

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020781

This is to certify that Wallace Edward D/Applicant  
has permission to Construct an 8' x 27' porch  
AT 45 W Kidder St L 164 B005001

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 laid or occupied. **HEAR 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. *[Signature]*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**  
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                       |                           |                     |
|-----------------------|---------------------------|---------------------|
| Permit No:<br>02-0781 | Issue Date:<br>AUG 1 2002 | CBL:<br>164 B005001 |
|-----------------------|---------------------------|---------------------|

|   |                                 |   |                        |
|---|---------------------------------|---|------------------------|
| Location of Construction:<br>45 W Kidder St | Owner Name:<br>Wallace Edward D | Owner Address:<br>611 Duck Pond Rd<br><b>CITY OF PORTLAND</b> | Phone:<br>707-856-6142 |
| Business Name:                              | Contractor Name:<br>Applicant   | Contractor Address:<br>Portland                               | Phone:                 |
| Lessee/Buyer's Name                         | Phone:                          | Permit Type:<br>Additions - Dwellings                         | Zone:<br>R-3           |

|                                 |   |                        |                             |                    |
|---------------------------------|---|------------------------|-----------------------------|--------------------|
| Past Use:<br>Apartment building | Proposed Use:<br>Apartment building w/new porch<br><i>replacement</i> | Permit Fee:<br>\$44.00 | Cost of Work:<br>\$2,800.00 | CEO District:<br>2 |
|---------------------------------|---|------------------------|-----------------------------|--------------------|

|   |  |   |
|---|--|---|
| Proposed Project Description:<br>Construct an 8' x 27' porch - replacement of existing<br><i>legal 4 family per zoning NO change of use permitted</i> | FIRE DEPT: <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: R-2 Type: SB<br>BOCA 99 |
|   | Signature: <i>[Signature]</i>  | Signature: <i>[Signature]</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:<br>jmy | Date Applied For:<br>07/16/2002 | <b>Zoning Approval</b> |  |
|-------------------------|---------------------------------|------------------------|--|

|  |   |  |   |
|--|---|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br><br>2. Building permits do not include plumbing, septic or electrical work.<br><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 <i>JJA</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied<br><i>OK with conditions</i><br>Date: <i>8/25/02</i> | <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><br>Date: | <b>Historic Preservation</b><br><input checked="" 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><br>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 |

02-0781

# All Purpose 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>39-45 WEST KIDDER STREET</u>  |  |   |
| Total Square Footage of Proposed Structure<br><u>NO CHANGE REPAIR 220 SF PORCH</u>   | Square Footage of Lot<br><u>14,340</u>   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>164</u> Block# <u>B</u> Lot# <u>005</u>   | Owner:<br><u>EDWARD WALLACE</u>  | Telephone:<br><u>856-6142</u>                       |
| Lessee/Buyer's Name (If Applicable)<br><u>N/A</u>  | Applicant name, address & telephone:<br><u>EDWARD "TED" WALLACE<br/>611 DUCK POND ROAD<br/>WESTBROOK, ME 04912</u> | Cost Of Work: \$ <u>2,800-</u><br>Fee: \$ <u>44</u> |
| Current use: <u>APARTMENT BUILDING</u> <u>207 856-6142</u>   |  |   |
| If the location is currently vacant, what was prior use: <u>N/A</u>  |  |   |
| Approximately how long has it been vacant: <u>N/A</u>  |  |   |
| Proposed use: <u>SAME EX ST</u>  |  |   |
| Project description:<br><u>REPAIR ROTTED PORCH STRUCTURE AND 1ST FLOOR OF PORCH. MATCH EXISTING FOOTPRINT!</u>   |  |   |
| Contractor's name, address & telephone: <u>SELF PERFORM (EDWARD WALLACE)</u>   |  |   |
| Who should we contact when the permit is ready: <u>EDWARD WALLACE</u> <u>call</u>  |  |   |
| Mailing address: <u>611 DUCK POND ROAD<br/>WESTBROOK, ME 04912</u> <u>TED</u>  |  |   |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>856-6142 NIGHT<br/>714-2300 WORK</u> |  |   |

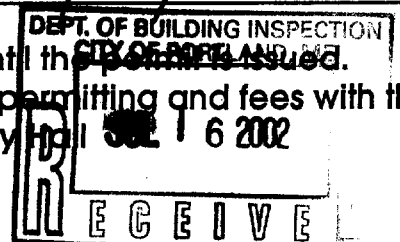
TRY THIS FIRST → 736-4082 CELL

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u> | Date: <u>7/15/02</u> |
|--|----------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application ID Number: 2-0781

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 07/24/02 - left message with owner - Is this the front porch? - What is the existing structure compared to the proposed? Is the front setback extended forward? What is with the lot line division shown on plot plan? That is not a legal division

Approval Date: 07/25/2002

Given On Date: 07/19/2002

OK to Issue Permit Name: Marge Schmuckal Date: 07/25/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

It is also noted and confirmed by your fax, that this lot has NOT been divided into two lots as implied by your plot plan. Please note that any division of land shall meet ALL the requirements (including dimensional) of the current zone.

Create Date: 07/17/2002 By: jmy

Update Date: 07/25/2002 By: mes

Application ID Number: 2-0781

Department: Building

Status: Approved with Conditions

Reviewer: Tammy Munson

Comments:

[Empty comment box]

Approval Date: 07/31/2002

Given On Date: 07/30/2002

OK to Issue Permit

Name: Tammy Munson

Date: 07/31/2002

Date 2: [Empty]

Conditions Section:



Concrete Sound Tubes must be atleast 4'-0" below grade. The existing tubes may be re-used if they are 4'-0" below grade. An inspection will be required prior to framing.

Create Date: 07/17/2002

By: jmy

Update Date: 07/31/2002

By: tm



# PORTLAND MAINE

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

*Lee Urban - Director of Planning and Development  
Jeanie Bourke - Inspections Division Director*

December 8, 2006

WALLACE EDWARD D  
611 DUCK POND RD  
WESTBROOK, ME 04092

**CBL: 164 B005001**  
Located at **45 W KIDDER ST**

Mail

Dear Mr. Wallace,

A re-inspection at the above-referenced property was made on 12/07/2006 .

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on the attached report.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact me at this office.

Sincerely,

Suzanne Hunt @ (207) 874-8707  
Building Inspector

**COPY**



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director*

November 14, 2006

WALLACE EDWARD D  
611 DUCK POND RD  
WESTBROOK, ME 04092

**CBL: 164 B005001**  
**Located at 45 W KIDDER ST**

**Certified Mail 7006 0810 0003 7989 1997**

Dear WALLACE EDWARD D,

An evaluation of the above-referenced property on 11/06/2006 shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 12/06/2006 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.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me 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,

Suzanne Hunt @ (207) 874-8707  
Building Inspector

**COPY**

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

|  |                           |                                     |  |
|--|---------------------------|-------------------------------------|--|
| <b>Owner/Manager</b><br>WALLACE EDWARD D |                           | <b>Inspector</b><br>Suzanne Hunt    | <b>Inspection Date</b><br>11/6/2006            |
| <b>Location</b><br>45 W KIDDER ST        | <b>CBL</b><br>164 B005001 | <b>Status</b><br>Re-Inspect 30 Days | <b>Inspection Type</b><br>Complaint-Inspection |

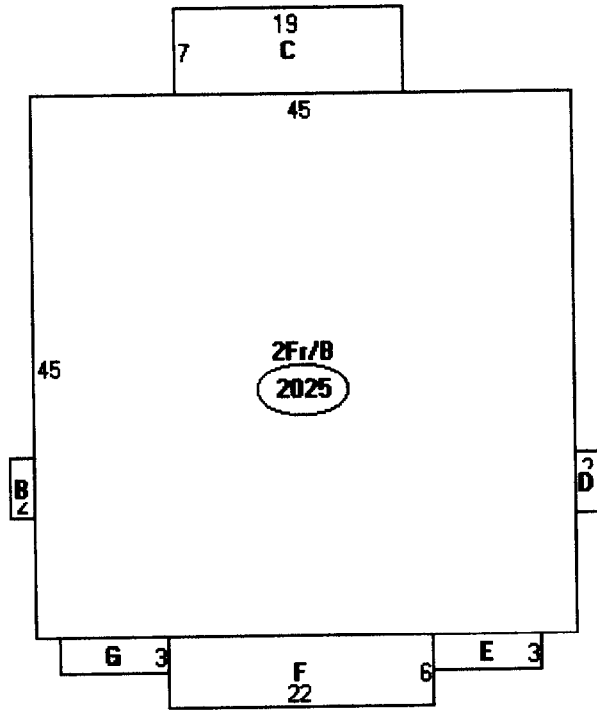
| Code   | Int/Ext  | Floor | Unit No. | Area      | Compliance Date |
|--|----------|-------|----------|-----------|-----------------|
| 1) 6-108.5   | Interior |       |          | Basement  |                 |
| <b>Violation:</b> Chimneys, flues and vent.  |          |       |          |           |                 |
| <b>Notes:</b> improper flue covering in basement                                     |          |       |          |           |                 |
| 2) 6-108.1   | Exterior |       |          | roof line |                 |
| <b>Violation:</b> Foundations cellars, exterior walls, roofs                         |          |       |          |           |                 |
| <b>Notes:</b> left side of building, siding on facia/ roof line improperly installed |          |       |          |           |                 |
| 3) 6-108.3   | Interior | 2     |          | Bedroom   |                 |
| <b>Violation:</b> Exterior windows, doors and skylights                              |          |       |          |           |                 |
| <b>Notes:</b> cracked window in bedroom 2nd floor                                    |          |       |          |           |                 |

Comments:

COPY







- Descriptor/Area
- A: 2Fr/B  
2025 sqft
  - B: 2FBAY/B  
10 sqft
  - C: OP/OP  
133 sqft
  - D: 2FBAY/B  
10 sqft
  - E: 2FBAY/B  
27 sqft
  - F: WD/OP  
132 sqft
  - G: 2FBAY/B  
27 sqft

replace existing

Edward Wallace  
611 Duck Pond Road  
Westbrook, ME 04092  
207-774-2300(d)  
207-856-6142(n)

Received  
7/25/02

City Of Portland  
Congress Street  
Portland, Maine 04101

VIA FAX  
~~879~~-8716  
874-

Code Enforcement Division  
Attn: Marge

Dear Marge,

You called yesterday with a few questions on my pending permit application for 39-45 West Kidder street. The paraphrased questions and answers follow:

- 1) Q: Am I replacing the front or back porch? A: Front Porch
- 2) Q: Is the porch changing size. A: No. It is going to be the same size.
- 3) Q: The site plan shows a lot division is this "for real". The city tax maps do not show 2 lots A: No, the division on the site plan is not real. I agree that there is only one lot.
- 4) Q: Is there a second story and is it going to be replaced? A: There is a roof and it is not going to be replaced.

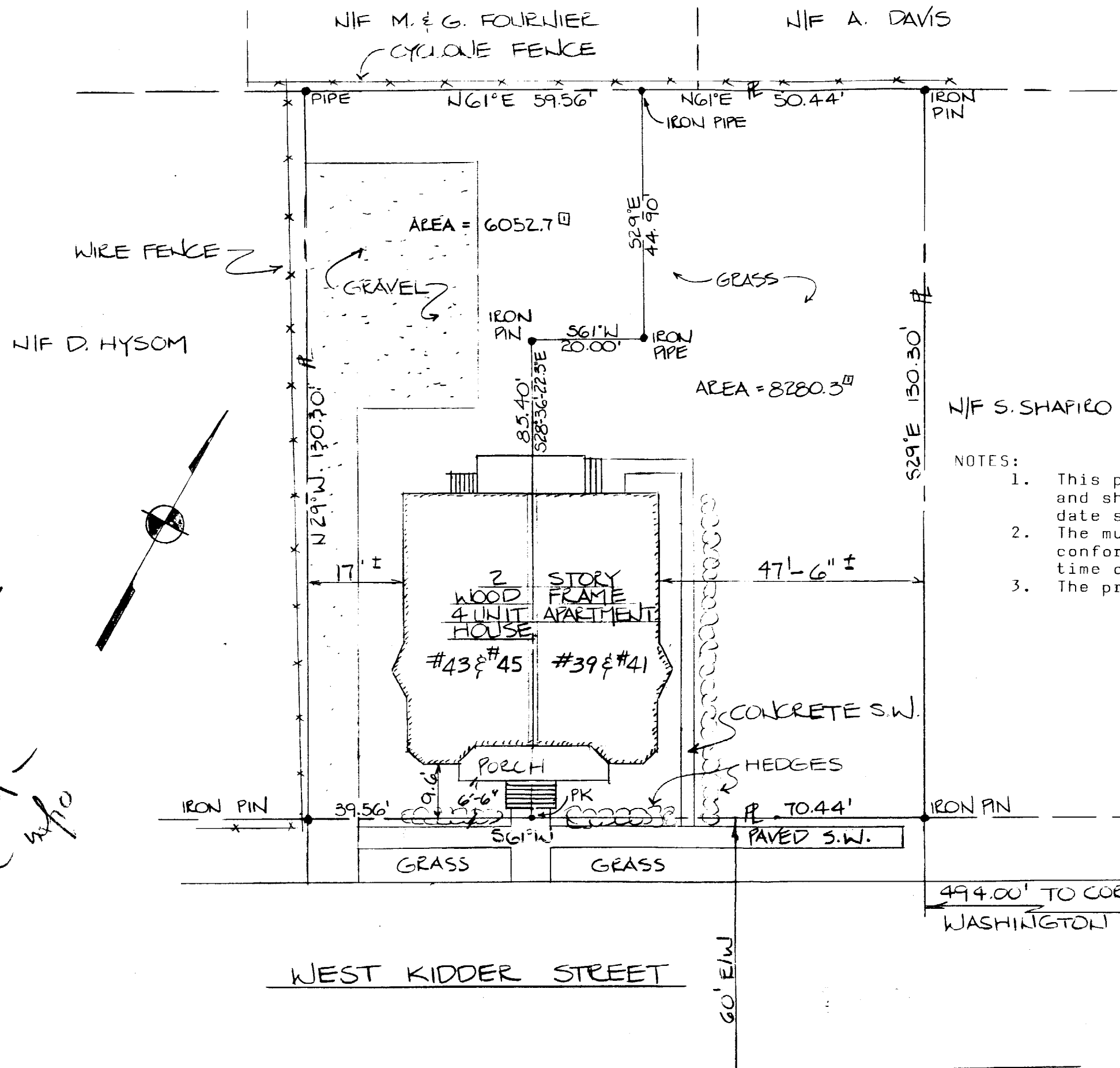
To clarify the scope of work; I intend to repair and replace IN KIND the first level of the porch including the stairs, the railings, the deck boards, and the understructure. The columns and roof will remain and be reused. The reason for this work is that the existing decking and understructure has rotted and is becoming unsafe. I hope this answers all you questions. I can be reached during the day at 774-2300 should you have further questions.

Very Truly yours,



Edward "Ted" Wallace

879-8716



REFERENCES: B. 1496 P. 1; B. 1496 P. 2;  
 B. 2308, P. 237; B. 2167, P. 604; B. 4365, P. 311;  
 B. 4659, P. 224; B. 4640, P. 54; B. 4432, P. 24  
 P. B. 1, P. 29; B. 7082 P. 43-52

N/F S. SHAPIRO

NOTES:

1. This plan was made from an instrument survey and shows conditions as they existed as of the date shown.
2. The municipality has determined that the premises conformed with local zoning ordinances at the time of construction.
3. The premises are not in a flood hazard zone.

MORTGAGE CERTIFICATION FOR  
 CITIBANK (MAINE) N.A.

PURCHASER:  
 WALLACE WALLACE  
 21 RAY ST.  
 PORTLAND, MAINE 04102

PROPERTY LOCATED AT  
 39-45 WEST KIDDER STREET  
 PORTLAND, MAINE

PLAN BY  
 WELLS ENGINEERING, INC.  
 482 CONGRESS ST.,  
 PORTLAND, MAINE

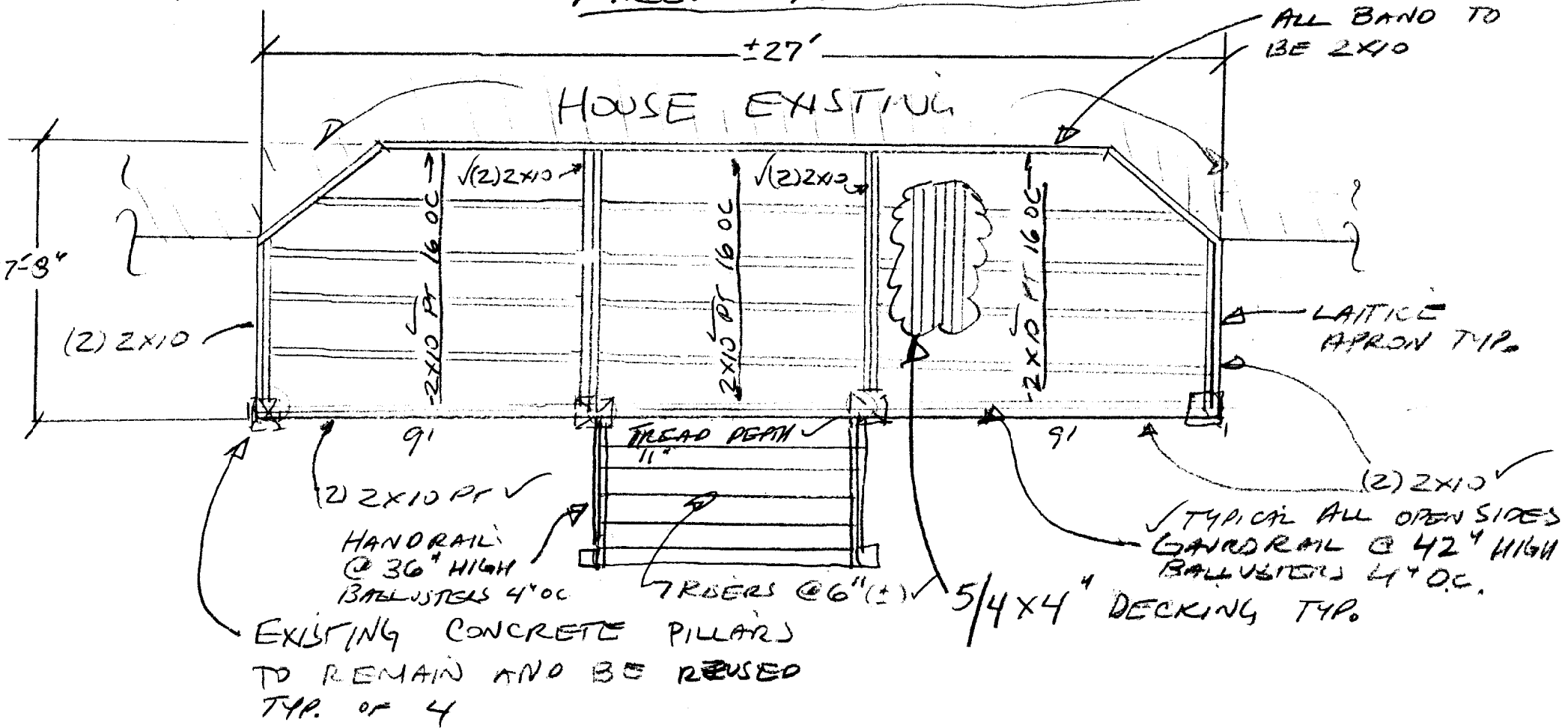
SCALE: 1"=20' DATE: NOV. 1984  
 REVISED: 7-14-89

Talked to owner  
 will fix me up



- PORCH REPAIR / REPLACEMENT DUE TO ROTTED STRUCTURE
- 41-49 WEST KIDDER STREET
- BUILD TO MATCH EXISTING FOOTPRINT
- SECOND STORY TO REMAIN AS IS. ~~ADD~~

### FIRST FLOOR PLAN



SCALE = 1/4" = 1 FOOT



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

July 16 2007

Received from Edward D. Wallace

Location of Work 39-45 West Kitter St.

Cost of Construction \$ 2,900.00

Permit Fee \$ 44.00

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

Other

CBL: 164 B 005

Check #: 1212

Total Collected \$ 44.00

# 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

*Gray*