

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING SECTION

PERMIT ISSUED

Permit Number: 031386

DEC 03 2003

This is to certify that Plummer Sheryl C/F. S. Plummer Co., INC  
has permission to Build a 12'x17.5' one story detached garage with storage  
AT 4 King St

CITY OF PORTLAND

297 G009001

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 when permission is procured before this building or part thereof is started or closed-in. 48 HOURS 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

*Janice Bonte* 12/3/03  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# 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: 03-1386	Issue Date: <b>DEC 03 2003</b>	CBL: 297 G009001
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Location of Construction: 4 King St	Owner Name: Plummer Sheryl C	Owner Address: 10 Derby Rd <b>CITY OF PORTLAND</b>	Phone: 775-7670
Business Name:	Contractor Name: F. S. Plummer Co., INC	Contractor Address: 80 Pinetree Industrial Pkwy Portland	Phone: 2078286711
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family w/detached garage	Permit Fee: \$75.00	Cost of Work: \$6,000.00	CEO District: 1
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Proposed Project Description: Build a 12'x17.5' one story detached garage with storage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>JMB</i> 12/3/03 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: jmb	Date Applied For: 11/10/2003	<b>Zoning Approval</b>
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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..	<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>JMB</i> 12/3/03	<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: <i>JMB</i>
	<i>approved Sec. 14-433 allows reduction in rear setback to min 5'</i>		

### 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

Permit No:	Date Applied For:	CBL:
03-1386	11/10/2003	297 G009001

Location of Construction: 4 King St	Owner Name: Plummer Sheryl C	Owner Address: 10 Derby Rd	Phone: ( ) 775-7670
Business Name:	Contractor Name: F. S. Plummer Co., INC	Contractor Address: 80 Pinetree Industrial Pkwy Portland	Phone (207) 828-6711
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family w/detached garage	Proposed Project Description: Build a 12'x17.5' one story detached garage with storage
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/03/2003**Note:** 11/10/03 Mark P. Did not show up for same day appt.**Ok to Issue:** ☒

Issues with lot coverage and need rear setback dimension.

11/26/03 Submitted surveyors plan showing the lot to be 4,144 square feet. Mark P. Will submit an original with the placement of the new garage and setbacks.

- 1) This structure is situated very close to the required setbacks, the property lines must be strung at inspection to verify dimensions and there may have to be an as built survey if there is any doubt of the location
- 2) This permit is issued under Section 14-433 which allows a reduction of the rear setback. The accessory garage must meet the required 25' front setback and the lot depth is such that the 25' required in the rear cannot be met.
- 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/03/2003**Note:** Need to know how the storage is accessed**Ok to Issue:** ☒

11/21/03 received plan showing pull down stairs

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

# 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>4 KING ST (THERE IS AN EXISTING PERMIT TO RENOVATE ON THIS LOT)</u>		
Total Square Footage of Proposed Structure <u>210</u>		Square Footage of Lot <u>3,850</u>
Tax Assessor's Chart, Block & Lot Chart# <u>297</u> Block# <u>G</u> Lot# <u>09</u>	Owner: <u>Sheryl C. Rimmer</u>	Telephone: <u>773 7670</u> <u>828 6711</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>10 DORSEY RD</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>6000</u> Fee: \$ <u>75.00</u>
Current use: <u>S.F. (Single Family)</u>		
If the location is currently vacant, what was prior use: <u>YARD</u>		
Approximately how long has it been vacant: <u>ALWAYS</u>		
Proposed use: <u>SINGLE GARAGE</u>		
Project description: <u>12' x 17.5' GARAGE</u>		
Contractor's name, address & telephone: <u>F.S. Rimmer Co., Inc 80 PINETREE INDUSTRIAL</u> <u>ARWAY PORTLAND</u>		
Who should we contact when the permit is ready: <u>MARK 8286711</u>		
Mailing address: <u>P.O. Box 3824 Portland ME 04104</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>828 6711</u> <u>MARK</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>MLK [Signature]</u>	Date: <u>11/5/03</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 4<sup>th</sup> floor of City Hall

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	297 G009001
Location	4 KING ST
Land Use	SINGLE FAMILY
Owner Address	PLUMMER SHERYL C 10 DERBY RD PORTLAND ME 04103
Book/Page	18201/003
Legal	297-6-9 KING ST WALTON RD 105-107 3850 SF

## Valuation Information

Land	Building	Total
\$29,930	\$14,700	\$44,630

## Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Attic	Basement
1928	Bungalow	1.5	1274	0.088	None	Pier/slab
Bedrooms	Full Baths	Half Baths	Total Rooms			
3	2		5			

## Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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## Sales Information

Date	Type	Price	Book/Page
10/01/2002	LAND + BLDG	\$99,000	18201-3
06/08/1993	LAND + BLDG	\$52,000	10747-139
03/05/1993	LAND + BLDG		10619-207
05/19/1992			10147-348
05/12/1992			10147-345

## Picture and Sketch

PictureSketch

[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.



R3 Zone

Coverage

168

36 rear steps

804

210 New garage

1,014 SF

Survey says

4,944 SF

X28%

1,036 SF

OK

F.S. Plummer Co., Inc.  
P.O. Box 3824  
Portland, Maine  
04104

# ~~facsimile~~ transmittal

To: JEANIE BOUVIE From: THX  
CEO

Fax: \_\_\_\_\_ Date: 11/26/03

Phone: \_\_\_\_\_ Pages: 2

Re: \_\_\_\_\_ CC: \_\_\_\_\_

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

## Notes:

FORWARDING SURVEY PLAN  
AT 20' = 1" SCALE  
FOR THE FILE

THX M

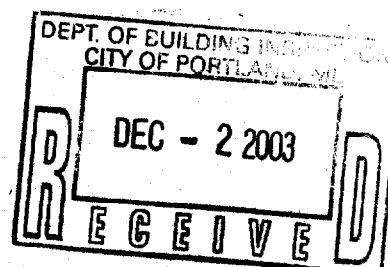
SEE YOU MONDAY

ALSO LOCATED GARAGE ON PLAN

NOTICE: The documentation included in this telecopier transmission may be in the nature of confidential communications which are subject to certain privileges against disclosure recognized by law. The use of telecopier transmission as a means of communications is not intended to waive or abrogate any such privilege. Please be sure to deliver this transmission to the recipient as soon as it is received.

If there is any problem or question with respect to the transmission of these documents, please call the sender at the above telephone number.

Telephone - 207 - 828 - 6711  
Fax : 207 - 775 - 4252





Sec. 14-433  
Rear Setback of 5'

P-3 Zone

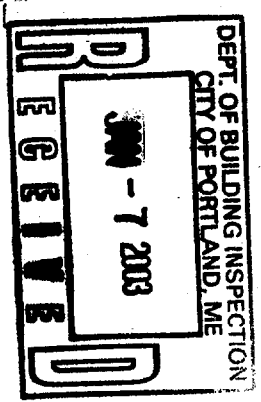


UNDISTURBED WOODED AREA

Trees

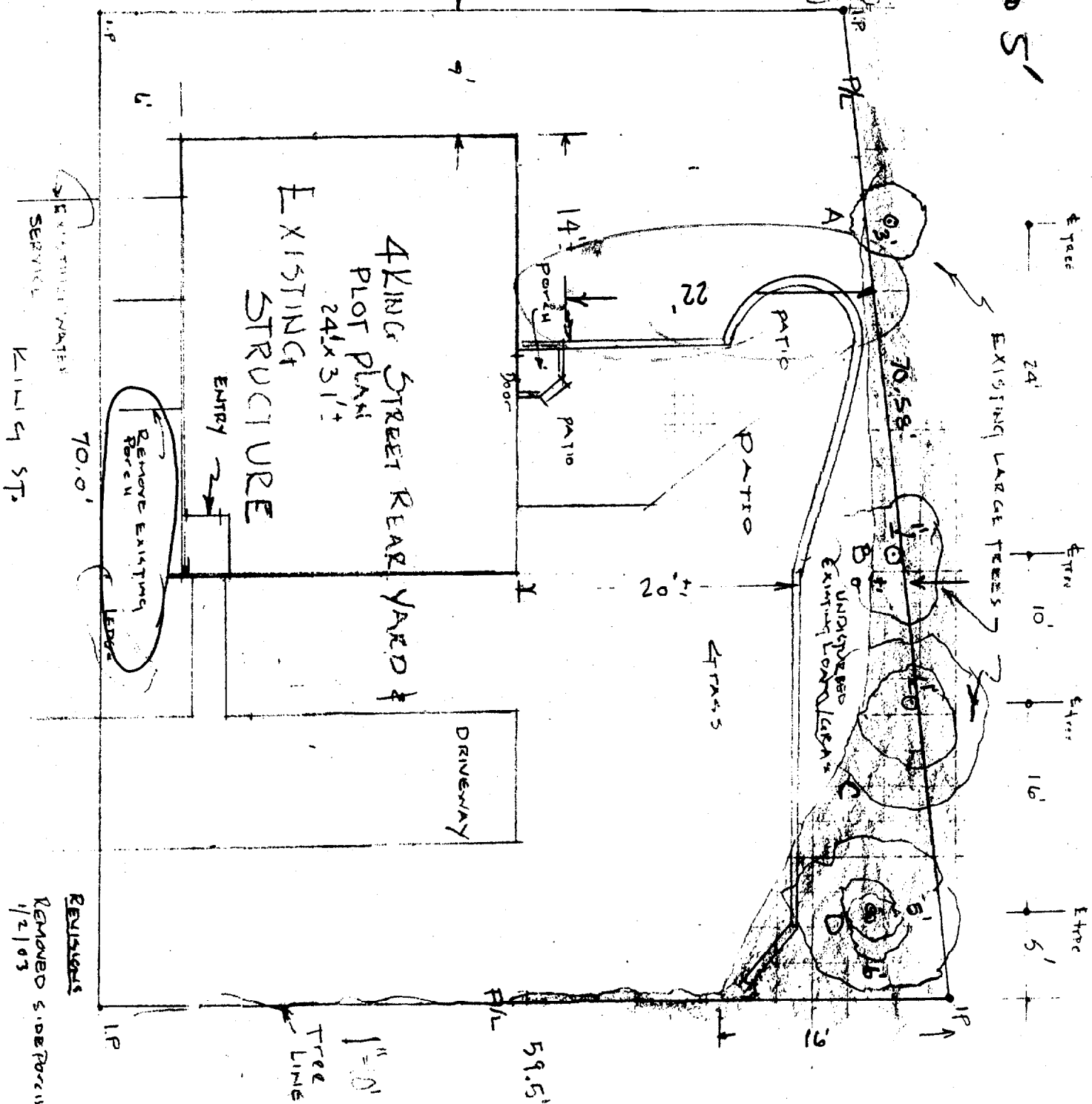
- A: 12" PINE
- B: 18" MAPLE
- C: 12" MAPLE
- D: 30" MAPLE

50.0



AVALON

New



REVISIONS  
REMOVED SIDE PORCH  
1/2/03



F.S. Plummer Co., Inc.  
P.O. Box 3824  
Portland, Maine  
04104

## facsimile transmittal

To: JEANIE DOVRKE, CEO From: MARK PLUMMER  
CITY OF PORTLAND  
Fax: 207 874 8716 Date: 11/21/03  
Phone: 874 8715 Pages: 2  
Re: ACCESS TO STORAGE IN CC:  
GARAGE  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes: I STOPPED TO CHECK STATUS OF GARAGE  
PERMIT TODAY AT A KING ST., TO SEE I COULD  
PICK IT UP. THERE WAS A QUESTION ON ISSUING  
DUE TO INFO ON STORAGE ACCESS I'VE ADDED  
THIS INFO TO FLOOR PLAN.

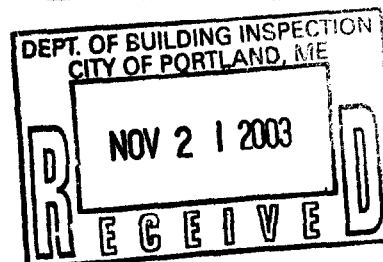
THX

MARK

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DISAPPEARING STAIR  
CASE TO STORAGE

30" OPENING  
CASE  
TYP.

2  
1/2  
YIN  
LW  
CELL

17'5"

LOCATE IN  
FIELD/A/C

10'x7' and

10'-0"  
12'-0"

FLOOR PLAN

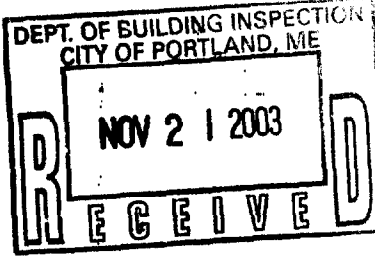
IPF

59.5'

25'

IP

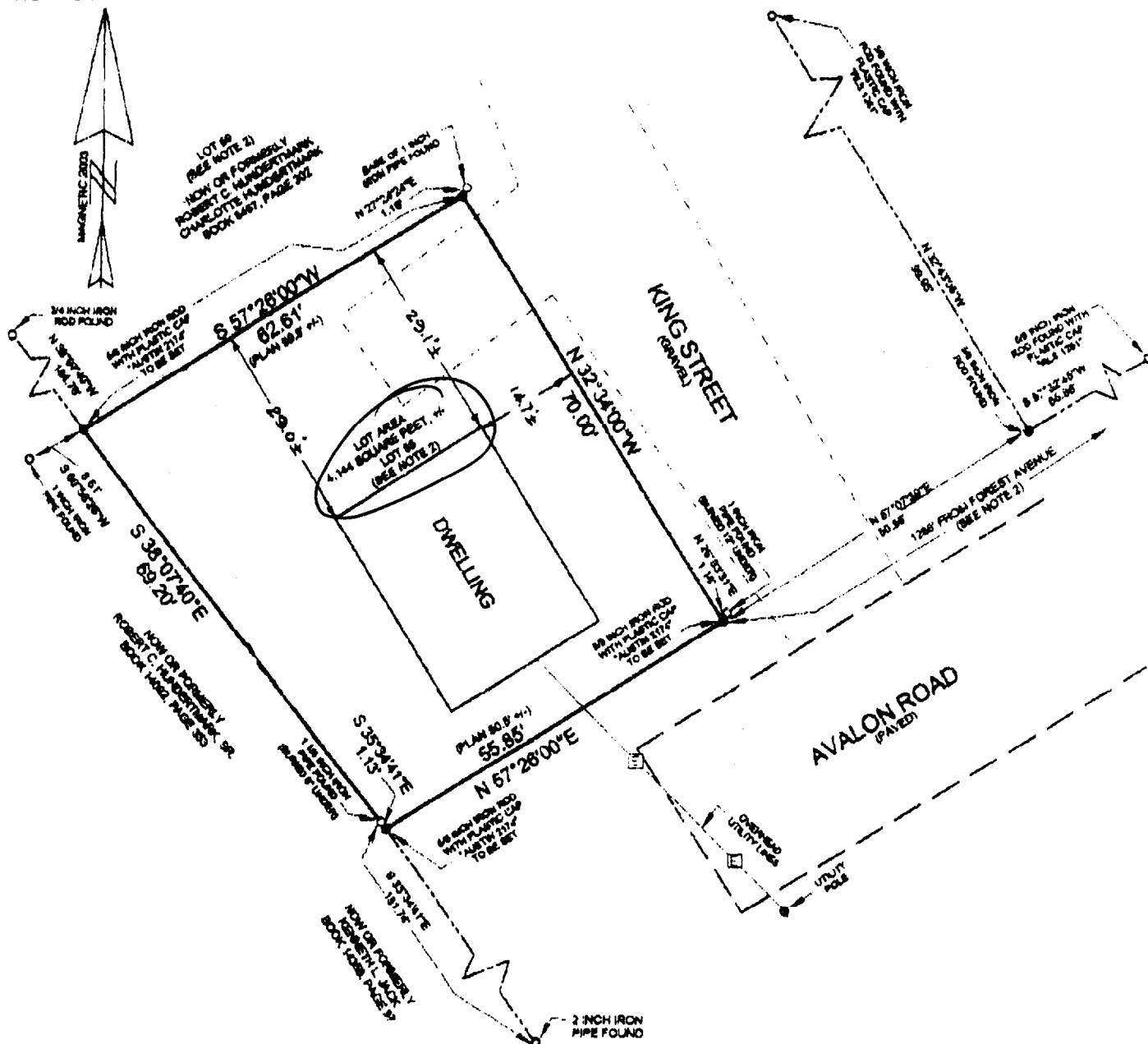
GARAGE 12'x17.5'



LAU

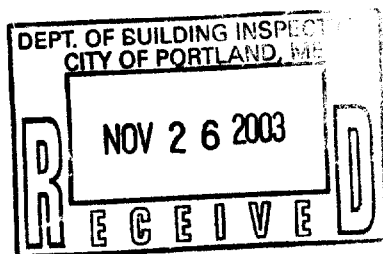
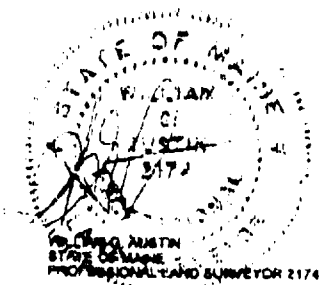


CHIMNEY MULTIPLE



# NOTES:

- 1.) DEED REFERENCE: TIMOTHY R. POTVIN TO SHERYL C. PLUMMER DATED OCTOBER 3, 2002 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18201, PAGE 3.
- 2.) PLAN REFERENCE: "PLAN OF AVALON HIGHLANDS", DATED JUNE 1910 BY A. E. SKILIN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 11.
- 3.) BEARINGS SHOWN ON THIS PLAN REFER TO MAGNETIC 2003 AND ARE BASED ON A HAND COMPASS READING.



PLAN SHOWING  
A STANDARD BOUNDARY SURVEY  
MADE FOR

**MARK S. PLUMMER  
SHERYL C. PLUMMER**

OF PROPERTY LOCATED AT  
4 KING STREET, PORTLAND, MAINE  
SCALE: 1 INCH = 20 FEET NOVEMBER 24, 2003  
SURVEYED BY:  
AUSTIN LAND SURVEYING, L.L.C.  
82 ELDERBERRY LANE  
NEW GLOUCESTER, MAINE 04260

GRAPHIC SCALE: 1 INCH = 20 FEET



*Not to  
Scale*