

PERMIT ISSUED **DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK** **CITY OF PORTLAND RECEIVED**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

FEB 18 2010

Permit Number: 991230

This is to certify that Davidson Benjamin D /self

Dept. of Building Inspections

has permission to Remodel existing kitchen, replace 3 windows, relocate floor and add 1/2 bath. City of Portland Maine

AT 80 Westminster Ave CB 181 B004001

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 lathed or otherwise altered-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

*Rene Bank* 2/19/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**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

  2/19/10    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  2/19/10    
Date

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

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

Permit No: 09-1434	Issue Date:	CBL: 181 B004001
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Location of Construction: 80 Westminster Ave	Owner Name: Donaldson Benjamin D	Owner Address: 80 Westminster Ave	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / remodel existing kitchen, replace 3 windows, <del>relocate</del> <sup>remove</sup> door and add to 1/2 bath.	Permit Fee: \$30.00	Cost of Work: \$350.00	CEO District: 5
Proposed Project Description: Remodel existing kitchen, replace 3 windows, <del>relocate</del> <sup>remove</sup> door and add to 1/2 bath. (part of kitchen)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 2/19/10	
		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: gg	Date Applied For: 12/18/2009	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: 1/6/10 AFM	<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 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: ABM
	<p><b>PERMIT ISSUED</b></p> <p><b>FEB 18 2010</b></p> <p>City of Portland</p>		

**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



# 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>80 Westminister Ave Portland ME 04103</u>			
Total Square Footage of Proposed Structure/Area <u>Remodel of Existing Structure</u>		Square Footage of Lot <u>4500</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant <b>*must be owner, Lessee or Buyer*</b> Name <u>Benjamin D. Donaldson</u>		Telephone: <u>653.1970</u>
<u>181</u> <u>B</u> <u>4</u>	Address <u>80 Westminister Ave</u> <u>XX</u>		<u>MA, 1</u>
City, State & Zip <u>Portland, ME 04103</u>			
Lessee/Deed (if Applicable) <b>RECEIVED</b>  DEC 18 2009  Dept. of Building Inspections City of Portland, Maine		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3300</u>  C of O Fee: \$ _____  Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Single Family</u>			
If vacant, what was the previous use? _____			
Proposed Specific use: <u>Single Family</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <u>Remodel existing kitchen. carve out a place to add 1/2 bath. <del>activate door from wall to wall</del>. Replace 3 windows w/ energy efficient windows.</u>			
Contractor's name: <u>Work done by owner except electrical &amp; plumbing (separate permits)</u>			
Address: _____			
City, State & Zip _____		Telephone: _____	
Who should we contact when the permit is ready: _____		Telephone: _____	
Mailing address: _____			

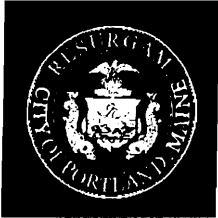
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Ben Donaldson      Date: 12/18/09

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



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

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

December 31, 2009

Benjamin Donaldson  
80 Westminster Avenue  
Portland, ME 04103

Re: 80 Westminster Avenue – 181 B004 – R-3 – request more information – Permit #09-1434

Dear Mr. Donaldson,

I am in receipt of your application to remodel the existing kitchen, create a half bath from part of the kitchen, relocate a door and replace three windows. At this point I cannot complete my review because I need more information.

I need to know if the relocated door is within the building or if it leads to the outside. I also need to know if the replacement windows will be the same size as the existing. Finally, you will need to provide more information about the bathroom that you are creating.

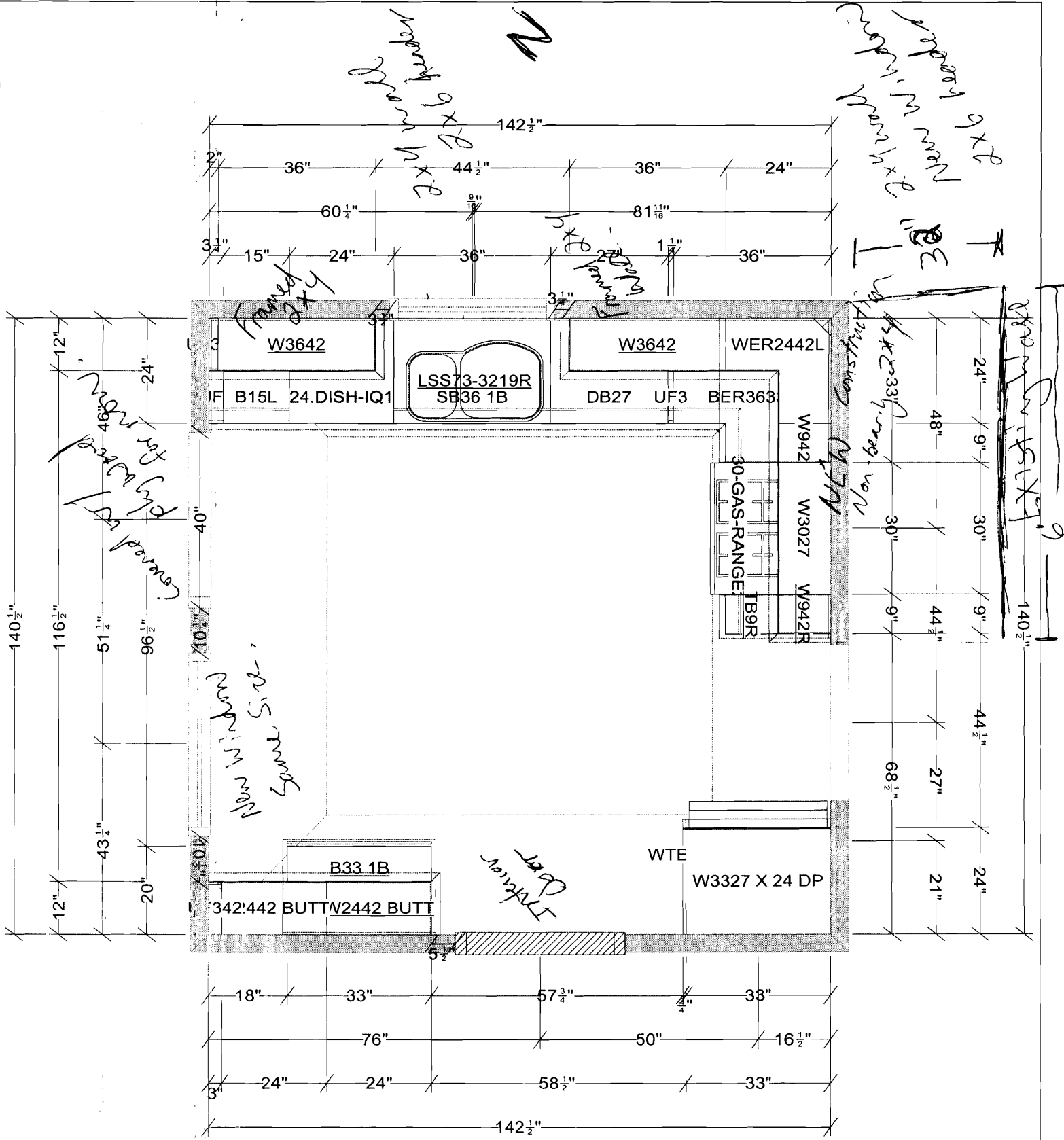
The permit is on hold until I receive the necessary information.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

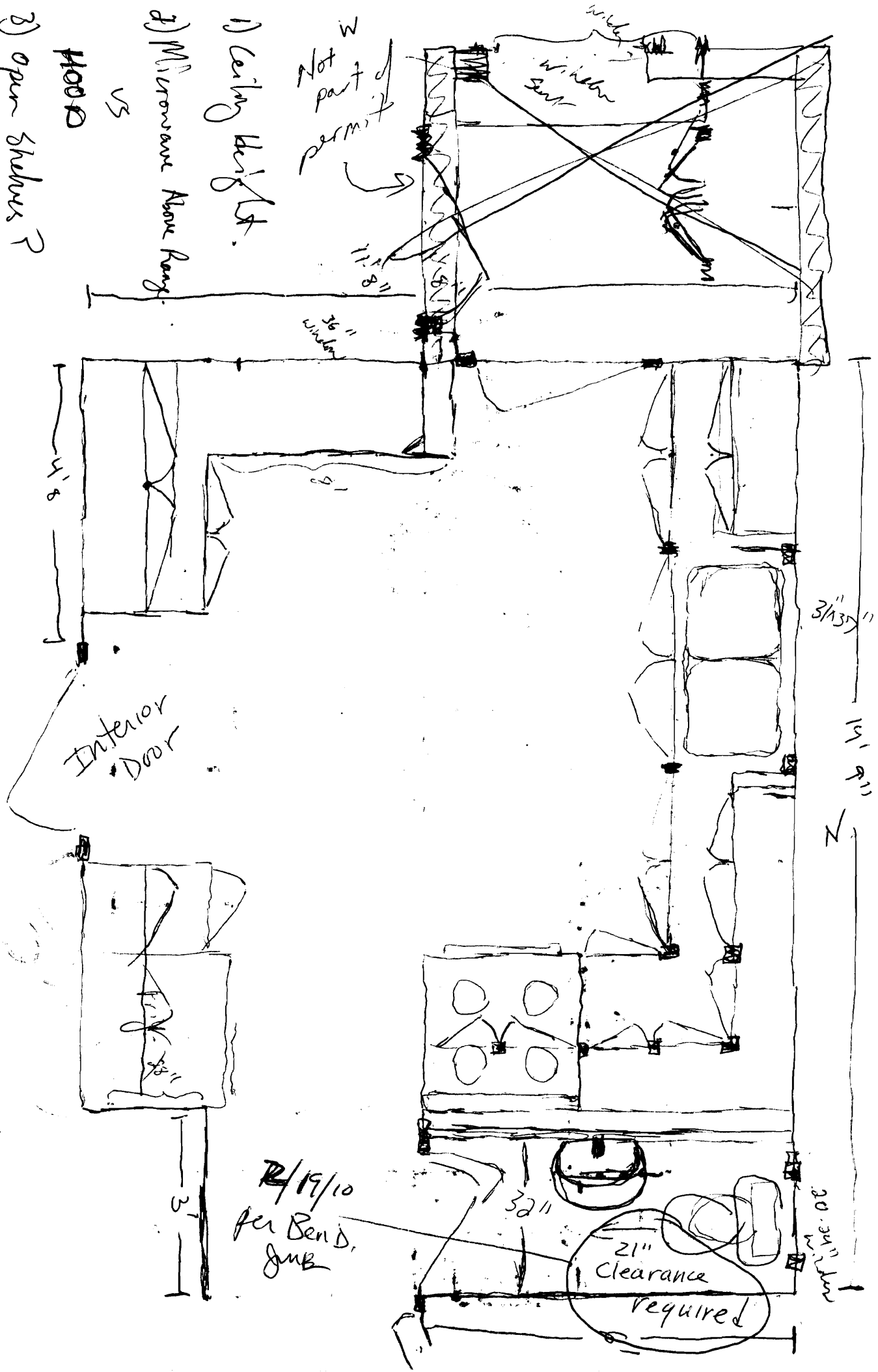


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11/20/2009  
Printed: 11/21/2009



1) Ceiling height.

2) Microwave Above Range.

HOOD

3) open shelves?

4) Glass cabinet door.

Door - 3-4 days

Windows - vinyl - 2 weeks.  
 Windows - Price 15% better.

DOOR = 6" x 6"

R/19/10 per Bend, JMB

21" Clearance required

20" inc. OC

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

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

<b>Permit No:</b> 09-1434	<b>Date Applied For:</b> 12/18/2009	<b>CBL:</b> 181 B004001
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<b>Location of Construction:</b> 80 Westminster Ave	<b>Owner Name:</b> Donaldson Benjamin D	<b>Owner Address:</b> 80 Westminster Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / remodel existing kitchen, replace 3 windows, remove door and add 1/2 bath.	<b>Proposed Project Description:</b> Remodel existing kitchen, replace 3 windows, relocate door and add 1/2 bath.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/06/2010

**Note:** **Ok to Issue:**

- 1) This permit is being issued with the condition that all work will take place within the existing structure.
- 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 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:** Jeanine Bourke      **Approval Date:** 02/19/2010

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

1/20/2010-jmb: Left vcmg with Ben D. For clarification on cost of work, bathroom fixture dimension separation and opening at wall between fridge and cabinets. Also discuss new plumbing rules. Ben returned vcmg

1/21/2010-jmb: I returned vcmg to Ben D.

2/12/2010-jmb: Left vcmg to call

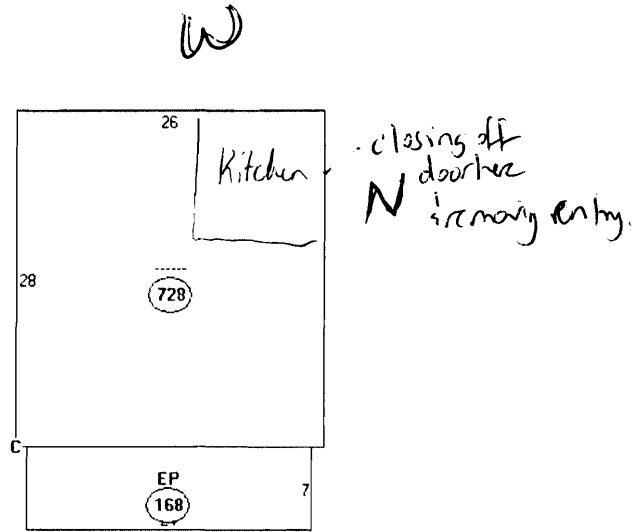
2/19/2010-jmb: After some phone tag I spoke with Ben and clarified the work and orientation of the kitchen in the floor plan. Also discussed cost of work and how this is calculated. This will be adjusted to \$4000, an additional \$30

12/22/2009-amachado: Left vcm for Ben Donaldson. Need more information. Is the door that is being relocated interior or exterior? If adding a 1/2 bath, are new walls being built, the dimension of the toilet and lav may not meet requirements? Are the replacement windows the same size?

12/31/2009-amachado: Wrote letter requesting information.

1/5/2010-amachado: Met with Ben at the counter. The kitchen is located in the back right corner of the house. There was a door and entry on the right rear side. He is removing that dooor and entry. In the spring he will apply to build a mudroom and entry off the rear of the kitchen. All the work at this point is interior





Descriptor/Area

A: .....  
728 sqft

B: EP  
168 sqft

C: RS1  
216 sqft

Westminster street.

- Plot plan - Property boundaries  
1/5/10 2:18 PM  
- Description of landing & stairs