

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

Job No: 2011-02-418-SF	Date Applied: 2/14/2011	CBL: 180 - - D - 001 - 001 - - - - -	
Location of Construction: 83 MADELINE ST	Owner Name: JONATHAN G & MERMIN	Owner Address: 83 MADELINE ST PORTLAND, ME - MAINE 04103	Phone: 775-1971
Business Name:	Contractor Name: Holmes, David	Contractor Address: 467 Auburn ST PORTLAND, MAINE 04103	Phone: 415-6682
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building addition upward	Zone: R-3
Past Use: SINGLE FAMILY	Proposed Use: SAME: SINGLE FAMILY - Going upward above the front porch	Cost of Work: 28000.00 - Fee WAS \$ 300.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature:	Signature:
Proposed Project Description: 83 Madeline - upward expansion		Pedestrian Activities District (P.A.D.)	

WITHDRAW

Permit Taken By:	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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:

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHON
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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>83 Madelme St.</u>		
Total Square Footage of Proposed Structure/Area <u>208 sq. ft.</u>	Square Footage of Lot <u>5,400 sq. ft.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>180</u> Block# <u>D</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>John & Naomi Mermin</u> Address <u>83 Madelme St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>775-1971</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>28,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>300</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Adding 8'x26' 2nd floor (above existing 8'x26' 1st floor.)</u>		
Contractor's name: <u>David Holmes / Builder</u> Address: <u>467 Auburn St.</u> City, State & Zip: <u>Portland, ME 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>David Holmes</u> Telephone: <u>(207) 415-6682</u> Mailing address: <u>Same</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.

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: David Holmes Date: 2/14/11

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

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

Permit No: 04-1032	Issue Date:	CBL: 180 D001001
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Location of Construction: 83 Madeline St	Owner Name: Mermin Jonathan G &	Owner Address: 83 Madeline St <i>791-3220</i>	Phone: 775-1971
Business Name:	Contractor Name: David Holmes	Contractor Address: 467 Auburn St Portland	Phone: 2074156682
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>R-3</i>

Past Use: single family residence	Proposed Use: single family residence w/porch converted to office	Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 5
Proposed Project Description: single family residence w/porch closed in to become an office		FIRE DEPT: <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</i>	
		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: jodinea	Date Applied For: 07/23/2004	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK under 14-427</i> <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>8/6/04</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 Date: _____	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>8/6/04</i>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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>83 Madeline St. Portland</u>		
Total Square Footage of Proposed Structure <u>12' x 8' 96 sq. Ft</u>		Square Footage of Lot <u>106' x 50'</u>
Tax Assessor's Chart, Block & Lot Chart# <u>180</u> Block# <u>D</u> Lot# <u>001</u>	Owner: <u>Naomi & John Mermin</u>	Telephone: <u>775-1971</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Holmes 467 Auburn St. Pld</u> <u>415-6682</u>	Cost Of Work: \$ <u>10,000.00</u> Fee: \$ <u>111.00</u>
Current use: <u>Porch</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Close-in porch - to become an office</u>		
Project description: _____		
Contractor's name, address & telephone: <u>David Holmes / Builder 467 Auburn St</u> <u>Portland 415-6682</u>		
Who should we contact when the permit is ready: <u>Same</u>		
Mailing address: <u>Same</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>415-6682</u>		

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>David Holmes</u>	Date: <u>7/22/04</u>
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**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**

Required yard a distance of not more than two (2) feet.
(Code 1968, § 602.19.D; Ord. No. 78-03/04, 10-20-03)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height unless said fence is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard, subject to the provisions of section 14-434.

(Code 1968, § 602.19.E; Ord. No. 247-97, 4-9-97)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, an encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples,

David Holmes / Builder
415-6682



Existing porch to be closed-in
to become 8'x8' study.
New footings & first wall
scheme w/ projecting entry porch

WHIPPLE
CALLENDER
ARCHITECTS

2
A1

SOUTH ELEVATION

1/4" = 1' = 0"

EVISYATIONS

4/12/04

551 CONGRESS
STREET
PORTLAND
ME 04101
773-2266

John & Naomi Mermir 83 Madeline St. Portland

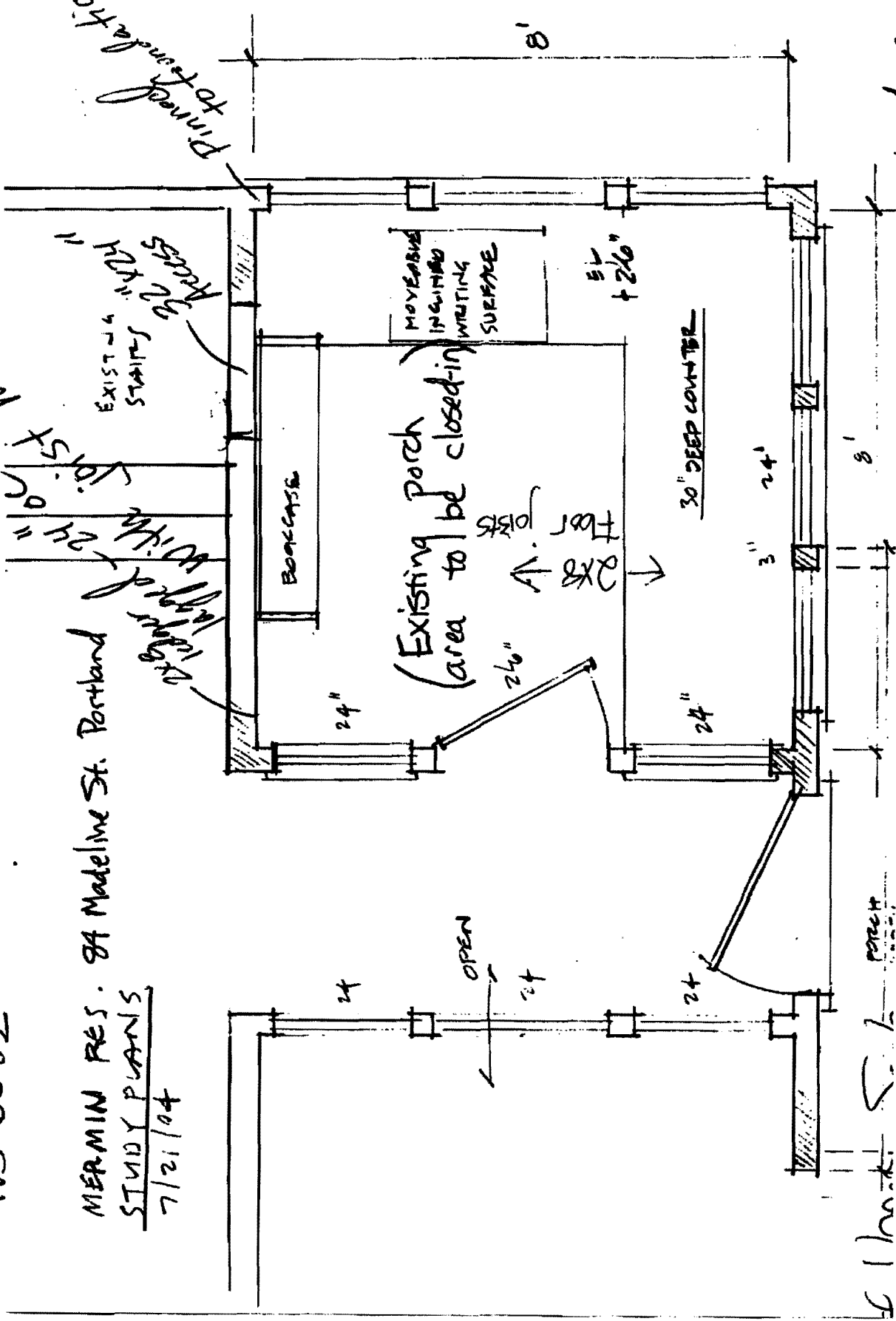
Contact: David Holmes/Builder
415-6682

MERMIN RES. 84 Madeline St. Portland
STUDY PLANS
7/21/04

5/8" x 1/2" Joist hangers.

EXISTING STAIRS
11" x 24" Access

2x8 floor joists
2x4" with 2x4" joist hangers



11 inch S L post

2x6 Construction - 2-2x6 headers
R-19 Ins.

Pinch to finish door

(Existing porch area to be closed-in)

MOVING INCLINING WRITING SURFACE

OPEN

30" DEEP COUNTER

3"

24"

8"

8'

2x6"

2x8 floor joists

2x8

2x4

24"

24"

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611F

REGA
MAY 14 1946
QUIRBY CO. MASS

John H. E.

83 Madeline St - File Notes

1. The plot plan is not accurate – it shows setbacks to apparently the curb line. All required setbacks are to the property lines.

2. I am not sure that the new front entry porch with a roof is really only 3'x4'. I want a more detailed plan showing how the new entry porch is now extending into the required front setback.

3. The property is located in an R-3 Zone where the minimum area per dwelling unit is 6,500 sq ft. The Assessor's records show this lot to be 5,366 sq ft in size (both lots 1 & 21). The plot plan shows that the setbacks are legally nonconforming. Therefore section 14- 436(a) is applied. – That section of the ordinance states that the allowed additional floor area SHALL be created in the UPPERMOST floor.... This addition is not being located in the uppermost floor. I will be writing a letter to the owner.

4. Therefore this permit is on hold at this time until and if the applicant can come into compliance with zoning.

2/28/11 – I have been speaking with the owner Naomi Mermin about my letter and her options for an appeal of 14-436(a) – she decided not to pursue this permit and not appeal (she doesn't think she can meet the criteria) – She is withdrawing her permit. I did mention that if the contractor brought in his original receipt, we could issue a refund for most of the fee. Only zoning time was done on this application. It never moved on to building for a review. MES



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

*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 15, 2011

David Holmes
467 Auburn Street
Portland, ME 04103

John & Naomi Mermin
83 Madeline Street
Portland, ME 04103

RE: 83 Madeline Street – R-3 Zone – 180-D-001 & 021

Dear Mr. Holmes,

I am in receipt of your letter concerning an upward expansion for the building located at 83 Madeline Street. I cannot approve the application request as submitted because the proposal does not meet the requirements of the R-3 Zone in which this property is located.

First of all the submitted plot plan is not accurately showing setbacks. Portland's required setbacks are always measured to property lines, not apparent curb lines. Your submitted plot plan should be revised to show the correct setbacks. The submitted plot plan is not to scale. The submitted plans should be scalable. It is difficult for me to know the size of the new front entryway and how it is meeting the setbacks and requirements.

This lot is legally nonconforming for land area. The minimum area per dwelling unit in the R-3 zone is 6,500 square feet. The Assessor's records show the size of the lot to be 5,366 square feet. Because the lot does not have the required area per dwelling unit, nor the current required setbacks, an upward expansion on the existing footprint is limited by the Land Use Zoning Ordinance. Section 14-436 states: "For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988: The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint. The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible".

Your proposal is not meeting the requirement to create additional floor area in the uppermost floor. The new area is at a lower level above a front porch. The existing roof configuration of the front porch is being altered and not meeting another criteria of the ordinance.

Your application is on hold until you can submit drawings that can meeting the requirements of the Land Use Zoning Ordinance.

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Marge Schmuckal
Zoning Administrator

PORTLAND, ME 04101
207-233.1251

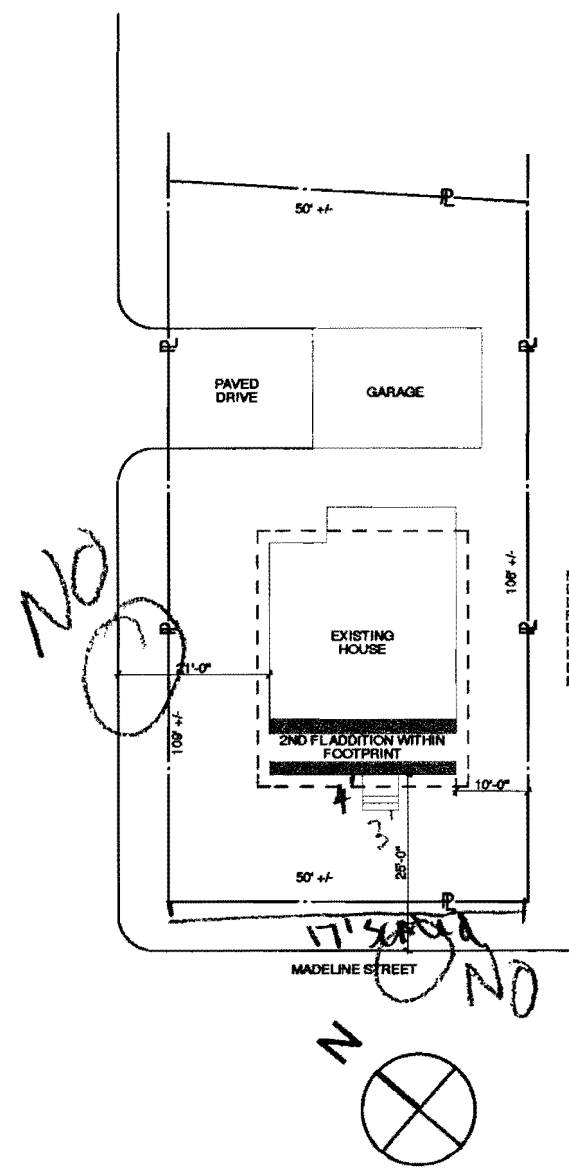
April 2004 - April - Joe Delany -
→ August possible 2 Story
1946 Pk in Black & White

Redwood

Project: ADDITION
NAOMI & DAVID MERRIN
83 MADELINE STREET
PORTLAND, ME

Drawings: LOT PLAN
Scale: DRAWN BY: LML
DATE: JANUARY 2011 REVISED:

Building Permit Set
C-1.1



NOTE: DRAWING DERIVED FROM DEED DESCRIPTION IN MORTGAGE INSPECTION DEED 9789 PAGE 118

All measurements are from property lines not curbline

1 Lot Plan
SCALE 1/16" = 1'-0"

Does NOT meet 14-436(2)

Job Summary Report
Job ID: 2011-02-418-SF

Report generated on Feb 15, 2011 8:37:53 AM

Job Type:	Single Family	Job Description:	83 Madeline	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	655	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	28,000	Square Footage:			
Related Parties:		JONATHAN G MERMIN		<i>Property Owner</i>	
		Holmes Builder - David Holmes		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 25460

Location Details									
Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude	
A05600	180 D 001 001						-70.301073	43.676063	S.F.
<i>4, 180-D-21 M</i>									
Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)					
1				83 MADELINE STREET WEST					
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code	
SINGLE FAMILY		NOT APPLICABLE	R-3				DISTRICT 7	DEERING-ROSEMONT	
Structure Details									
Structure: single family home									
Occupancy Type Code:									
Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address					
Single Family	0			83 MADELINE STREET WEST					
Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value			

Permit #: 20111266

Permit Data

5366*

1. The plot plan is not accurate – it shows setbacks to apparently the curb line. All required setbacks are to the property lines. *ε, NOT TO SCALE – HAS BEEN REDUCED*
2. I am not sure that the new front entry porch with a roof is really only 3'x4'. I want a more detailed plan showing how the new entry porch is now extending into the required front setback. *- NOT TO SCALE*
3. The property is located in an R-3 Zone where the minimum area per dwelling unit is 6,500 sq ft. The Assessor's records show this lot to be 5,366 sq ft in size (both lots 1 & 21). The plot plan shows that the setbacks are legally nonconforming. Therefore section 14- 436(a) is applied. – That section of the ordinance states that the allowed additional floor area SHALL be created in the UPPERMOST floor.... This addition is not being located in the uppermost floor. I will be writing a letter to the owner. *ε CONTRACTOR*
4. Therefore this permit is on hold at this time until and if the applicant can come into compliance with zoning.

<i>Standard Percolation Test Rate of Percolation (minutes)</i>	<i>Lot Area Required (square feet)</i>
2	7,800
3	8,400
4	8,800
5	9,100
10	10,500
15....	11,800
30	13,800
45	15,500

(Code 1968, § 602.19.N)

Sec. 14-436. Building extensions.

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

(a) *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988:* The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint.

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback: The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.*

~~Building expansions under this section may occur only once during the lifetime of an existing structure.~~

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

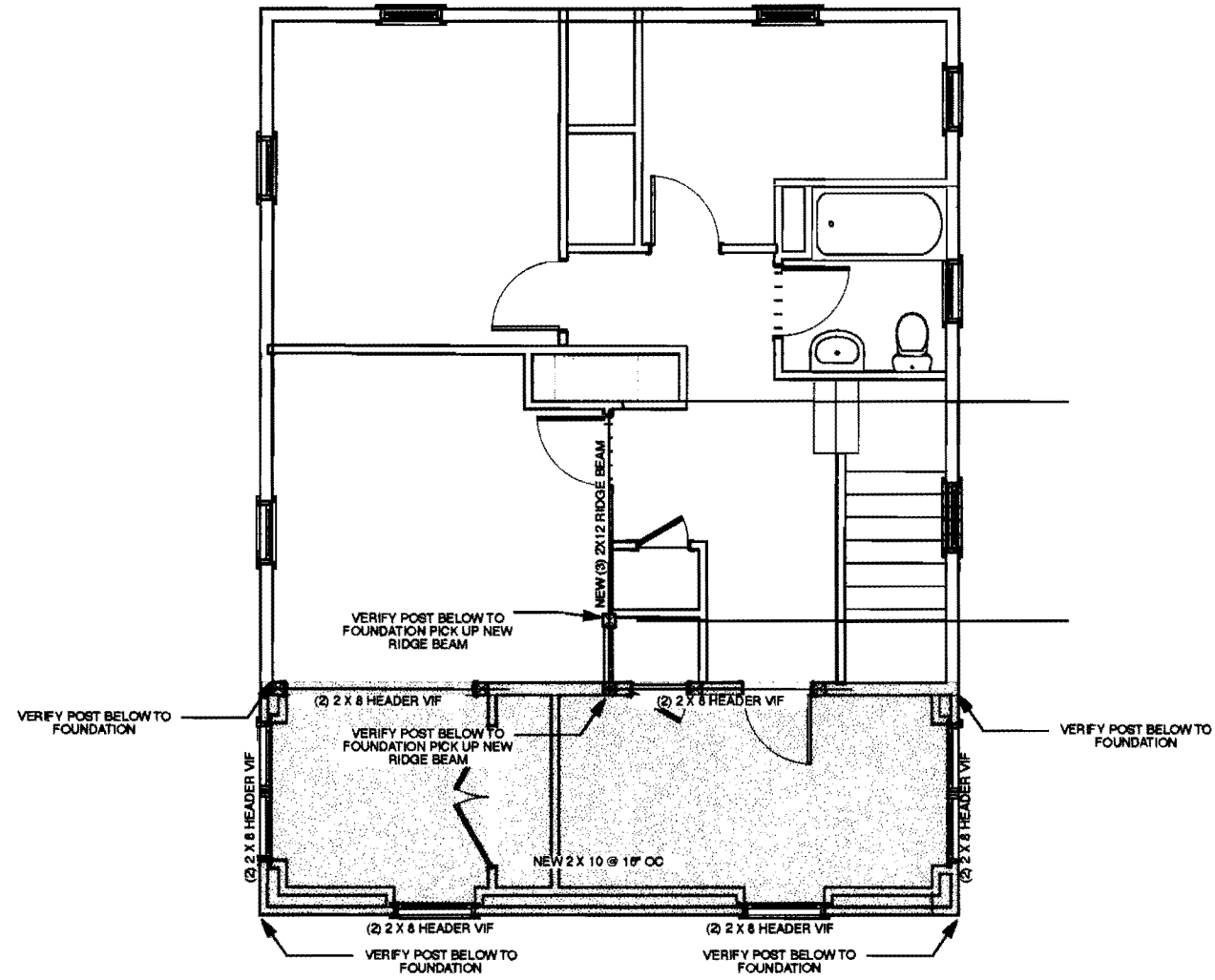
*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her



1 Upper Floor

SCALE: 1/4" = 1'-0"

PORTLAND, ME 04101
207-233.1251

PROJECT:

ADDITION
NAOMI & DAVID MERMIN
83 MADLINE STREET
PORTLAND, ME

DRAWING: LAYOUT

Building Permit Set

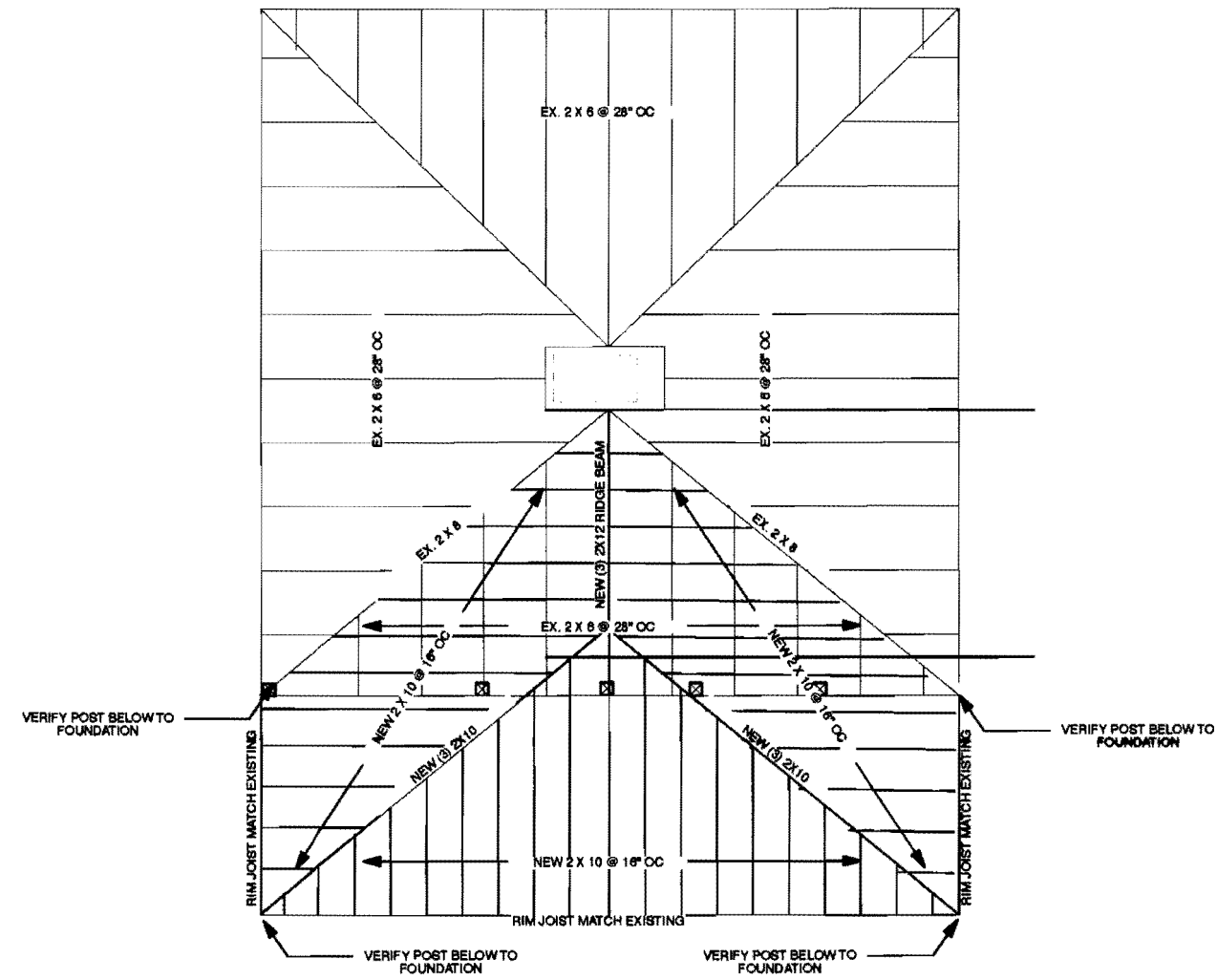
SCALE:

DRAWN BY: LML

DATE: JANUARY 2011

REVISED:

S-L.O.S-1.2

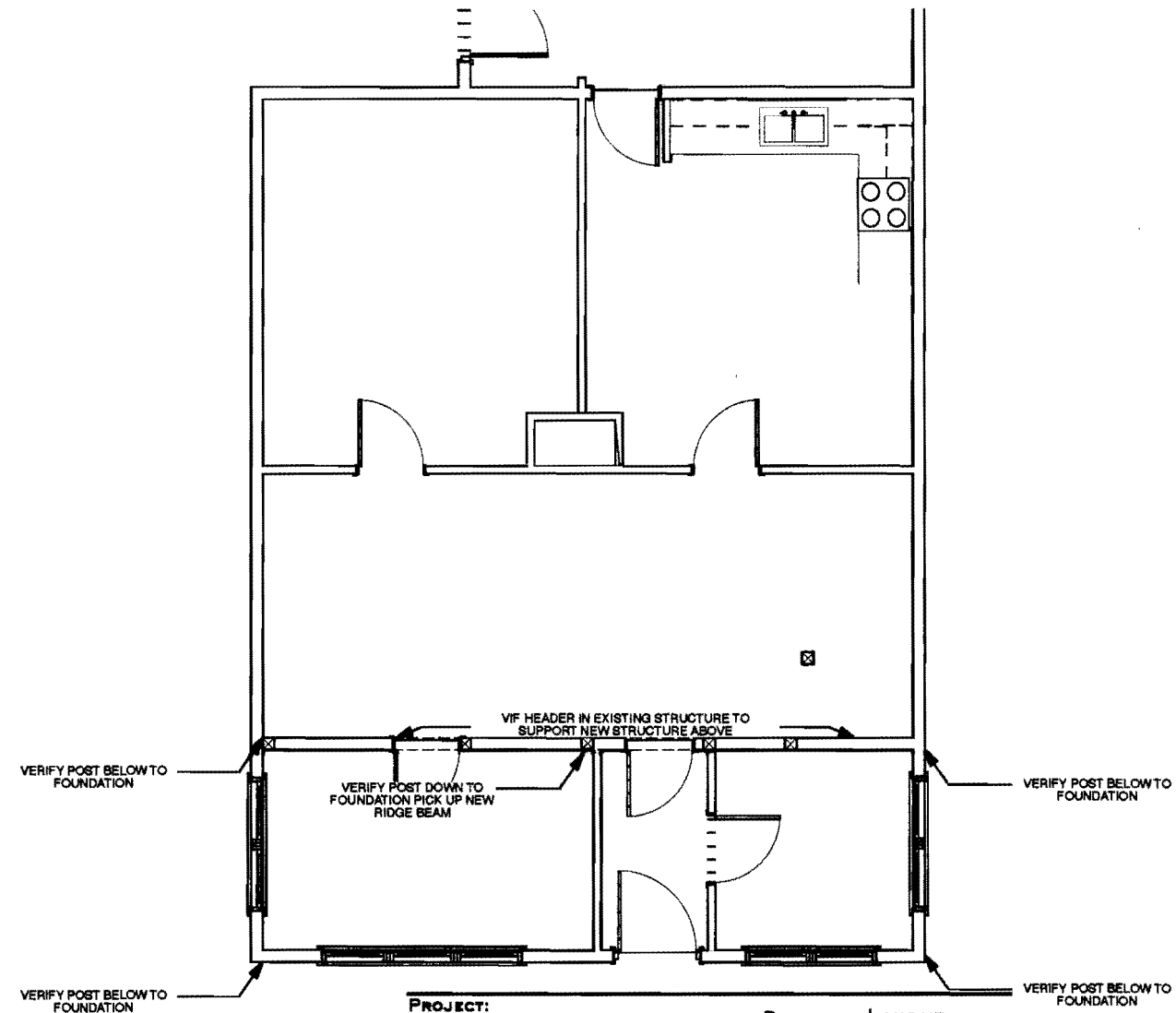


1 Top Plate (Main Roof)

PORTLAND SCALE: 1/4" = 1'-0"
907-233.1251

PROJECT:
ADDITION
 NAOMI & DAVID MERMIN
 63 MADRIENE STREET
 PORTLAND, ME

DRAWING: LAYOUT Building Permit Set
SCALE: DRAWN BY: LML
DATE: JANUARY 2011 **REVISED:** S-I.OS-1.1



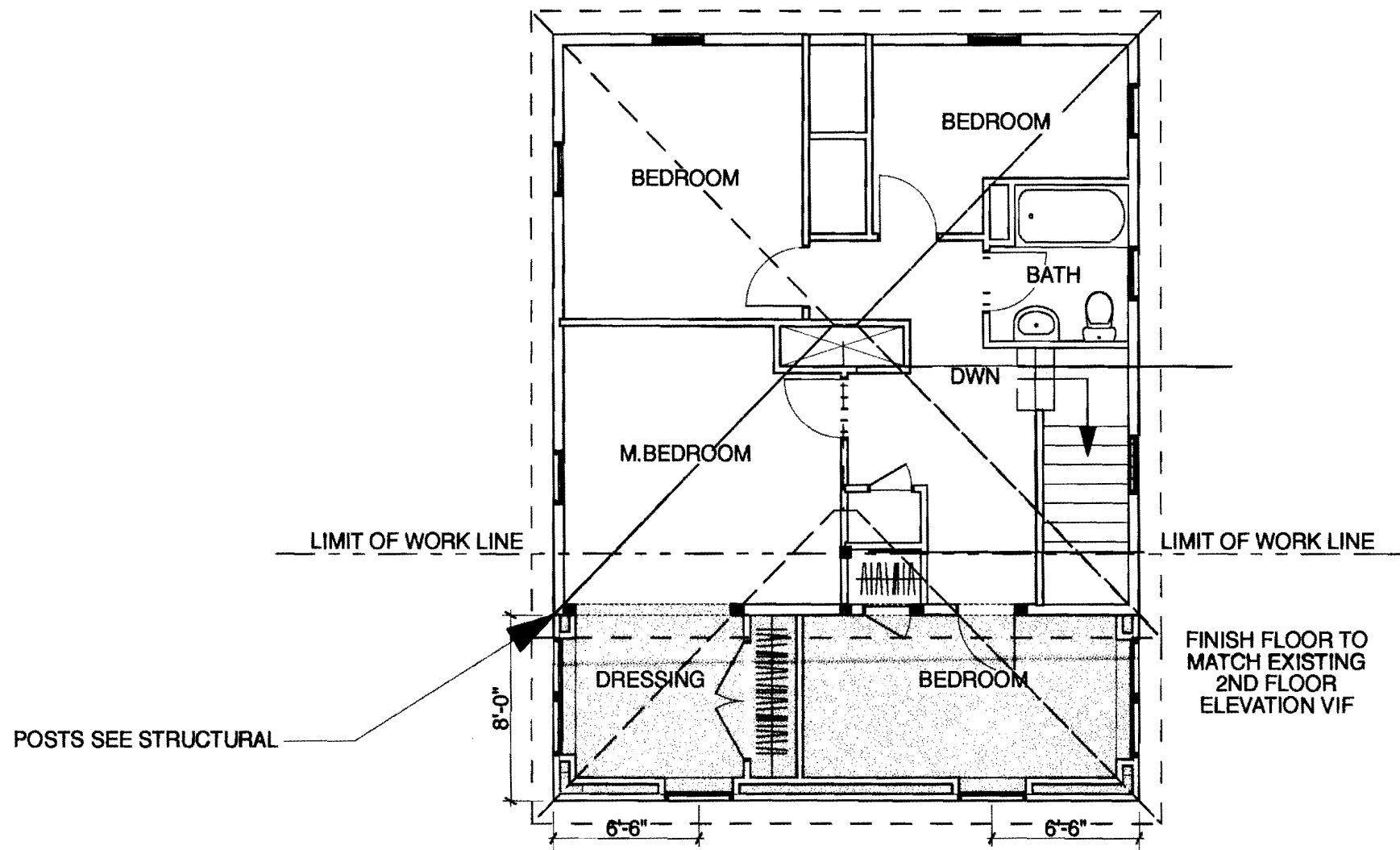
1
Main Floor
 SCALE: 1/4" = 1'-0"
 PORTLAND, ME 04101
 207-233.1251

PROJECT:
ADDITION
 NAOMI & DAVID MERMIN
 83 MADLINE STREET
 PORTLAND, ME

DRAWING: LAYOUT
SCALE:
DATE: JANUARY 2011
DRAWN BY: LML
REVISED:

Building Permit Set

S-LOS-1.3



1 Upper Floor
 PORTLAND, ME 04101 = 1'-0"
 207-233.1251

PROJECT:	26'-0"	Building Permit Set
ADDITION	DRAWING: UPPER FLOOR	
NAOMI & DAVID MERMIN	SCALE:	DRAWN BY: LML
83 MADELINE STREET	DATE: JANUARY 2011	REVISED:
PORTLAND, ME		

A-1.2

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	CBL	180 D001001
	Land Use Type	SINGLE FAMILY
	Property Location	83 MADELINE ST
Applications	Owner Information	MERMIN JONATHAN G & NAOMI S MERMIN JTS
Doing Business		83 MADELINE ST PORTLAND ME 04103
Maps	Book and Page	18255/107
Tax Relief	Legal Description	180-D-1-21 MADELINE ST 83 BEST ST 5366 SF
Tax Roll	Acres	0.123

Current Assessed Valuation:

browse city services a-z	TAX ACCT NO.	25460	OWNER OF RECORD AS OF APRIL 2010
	LAND VALUE	\$86,200.00	MERMIN JONATHAN G & NAOMI S MERMIN JTS
	BUILDING VALUE	\$115,300.00	83 MADELINE ST PORTLAND ME 04103
browse facts and links a-z	NET TAXABLE - REAL ESTATE	\$201,500.00	
	TAX AMOUNT	\$3,610.88	

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built	1910
Style/Structure Type	OLD STYLE
# Stories	2
Bedrooms	3
Full Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1558

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



Outbuildings/Yard Improvements:

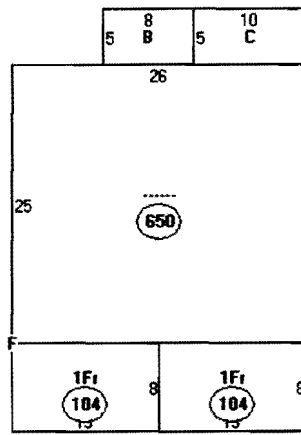
Card 1

Year Built	1990
Structure	GARAGE-WD/CB
Size	14X20
Units	1
Grade	C
Condition	A

Sales Information:

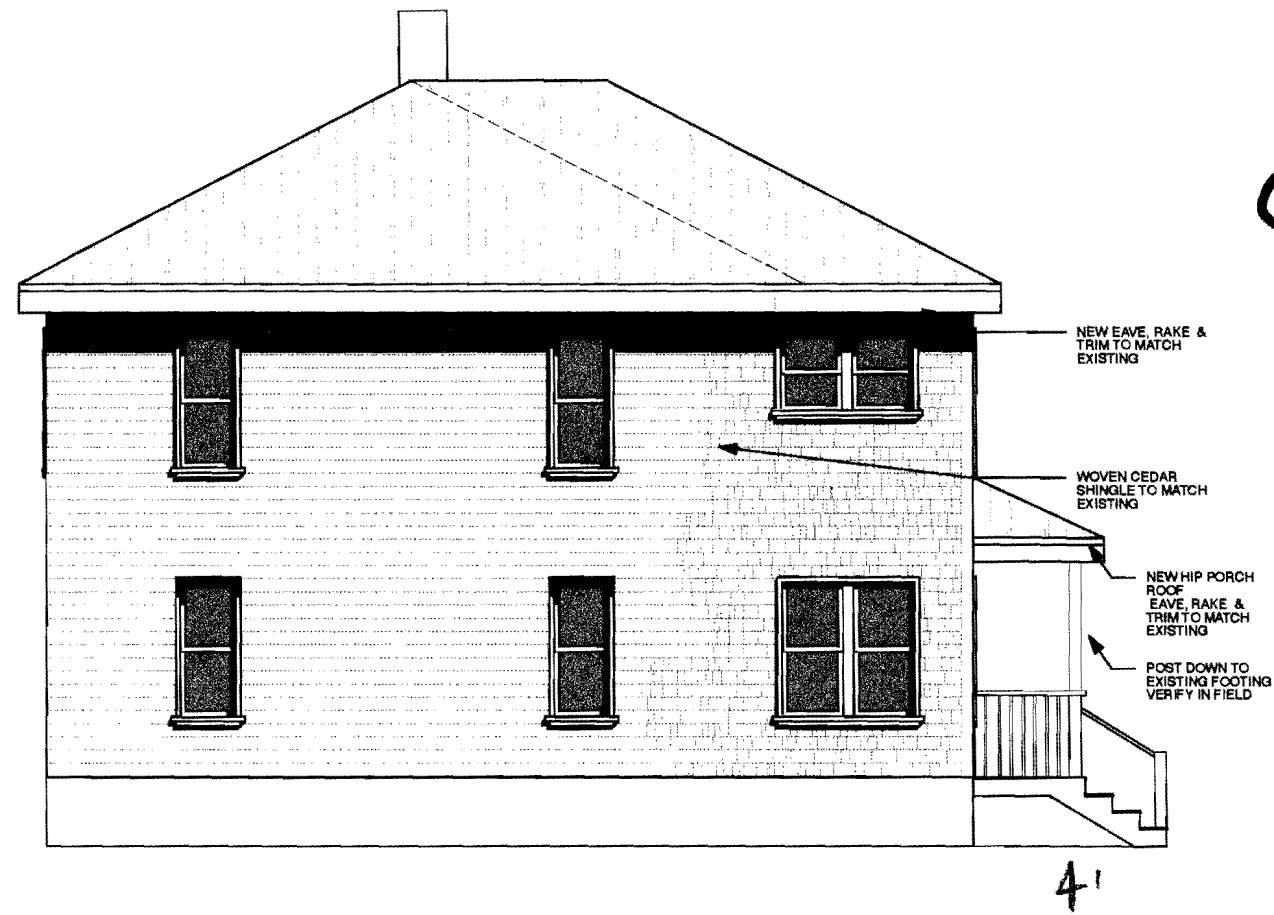
Sale Date	Type	Price	Book/Page
10/1/2002	LAND + BUILDING	\$168,000.00	18255/107
5/3/2000	LAND + BUILDING	\$124,000.00	15452/318
10/1/1996	LAND + BUILDING	\$87,275.00	12778/185

[New Search](#)



Descriptor/Area

- A: 650 sqft
- B: EP
40 sqft
- C: 1Fr
50 sqft
- D: 1Fr
104 sqft
- E: 1Fr
104 sqft
- F: RG1
280 sqft



1 West Elevation
SCALE: 1/4" = 1'-0"

PORTLAND, ME 04101
207-233.1251

PROJECT:
ADDITION
NAOMI & DAVID MERMIN
83 MADELINE STREET
PORTLAND, ME

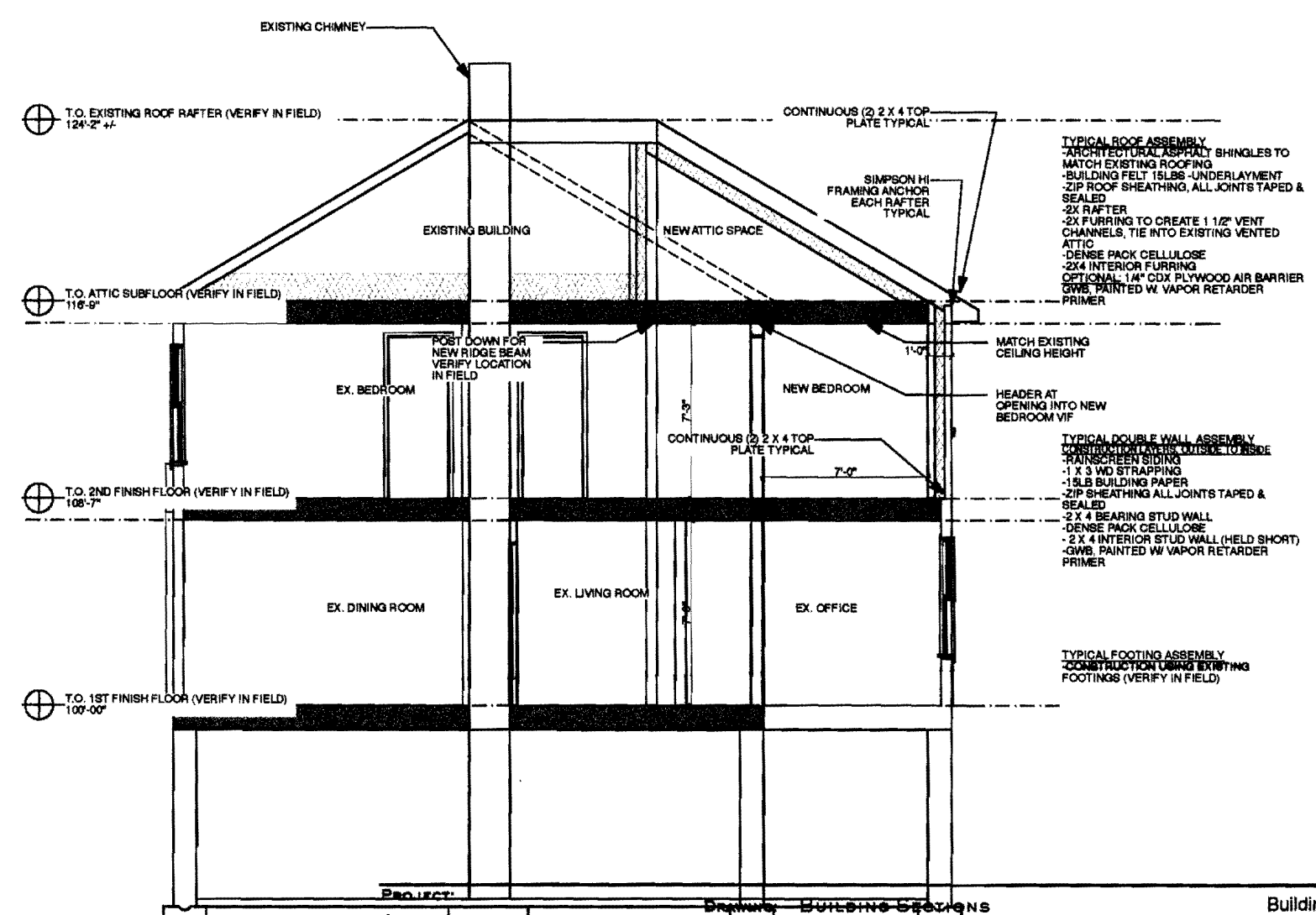
DRAWING: WEST ELEVATION

Building Permit Set

SCALE: _____ **DRAWN BY:** LML

DATE: JANUARY 2011 **REVISED:** _____

A-2.3



1
 PORTLAND, ME
 207-233-1251

North / South Section

PROJECT: **ADDITION**
 NAOMI & DAVID MERMIN
 83 MARINE STREET
 PORTLAND, ME

DRAWING: **BUILDING SECTIONS**

SCALE: _____ DRAWN BY: LML
 DATE: JANUARY 2011 REVISED: _____

Building Permit Set

A-3.1



2 East Elevation

SCALE: 1/4" = 1'-0"

PORTLAND, ME 04101
207-233.1251

PROJECT:
ADDITION
NAOMI & DAVID MERMIN
83 MADELINE STREET
PORTLAND, ME

DRAWING: EAST ELEVATIONS

Building Permit Set

SCALE: _____ DRAWN BY: LML

DATE: JANUARY 2011 REVISED: _____

A-2.2

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: 03-0937	Issue Date: AUG 05 2003	CBL: 180 D001001
-----------------------	-----------------------------------	---------------------

Location of Construction: 93 Madeline St	Owner Name: Mermin Jonathan G &	Owner Address: 93 Madeline St CITY OF PORTLAND	Phone: 207-775-1970
Business Name:	Contractor Name: Holmes, David	Contractor Address: 467 Auburn Street Portland	Phone: 2077979349
Lessor/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Current Use: single family	Proposed Use: single family - renovate kitchen & add windows and relocate door & stairs	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEU District: 3
Proposed Project Description: renovate kitchen & add windows & relocate door & stairs		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB EX-1A 99	

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: trm	Date Applied For: 08/05/2003	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Submission <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/5/03	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 Date:	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: 8/5/03	

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



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: 83 Madeline St.

Total Square Footage of Proposed Structure No change Square Footage of Lot

Tax Assessor's Chart, Block & Lot
Chart# 100 Block# D Lot# 1

Owner: Jonathan + Naomi Hermin Telephone: 775-1971

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:

Cost Of Work: \$ 15,000

Fee: \$ 150

Current Specific use: mudroom/kitchen

Proposed Specific use: mudroom/kitchen

Project description: Removing wall between party/mudroom + between kitchen/party + mudroom. Moving sink back to original location. adding windows to back wall. changing location of back door.

Contractor's name, address & telephone: David Holmes 797-9349 / Joe Delaney 775-2696 x101 ^{architect}

Who should we contact when the permit is ready: Naomi Hermin

Mailing address: 83 Madeline St
Portland, ME 04103

Phone: 775-1971
cell 240-3731

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: Naomi Hermin

Date: 7/30/03

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

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 9788 PAGE 118 COUNTY Cumberland
 PLAN BOOK -- PAGE -- LOT --

ADDRESS: 83 Madeline Street, Portland, Maine

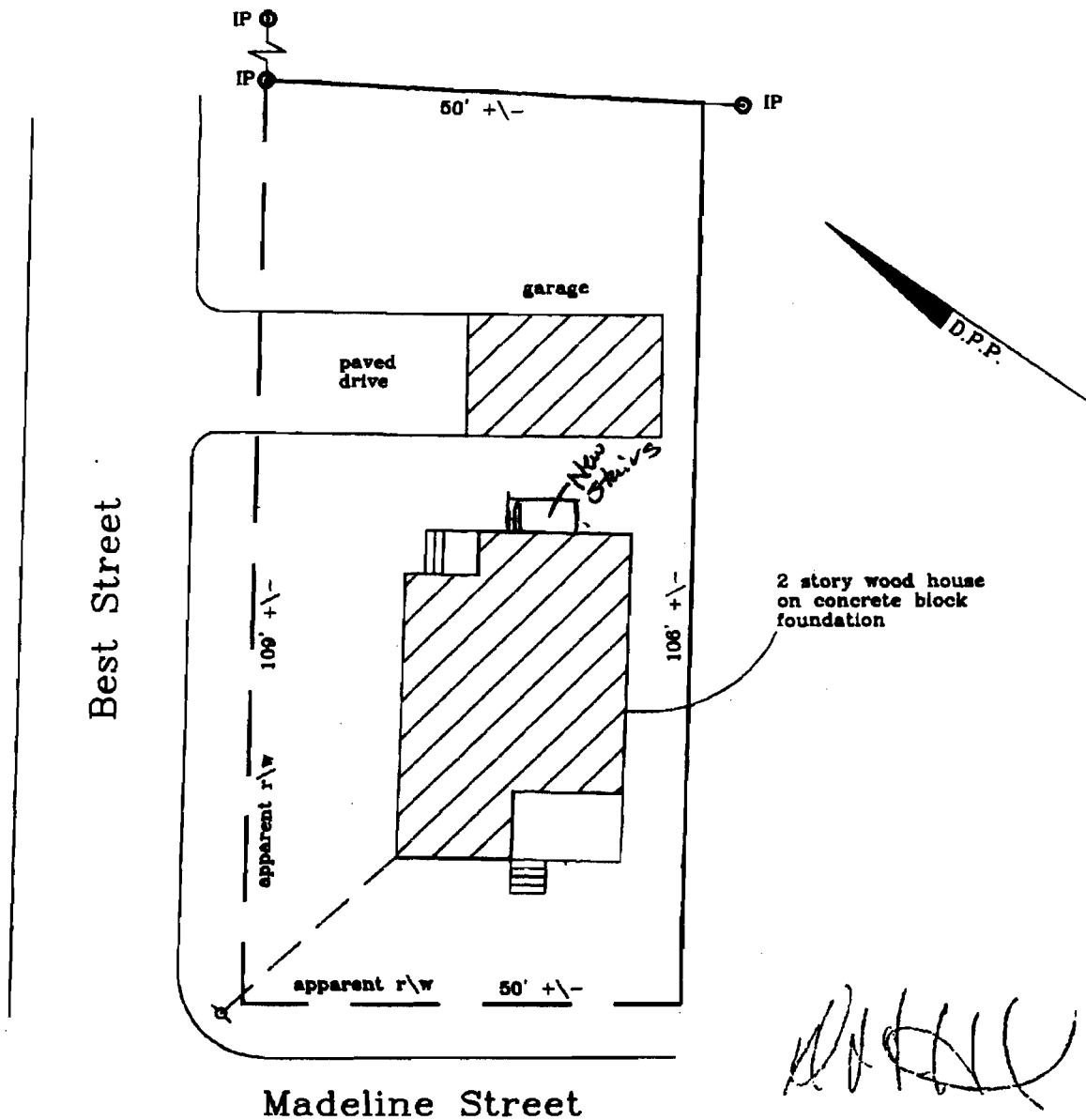
Job Number: 141-12-R

Inspection Date: 09-23-02

Scale: 1" = 20'

Buyers: Naomi S. & Jonathan G. Mermin

Seller: Virginia M. House



[Handwritten Signature]

I HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer, the lender and its title insurer.

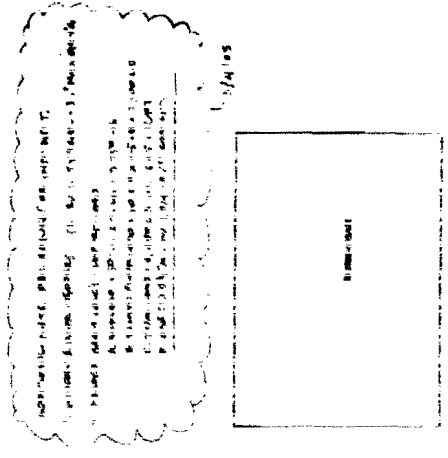
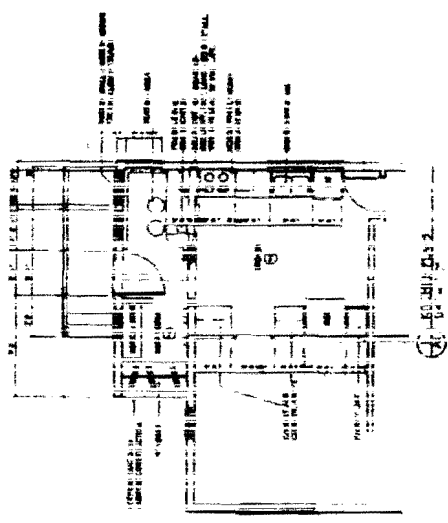
Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel # 230061-0007B:
 The dwelling does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

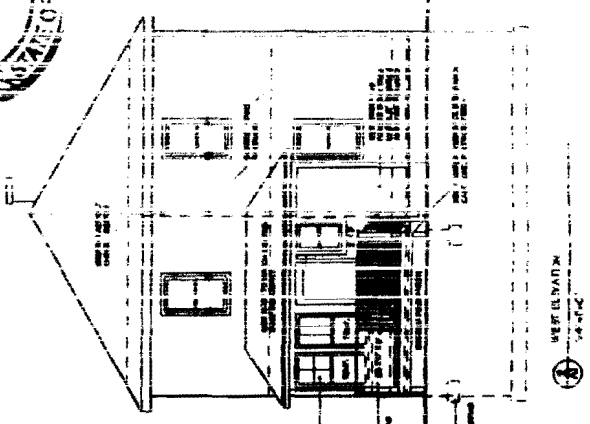
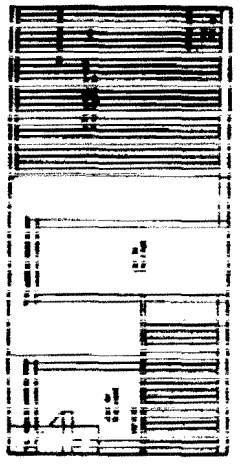
copyrighted 1994

Livingston - Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport - Maine 04048
 207-967-9781 phone/fax

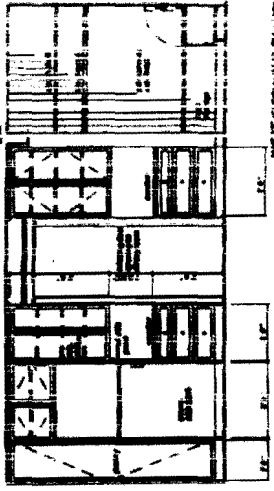
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



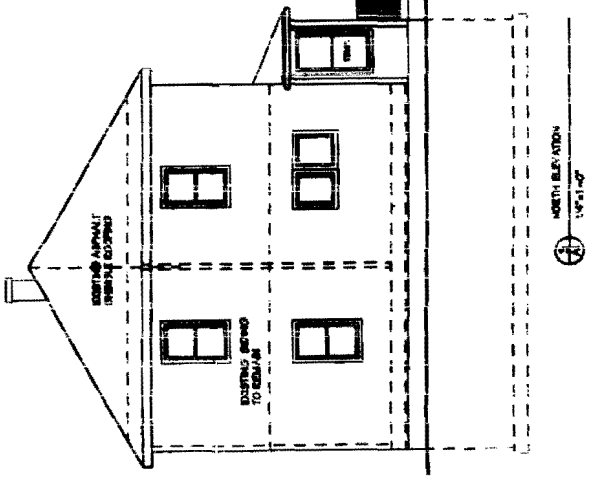
NORTH KITCHEN ELEVATION



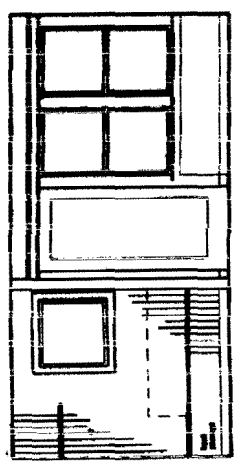
WEST ELEVATION



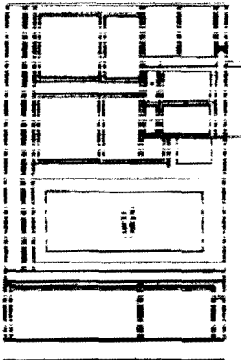
WEST KITCHEN ELEVATION



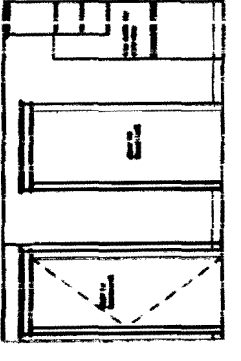
NORTH ELEVATION



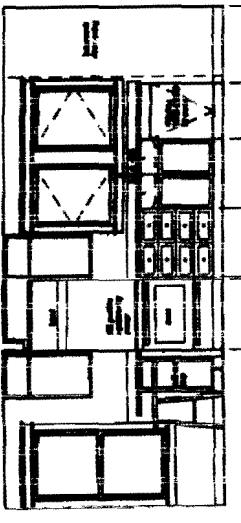
NORTH KITCHEN ELEVATION



SOUTH KITCHEN ELEVATION



EAST KITCHEN ELEVATION



EAST KITCHEN ELEVATION

