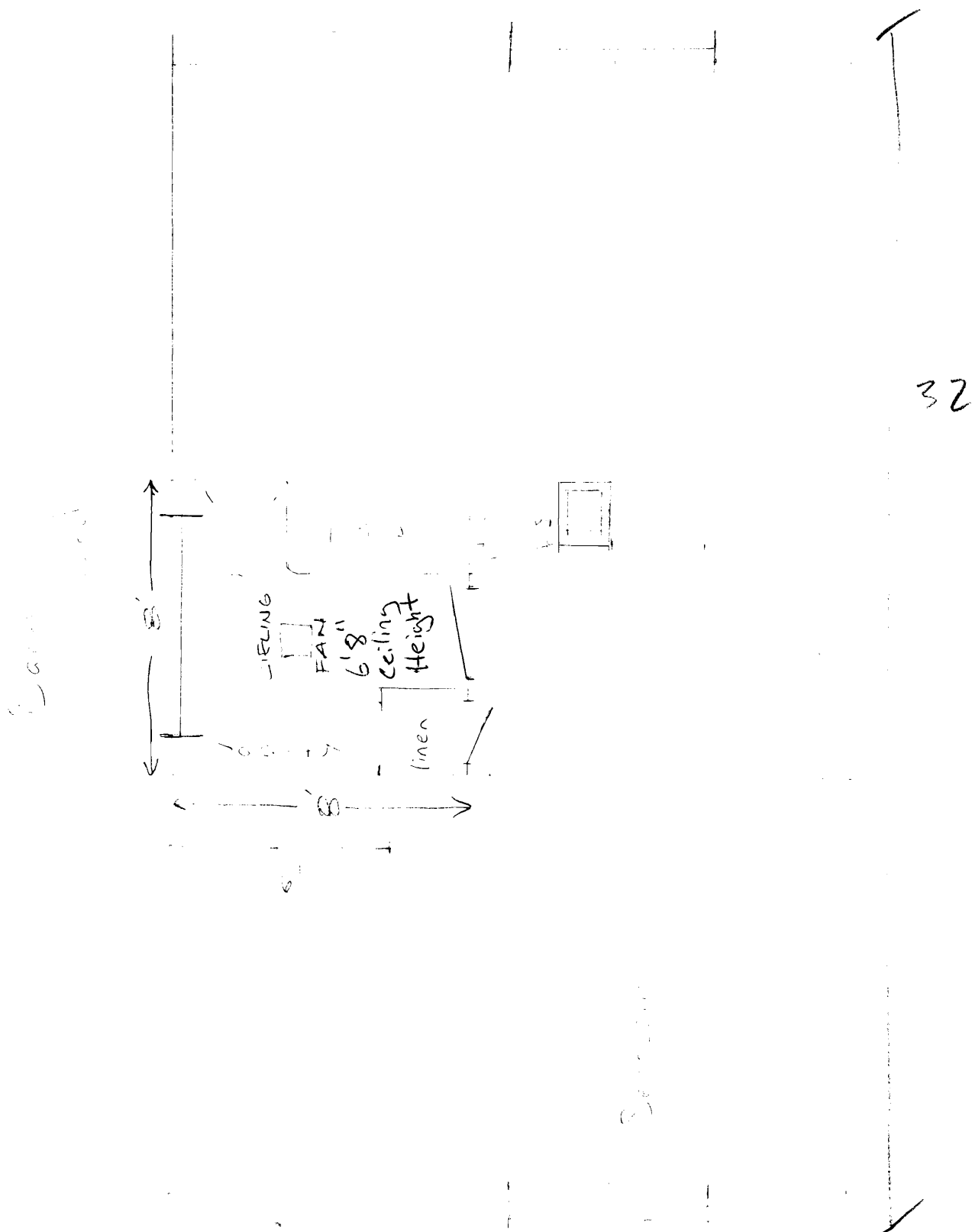
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703. JUL 16 2008

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.

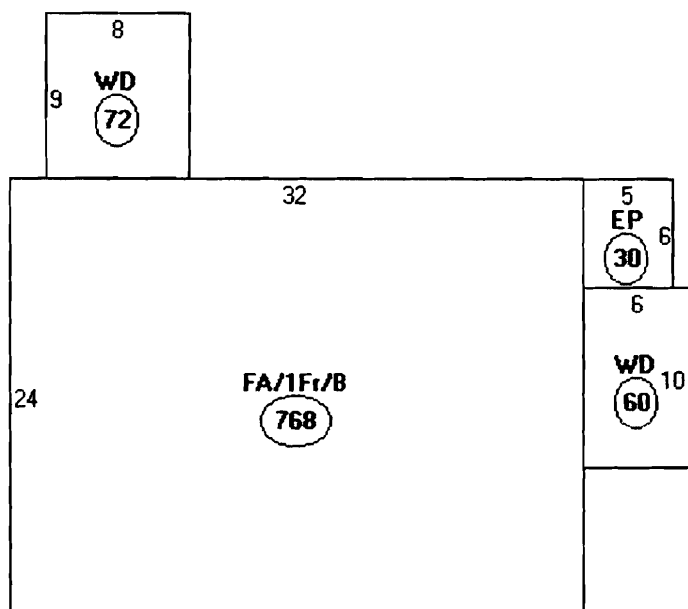
Signature: MA Miller

Date: 7/15/08

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



12' x 32' = existing floor area above = 384 #

Descriptor/AreaA: FA/1Fr/B
768 sqftB: WD
72 sqftC: EP
30 sqftD: WD
60 sqft

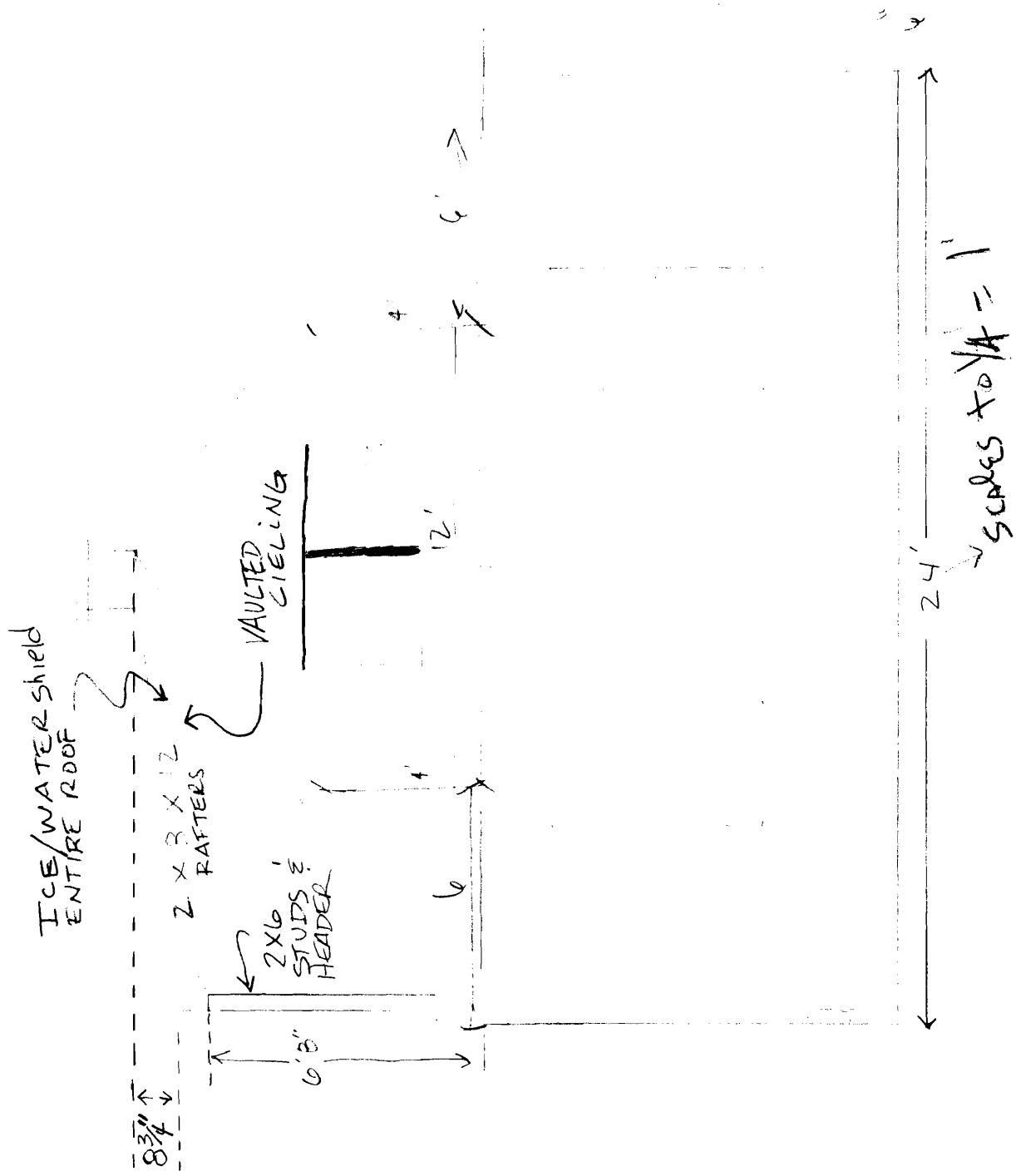
Land Area in R-3 Zone =
7,500[#]
has Land Area, but not setbacks (front)

32 x 24 -- 768[#] - 1st Floor footprint

using 1A-436 - 80% increase allowed

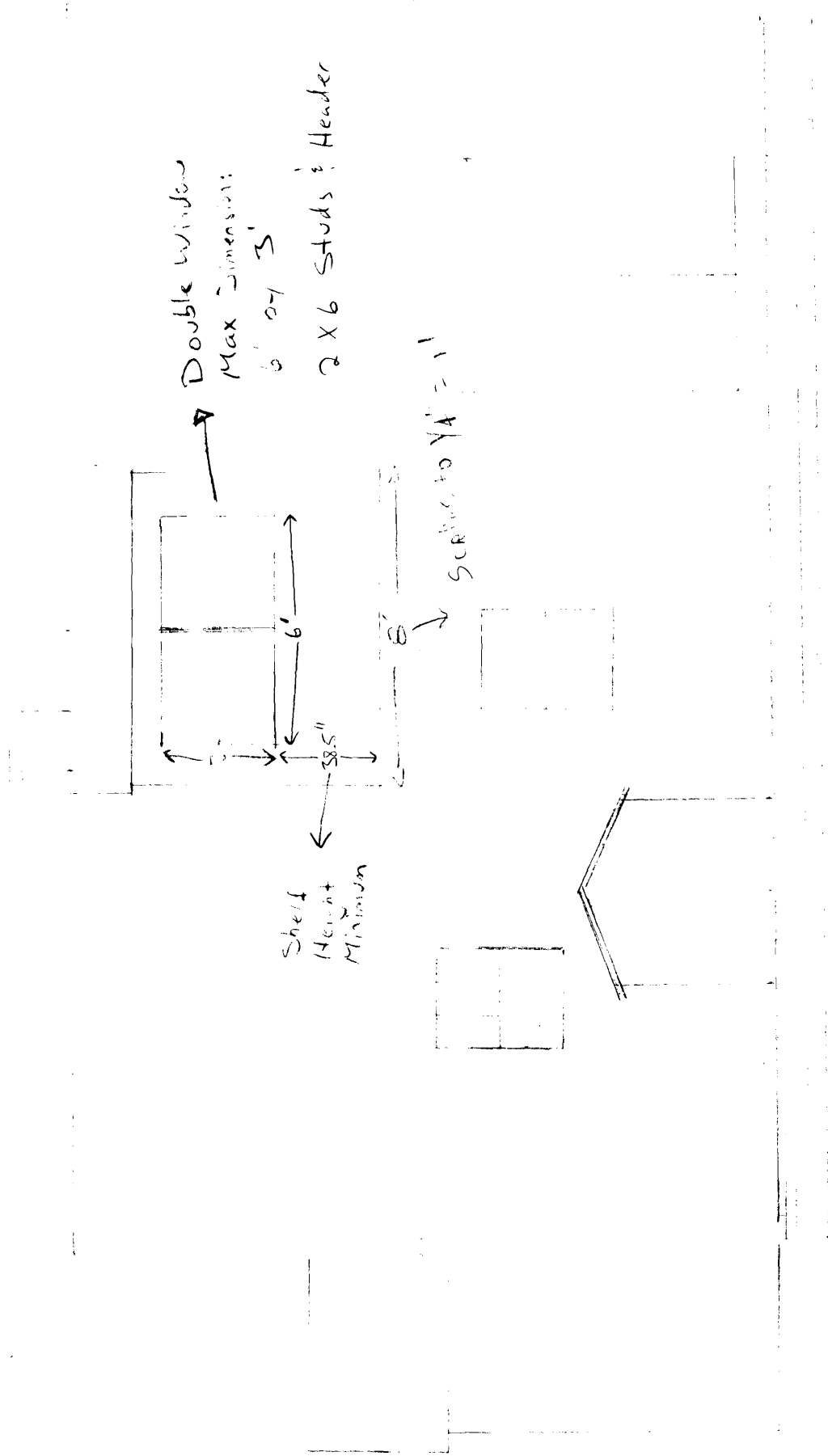
$$768 \times 80\% = 614.4^{\#} \text{ permit max -}$$

The Dormer ^{on one side only} request is showing 6 x 8 = 48[#] = 6.25%
increase
80% used



Front Yard/
Street

Back
Yard



Double Window
Max Dimension:
6' x 3'
2 X 6 Studs & Header

Shell
Height
Minimum

Scribing to YA = 1'

R-3

Not quite to
S. A. 19

ADDRESS: <u>31 Murray Street</u> <u>Portland, Maine</u>		INSP. DATE: <u>8-19-2008</u> SCALE: <u>1" = 20'</u>	
SBH			
SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.			
APPLICANT: <u>Jeffrey & Lauren Miller</u> FILE#: <u>20821078</u> OWNER: <u>Raymond A. & Nancy Levesque</u> CLIENT#: <u>1430414</u> LENDER: <u>NATIONAL CITY MORTGAGE COMPANY</u> REQ. PARTY: <u>Atlantic Title Company</u> ATTORNEY: _____			
TITLE REFERENCES: COUNTY: <u>Cumberland</u> DEED BOOK: <u>3973</u> PAGE: <u>281</u> <u>491, 492 &</u> PLAN BOOK: <u>15</u> PAGE: <u>41</u> LOT: <u>p/o 493</u>			
MUNICIPAL REFERENCE: MAP: <u>159</u> BLOCK: <u>D</u> LOT: <u>9</u>			
THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. <u>230051</u> PANEL: <u>0007C</u> ZONE: <u>X</u> DATE: <u>12-8-1998</u>			
THE DWELLING WAS XXXX IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.			
THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING			

James D. Nadeau, LLC
 Professional Land Surveyors

[Signature]
 8-24-08

918 BRIGHTON AVE. PH. (207) 878-7870
 PORTLAND, ME. 04102 F. (207) 878-7871
THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

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	159 D009001
Location	31 MURRAY ST
Land Use	SINGLE FAMILY
Owner Address	MILLER JEFFREY J & LAUREN N MILLER JTS 31 MURRAY ST PORTLAND ME 04103
Book/Page	25927/308
Legal	159-D-9 MURRAY ST 27-31 7500 SF

Current Assessed Valuation

Land	Building	Total
\$67,100	\$111,400	\$178,500

Property Information

Year Built 1936	Style Cape	Story Height 1	Sq. Ft. 1075	Total Acres 0.172	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1936	12X22	C	G
SHED-FRAME	1	2001	8X12	C	A

Sales Information

Date	Type	Price	Book/Page
03/28/2008	LAND + BLDING	\$219,500	25927-308

Picture and Sketch

Picture	Sketch	Tax Map
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[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.

New Search!

