

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 070678

*Denied by Fire Dept  
8-1-08*

Please Read Application And Notes, If Any, Attached

This is to certify that CLAYTON RAY J & MICHAEL K JTS

has permission to Change of Use to Daycare - 24' 1st story addition on back of house to be used as daycare

AT 58 DEERING RUN DR CL 353 E005001

provided that the person or persons firm or person 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.

Verification of inspection must be given and written permission procured before this building or part thereof is occupied or services closed-in. **YOUR 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

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: 07-0678	Issue Date:	CBL: 353 E005001
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Location of Construction: 58 DEERING RUN DR	Owner Name: CLAYTON RAY J & MICHELE K	Owner Address: 58 DEERING RUN DR	Phone: 797-7902
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-2

Past Use: Single Family Home - #070612	Proposed Use: Single Family Home w/ Day Care - Change of use amendment to permit#070612 - Add 15' x 24' -1 1/2 story addition on back of house to be used as daycare	Permit Fee: \$145.00	Cost of Work: \$145.00	CEO District: 5
Proposed Project Description: Change of Use to Daycare - 15' x 24' 1 1/2 story addition on back of house to be used as daycare <i>No more than 12 children Allowed</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>Denied by Fire Dept 8-1-08</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: ldobson	Date Applied For: 06/11/2007	<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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan to site plan for exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>7/23/07</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>7/19/07</i>	<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>[Signature]</i>
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**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>58 Deering Run Dr, Portland, Me 04103</u>		
Total Square Footage of Proposed Structure <u>720</u>	Square Footage of Lot <u>12,800</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>Ray &amp; Michole Clayton</u>	Telephone: <u>797-7902</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ray Clayton</u> <u>58 Deering Run Dr</u> <u>Portland, Me 04103</u>	Cost Of Work: \$ <u>5000</u> Fee: \$ <u>145</u> C of O Fee: \$ <u>75</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Daycare</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>15x24 1/2 story addition on back of house to be used as daycare</u>		
Contractor's name, address & telephone: <u>Ray Clayton 58 Deering Run Dr P4d, Me 04103</u> <u>797-7902</u> Who should we contact when the permit is ready: <u>Same</u> Mailing address: _____ Phone: _____		

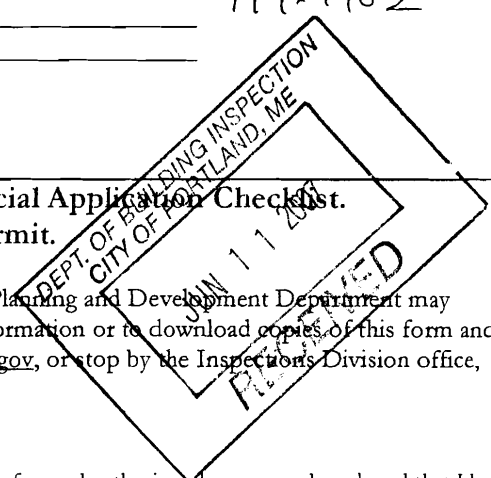
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 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 of applicant: <u>Ray Clayton</u>	Date: <u>6/11/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



# FIRE DEPARTMENT

Ray Clayton — also project architect  
58 Deering Run Dr  
Portland, Me 04103  
797-7902

The proposed addition is to be used for a daycare. Total sq. footage is 720 with upstairs at 360 sq. ft and downstairs at 360 sq. ft.

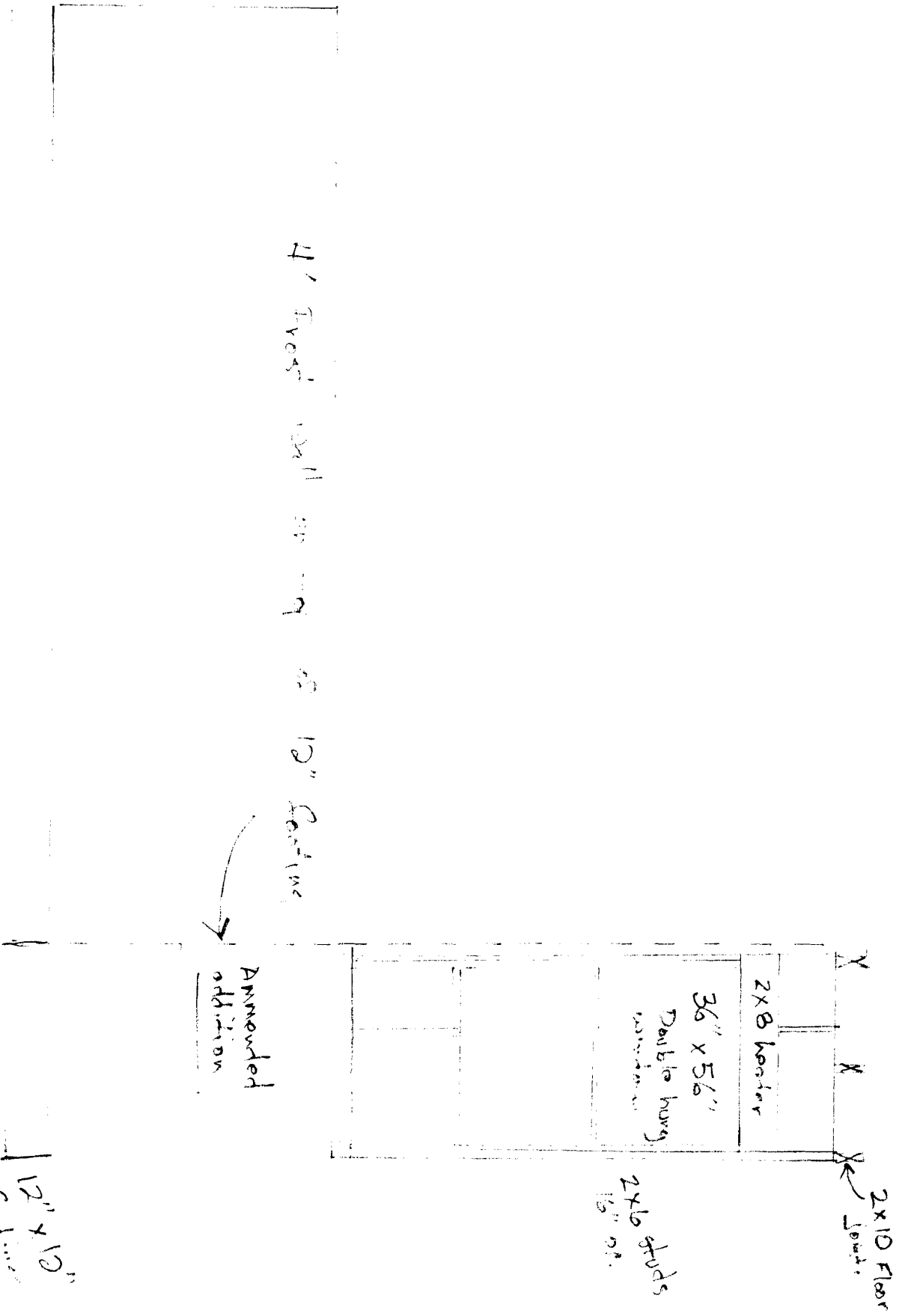
- There will be a minimum of 4 smoke alarms (2 upstairs, 2 downstairs) that are hard wired.
- There will a total of 2 fire extinguishers (1 for each floor).

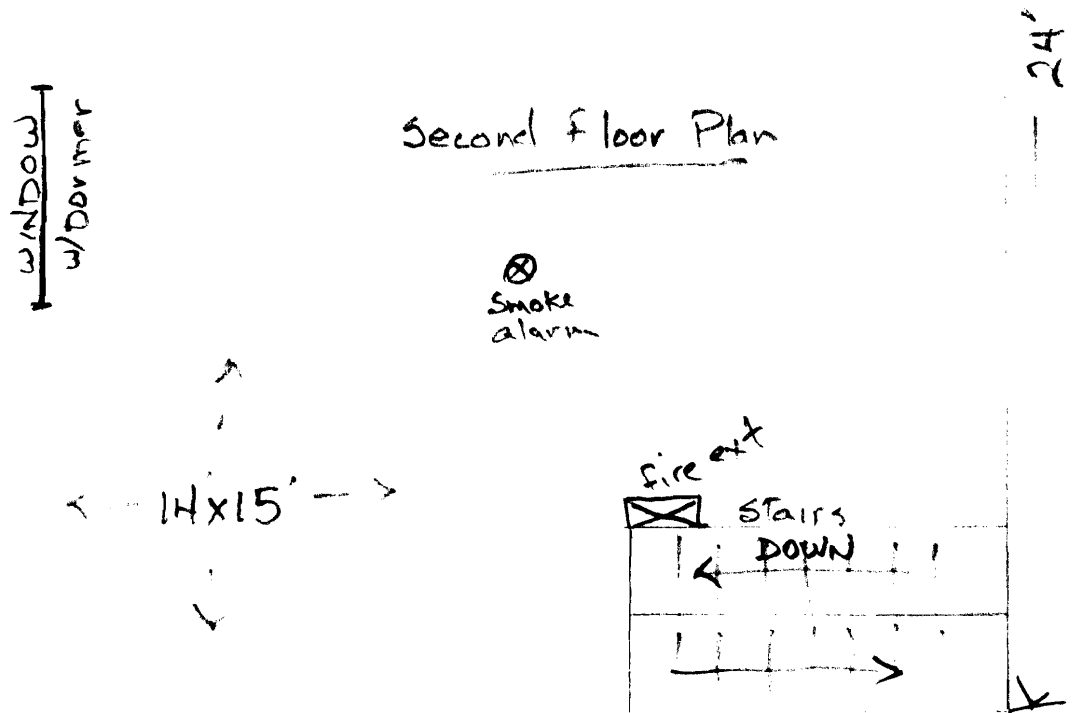
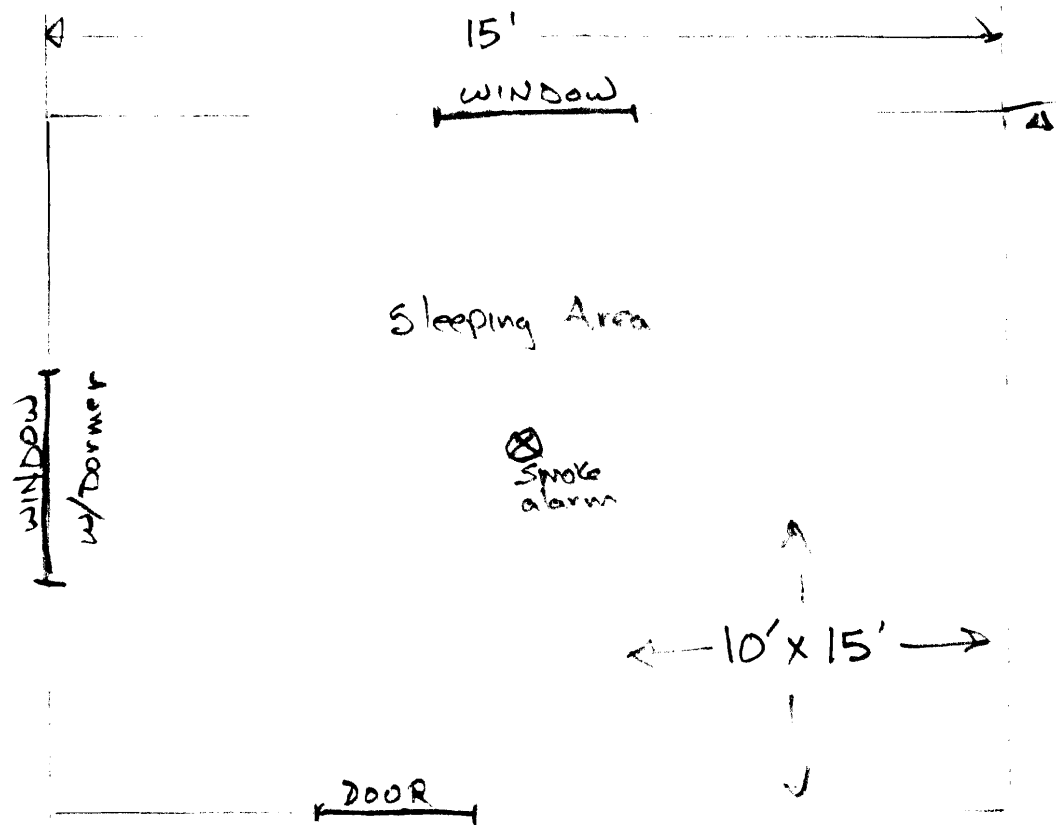
All windows and doors to comply with fire resistance ratings. Windows upstairs will be 30 in. x 36 in. casements for a net clear opening of 7.5 sq. ft. First floor windows will be 36 in wide by 56 in high double hung with a net lower sash opening of at least 6 sq. ft. windows will be not higher than 40" off the floor.

There will be a fire extinguisher on an easily accessible wall in plain view on each floor. Exit signs will be over outside door on first floor and above the stairwell on second floor. Emergency lighting will be on second floor if applicable.

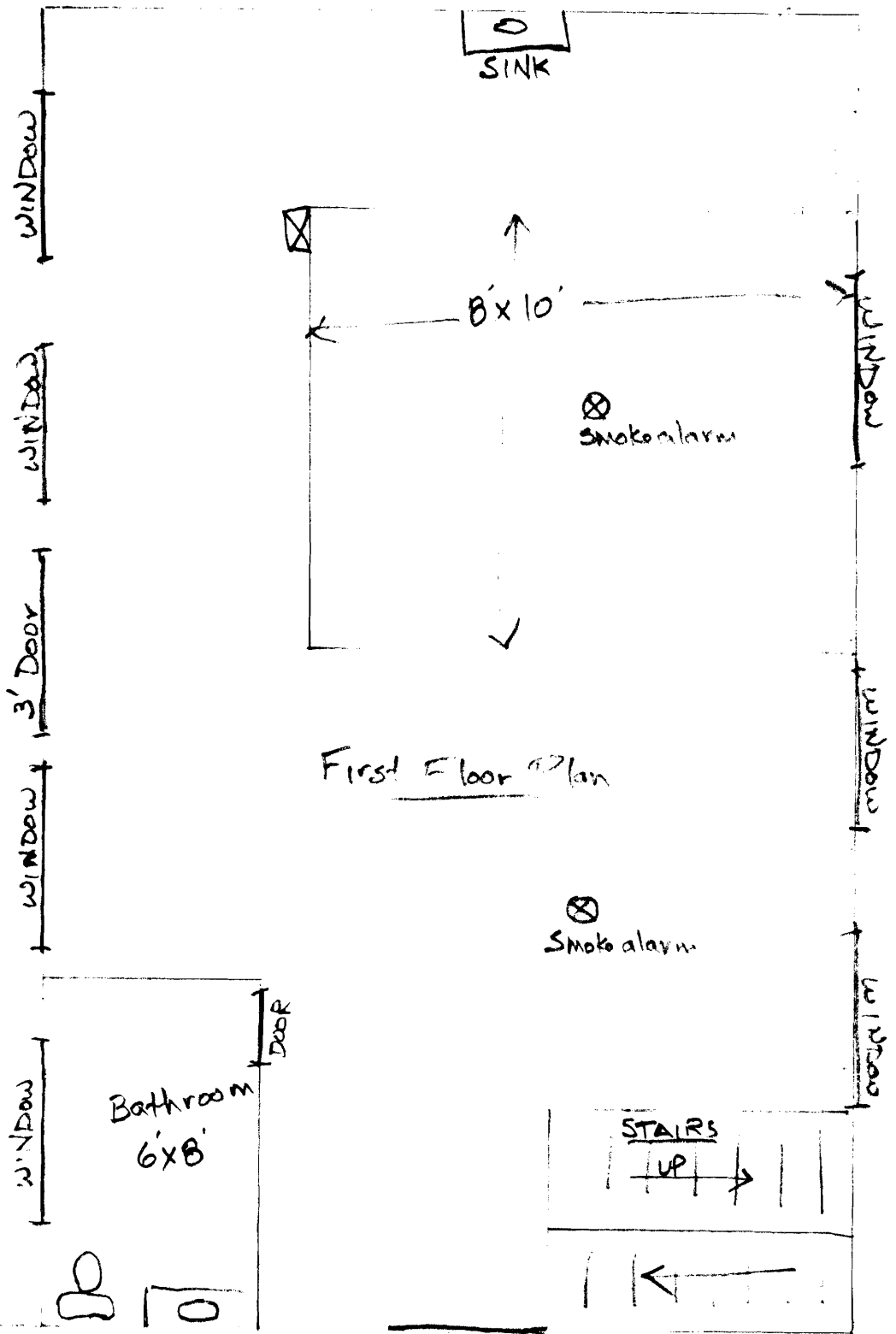
NFPA 101 code summary and elevators N/A

Footings & Foundation walls





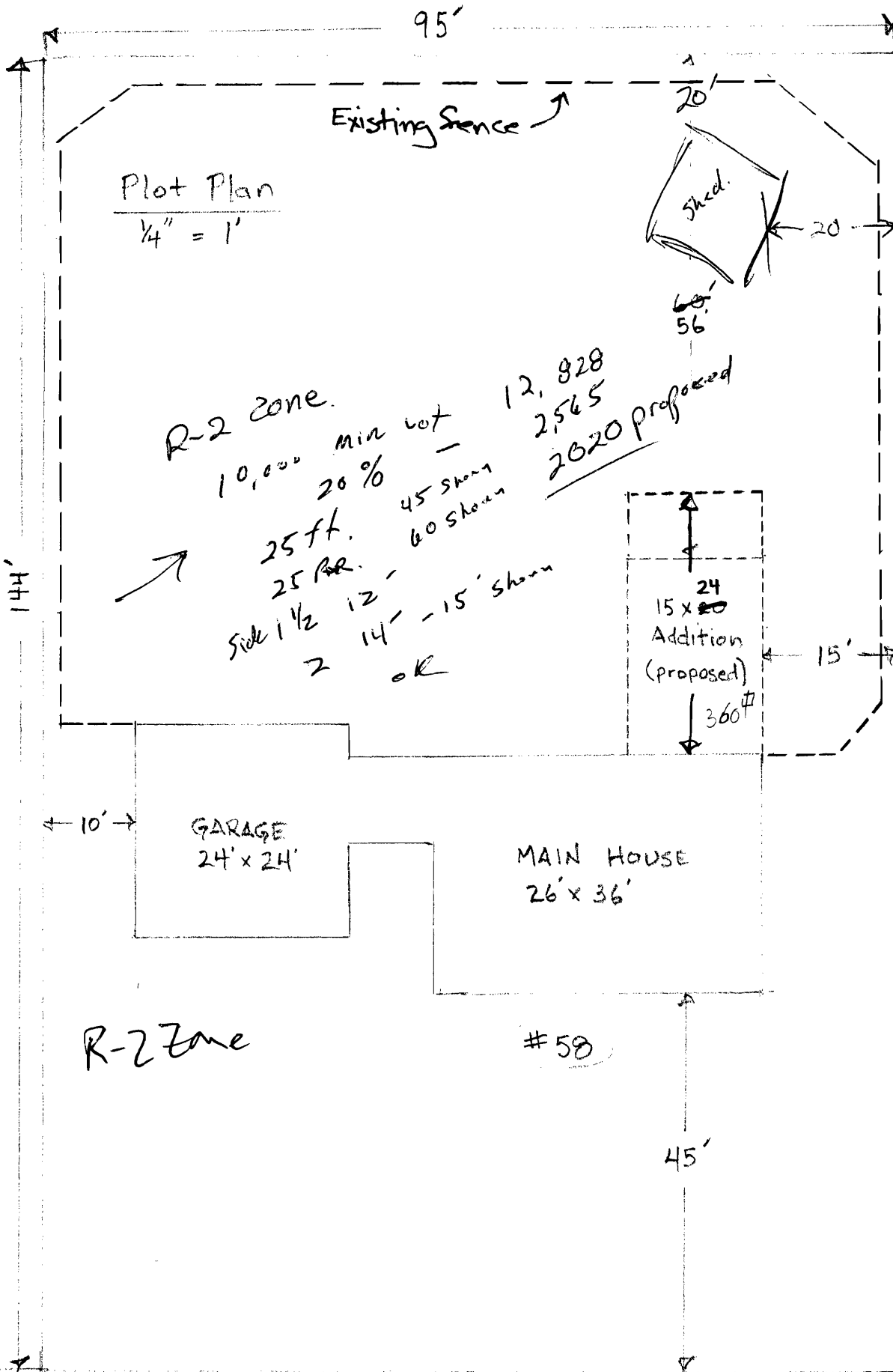
All smoke alarms are hard wired



First Floor Plan

All smoke alarms are hard wired

EXISTING HOUSE



DEERING RUN DR.



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-sec  
Peter Thornton  
Kate Knox  
Jill E. Hunter  
David Dore, chair  
Gordan Smith

July 20, 2007

Ray & Michele Clayton  
Takes a Village Daycare  
1171 Washington Ave.  
Portland, ME 04103

RE: 58 Deering Run Drive  
CBL: 353 E005  
ZONE: R2

Dear Mrs. & Mr. Clayton:

As you know, at its July 19, 2007, meeting, the board voted 4-0 and granted the Conditional Use Appeal.

Enclosed please find a copy of the board's decision.

The Zoning Administrator will be moving forward on your building application; the inspections office will call you as soon as the permit is ready for pick up.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin  
Office Assistant

# COPY

# CITY OF PORTLAND, MAINE

## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, July 19, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: July 20, 2007

RE: Action taken by the Zoning Board of Appeals on July 19, 2007.

# COPY

The meeting was called to order at 6:35pm.

Roll call as follows:

**Members Present:** David Dore (for 1<sup>st</sup> appeal), Jill Hunter, Peter Coyne, Kate Knox (acting secretary) and Philip Saucier (acting chair).

**Members Absent:** Peter Thornton and Gordan Smith.

#### 1. Old Business:

##### A. Practical Difficulty Variance Appeal:

745 Forest Avenue, Stephen E. Mardigan, owner, Tax Map # 130 Block K Lot #001, in the B2 Business Zone. The appellant is seeking a Practical Difficulty Variance Appeal under section 14-185 (c) 2 of the City of Portland Zoning Ordinance. Appellant is requesting a one foot (1') rear setback instead of the required ten foot (10') rear set back. Representing the appeal is Robert Greenlaw, surveyor of Back Bay Boundary, Inc. **Continued from the meeting of June 21, 2007 and July 19, 2007 to the next available meeting (due to a lack of quorum).**

#### 2. New Business:

##### A. Conditional Use Appeal:

58 Deering Run Drive, Ray and Michele Clayton, owners Tax Map #353 Block E Lot #005 in the R2 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-78 (C) (3) of the City of Portland Zoning Ordinance. Appellant is requesting a Change of Use from a single family home to a daycare and preschool facility. Appellant is proposing a 24' x 15' attached addition for the capacity of six to twelve children. Representing the Appeal are the owners. **Board voted 4-0 and granted the Conditional Use Appeal.**

##### B. Practical Difficulty Variance Appeal:

14 Sewall Street, Karen True, owner Tax Map #189 Block A Lot #002 and 001 in the B2 Community Business Zone is seeking a Practical Difficulty Variance Appeal under section 14-185 (a) (2) of the City of Portland Zoning Ordinance. Appellant is requesting a variance for the 4,500 square foot lot which is less than 10,000 square foot lot size required for a change of use from single family home to an office use. Representing the Appeal is the owner. **Board voted 4-0 and granted the Practical Difficulty Appeal.**

##### C. Conditional Use Appeal:

19-21 Lawn Avenue, Gretchen Grufman, owner, Tax Map #122 Block I Lot #003 in the R5 Residential Zone. The appellant is seeking a Conditional Use Appeal under section 14-391 (f) of

**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**

R-2 Residential Zone Child Care Facility:

**Conditional Use Appeal**

**DECISION**

**COPY**

Date of public hearing:

~~7/22~~ 7.19.07

Name and address of applicant:

**RAY AND MICHELLE CLAYTON**

Location of property under appeal:

**58 DEERING RUN DRIVE**

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

1. **RAY CLAYTON  
58 DEERING RUN DR**
2. **MICHELLE CLAYTON  
58 DEERING RUN DR.**

Exhibits admitted (e.g. renderings, reports, etc.):

1. **LETTER DATED 6/24/07 EXPLAINING CRITERIA**
2. **APPLICATION**
3. **4 PHOTOGRAPHS OF PROPERTY**
4. **ASSESSORS PLAN**
5. **QUITCLAIM DEED FOR 58 DEERING RUN DR.**
6. **PLOT PLAN OF PROPERTY**
7. **FIRST FLOOR ADDITION PLAN**
8. **SECOND FLOOR ADDITION PLAN**
9. **EMAIL FROM 7/19/07, JEANNETTE & LOUIS ROSSI  
1 (58 DEERING RUN DR.)**

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-78(c)(3):

1. The day care facility or home babysitting service would not be permitted as a home occupation under section 14-410 (because it will accommodate more than 6 children plus 2 children after school or will have any nonresidential employees).

Satisfied ✓ (4-0) Not Satisfied \_\_\_\_\_

Reason:   
• license is for 12 children  
• no nonresidential employees

2. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.

Satisfied ✓ (4-0) Not Satisfied \_\_\_\_\_

Reason:   
• residential use within the last 5 years as evidenced by testimony

3. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (e) (v) are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care use or home babysitting use, nursery school or kindergarten, or in a nonresidential structure accessory thereto, provided that any such structure that serves more than twelve (12) children shall be subject to review under article V of this chapter.

Satisfied ✓ Not Satisfied \_\_\_\_\_

Reason: (4-0)

• license is for 12 as evidenced by testimony.

4. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts.

Satisfied  Not Satisfied

Reason: (4-0)

• Photos and testimony evidenced adequate buffering.

5. Solid waste shall be stored in covered containers. Such containers shall be screened on all four (4) sides.

Satisfied  Not Satisfied

Reason: (4-0)

• Testimony about covered container w/ a shade.

6. Day care facilities, home babysitting uses, nursery schools or kindergartens located either in structures that have been in residential use within the past five (5) years or in existing accessory structures and that serve between thirteen (13) and twenty-four (24) children shall meet the following additional standards of 14-78 (c)(3)(e):

N/A

↓ than 12 children

i. The facility shall provide a minimum of seventy-five (75) square feet of outdoor play area per child;

ii. The play area shall be located in the side and rear yards only and shall not be located in front yards;

iii. Outside play areas shall be separated from abutting properties by a fence at least forty-eight (48) inches in height;

iv. A ten-foot wide landscaped buffer shall be required outside of the fenced play area, and shall be established in accordance with the landscaping standards of the City's Technical Standards and Guidelines;

v. The minimum lot size for a day care facility, home babysitting use, nursery school or kindergarten located in a residential or existing accessory structure and serving more than twelve (12) children shall be twenty thousand (20,000) square feet;

vi. Off-street parking shall be provided on the site for all staff of the facility. Parking for the facility shall not interfere with access to or use of play areas. Parking spaces may be stacked or placed side by side in order to lessen

their impact on the residential character of the lot and the neighborhood, and shall not be located closer than five (5) feet from the property line of any abutting residential use or residentially zoned site;

vii. The maximum number of children in a day care facility, home babysitting service, nursery school or kindergarten located in a residential or existing accessory structure shall be twenty-four (24); and

viii. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.

Satisfied  Not Satisfied

Reason: *N/A because less than 12 kids.*

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes  No

Reason:

*• Standard daycare setup, nothing unusual.*

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes  No

Reason:

*• hours 7-5<sup>30</sup>  
• 4 cars in driveway  
• attached structure w/ residential.*

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes \_\_\_

No

Reason:

*no differing impacts.*

**Conclusion:** (check one)

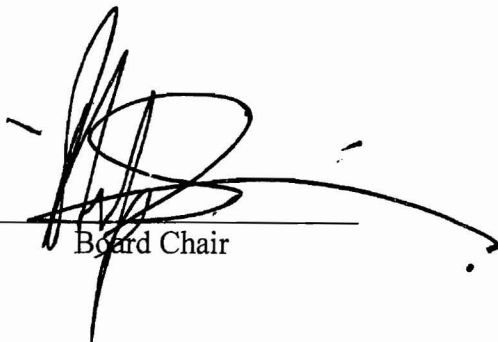
Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

\_\_\_ Option 2: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

\_\_\_ Option 3: The Board finds that not all of the standards (1 through 6) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

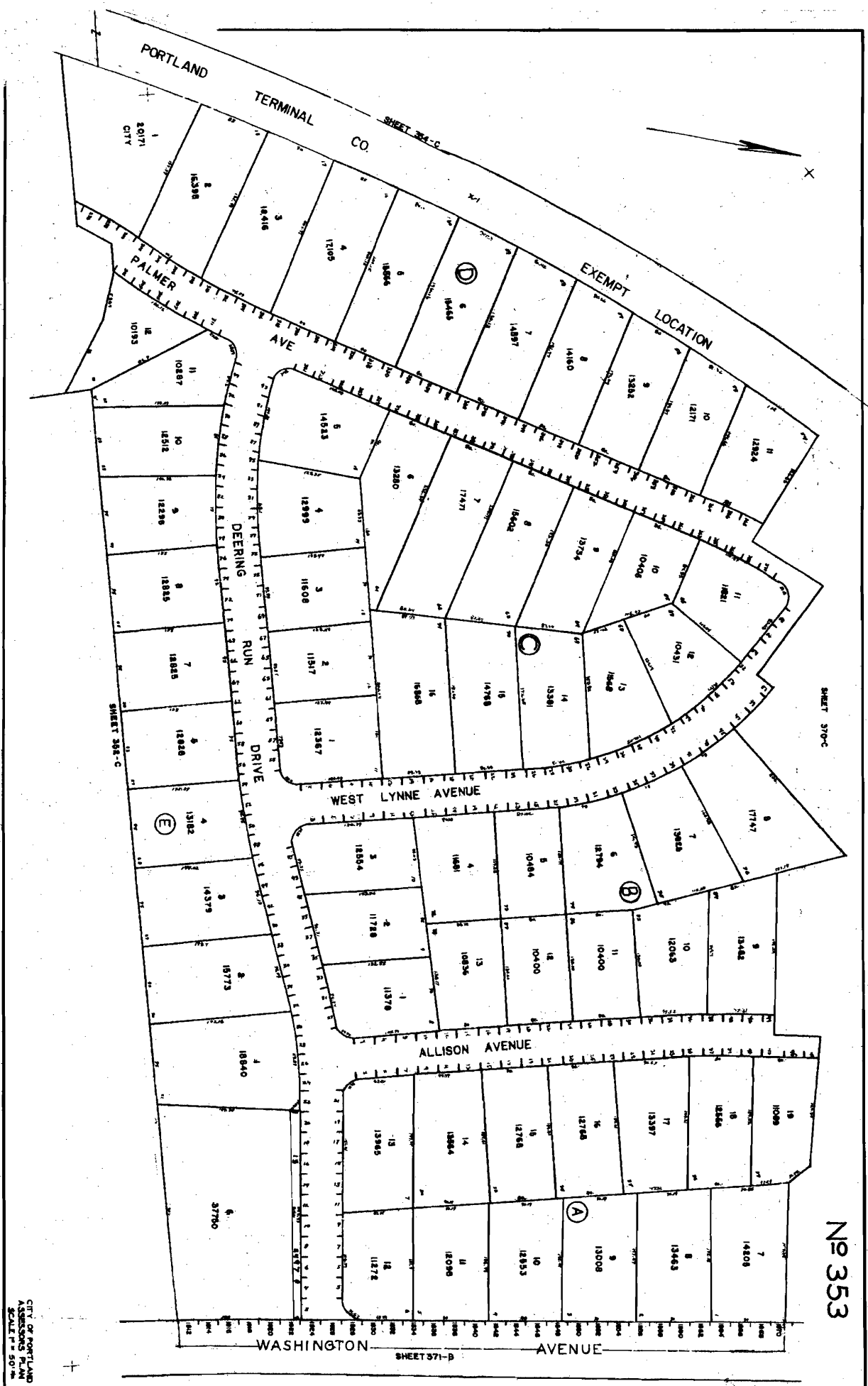
Dated:

*7/19/07*

  
\_\_\_\_\_  
Board Chair



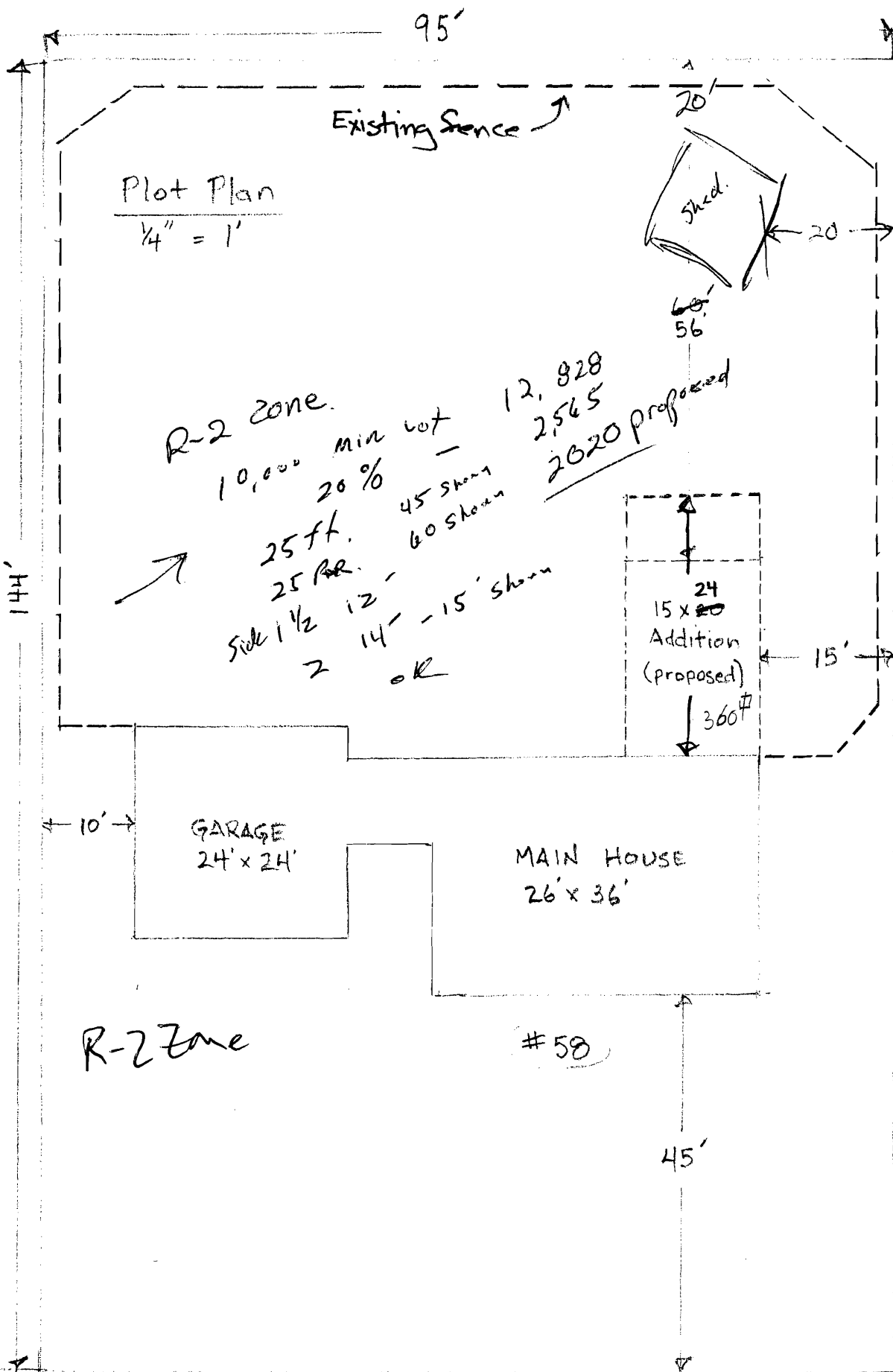




115-28-1-2 S. 4107

№ 353

CITY OF PORTLAND  
ASSESSOR'S PLAN  
SCALE 1" = 50'



DEERING RUN DR.

CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS

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Peter Coyne  
Philip Saucier-sec  
Peter Thornton  
Kate Knox  
Jill E. Hunter  
David Dore, chair  
Gordan Smith

July20, 2007

Ray & Michele Clayton  
Takes a Village Daycare  
1171 Washington Ave.  
Portland, ME 04103

RE: 58 Deering Ave.  
CBL: 353 E005  
ZONE: R2

Dear Mrs. & Mr. Clayton:

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Should you have any questions please feel free to contact me at 207-874-8701.

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**CITY OF PORTLAND, MAINE**  
**ZONING BOARD OF APPEALS**

R-2 Residential Zone Child Care Facility:

**Conditional Use Appeal**

DECISION

**COPY**

Date of public hearing:

~~7/2~~ 7.19.07

Name and address of applicant:

RAY AND MICHELLE CLAYTON

Location of property under appeal:

58 DEERING RUN DRIVE

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

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58 DEERING RUN DR
2. MICHELLE CLAYTON  
58 DEERING RUN DR.

Exhibits admitted (e.g. renderings, reports, etc.):

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7. FIRST FLOOR ADDITION PLAN
8. SECOND FLOOR ADDITION PLAN
9. EMAIL FROM 7/19/07, JEANNETTE & LOUIS ROSSI  
(58 DEERING RUN DR.)

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-78(c)(3):

1. The day care facility or home babysitting service would not be permitted as a home occupation under section 14-410 (because it will accommodate more than 6 children plus 2 children after school or will have any nonresidential employees).

Satisfied ✓ (4-0) Not Satisfied     

Reason:   
• license is for 12 children  
• no nonresidential employees

2. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.

Satisfied ✓ (4-0) Not Satisfied     

Reason:   
• residential use within the last 5 years  
as evidenced by testimony

3. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection (e) (v) are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care use or home babysitting use, nursery school or kindergarten, or in a nonresidential structure accessory thereto, provided that any such structure that serves more than twelve (12) children shall be subject to review under article V of this chapter.

Satisfied ✓ Not Satisfied     

Reason: (4-0)

• license is for 12 as evidenced  
by testimony.

4. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts.

Satisfied ✓ Not Satisfied     

Reason: (4-0)

• Photos and testimony evidenced adequate buffering.

5. Solid waste shall be stored in covered containers. Such containers shall be screened on all four (4) sides.

Satisfied ✓ Not Satisfied     

Reason: (4-0)

• Testimony about covered container w/ a shade.

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N/A

↓ than 12 children

i. The facility shall provide a minimum of seventy-five (75) square feet of outdoor play area per child;

ii. The play area shall be located in the side and rear yards only and shall not be located in front yards;

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vi. Off-street parking shall be provided on the site for all staff of the facility. Parking for the facility shall not interfere with access to or use of play areas. Parking spaces may be stacked or placed side by side in order to lessen

their impact on the residential character of the lot and the neighborhood, and shall not be located closer than five (5) feet from the property line of any abutting residential use or residentially zoned site;

vii. The maximum number of children in a day care facility, home babysitting service, nursery school or kindergarten located in a residential or existing accessory structure shall be twenty-four (24); and

viii. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.

Satisfied  Not Satisfied

Reason: *N/A because less than 12 kids.*

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes  No

Reason:

*• Standard daycare setup, nothing unusual.*

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes  No

Reason:

*• hours 7-5<sup>30</sup>  
• 4 cars in driveway  
• attached structure w/ residential.*



3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes \_\_\_ No

Reason:

*no differing impacts.*

**Conclusion:** (check one)

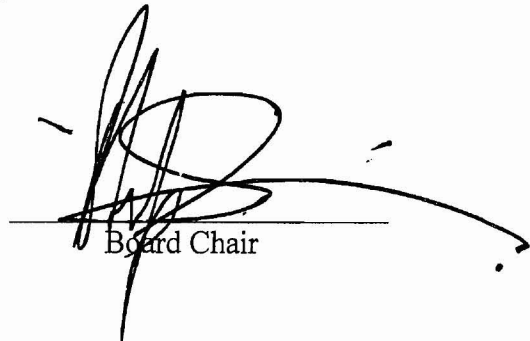
Option 1: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

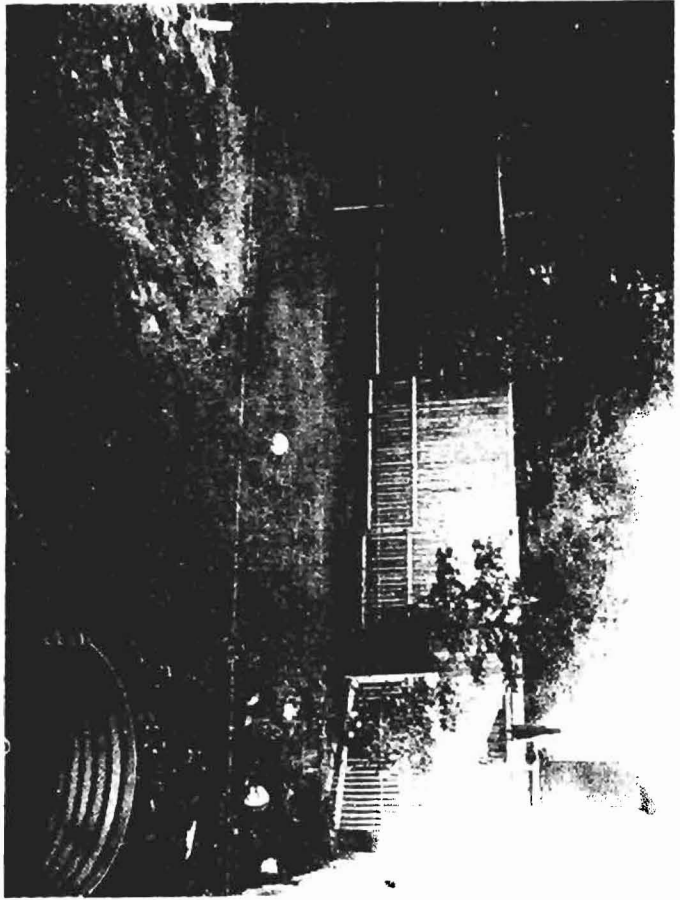
Option 2: The Board finds that all of the standards (1 through 6) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

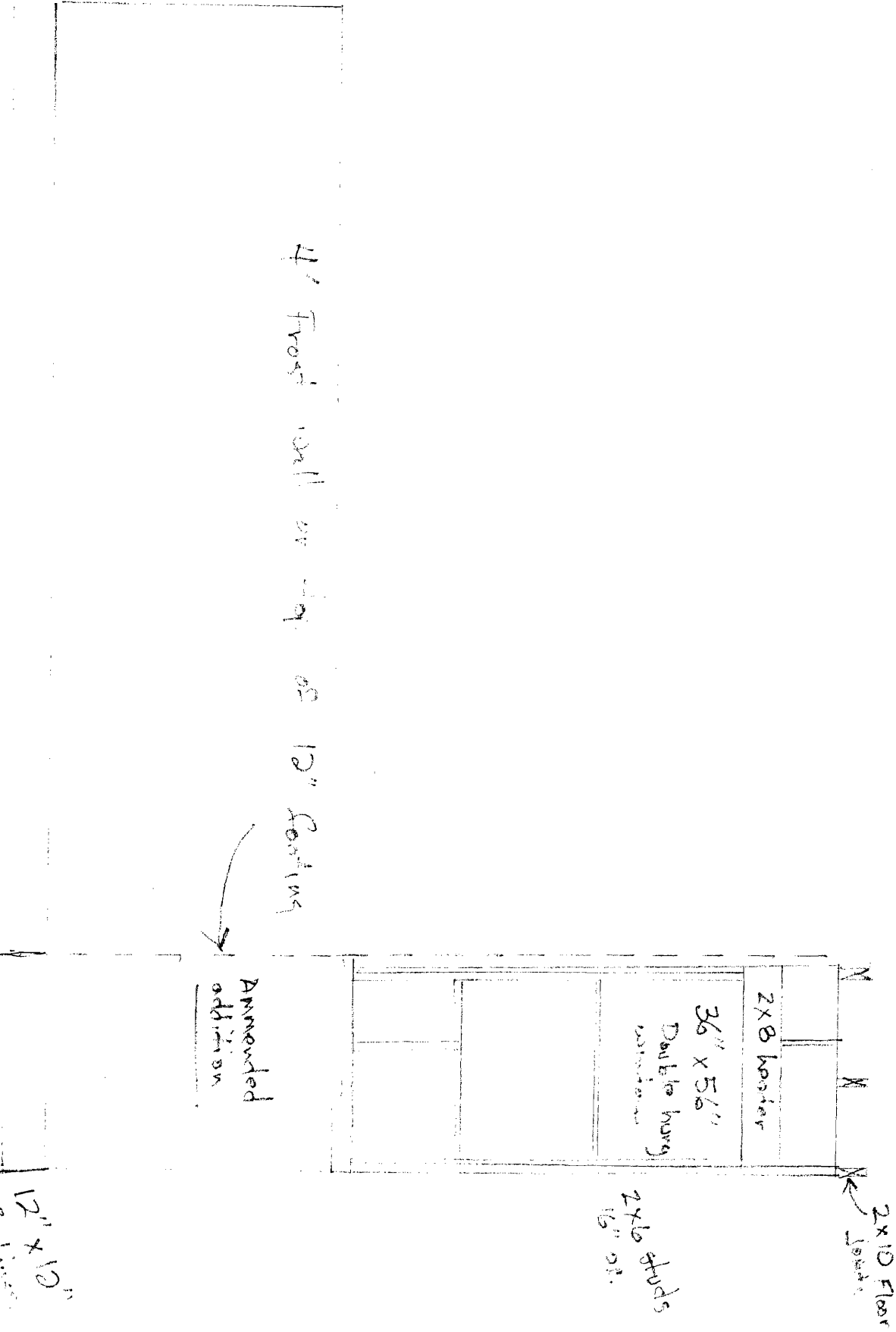
Option 3: The Board finds that not all of the standards (1 through 6) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated:

*7/19/07*

  
\_\_\_\_\_  
Board Chair





4' Frost wall or eq. or 12" footing

Amended addition

Footing & Foundation walls

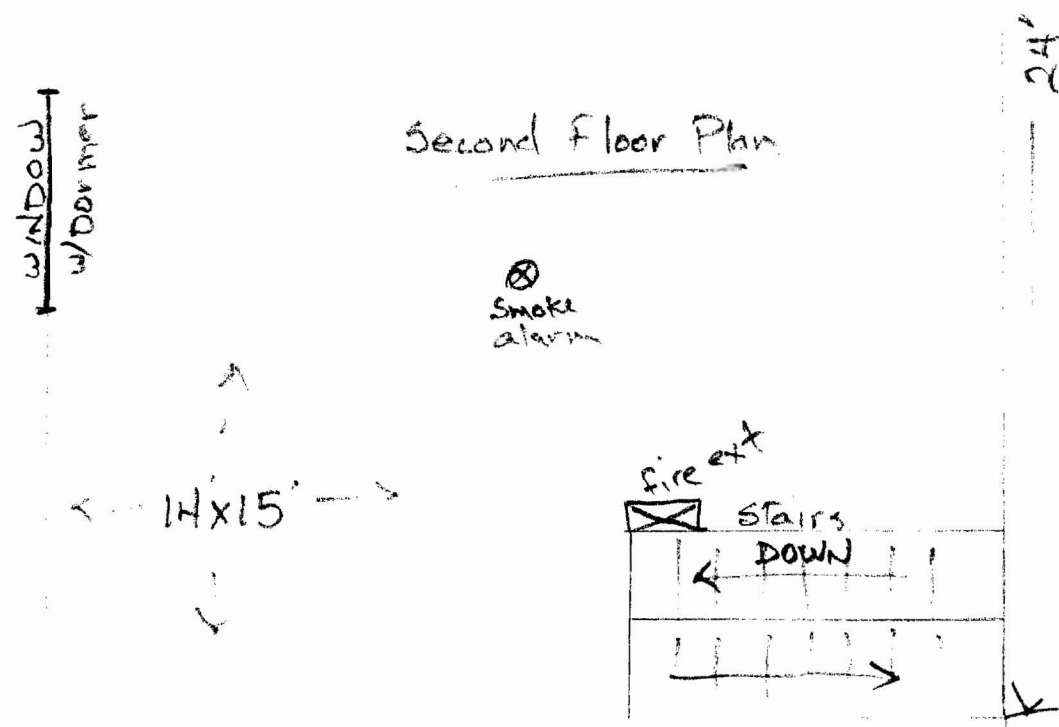
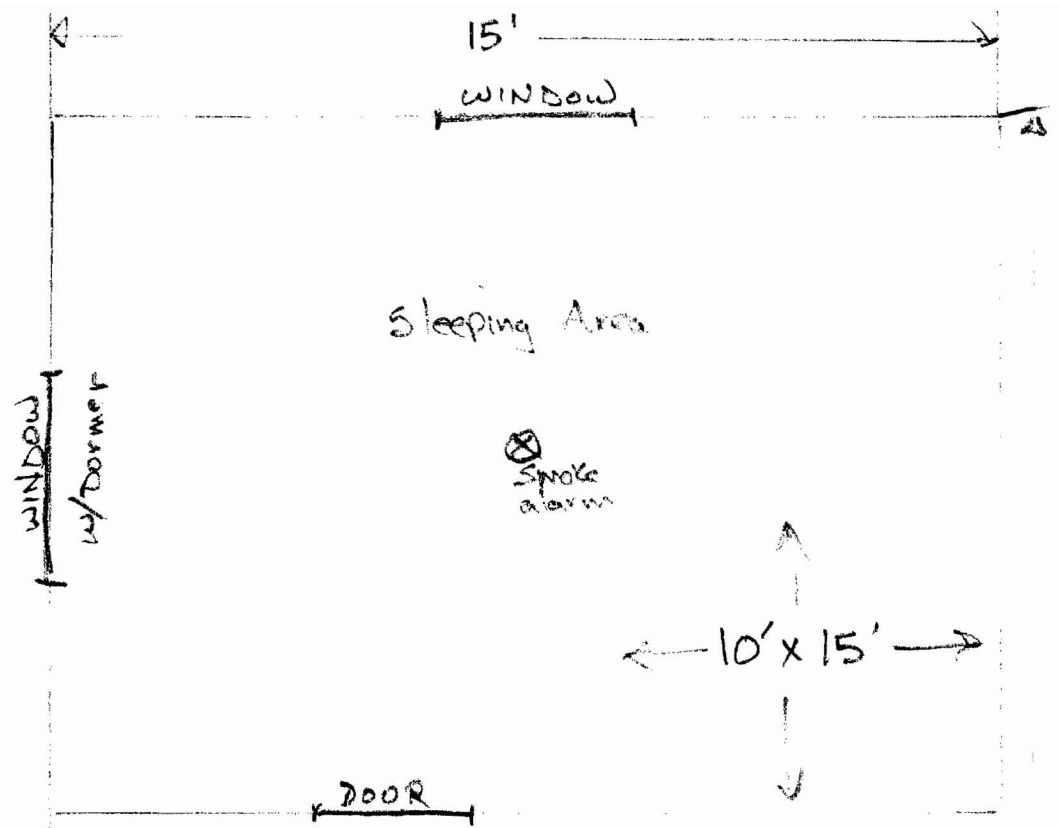
12" x 12" Spacing

2x10 studs 16" o.c.

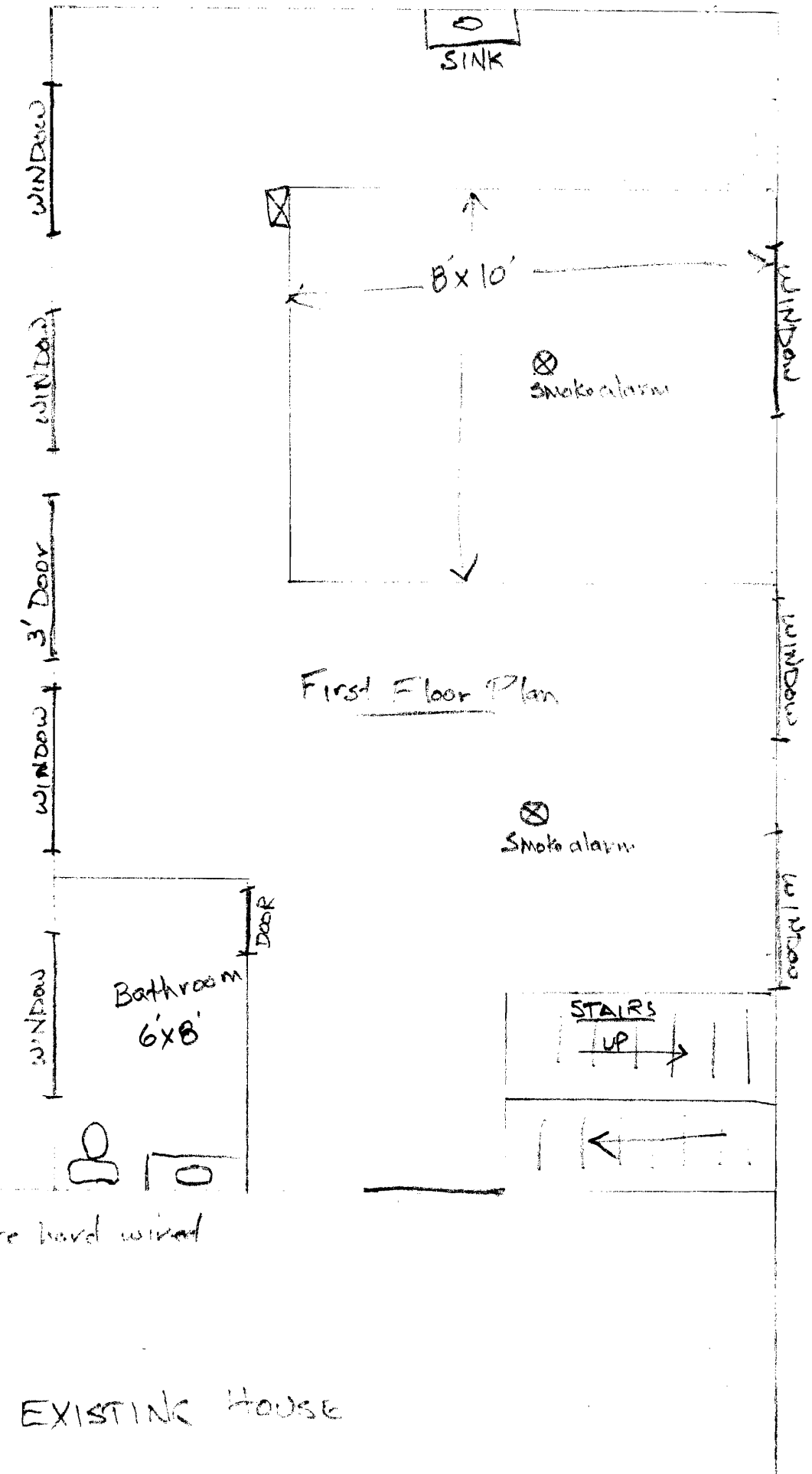
2x10 Floor Joists

2x8 Joist

36" x 56" Double hung windows

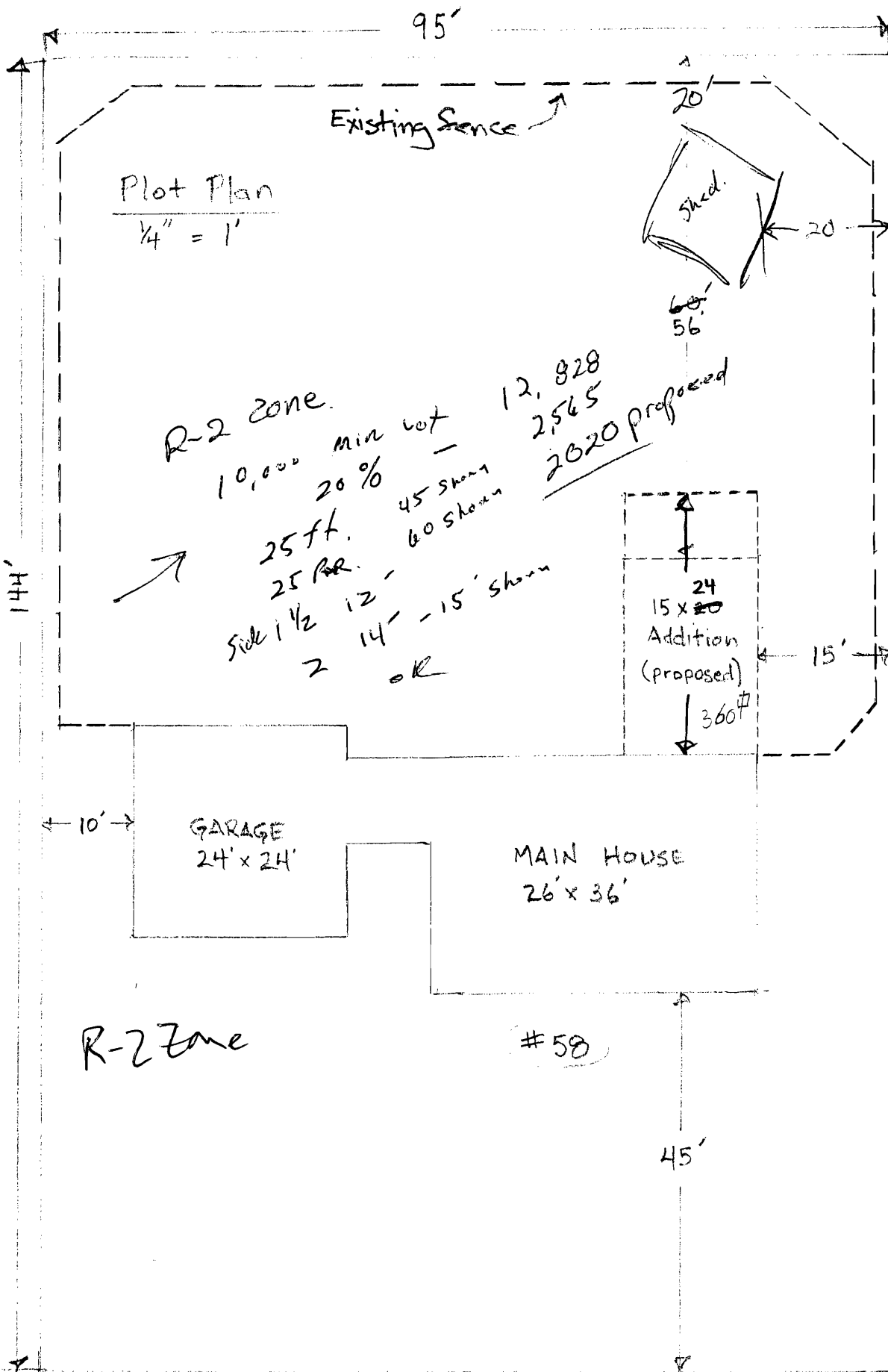


All smoke alarms are hard wired



All smoke alarms are hard wired

EXISTING HOUSE



DEERING RUN DR.

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 070612

This is to certify that CLAYTON RAY J & MICHELE K JTS/Home Owner

has permission to 15' x 20' addition rear of home

AT 58 DEERING RUN DR

PERMIT ISSUED  
MAY 25 2007  
353 E005001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 24 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

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

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

Permit No: 07-0612	Issue Date:	CBL: 353 E005001
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Location of Construction: 58 DEERING RUN DR	Owner Name: CLAYTON RAY J & MICHELE K	Owner Address: 58 DEERING RUN DR	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

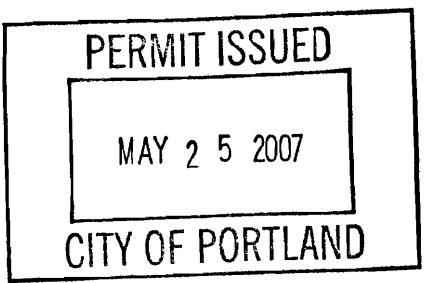
Past Use: Single Family Home	Proposed Use: Single Family Home - 15' x 20' addition rear of home	Permit Fee:	Cost of Work: \$17,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB PRC-2007	

Proposed Project Description: 15' x 20' addition rear of home	Signature:	Signature: <i>[Signature]</i>
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: Idobson	Date Applied For: 05/25/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

- 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	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	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

**Permit No:**

07-0612

**Date Applied For:**

05/25/2007

**CBL:**

353 E005001

<b>Location of Construction:</b> 58 DEERING RUN DR	<b>Owner Name:</b> CLAYTON RAY J & MICHELE K	<b>Owner Address:</b> 58 DEERING RUN DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Home Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 15' x 20' addition rear of home	<b>Proposed Project Description:</b> 15' x 20' addition rear of home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/25/2007**Note:**      **Ok to Issue:** 

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/25/2007**Note:**      **Ok to Issue:** 

- 1) Fastener schedule per the IRC 2003
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 4) 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.

Please call 874-8703 or 874-8693 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Ray Clay  
Signature of Applicant/Designee

5/25/07  
Date

[Signature]  
Signature of Inspections Official

5/25/07  
Date

CBL: 353-B-005 Building Permit #: 07-0612



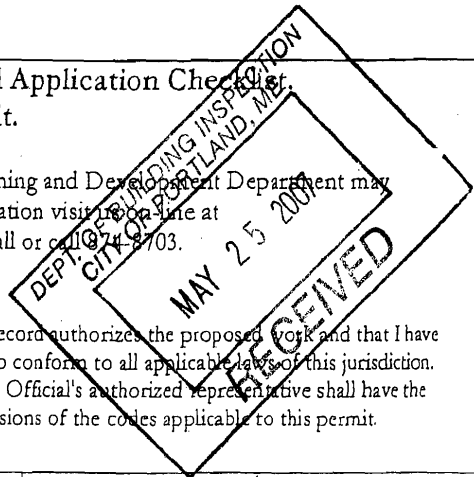
# General Building Permit Application

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>58 Deering Run Dr. Ptd, Me 04103</u>		
Total Square Footage of Proposed Structure <u>300 sq. ft</u>	Square Footage of Lot <u>12,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>353</u> Block# <u>E</u> Lot# <u>5</u>	Owner: <u>Ray &amp; Michele Clayton</u>	Telephone: <u>797-7902</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ray Clayton 797-7902</u> <u>58 Deering Run Dr.</u> <u>Ptd, Me 04103</u>	Cost Of Work: \$ <u>17,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>3 season room</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>15' x 20' addition to back of house</u>		
Contractor's name, address & telephone: <u>Ray Clayton - 58 Deering Run Dr. Ptd, Me 04103</u> <u>797-7902</u>		
Who should we contact when the permit is ready: <u>Ray Clayton</u>		
Mailing address: <u>58 Deering Run Dr</u> <u>Ptd, Me 04103</u> Phone: <u>797-7902</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 our site at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 748-703.



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>Ray Clayton</u>	Date: <u>5/25/07</u>
--	----------------------

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

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	353 E005001
<b>Location</b>	58 DEERING RUN DR
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	CLAYTON RAY J & MICHELE K JTS 58 DEERING RUN DR PORTLAND ME 04103
<b>Book/Page</b>	13366/182
<b>Legal</b>	353-E-5 DEERING RUN DR 56-62  12828 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$73,900	\$172,200	\$246,100

**Property Information**

<b>Year Built</b> 1987	<b>Style</b> Cape	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1831	<b>Total Acres</b> 0.294		
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 2006	<b>Size</b> 8X12	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
10/08/1997	LAND + BLDING		13366-182
01/25/1995	LAND + BLDING		11800-075

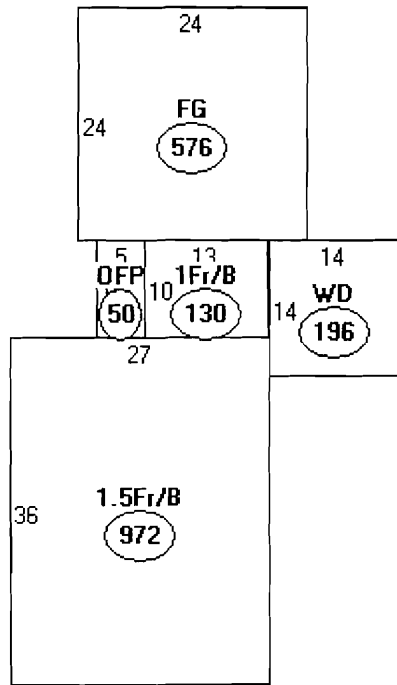
**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[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](#).

**New Search!**



Descriptor/Area

A: 1.5Fr/B  
972 sqft

B: OFF  
50 sqft

C: FG  
576 sqft

D: 1Fr/B  
130 sqft

E: WD  
196 sqft

Existing windows  
to be removed

Back of Existing  
Ho use

6/12

stained clapboard

15'5"

24 x 48  
Fixed panel



36 x 72 Fixed  
panel

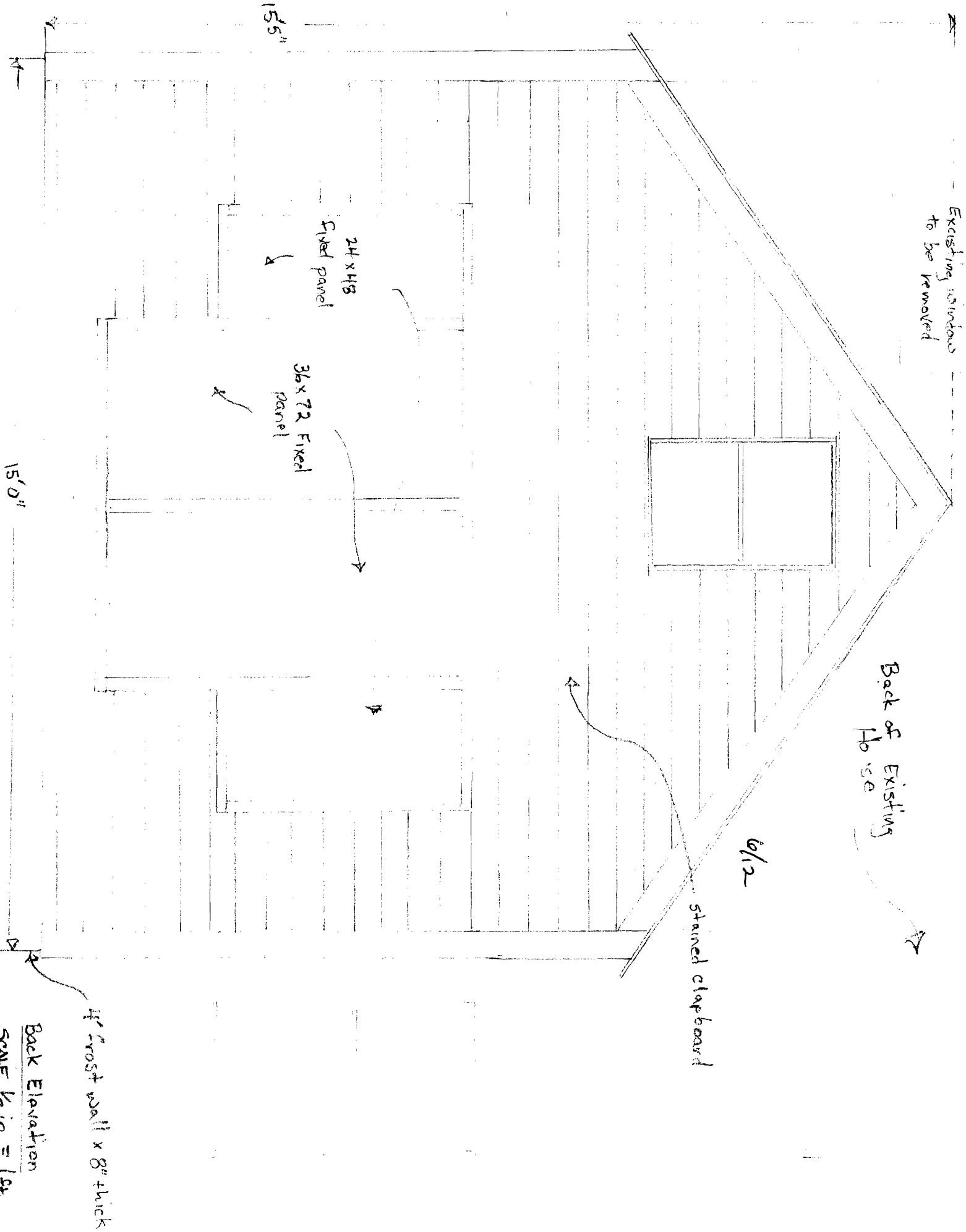


15'0"

4" Frost wall x 8" thick

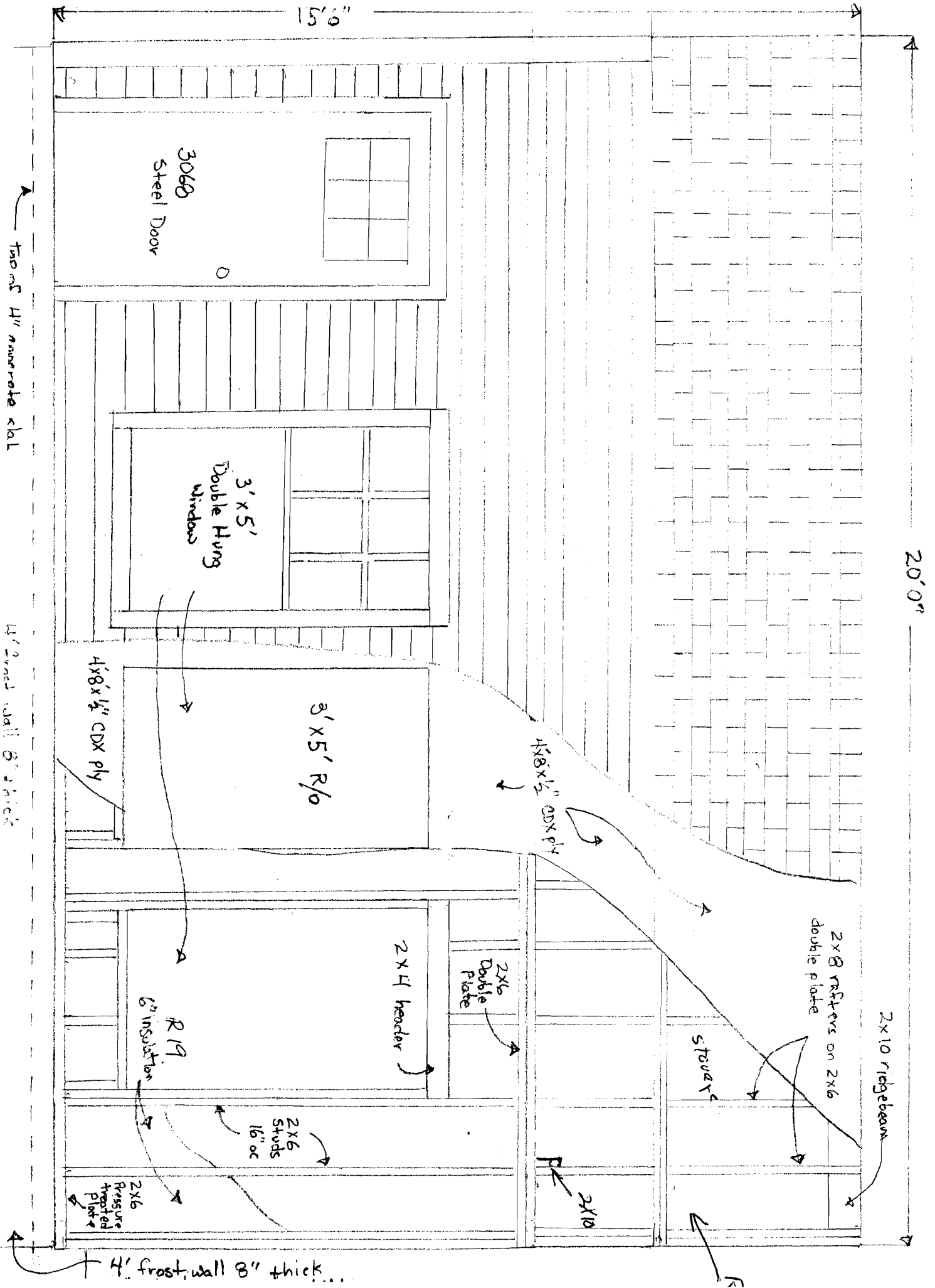
Back Elevation

SCALE 1/2 in. = 1 ft.



SIDE ELEVATION

1/2" = 1'



4' frost wall 8" thick

4' frost wall 8" thick

4'x8' 1/2" CDX ply

3068 Steel Door

3'x5' Double Hung windows

3'x5' R/O

2x4 header

2x6 Double Plate

4'x8' 1/2" CDX ply

STUDS

2x8 rafters on 2x6 double plate

2x10 ridgebeam

2x10

R19 6" insulation

2x6 Studs 16" oc

2x6 Pressure treated plate

4' frost wall 8" thick...

20'0"

15'6"

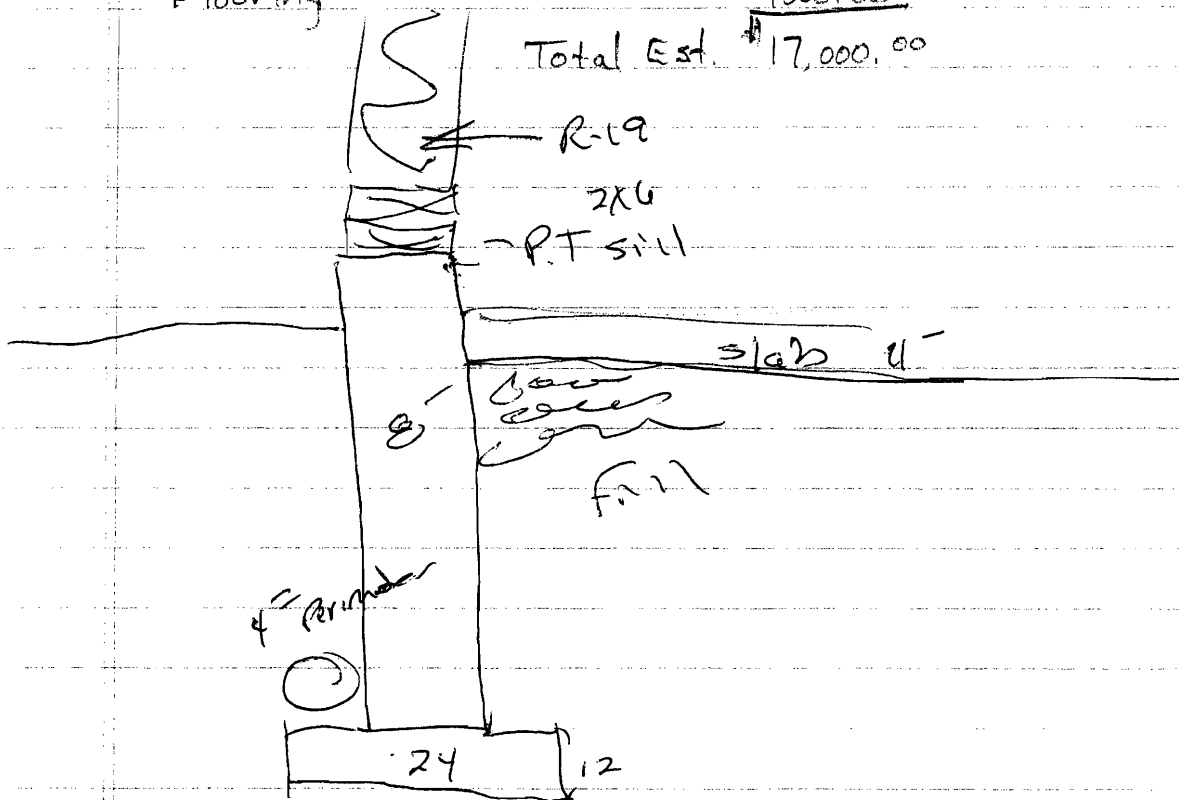
Ray Clayton  
58 Deering Run Dr.  
Portland, Me 04103  
Ph # 797-7902

5-23-07

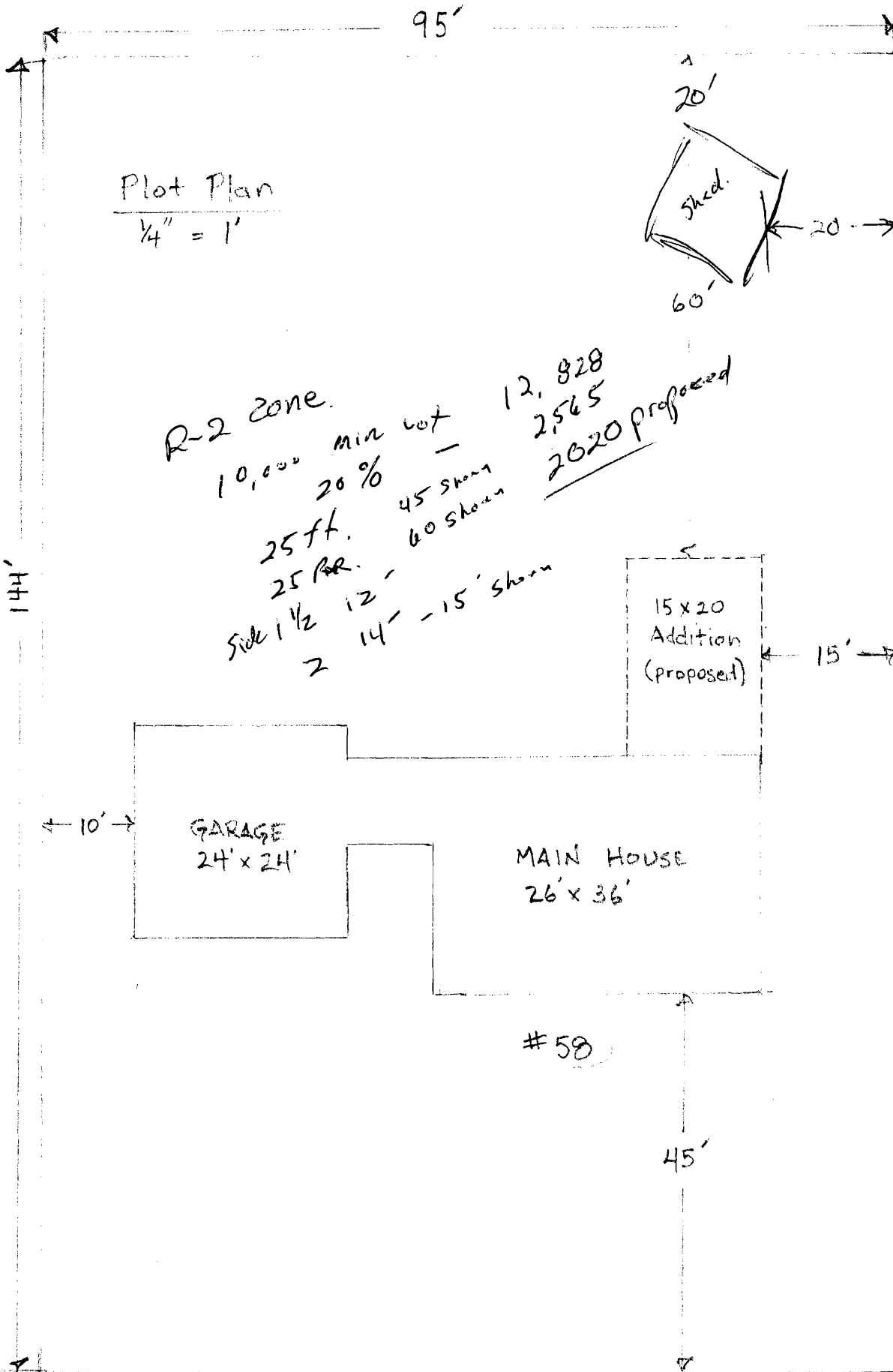
### Project Estimates

- Excavation & Foundation \$5000.00
- Framing, roofing, windows & door 8000.00
- Electrical 1000.00
- Interior insulation, sheetrock,  
trim 2000.00
- Flooring 1000.00

Total Est. \$17,000.00







DEERING RUN DR.