

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that CAROL L RIDLON

Located At 20 BELFORT ST

Job ID: 2012-02-3308-ALTR

CBL: 298-A-006-001

has permission to Replace existing Front Steps Existing Footprint

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# PORTLAND MAINE

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Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2012-02-3308-ALTR

Located At: 20 BELFORT ST

CBL: 298- A-006-001

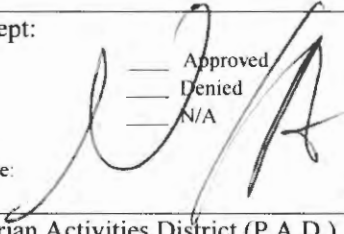
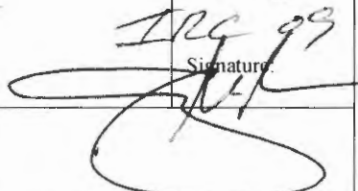
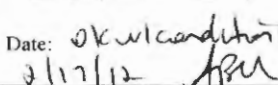
## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 using section 14-425. The front entry porch can extend into the setback as long as it is less than 6' – it is 5.5' and as long as it is 50 square feet or less. It is 32.9 square feet.

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

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

Job No: 2012-02-3308-ALTR	Date Applied: 2/17/2012	CBL: 298- A-006-001	
Location of Construction: 20 BELFORT ST	Owner Name: CAROL L RIDLON	Owner Address: 20 BELFORT ST  PORTLAND, ME 04103	Phone:  207-797-7986
Business Name:	Contractor Name: Tom Verrill	Contractor Address: 309 Gorham Rd., Gorham, ME 04038	Phone:  207-233-7548
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-3
Past Use:  Single family	Proposed Use:  Same - Single family - rebuild front entry with slight expansion of the footprint.	Cost of Work: 1000.00	CEO District:
		Fire Dept:  — Approved — Denied — N/A	Inspection: Use Group: R-3 Type: SB
		Signature: 	Signature: 
Proposed Project Description: Replace existing Front Steps Existing Footprint		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>2. Building Permits do not include plumbing, septic or electrical work.</li><li>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.</li></ol>	<b>Special Zone or Reviews</b>  ___ Shoreland ___ Wetlands ___ Flood Zone ___ Subdivision ___ Site Plan  ___ Maj ___ Min ___ MM Date: 2/17/12 	<b>Zoning Appeal</b>  ___ Variance ___ Miscellaneous ___ Conditional Use ___ Interpretation ___ Approved ___ Denied  Date:	<b>Historic Preservation</b>  <input checked="" type="checkbox"/> Not in Dist or Landmark ___ Does not Require Review ___ Requires Review ___ Approved ___ Approved w/Conditions ___ Denied Date: ABM
	<b>CERTIFICATION</b>		

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.

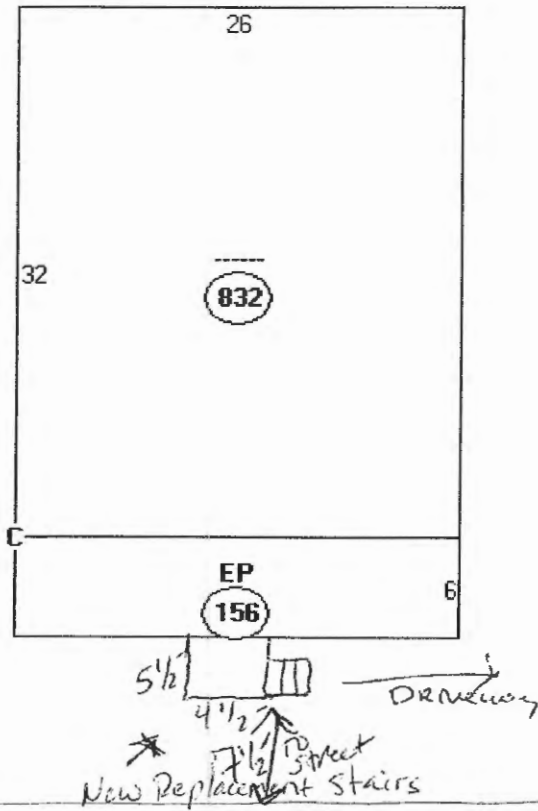
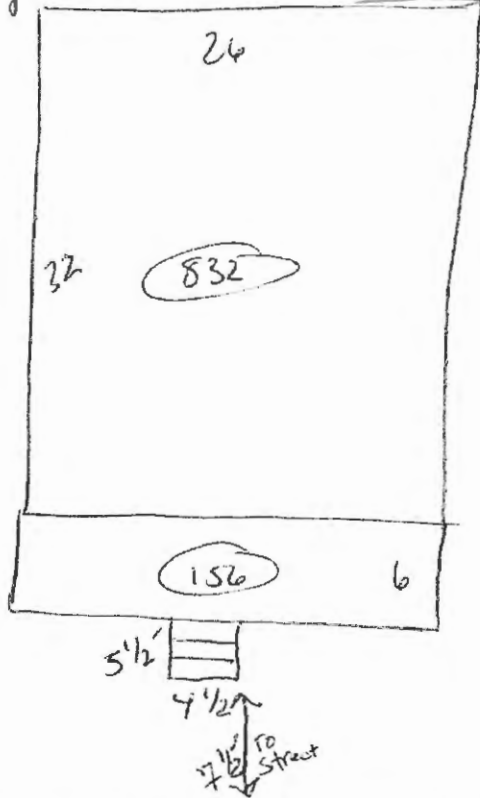
SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

R-3  
 lot size  $3679\text{ ft}^2 + 3857\text{ ft}^2 = 7536\text{ ft}^2$   
 front setback 25' - 7.5' to street \*  
 side 8' OK Old Footprint  
 lot coverage - 2637.6 ft<sup>2</sup>  
 1020.9 sq ft  
 264 sq ft = 1284.9 ft<sup>2</sup> OK  
 Section 14-42 (OK) Landing  $4.5 \times 5.5 = 24.75$   
 5' 0" or less OK Stair deck -  $34" \times 34.5" = 1173\text{ ft}^2$   
 extend 6' off building 5' 5" OK  
 New Footprint  
 = 8.1'  
 total = 32.9 ft



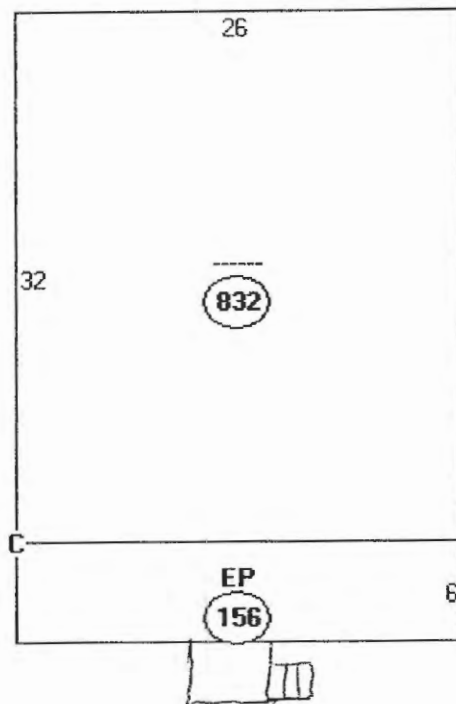
Street (Belfort)

New Replacement Stairs Sketch



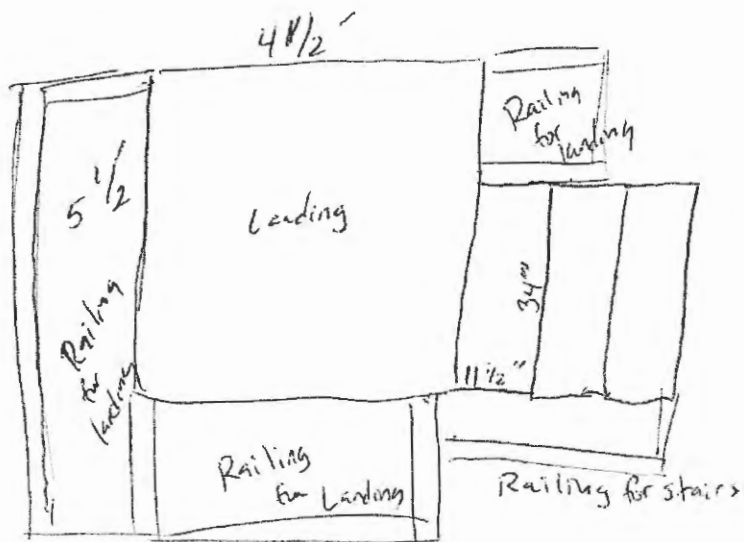
Dimensions for Stairs  
 Landing -  $4\frac{1}{2}' \times 5\frac{1}{2}'$   
 Railing Height - 39"  
 Stairs -  $11\frac{1}{2}' \times 34'$   
 To Street from Stairs -  $7\frac{1}{2}'$   
 (no sidewalk)

OK - replacing existing stairs



\*  
New Replacement stairs

New Replacement Stairs Sketch



Dimensions for Stairs  
 Landing -  $4\frac{1}{2}' \times 5\frac{1}{2}'$   
 Railing Height -  $39"$   
 Stairs  $\text{⊗}$  -  $11\frac{1}{2}" \times 34"$

**Lannie Dobson - Fwd: RE: Building Permit Question**

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**From:** Tammy Munson  
**To:** Lannie Dobson  
**Date:** 2/17/2012 1:32 PM  
**Subject:** Fwd: RE: Building Permit Question  
**Attachments:** Building Permit 3 001.jpg

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>>> Wesley Ridlon <wridlon@hotmail.com> 2/17/2012 6:58 AM >>>

I have added the distance to the street (there is no sidewalk) and shown that it is in the same footprint. Is it possible to pick up the permit this afternoon?

Thanks for your help.

Wes

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Date: Thu, 16 Feb 2012 12:20:27 -0500  
 From: TMM@portlandmaine.gov  
 To: wridlon@hotmail.com  
 Subject: RE: Building Permit Question

It is fine. Can you add the distance to the sidewalk and show that it is in the same footprint?

>>> Wesley Ridlon <wridlon@hotmail.com> 2/15/2012 8:36 PM >>>  
 Hi Tammy,

I attached the building permit application along with a sketch of the stairs to be built and the existing home dimensions. I am not sure what is needed for a plot plan or where I would find one. I hope this information is sufficient for the building permit.

Thanks,

Wes Ridlon

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Date: Tue, 14 Feb 2012 08:43:18 -0500  
 From: TMM@portlandmaine.gov  
 To: wridlon@hotmail.com  
 Subject: Re: Fwd: Building Permit Question

yes, a simple plan showing what is going to be built, an existing plan or photo showing existing dimensions, and a plot plan showing the location. We have a form that can be filled out in the office that will provide us with all of the necessary information.

Tammy M. Munson  
 Director of Inspections  
 City of Portland  
 389 Congress Street Rm 315  
 Portland, Maine 04101

Office: (207)874-8703

>>> "Wesley Ridlon " <wridlon@hotmail.com> 2/14/2012 8:40 AM >>>

Ok..thanks..do you need anything else for the permit aside from the permit application?

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: Tammy Munson <TMM@portlandmaine.gov>

Date: Tue, 14 Feb 2012 13:10:53

To: <wridlon@hotmail.com>

Subject: Fwd: Building Permit Question

Morning Wes, you do need a permit to replace the front steps if you are rebuilding them. If you are only replacing boards then you do not need one.

>>> Wesley Ridlon <wridlon@hotmail.com> 2/13/2012 8:56 PM >>>

Hello,

I am assisting my mother in some home renovations. The renovations consist of replacing the old hardwood, replacing porch windows, replacing existing front steps and some interior painting. Could you confirm if we would require a building permit for these renovations. There is no change in structure or anything new being added.

The property is 20 Belfort St.

Thanks,

Wes Ridlon  
207-650-5540