

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1059	Issue Date:	CBL: 177 A010001
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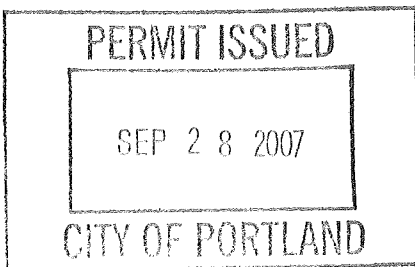
Location of Construction: 47 RUNNELLS ST	Owner Name: FLYNN CHAD M & DEBRA L R F	Owner Address: 47 RUNNELLS ST	Phone:
Business Name:	Contractor Name: Fendersons & Howes Master Builde	Contractor Address: 114 Ledgewood Drive Falmouth	Phone: 2077970256
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - 1,421 sq ft addition	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 3
Proposed Project Description: 1,421 sq ft addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jim 9/27/07	
		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: ldobson	Date Applied For: 08/29/2007	<b>Zoning Approval</b>
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/29/07</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <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:
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### 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 \_\_\_\_\_

12/14/07 - Checked foundation for Backfill  
+ checked settings - all OK to continue

2/21/08 - Close in - OK gm

John

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 071059

Please Read Application And Notes, If Any, Attached

This is to certify that FLYNN CHAD M & DEBRA R FLYNN/Tendersons & Son

has permission to 1,421 sq ft addition

AT 47 RUNNELLS ST

City 177 A010001

PERMIT ISSUED SEP 28 2007 CITY OF PORTLAND

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 occupied or closed-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

Thomas Mackley 9/27/07 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

# 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.

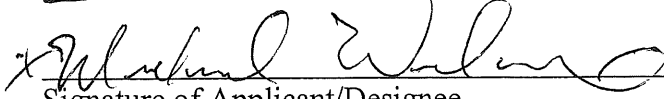
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.~~

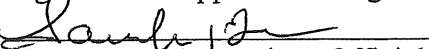
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

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

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

  
Signature of Applicant/Designee

Date

  
Signature of Inspections Official

9.28.07

Date

CBL: 177-110

Building Permit #: 071059

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-1059	<b>Date Applied For:</b> 08/28/2007	<b>CBL:</b> 177 A010001
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<b>Location of Construction:</b> 47 RUNNELLS ST	<b>Owner Name:</b> FLYNN CHAD M & DEBRA L R F	<b>Owner Address:</b> 47 RUNNELLS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fendersons & Howes Master Builde	<b>Contractor Address:</b> 114 Ledgewood Drive Falmouth	<b>Phone</b> (207) 797-0256
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 1,421 sq ft addition	<b>Proposed Project Description:</b> 1,421 sq ft addition
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/29/2007**Note:**      **Ok to Issue:** 

- 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 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.
- 4) This addition brings this lot less than 50 square feet from its maximum lot coverage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 09/27/2007**Note:**      **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.



# 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>47 RUNNELLS ST. PORTLAND, ME. 04103</u>			
Total Square Footage of Proposed Structure/Area <u>1,421 SQ. FT.</u>		Square Footage of Lot <u>5,000 SQ. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>177</u> Block# <u>A</u> Lot# <u>10</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CHAR. M. FLYNN</u> Address <u>47 RUNNELLS ST.</u> City, State & Zip <u>PORTLAND, ME. 04103</u>	Telephone: <u>773-0599</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>100,000.<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>1020<sup>00</sup> /<sup>00</sup></u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</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? _____ If yes, please name _____ Project description: <u>HOME ADDITION TO REAR SIDE OF EXISTING HOUSE</u>			
Contractor's name: <u>MILES FENDERSON</u>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  AUG 29 2007  RECEIVED </div>	
Address: <u>114 LEDGEWOOD DRIVE</u>			
City, State & Zip <u>FALMOUTH, ME. 04105</u>		Telephone: <u>797-7060</u>	
Who should we contact when the permit is ready: <u>MICHAEL WILCOX (KAPLAN THOMPSON)</u>		Telephone: <u>842-2888</u>	
Mailing address: <u>424 FORE ST. PORTLAND, ME. 04101</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](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature] Date: 8/29/07

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

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 177 A010001  
 Location 47 RUNNELLS ST  
 Land Use SINGLE FAMILY  
 Owner Address FLYNN CHAD M & DEBRA L R FLYNN JTS  
 47 RUNNELLS ST  
 PORTLAND ME 04103

Book/Page 14192/327  
 Legal 177-A-10  
 RUNNELLS ST 47  
 5000 SF

Current Assessed Valuation

Land	Building	Total
\$85,800	\$148,500	\$234,300

Property Information

Year Built 1927	Style Gambrel	Story Height 2	Sq. Ft. 1608	Total Acres 0.115
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 12X18	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
10/01/1998	LAND + BLDING	\$124,000	14192-327
09/01/1998	LAND + BLDING		14180-321
07/01/1998	LAND + BLDING	\$95,500	13954-305

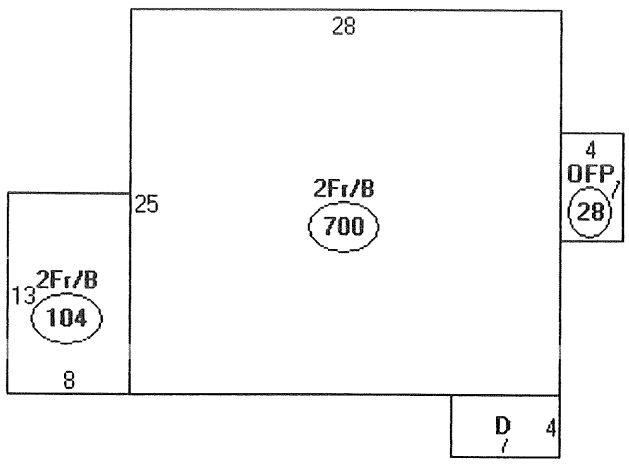
Picture and Sketch

[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.

**New Search!**



Descriptor/Area

- A: 2Fr/B  
700 sqft
- B: 2Fr/B  
104 sqft
- C: OFP  
28 sqft
- D: OFP  
28 sqft

700  
104  
28  
28

Not  
counting the  
garage

860 sqft

100 = 5' x 20' shed

117,80 = 8.08' x 14.58' carport

440 = 16' x 27.5'

5000 x 40%

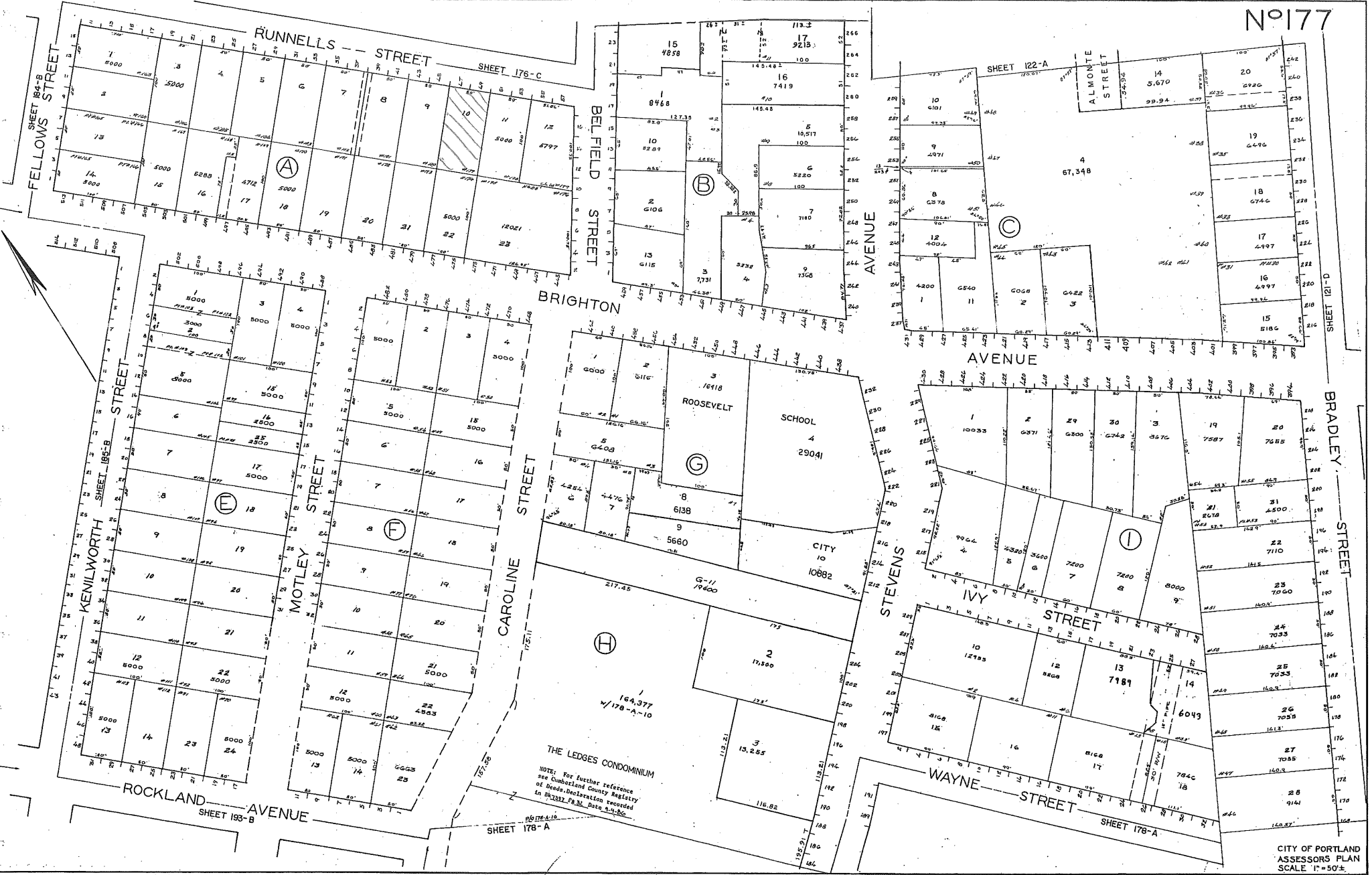
2,000 sqft

OK

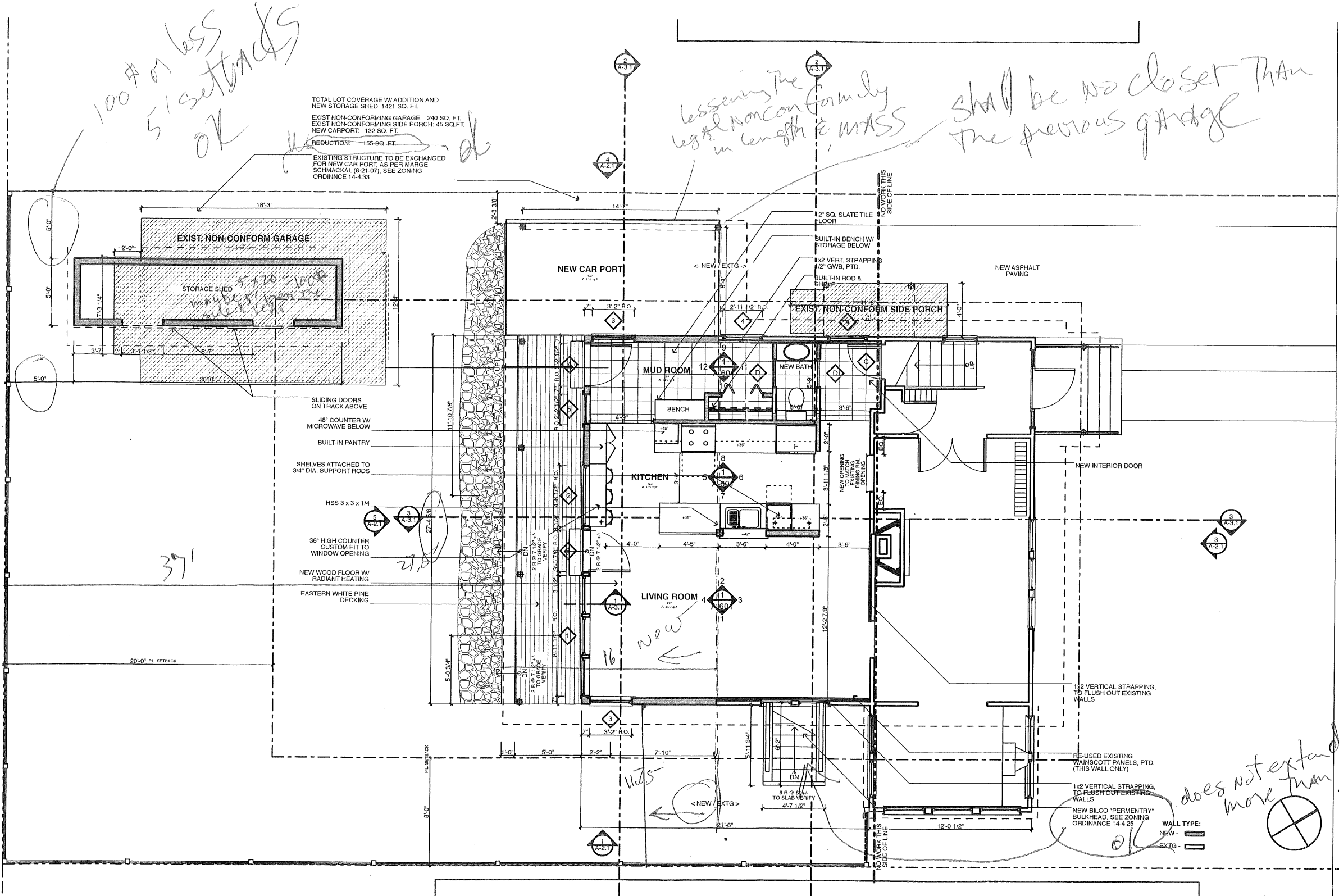
1957.80 sqft



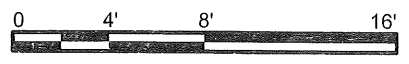




THE LEDGES CONDOMINIUM  
 NOTE: For further reference  
 see Cumberland County Registry  
 of Deeds, Instrument recorded  
 in PL 332, Pg. 23, Date 4-1-85



**1 Main Floor**  
SCALE: 1/8" = 1'-0"



**KAPLAN THOMPSON ARCHITECTS**  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX: 842-2828

PROJECT: HOME ADDITION  
**CHAD + DEBRA FLYNN**  
47 RUNNELS ST.  
PORTLAND, ME

DRAWING: MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

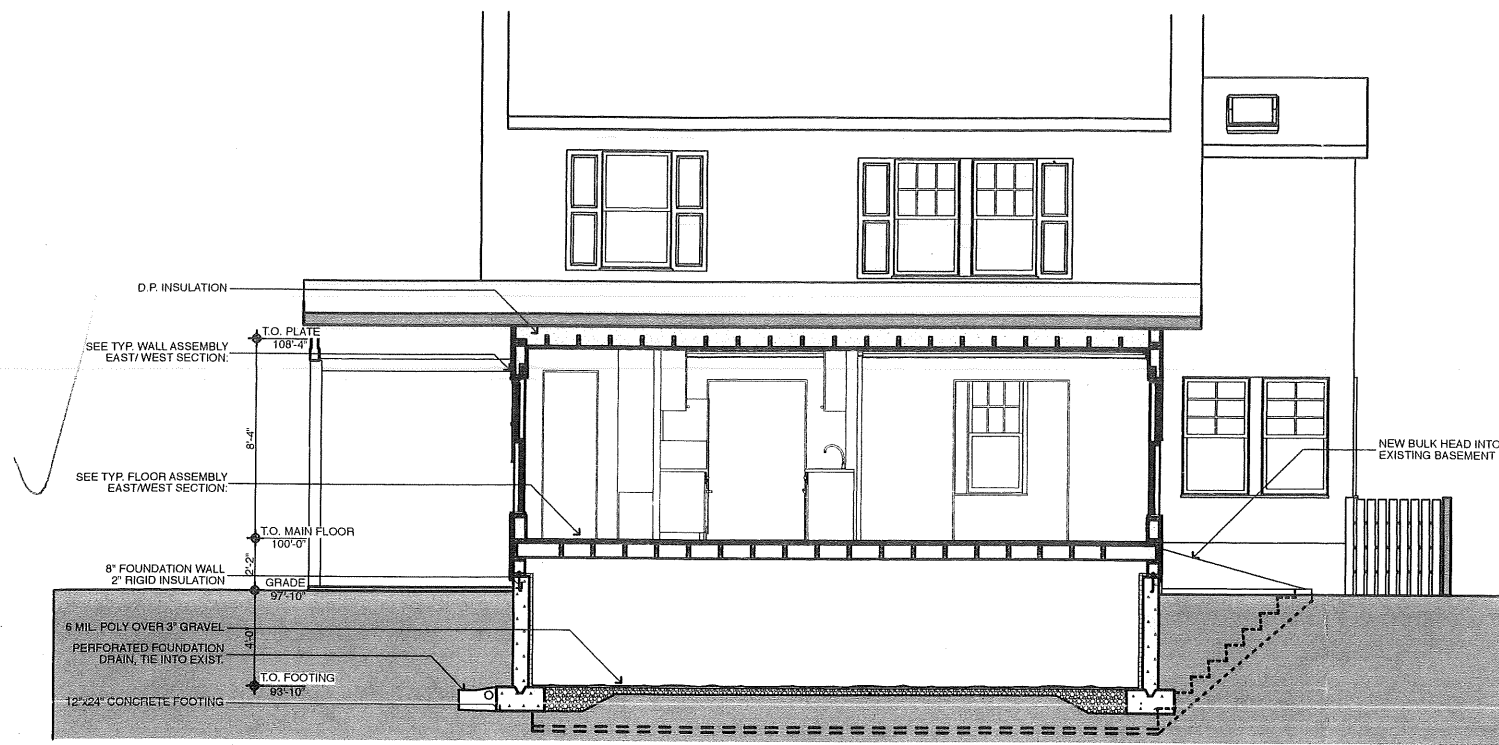
DRAWN BY: MRW

DATE: Aug. 28, 2007

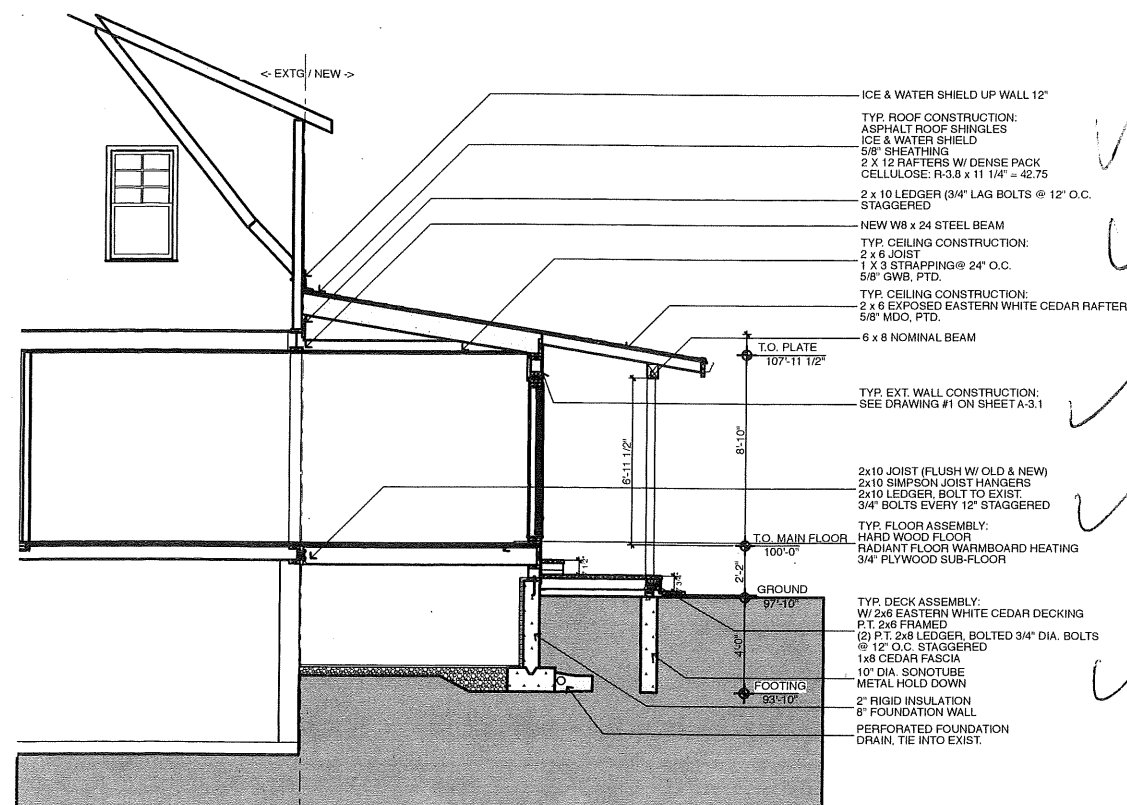
REVISED:

used for zoning

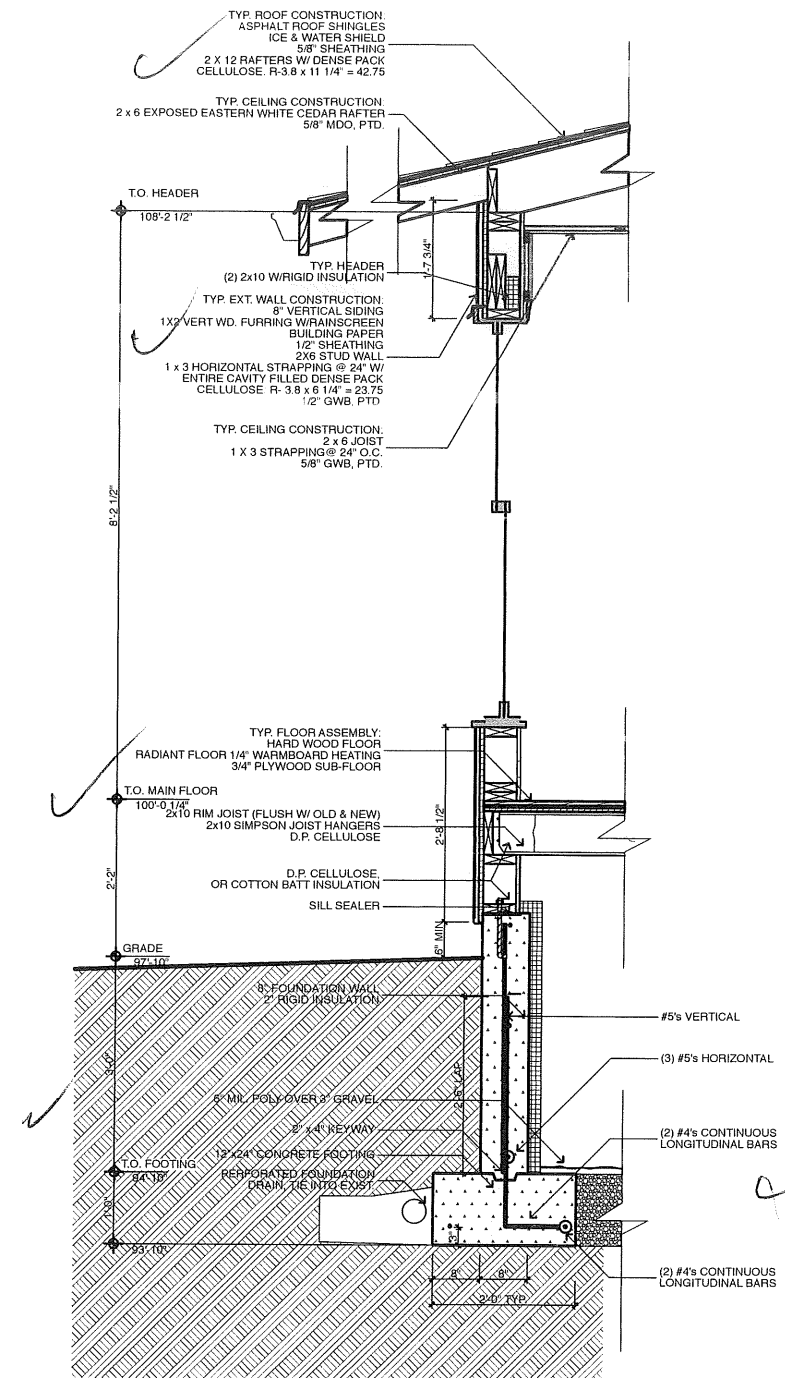
**A-1.1**



2 North / South Building Section  
SCALE: 1/8" = 1'-0"



3 East / West Building Section  
SCALE: 1/8" = 1'-0"



1 Wall Section  
SCALE: 3/8" = 1'-0"

KAPLAN THOMPSON  
ARCHITECTS  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX: 842-2828

PROJECT: HOME ADDITION  
CHAD + DEBRA FLYNN  
47 RUNNELS ST.  
PORTLAND, ME

DRAWING: BUILDING & WALL SECTIONS

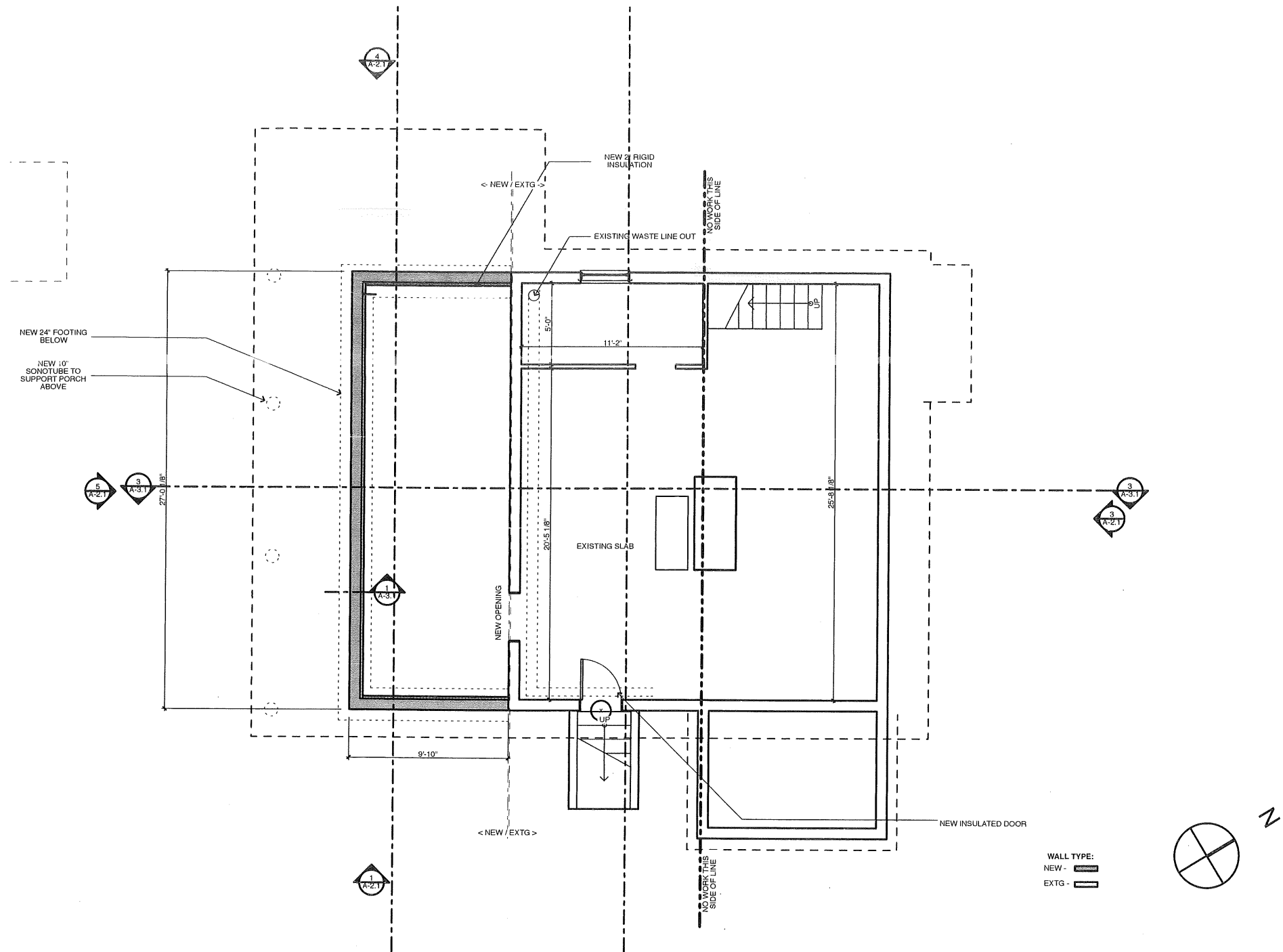
SCALE: 1/8" = 1'-0"

DATE: Aug. 28, 2007

DRAWN BY: MRW

REVISED:

A-3.1



**1** Basement  
 SCALE: 1/8" = 1'-0"



**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX:842-2828

PROJECT: HOME ADDITION  
**CHAD + DEBRA FLYNN**  
 47 RUNNELLS ST.  
 PORTLAND, ME

DRAWING: BASEMENT PLAN

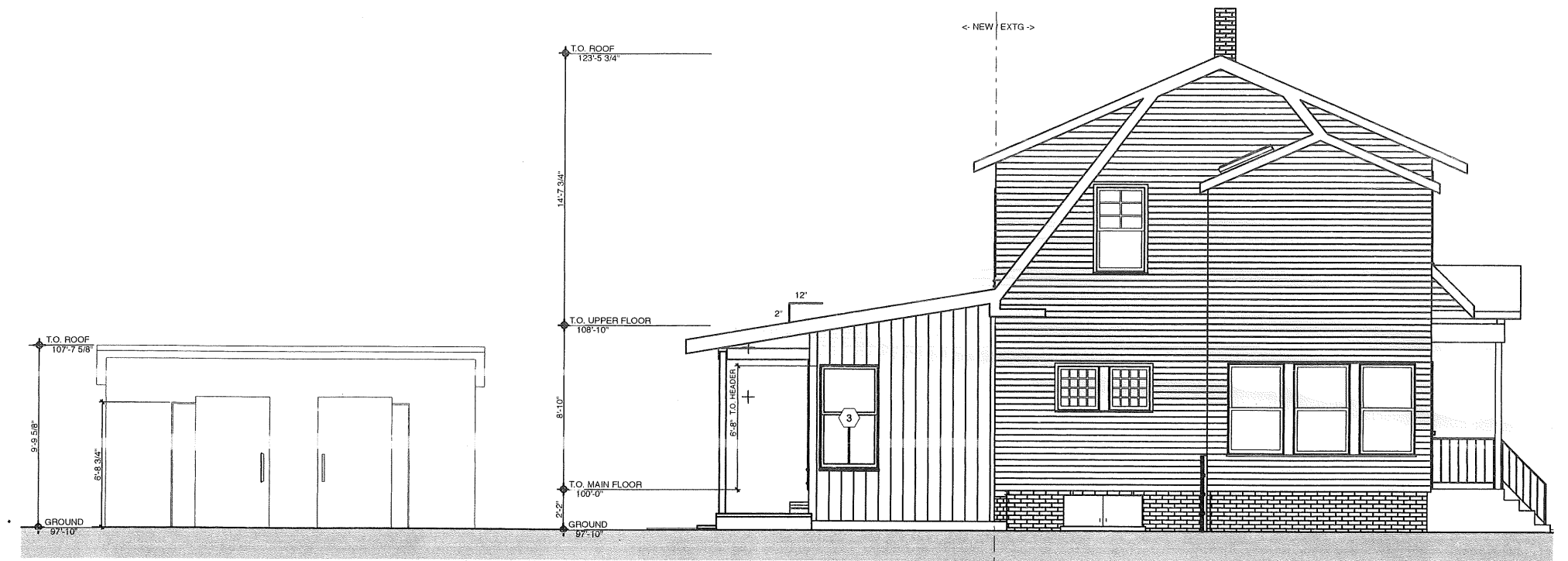
SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

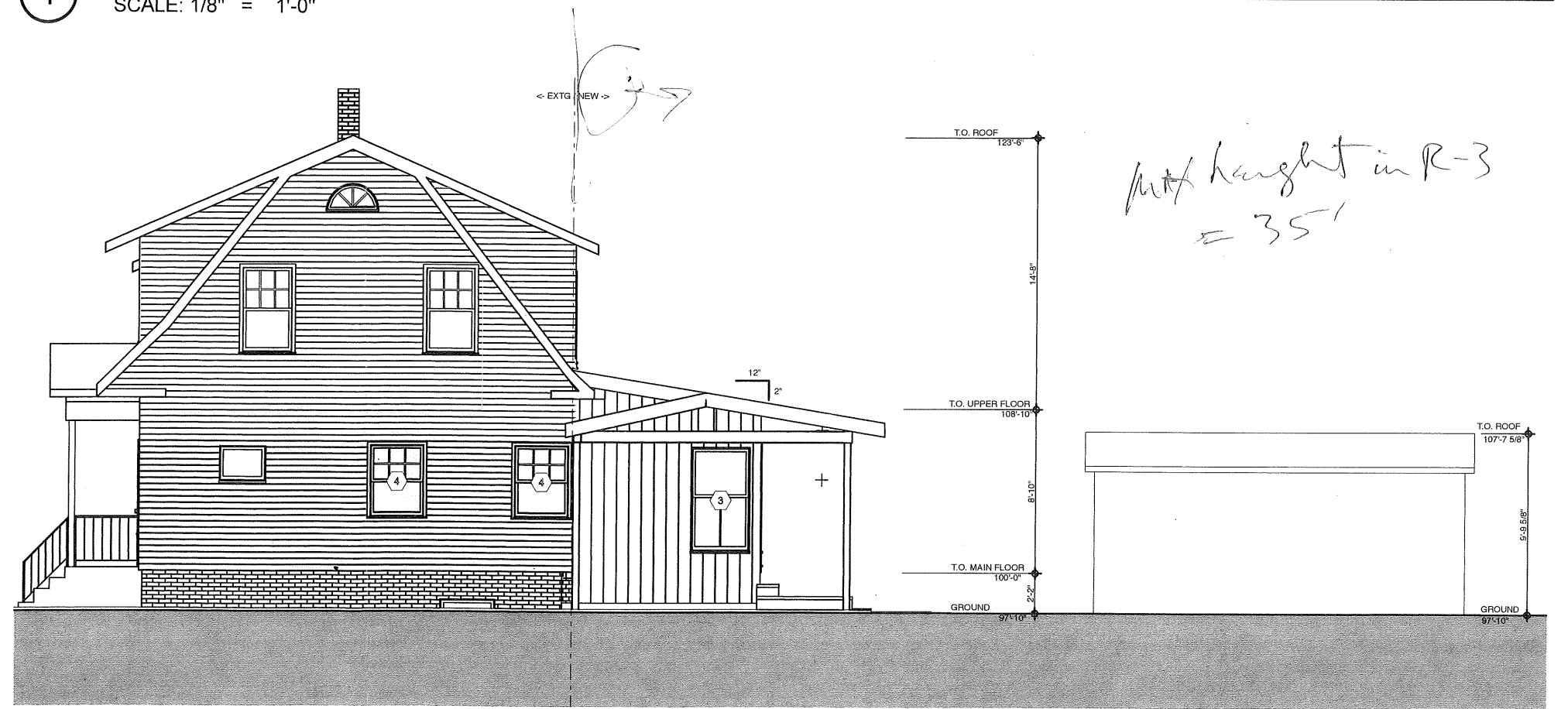
DATE: AUG. 28, 2007

REVISED:

**A-1.2**



1 East Elevation  
SCALE: 1/8" = 1'-0"



2 West Elevation  
SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON  
ARCHITECTS  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX: 842-2828

PROJECT:  
**RENOVATION**  
FLYNN  
47 RUNNELLS ST.  
PORTLAND, ME

DRAWING: E. + W. ELEVATION

SCALE: 1/8" = 1'-0"

DATE: AUG. 28, 2007

DRAWN BY: MRW

REVISED:

A-2.2





2 North Elevation  
SCALE: 1/8" = 1'-0"



1 South Elevation  
SCALE: 1/8" = 1'-0"

↓ ↓ ↓ ↓ ↓  
**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX: 842-2828

**PROJECT:**  
**RENOVATION**  
 FLYNN  
 47 RUNNELLS ST.  
 PORTLAND, ME

**DRAWING:** N. + S. ELEVATION

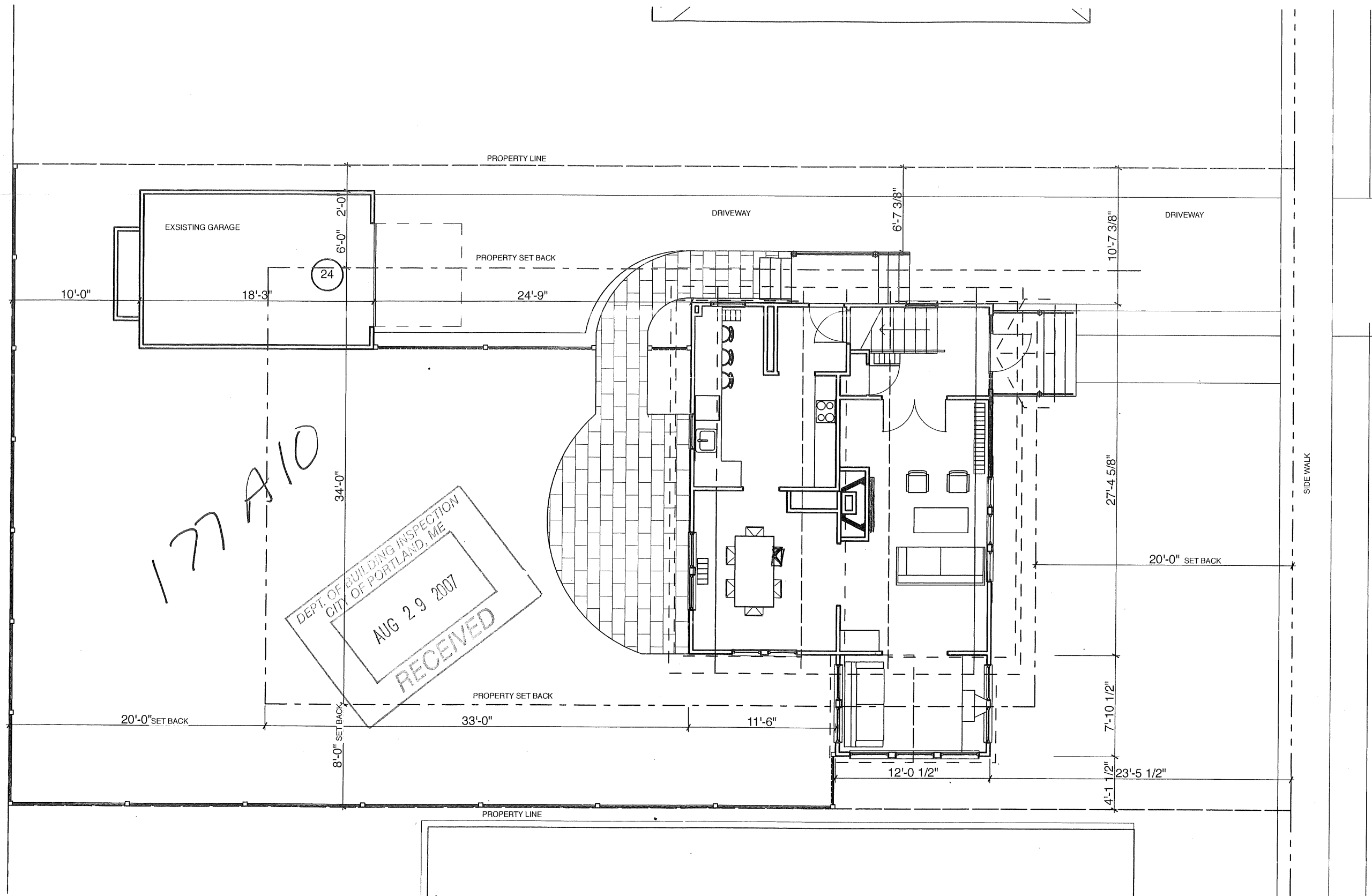
**SCALE:** 1/8" = 1'-0"

**DRAWN BY:** MRW

**DATE:** AUG. 28, 2007

**REVISED:**

**A-2.1**



1

Existing Main Floor

SCALE: 1/8" = 1'-0"

**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX:842-2828

PROJECT: HOME ADDITION  
**CHAD + DEBRA FLYNN**  
 47 RUNNELLS ST.  
 PORTLAND, ME

DRAWING: EXISTING MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

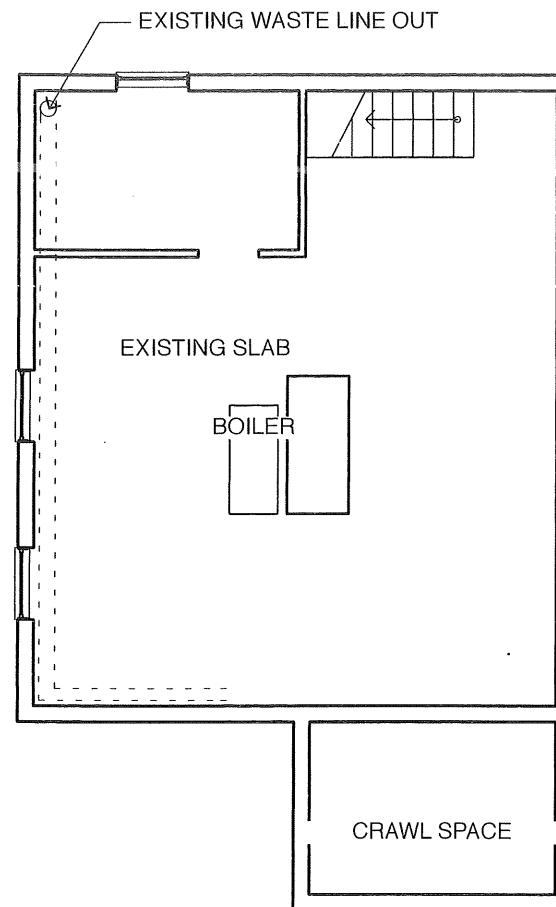
DRAWN BY: MRW

DATE: Aug. 28, 2007

REVISED:

**EX-1.1**

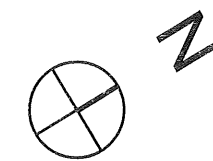




1

Existing Basement Plan

SCALE: 1/8" = 1'-0"



KAPLAN THOMPSON  
ARCHITECTS  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX:842-2828

PROJECT: HOME ADDITION  
CHAD + DEBRA FLYNN  
47 RUNNELLS ST.  
PORTLAND, ME

DRAWING: EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

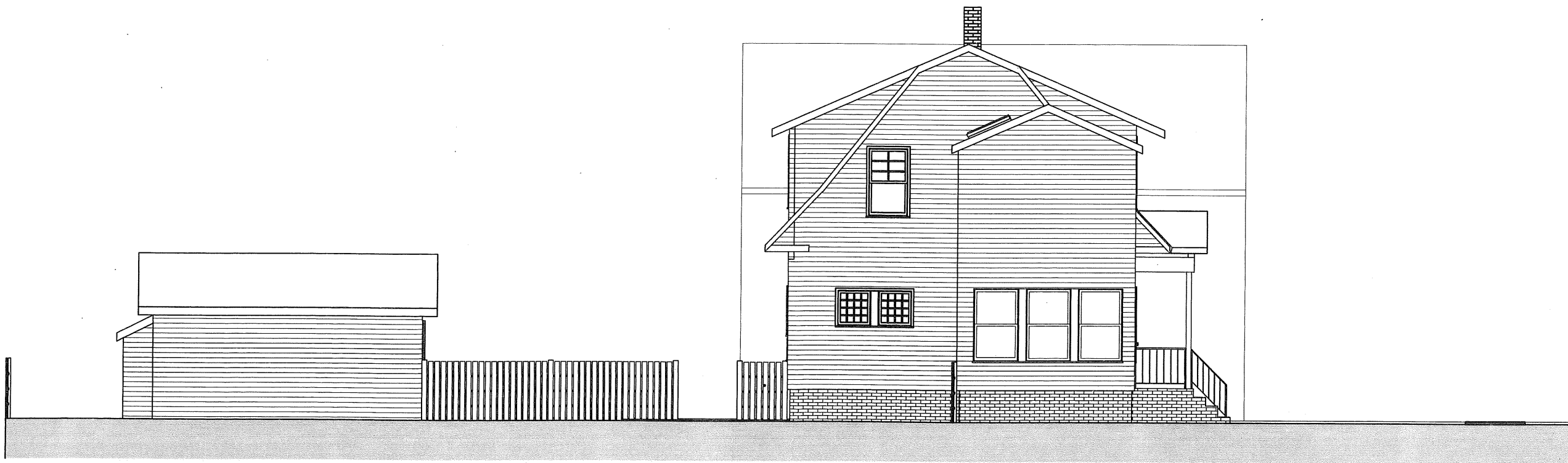
DATE: AUG. 28, 2007

REVISED:

EX-1.2



**1** North Elevation  
SCALE: 1/8" = 1'-0"



**2** South Elevation  
SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON  
ARCHITECTS  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX: 842-2828

PROJECT: HOME ADDITION  
**CHAD + DEBRA FLYNN**  
47 RUNNELLS ST.  
PORTLAND, ME

DRAWING: EXISTING E. & W. ELEVATION

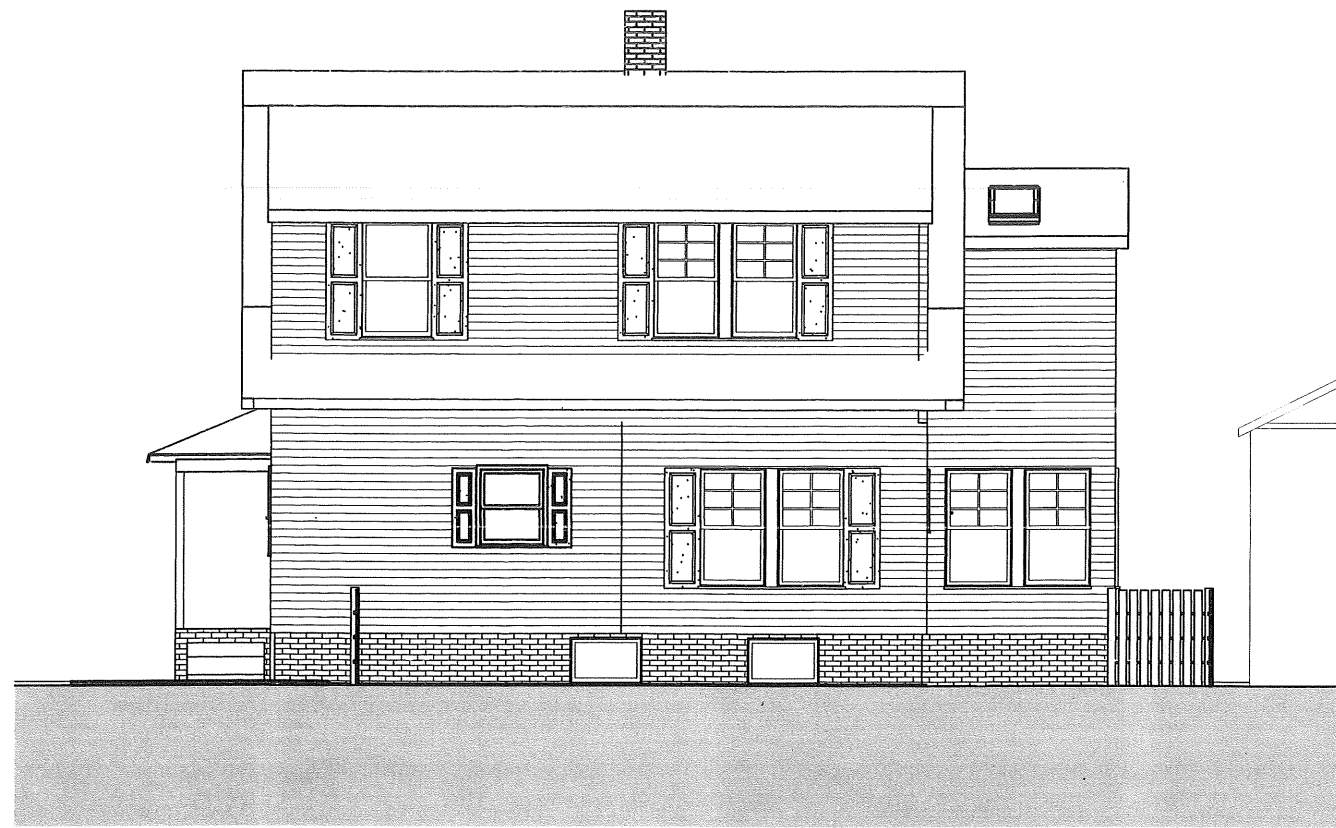
SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

DATE: AUG. 28, 2007

REVISED:

**EX-2.1**



**1** South Elevation  
SCALE: 1/8" = 1'-0"



**2** North Elevation  
SCALE: 1/8" = 1'-0"

  
**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX: 842-2828

PROJECT: HOME ADDITION  
**CHAD + DEBRA FLYNN**  
 47 RUNNELS ST.  
 PORTLAND, ME

DRAWING: EXISTING N. & S. ELEVATIONS

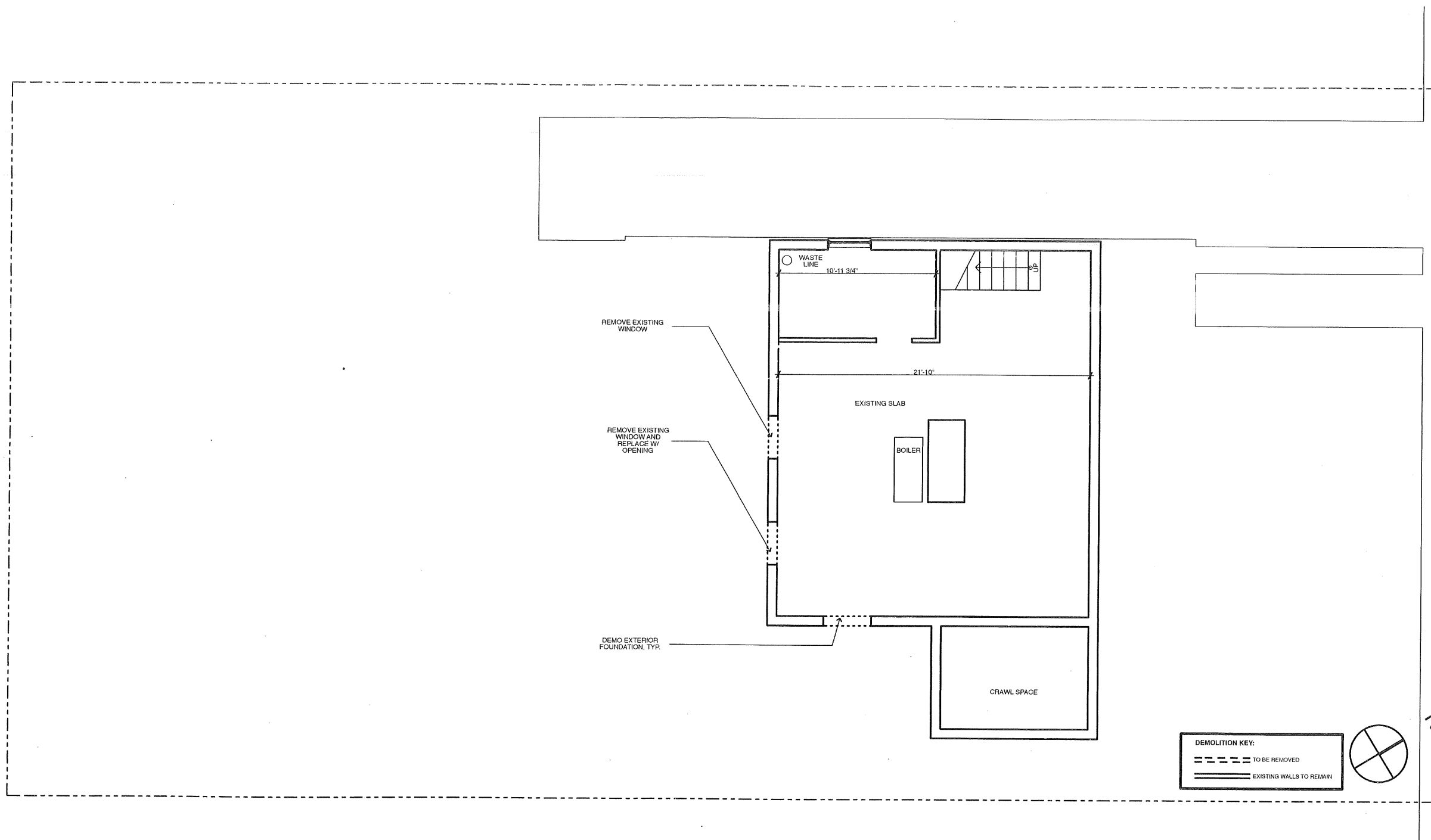
SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

DATE: AUG. 28, 2007

REVISED:

**EX-2.3**



1

# Basement Demo

SCALE: 1/8" = 1'-0"

**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX:842-2828

PROJECT:  
**RENOVATION**  
 FLYNN  
 47 RUNNELLS ST.  
 PORTLAND, ME

DRAWING: BASEMENT DEMO PLAN

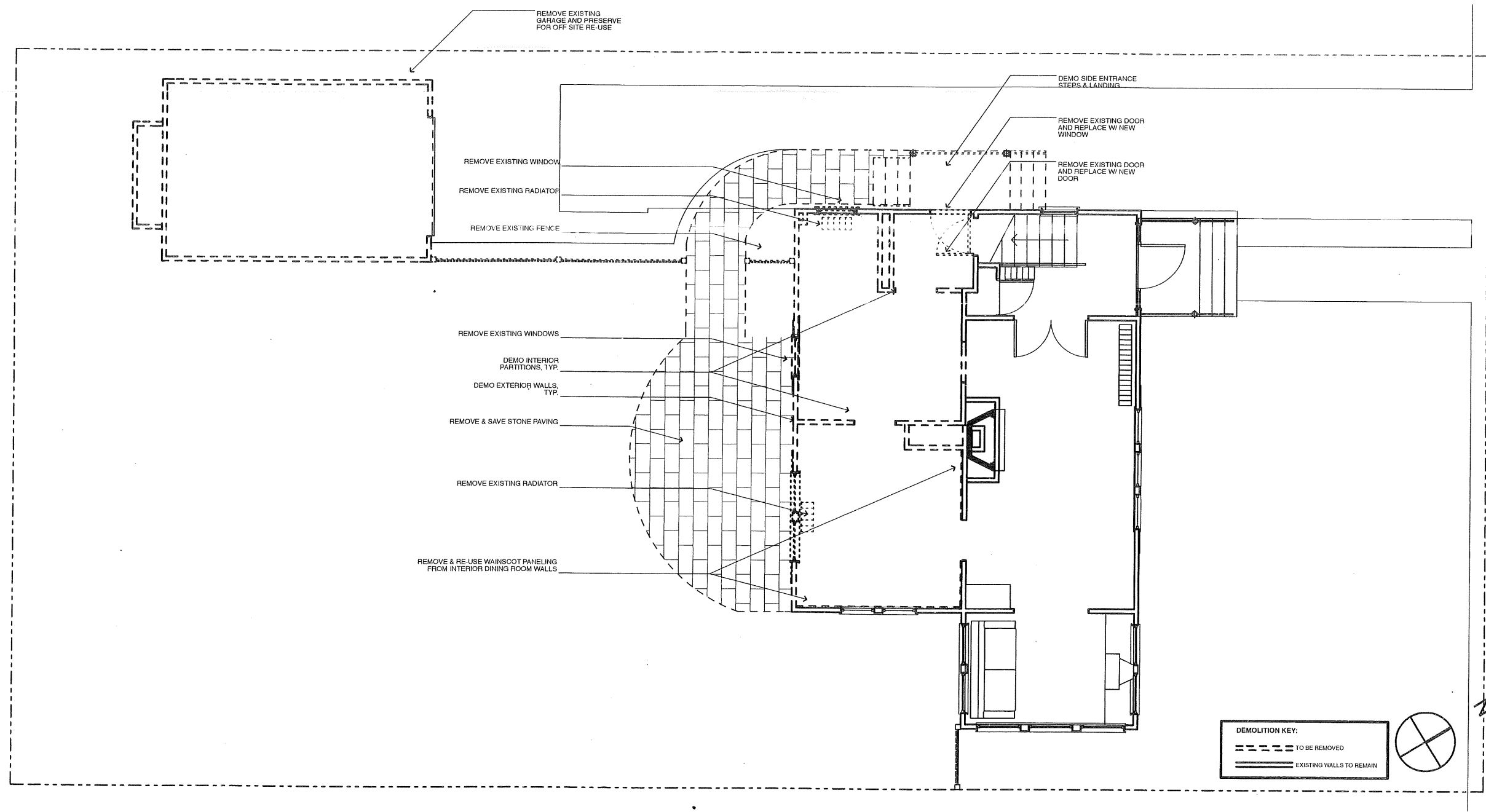
SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

DATE: AUG. 28, 2007

REVISED:

**D-1.1**



**1** Main Floor Demo  
 SCALE: 1/8" = 1'-0"

KAPLAN THOMPSON  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX:842-2828

PROJECT:  
**RENOVATION**  
 FLYNN  
 47 RUNNELLS ST.  
 PORTLAND, ME

DRAWING: MAIN FLOOR DEMO PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: MRW

DATE: Aug. 28, 2007

REVISED:

**D-1.2**