

Location of Construction: 25 Scott St		Owner: Khea Ouk		Phone: 874-0747		Permit No: 960855	
Owner Address: 25 Scott St- Ptld ME 04102		Leasee/Buyer's Name:		Phone:		BusinessName: <i>fr p/w</i>	
Contractor Name: owner		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 28 1996 CITY OF PORTLAND </div>	
Past Use: 1-fam dwlg w porch		Proposed Use: 1-fam w enclosed porch		COST OF WORK: \$ 600 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 25 INSPECTION: Use Group <i>093</i> Type: <i>513</i> <i>BOCA 96</i> Signature: <i>Hoffner</i>	
Proposed Project Description: enclose existing porch		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <i>condition per sec. 14-427</i> Zone: <i>R-3</i> CBL: <i>107-E-13</i> Special Zone or Reviews: <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"/>		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	
Permit Taken By: L Chase		Date Applied For: 8/23/96				Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

1. This permit application doesn't 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..

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: <i>Khea Ouk</i>		ADDRESS:		DATE: <i>8/23/96</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 5

m. w.

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		Signature:		Signature:		Zoning Approval: per sec. 14-427	
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

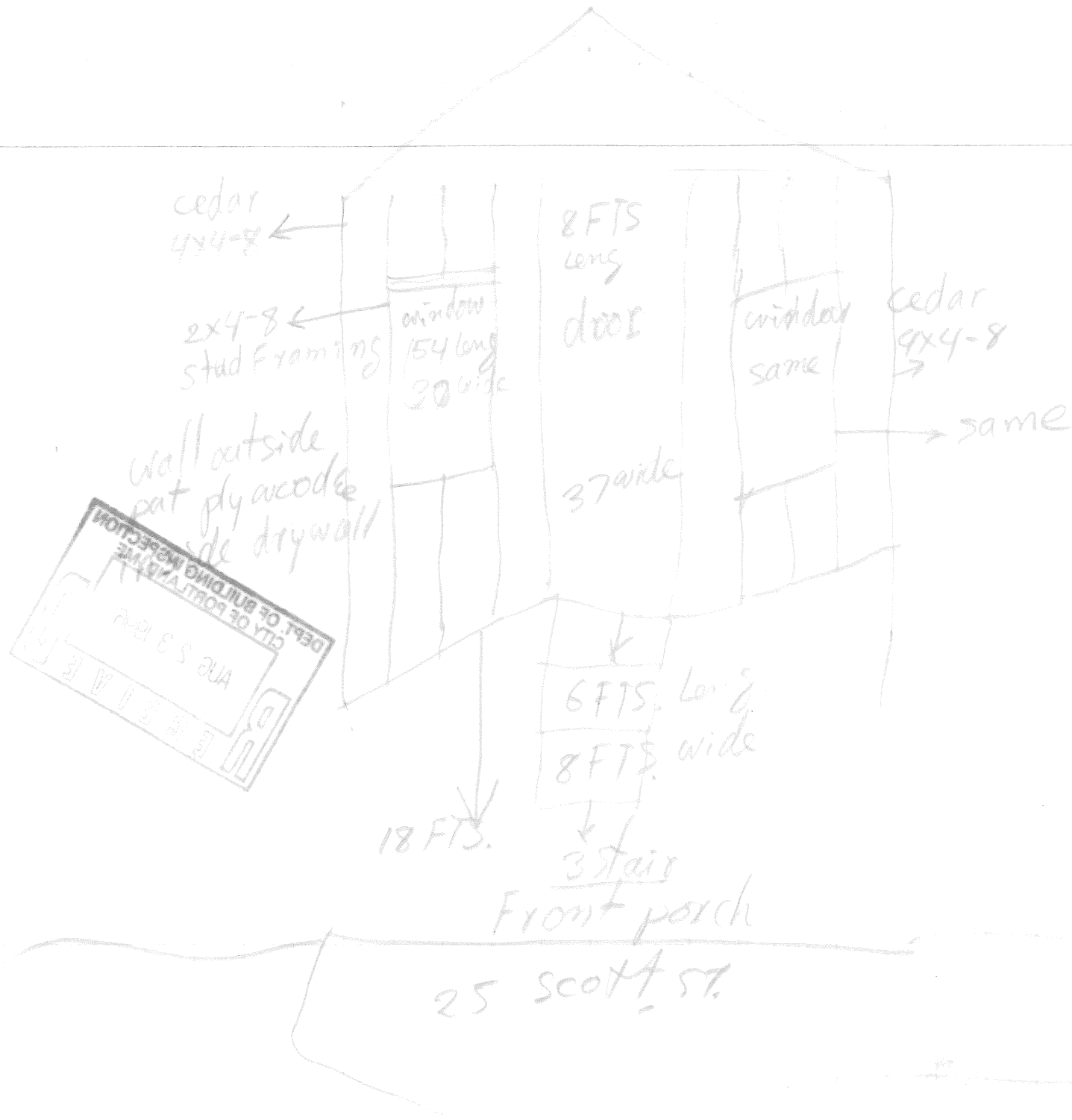
5

COMMENTS

1-14-97 work appears all completed no notifications X close

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



unt board finish

12ft plywood
inside drywall

4x4-10

2x4-8

window

5 ft high
6 ft wide

window
Same

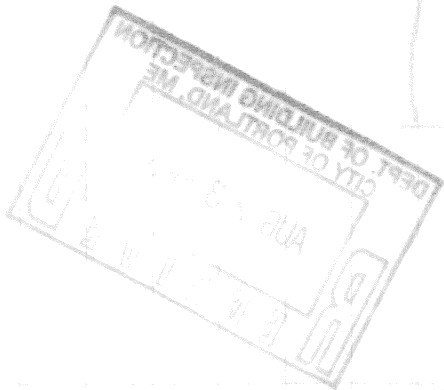
door
8 ft high
3 ft wide

6 FTS. wide

x
12 FTS
length

7 FTS. back porch

drive away



25 Scott Street
Portland, Maine
Scale: 1"=20'

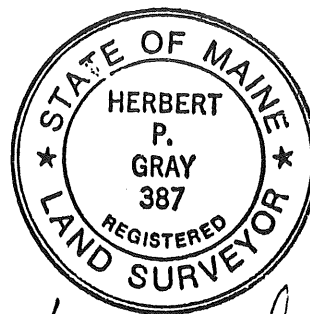
To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

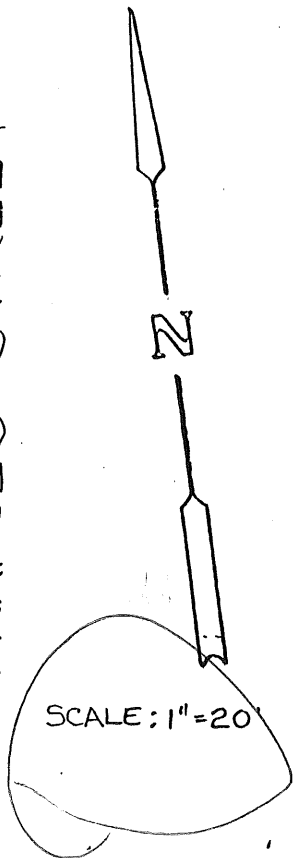
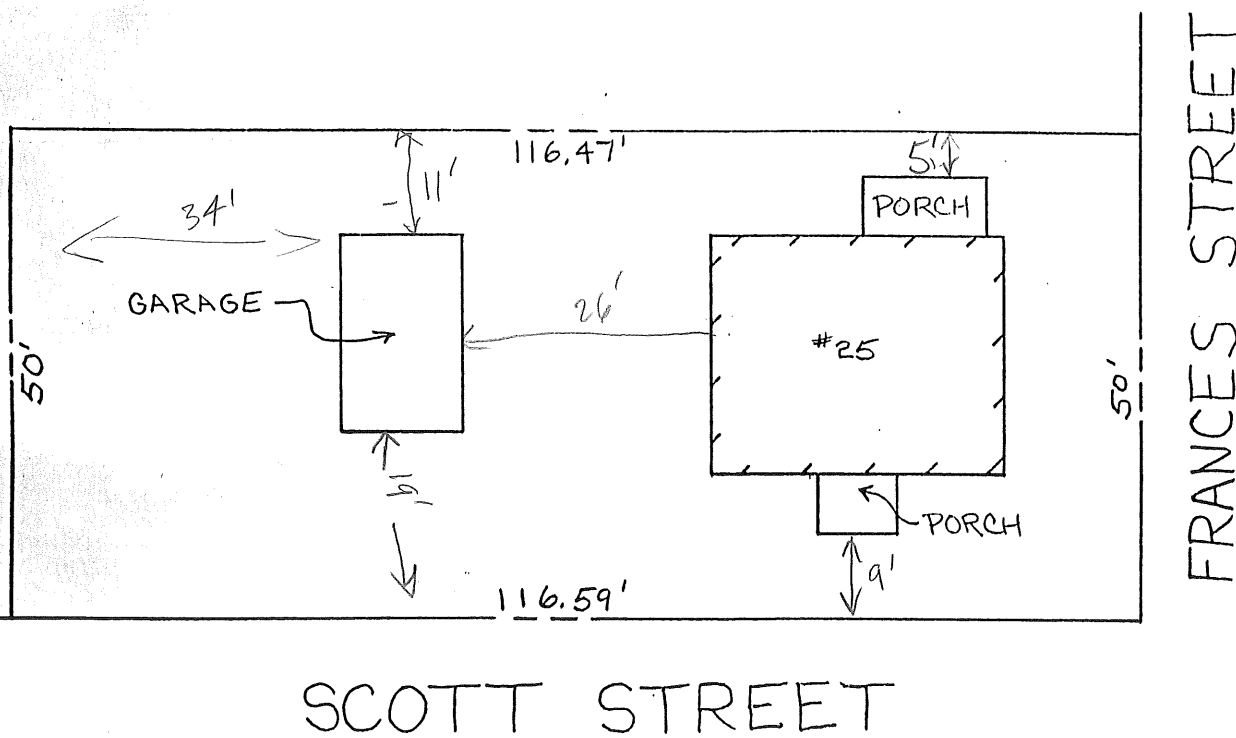
Buyers: Khea Ouk
Doeurn Pho

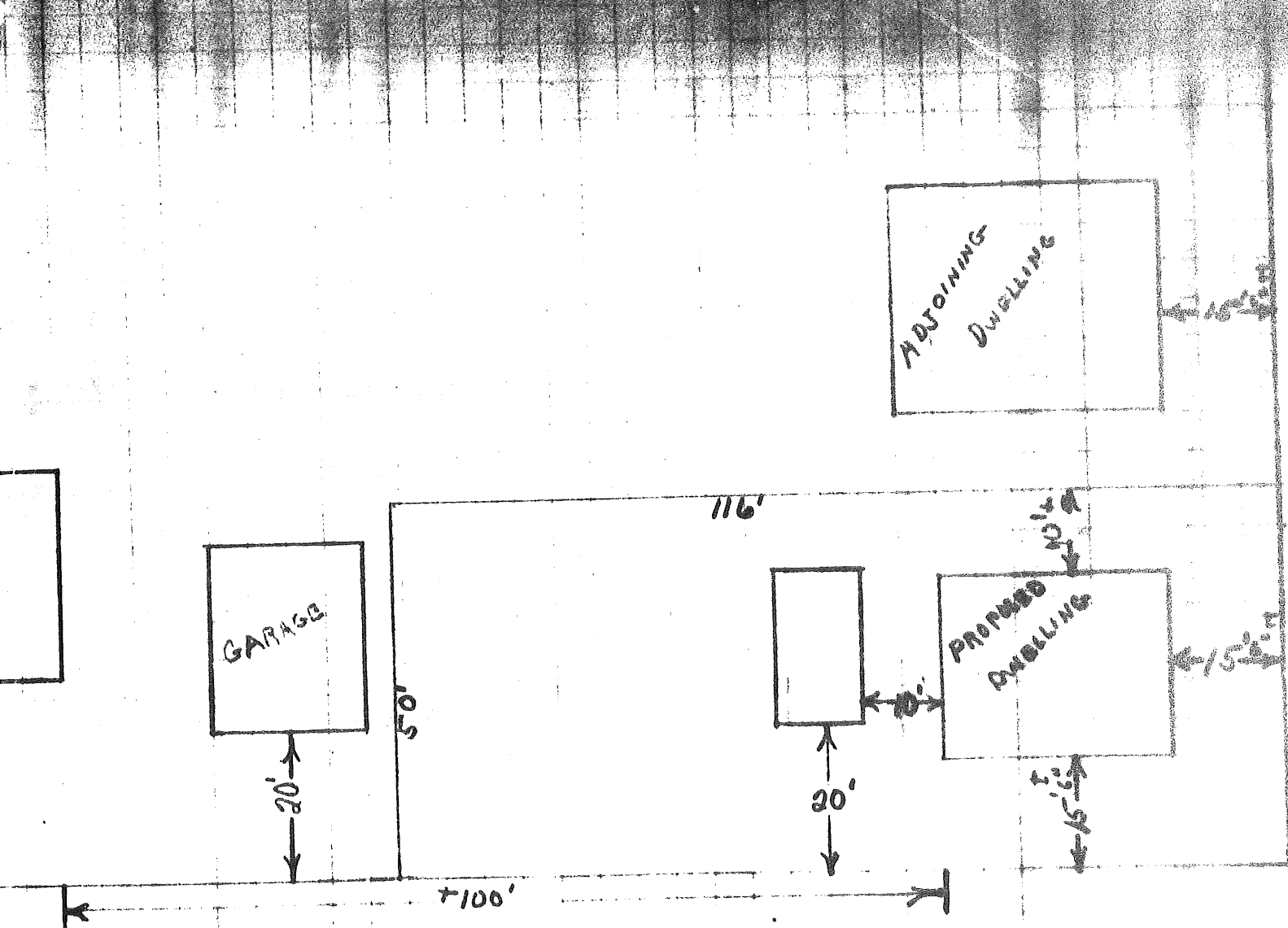
Seller: Kathleen M. Doherty

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on July 26, 1989, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.



Herbert P. Gray





SCOTT ST.

Sec 14-42

House built 1949

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS. 23-31 54-56	STREET Scott Frances	BLDG. NO. 21	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST. 6	ZONE	CHART 187	BLOCK E	LOT 13	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

Hincks, Maynard L.
 BENSON LUCIUS D
 3005 BROADWAY
 SO PORTLAND MAINE

LAND FRANCES ST #54-56 & SCOTT ST
 #23-31 LOT 119 REC PL CONGRESS
 PARK
 ASSESSORS PLAN 187-E-13
 AREA 5826 SQ FT

RECORD OF TAXPAYER		YEAR	BOOK	PAGE
Hincks, Blanchard M.		1951		
H KARL W WID W W I V E T		1959	2391	366
E DELLA E WID W W I V E T		1961		

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER <input checked="" type="checkbox"/>
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED	IMPROVING <input checked="" type="checkbox"/>
DIRT	STATIC <input checked="" type="checkbox"/>
SIDEWALK	DECLINING
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
50	116	10 ⁰⁰	105	10 ⁰⁰	530	
CI + 1070					50	
TOTAL VALUE LAND					580	
TOTAL VALUE BUILDINGS					3710	
TOTAL VALUE LAND AND BUILDINGS					4290	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	275			
	BLDGS.	7375			
	TOTAL	7650	275		
1951	LAND	350			
	BLDGS.	2225			
	TOTAL	2575			
1952	LAND	X175	7175	X175	7175
	BLDGS.	X1125	7100	X1125	7125
	TOTAL	X1300	7275	X1300	7300
1960	LAND	X350	X175	X350	X350
	BLDGS.	X2225	X1100	X2225	X1100
	TOTAL	X2575	X1275		
1961	LAND	X600			
	BLDGS.	X2225			
	TOTAL	X2825			
1962	LAND				
	BLDGS.				
	TOTAL				
1963	LAND				
	BLDGS.				
	TOTAL				
1964	LAND				
	BLDGS.				
	TOTAL				
1965	LAND				
	BLDGS.				
	TOTAL				
1966	LAND				
	BLDGS.				
	TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

YEAR	ORIG. COST	RENTAL
YEAR 1949	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

LAND USE - ZONING REPORT

ADDRESS: 25 Scott Street DATE: 8/27/96

REASON FOR PERMIT: enclose existing porches

BUILDING OWNER: Khea Ouk C-B-L: 187-E-13

PERMIT APPLICANT: owner

APPROVED: with condition DENIED: _____
#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition the major portion of the enclosure
shall be glass or similar in order to meet the requirements
of Section 14-427 of the Land use ordinance. You may
have to adjust your submitted plans in order to
meet this requirement

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
 Asst. Chief of Code Enforcement

Applicant: Khea Out

Date: 8/26/96

Address: 25 Scott St

C-B-L: 187-E13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1949

Zone Location - R-3

Interior or corner lot - Francis St

Proposed Use/Work - enclose existing porches (one front) both were existing pre 1957 (one rear)

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' front req } existing porches ENCLOSURE IS RESTRICTED BY 14-427
Rear Yard - 25' req }
Side Yard - 8' req }
Projections - ~~20' req on side st~~ not affected
The major portion shall be glass

Width of Lot -

Height -

Lot Area - 5826[#]

Lot Coverage/ Impervious Surface - 25% of Lot Area

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

$$\begin{array}{r}
 (\text{rear}) 6 \times 12 = 72^{\#} \\
 (\text{front}) 6 \times 9 = 54^{\#} \Rightarrow \text{Allowed} \\
 24 \times 30 = 720 \\
 \hline
 846^{\#}
 \end{array}$$