

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 061574

PERMIT ISSUED  
NOV 16 2006  
CITY OF PORTLAND

This is to certify that PULEO STEPHEN J & PATRICIA J PULEO JTS/Thomas Puleo

has permission to Convert existing porch to sun room

AT 20 KENT ST 284 C026001

provided that the person or persons who accept 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 when permission procedure is complete this building or part thereof is closed or service closed-in. 4 HOUR NOTICE 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

*[Signature]*  
11/8/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 06-1574	Issue Date:	CBL: 284 C026001
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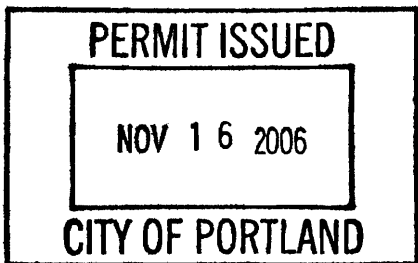
Location of Construction: 20 KENT ST	Owner Name: PULEO STEPHEN J & PATRICIA	Owner Address: 20 KENT ST	Phone:
Business Name:	Contractor Name: Thomas Hague	Contractor Address: 10 Pumkin Lane Scarborough	Phone 2076320514
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family convert existing porch to sunroom	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 3
Proposed Project Description: Convert existing porch to sunroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</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: dmartin	Date Applied For: 10/27/2006	<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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>steps OK per section 14-425</i> <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"/> <i>OK w/ conditions</i> Date: <i>11/3/06 ABM</i>	<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:	<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 <i>ABM</i> 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

\_\_\_\_\_  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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

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

<b>Permit No:</b> 06-1574	<b>Date Applied For:</b> 10/27/2006	<b>CBL:</b> 284 C026001
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<b>Location of Construction:</b> 20 KENT ST	<b>Owner Name:</b> PULEO STEPHEN J & PATRICIA	<b>Owner Address:</b> 20 KENT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Hague	<b>Contractor Address:</b> 10 Pumkin Lane Scarborough	<b>Phone:</b> (207) 632-0514
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family convert existing porch to sunroom	<b>Proposed Project Description:</b> Convert existing porch to sunroom
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/03/2006**Note:** Porch was built pre1957, so it is legally nonconforming. The steps are being moved to the front for safety reasons, so you don't exit into the driveway. The steps are OK under section 14-425.      **Ok to Issue:** 

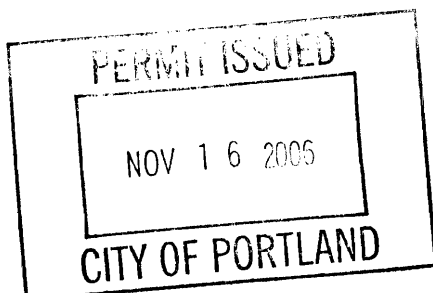
- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued with the understanding that the work on the porch will be done within the existing footprint except for the stairs which cannot extend more than 6' from the house or occupy more than 50' square feet.
- 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:** Tammy Munson      **Approval Date:** 11/08/2006**Note:**      **Ok to Issue:** 

- 1) 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.
- 2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required

**Comments:**

10/30/2006-jmb: Gave permission to Tommy H. To pour the corner footing to shore up the badly damaged porch..../jmb





# 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>20 KENT ST.</u>		
Total Square Footage of Proposed Structure <u>EXISTING PORCH 8'x20' = 160 SQ FT.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>284          C          026</u>	Owner: <u>STEVE + PATRICIA PULEO</u>	Telephone: <u>775-6738</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>THOMAS HAGUE</u> <u>10 PUMPKIN LANE</u> <u>SCARBOROUGH ME 04074</u>	Cost Of Work: \$ <u>15,000.00</u> Fee: \$ <u>170.00</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>FRONT PORCH</u> If vacant, what was the previous user? _____ Proposed Specific use: <u>SUNROOM</u>		
Project description: <u>ENCLOSE AND INSULATE FRONT PORCH. RESUPPORT EXISTING STRUCTURE. INSTALL APPROXIMATELY 8 WINDOWS AND INSULATED (STEEL) DOOR. INSTALL RECESSED LIGHTING AND ELECTRICAL OUTLETS. REPLACE SIDE STAIRS WITH SET ON FRONT OF PORCH.</u>		
Contractor's name, address & telephone: <u>THOMAS HAGUE 10 PUMPKIN LANE SCARBOROUGH ME</u>		
Who should we contact when the permit is ready: <u>TOM HAGUE</u> Mailing address: <u>SAME</u> Phone: <u>632-0514 885-8676</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), 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: <u>[Signature]</u>	Date: <u>10/23/06</u>
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OCT 24 2006

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

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

1608

# PLOT PLAN 20 KENT ST.

RS =

F = 25' req. - ~~width~~ <sup>width</sup> built per 11.5.7 - ~~width~~ <sup>width</sup> remaining

R = 25' req. - OK

S = 1 1/2' req.

7' 14' req. - OK

\* Steps 4' wide  
 extend out 6 1/2'  
 11-11.5.7

BACK YARD

40'

HOUSE

14'

18'

FRONT PORCH

55" steps  
 4

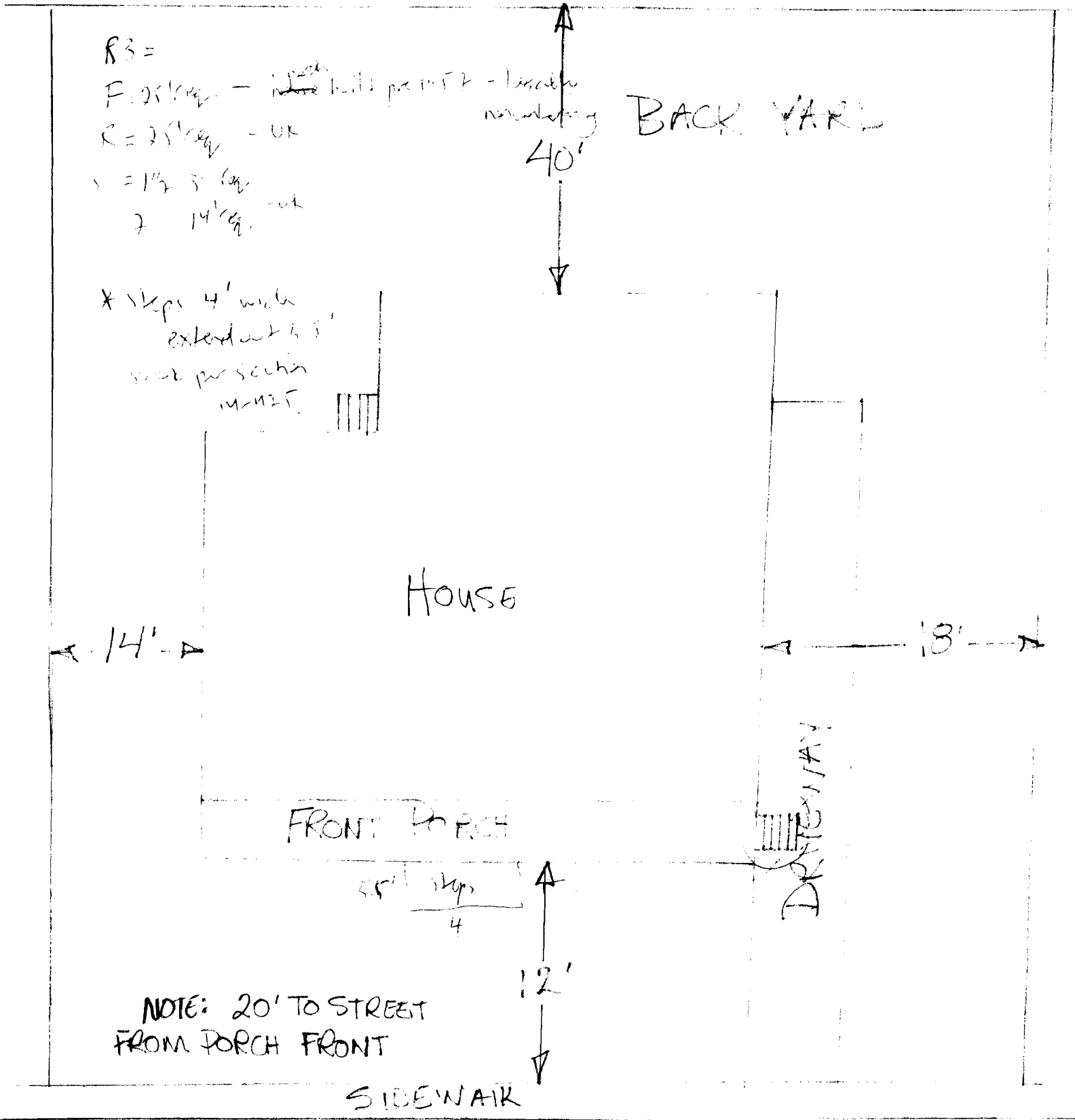
DRIVEWAY

12'

NOTE: 20' TO STREET  
 FROM PORCH FRONT

SIDEWALK

KENT ST.



EXISTING PORCH  
(FRONT)

EXISTING  
ROOF

MAIN SUPPORT BEAMS

2x6

2x6 HEADER

2x6

ALL FLOORING 2x6"

SUPPORT COLUMN

SUPPORT COLUMN

PORCH FLOOR

PATIO

9 1/2" x 6"

5'-5"

7'-4"

2'-6"

A

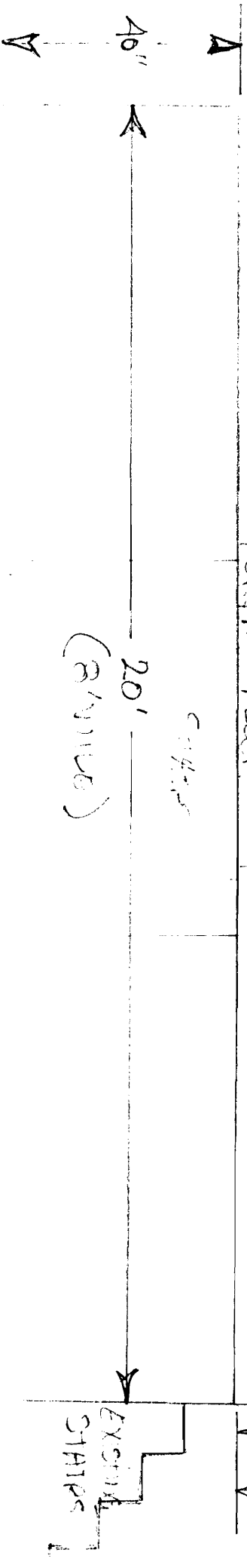
A

20'

(8' x 11' 6")

5'-4"

EXISTING  
STAIRS

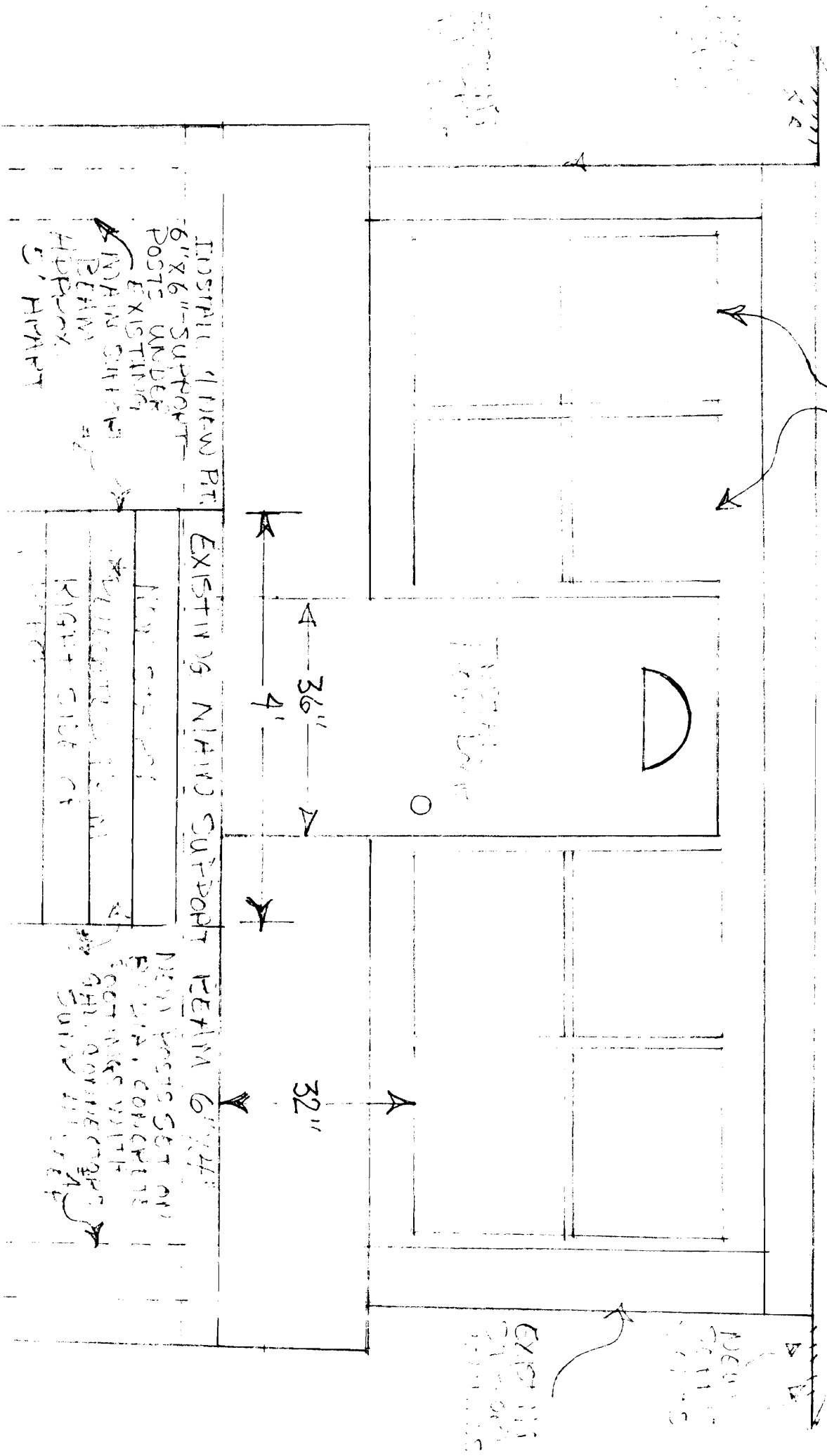


PERFORM EJDG DISCOUNT  
 DERESSED LIGHTS TO BE ABLE.  
 ALL EXISTING ELECTRICAL OUTLETS  
 TO BE ABLE,  
 @ ALL SPACING TO BE  
 2 X 6

INSTALLING 8 NEW WINDOWS:  
 2 TO BE ON LEFT, 2 ON RIGHT SIDE



NOTE: ALL CEILING, WALL & FLOOR  
 CAVITIES WILL BE INSULATED  
 WITH FIBERGLASS INSULATION  
 (FOUR WILL NOT BE HEATED)



EXISTING  
 STAIRCASE

INSTALL 1 NEW RT.  
 6" X 6" SUPPORT  
 POSTS UNDER  
 EXISTING  
 BEAM  
 HIDE  
 E. HIDE

EXISTING NAIL SUPPORT

BEAM 6" X 4"

NEW POSTS SET ON  
 2" DIA. CONCRETE  
 FOOTINGS WITH  
 GHI. ANCHOR BOLTS  
 SURROUNDING

RIGHT SIDE OF

EXISTING FORM  
(SIDE)

EXISTING ROOF



MAIN SUPPORT

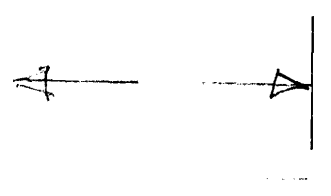
MAIN HOUSE



SUPPORT COLUMN



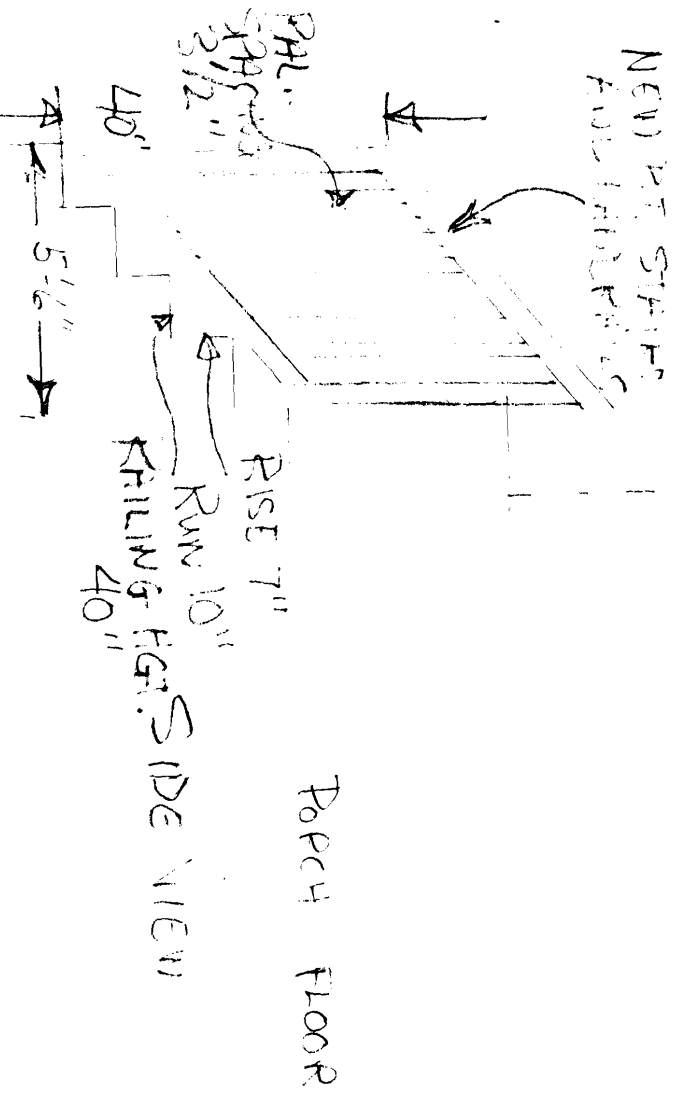
EXISTING STAIRS  
(TO BE MOVED TO FRONT)





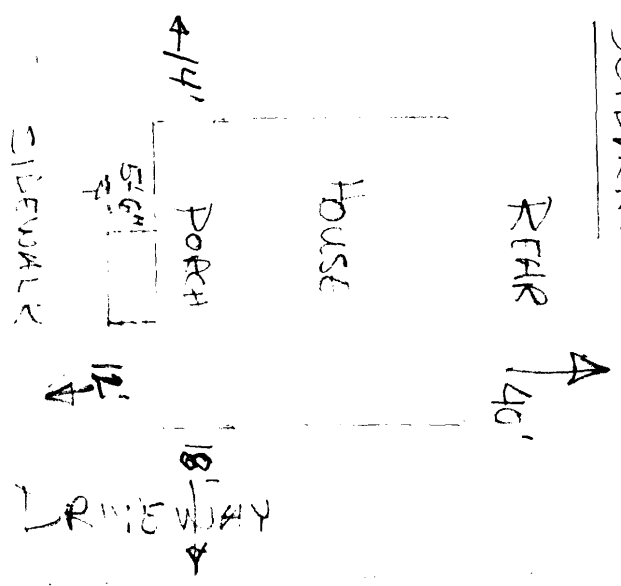
NOTE:  
 STAIRS WILL  
 EXTEND APPROX  
 5'-6" FROM  
 PORCH TO LOWER  
 LEVEL.  
 FROM FRONT OF  
 PORCH.

EXISTING ROOF



MAIN HOUSE

SETBACKS:





# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	20-22	Kent		OF			9		284	C	26	

TAXPAYER ADDRESS AND DESCRIPTION

SMITH MARION R  
20 KENT ST  
CITY

LAND & BLDG KENT ST #20-22 PART  
LOT 97 LOT 98 REC PL GLENWOOD  
PORTLAND MAINE  
ASSESSORS PLAN 284-C-26  
AREA 5000 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>Smith &amp; Hamilton W W I V E T</i>			1956	2226	116
<i>Calder &amp; Donaldson &amp; Muriel Howard</i>			1958	2367	103

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
50	100	8 <sup>00</sup>	100	8 <sup>00</sup>	1952	400
TOTAL VALUE LAND					400	100
TOTAL VALUE BUILDINGS					2990	3030
TOTAL VALUE LAND AND BUILDINGS					3390	3430
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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			

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			

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			

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

ASSESSMENT RECORD - INCREASE DECREASE			
1950	LAND	150	
	BLDGS.	1750	
	TOTAL	1900	
1951	LAND	250	
	BLDGS.	1775	
	TOTAL	2025	
1952	LAND	250	0
	BLDGS.	1800	25
	TOTAL	2050	25
1955	LAND	X 250	X 250 T 250
	BLDGS.	X 1800	X 1800 T 1800
	TOTAL	X 2050	X 2050 T 2050
1956	LAND	250	T 250 X 25
	BLDGS.	V 1800	T 1800 X 1800
	TOTAL	V 2050	T 2050 X 2050
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		
19	LAND		
	BLDGS.		
	TOTAL		

# RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

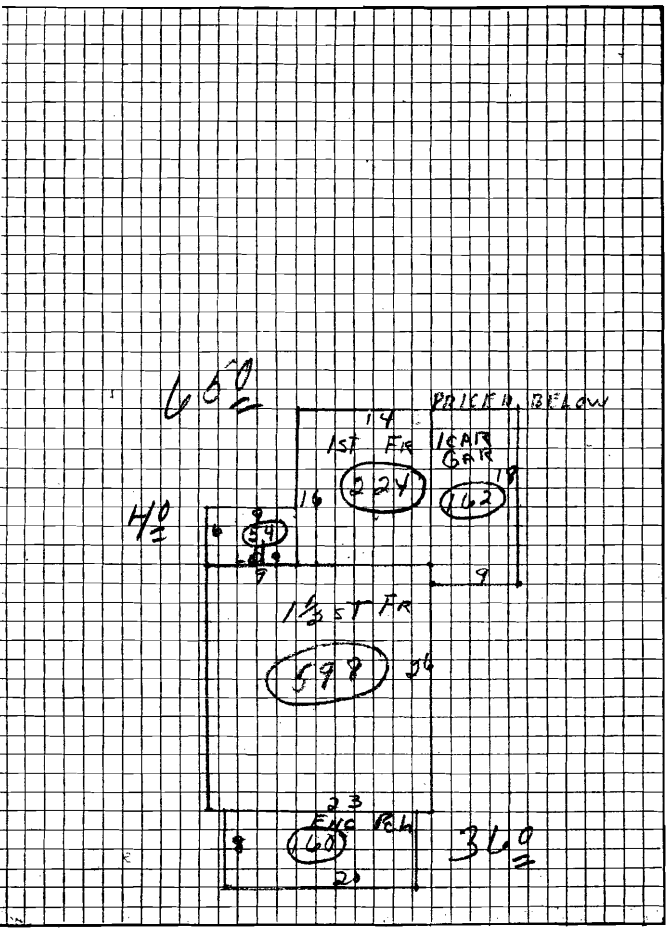
*10/26/57 - 2153 - W.A. Heating System*

## CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM <input checked="" type="checkbox"/>	
CONCRETE BLOCK <input checked="" type="checkbox"/>	STEEL JOIST	TOILET ROOM	
BRICK OR STONE	MILL TYPE	WATER CLOSET <input checked="" type="checkbox"/>	
PIERS	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL <input checked="" type="checkbox"/>	<b>FLOOR FINISH</b>		
1/4 1/2 3/4	B 1 2 3	KITCHEN SINK <input checked="" type="checkbox"/>	
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	STD. WAT. HEAT	
<b>EXTERIOR WALLS</b>			
CLAPBOARDS	EARTH	AUTO. WAT. HEAT <input checked="" type="checkbox"/>	
WIDE SIDING	PINE	ELECT. WAT. SYST.	
DROP SIDING	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS	
NO SHEATHING	TERRAZZO	NO PLUMBING	
WOOD SHINGLES <input checked="" type="checkbox"/>	TILE	<b>TILING</b>	
ASBES. SHINGLES	ATTIC FLR. & STAIRS		
STUCCO ON FRAME	<b>INTERIOR FINISH</b>		
STUCCO ON TILE	B 1 2 3	BATH FL. & WCOT.	
BRICK VENEER	PINE <input checked="" type="checkbox"/>	TOILET FL. & WCOT.	
BRICK ON TILE	HARDWOOD <input checked="" type="checkbox"/>	<b>LIGHTING</b>	
SOLID BRICK	PLASTER <input checked="" type="checkbox"/>	ELECTRIC <input checked="" type="checkbox"/>	
STONE VENEER	UNFINISHED	NO LIGHTING	
CONC. OR CIND. BL.	METAL CLG.	<b>NO. OF ROOMS</b>	
TERRA COTTA			
VITROLITE			
PLATE GLASS			
INSULATION			
WEATHERSTRIP			
<b>HEATING</b>			
<b>ROOFING</b>			
ASPH. SHINGLES <input checked="" type="checkbox"/>	PIPELESS FURNACE <input checked="" type="checkbox"/>	SINGLE FAMILY <input checked="" type="checkbox"/>	
WOOD SHINGLES	HOT AIR FURNACE <input checked="" type="checkbox"/>	TWO FAMILY	
ASBES. SHINGLES	FORCED AIR FURN.	APARTMENT	
SLATE TILE	STEAM	STORE	
METAL	HOT WAT. OR VAPOR	THEATRE	
COMPOSITION	NO HEATING	HOTEL	
ROLL ROOFING	GAS BURNER	OFFICES	
INSULATION	OIL BURNER	WAREHOUSE	
	STOKER	COMM. GARAGE	
		GAS STATION	
		<b>ECONOMIC CLASS</b>	
		OVER BUILT	
		UNDER BUILT	
		DT. 8-2-50	AR. CS
		LD. 98	PD. 30
		MS. 9	CK. 50

## COMPUTATIONS

UNIT	1951	1952			
598 S. F.	3420	3420			
S. F.					
ADDITIONS	+1050	1050			
1-Bay	+ 50	50			
BASEMENT					
WALLS 4	100	100			
ROOF					
FLOORS					
ATTIC					
FINISH					
FIREPLACE					
HEATING	-310	-250			
PLUMBING	+130	130			
TILING					
TOTAL	4440	4500			
FACT.					
REP. VAL.	4440	4500			



## SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
DWG	A 1st FR	C	25		F	4440	35%	2890	A	2890	1726
GAR	B Sketch	C			F	160	35%	100	B	100	50
	C					4500	35	2930	C	2930	1750
	D								D		
	E								E		
	F								F		
	G								G		
YEAR	1952					1951 TOTAL BLDGS.				2990	1776
TAX VAL.	1800					1952 1800				19	19
OLD VAL.	1775									19	19
CHANGE	+ 25									19	19