

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 101109

This is to certify that LUTZ DANIELLE M / property owner

has permission to make walk-out basement

AT 36 SUMAC ST

CT 378 A027001

PERMIT ISSUED  
OCT 6 2010  
CITY OF PORTLAND

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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR 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

*[Signature]* 10/6/10  
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: 10-1109	Issue Date:	CBL: 378 A027001
-----------------------	-------------	---------------------

Location of Construction: 36 SUMAC ST	Owner Name: LUTZ DANIELLE M	Owner Address: 36 SUMAC ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

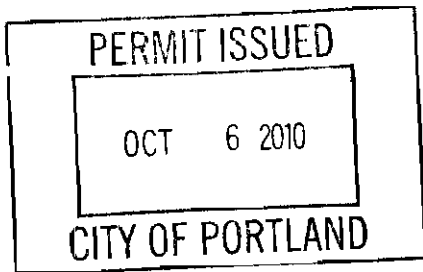
Past Use: Single Family home	Proposed Use: Single Family Home - make walk-out basement	Permit Fee: \$40.00	Cost of Work: \$1,600.00	CEO District: 5	10589 <sup>#</sup>
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB		

Proposed Project Description: make walk-out basement	Signature: <i>[Signature]</i> 10/6/10
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: 09/07/2010	<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..

<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"/> <input type="checkbox"/> Denied Date: <i>9/14/10</i>	<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:
--	---	--



**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> 10-1109	<b>Date Applied For:</b> 09/07/2010	<b>CBL:</b> 378 A027001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 36 SUMAC ST	<b>Owner Name:</b> LUTZ DANIELLE M	<b>Owner Address:</b> 36 SUMAC ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - make walk-out basement	<b>Proposed Project Description:</b> make walk-out basement
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/14/2010

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

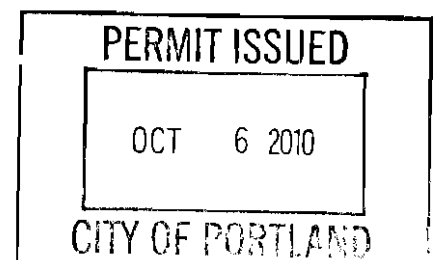
**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/06/2010

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

10/6/2010-jmb: Spoke with Bob L. About header size for 6' opening, will change to 3-2x10 flush framed with joist hangers, will try to get a 6'8" door.



## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

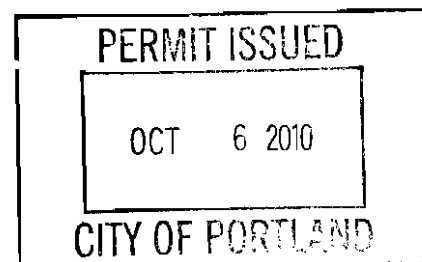
- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

9. 7. 2010

Received from Danielle Lutz

Location of Work 36 Sumner St.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 40

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

OSL: OPB-1727

Check #: CC Total Collected \$ 40

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>36 Sumac St</u>		
Total Square Footage of Proposed Structure/Area <u>NA</u>		Square Footage of Lot <u>10589 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>378</u> Block# <u>A027001</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Danielle Lutz</u> Address <u>36 Sumac St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 632-9090</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1600.00</u> C of O Fee: \$ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>Single Family Residence</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family Residence</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>North Deering</u> Project description: <u>Make Walk-out Basement</u>		
Contractor's name: <u>Bob Lutz</u> Address: <u>377 Metcalf Rd</u> City, State & Zip <u>Winthrop, ME 04134</u> Telephone: <u>(207) 485-2620</u> Who should we contact when the permit is ready: <u>Danielle Lutz</u> Telephone: <u>632-9090</u> Mailing address: <u>36 Sumac St. Portland ME 04103</u>		

Please submit all of the information outlined on the applicable 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.

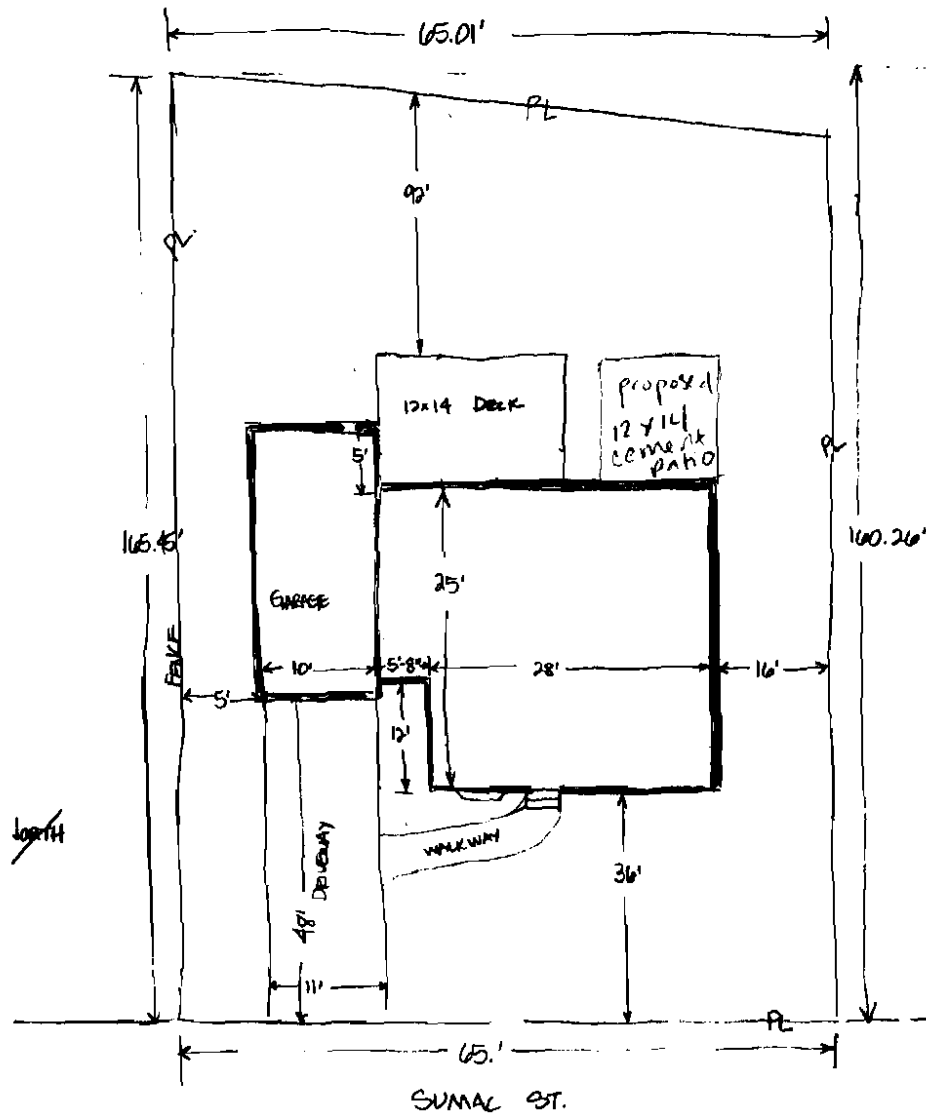
Signature: Danielle Lutz

Date: 9/02/10

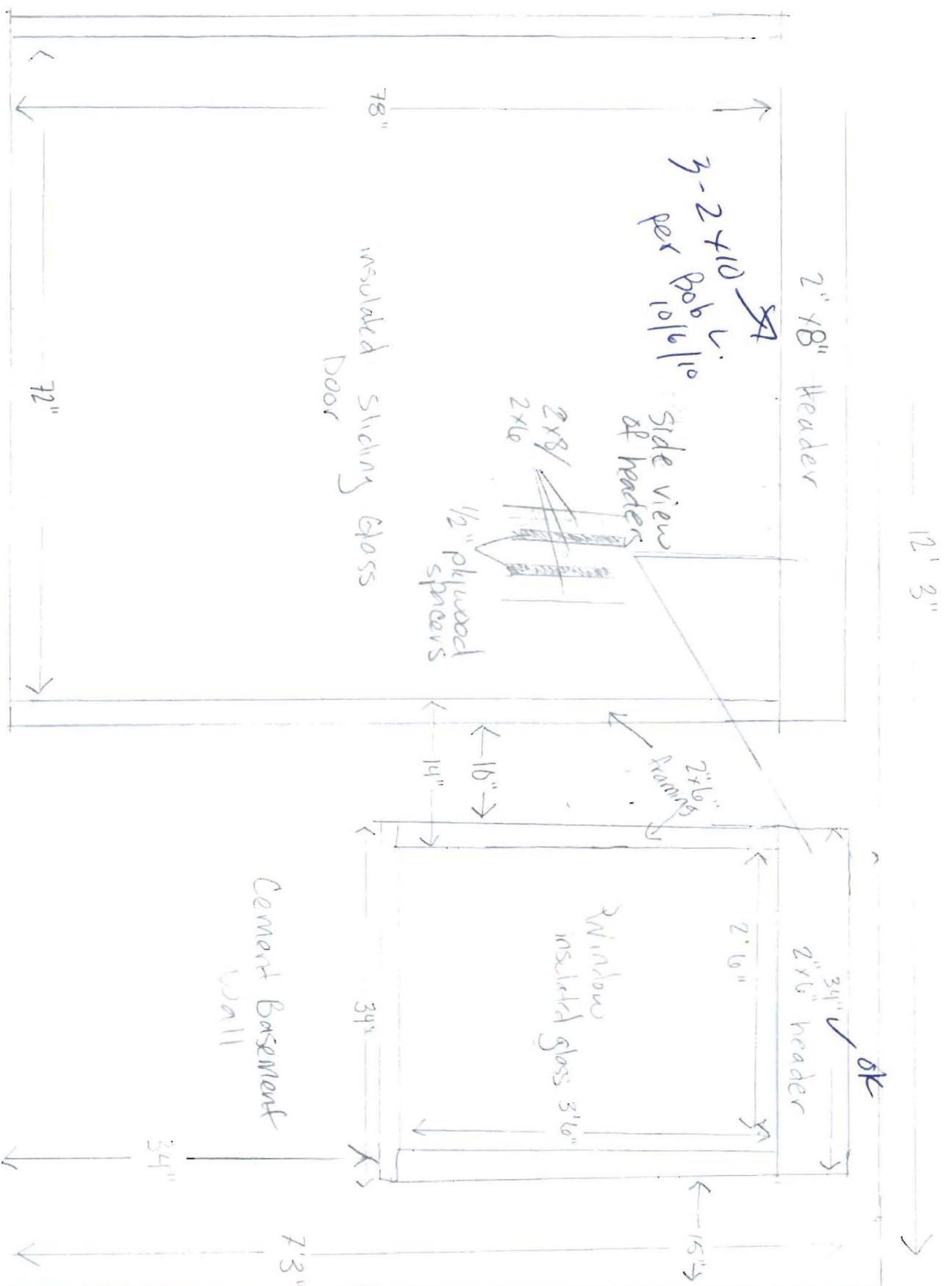
RECEIVED  
SEP - 7 2010

Dept. of Building Inspections  
City of Portland Maine

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



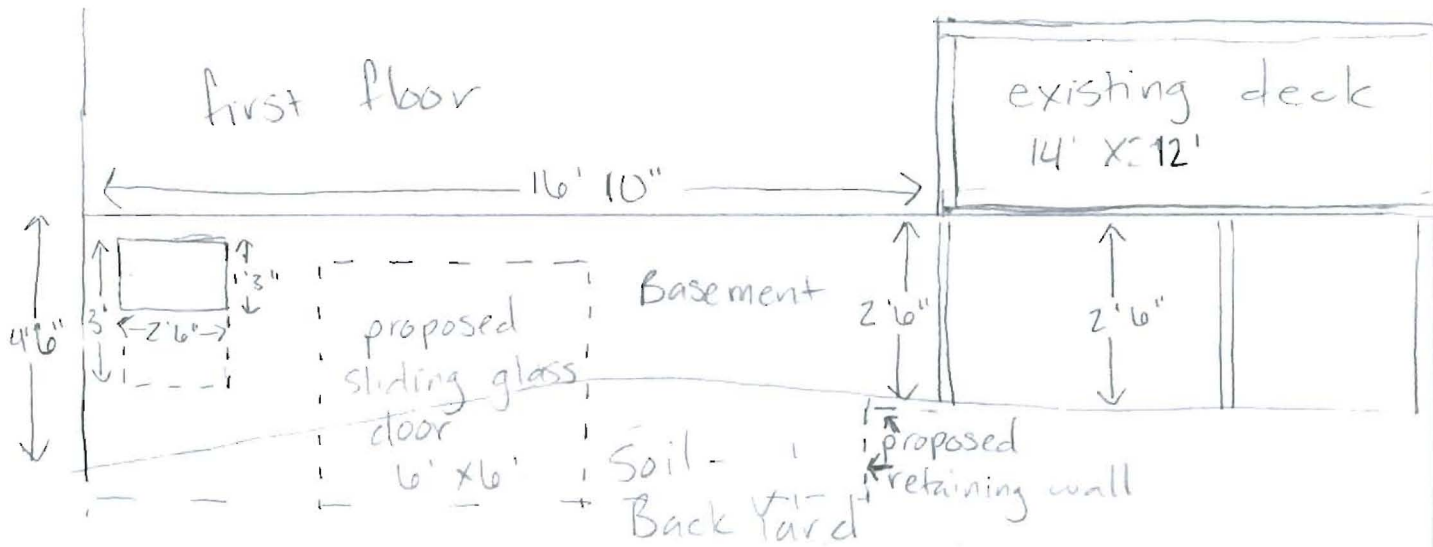
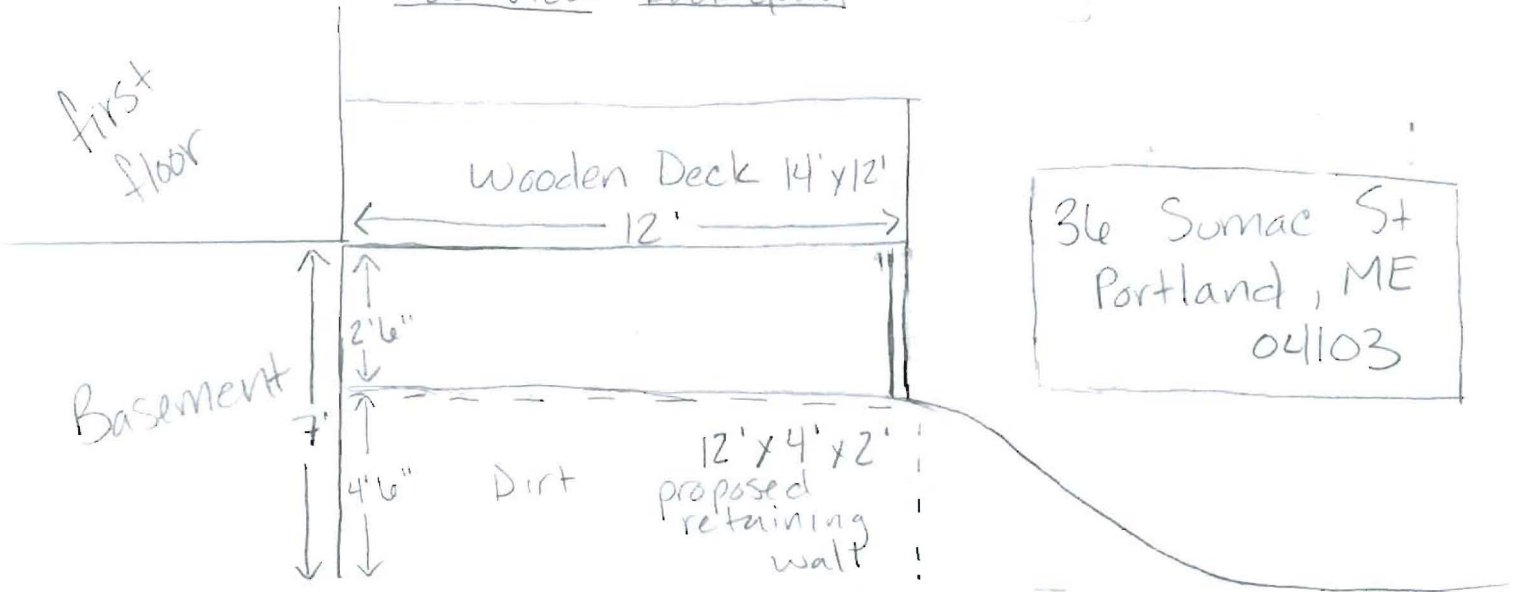
PLOT PLAN  
 36 SUMAC ST  
 PORTLAND, ME 04103



House 25' width  
 2 Floors & Roof 3-2x8 max 5'5"



Side View Backyard



proposed cement  
14' x 12' patio

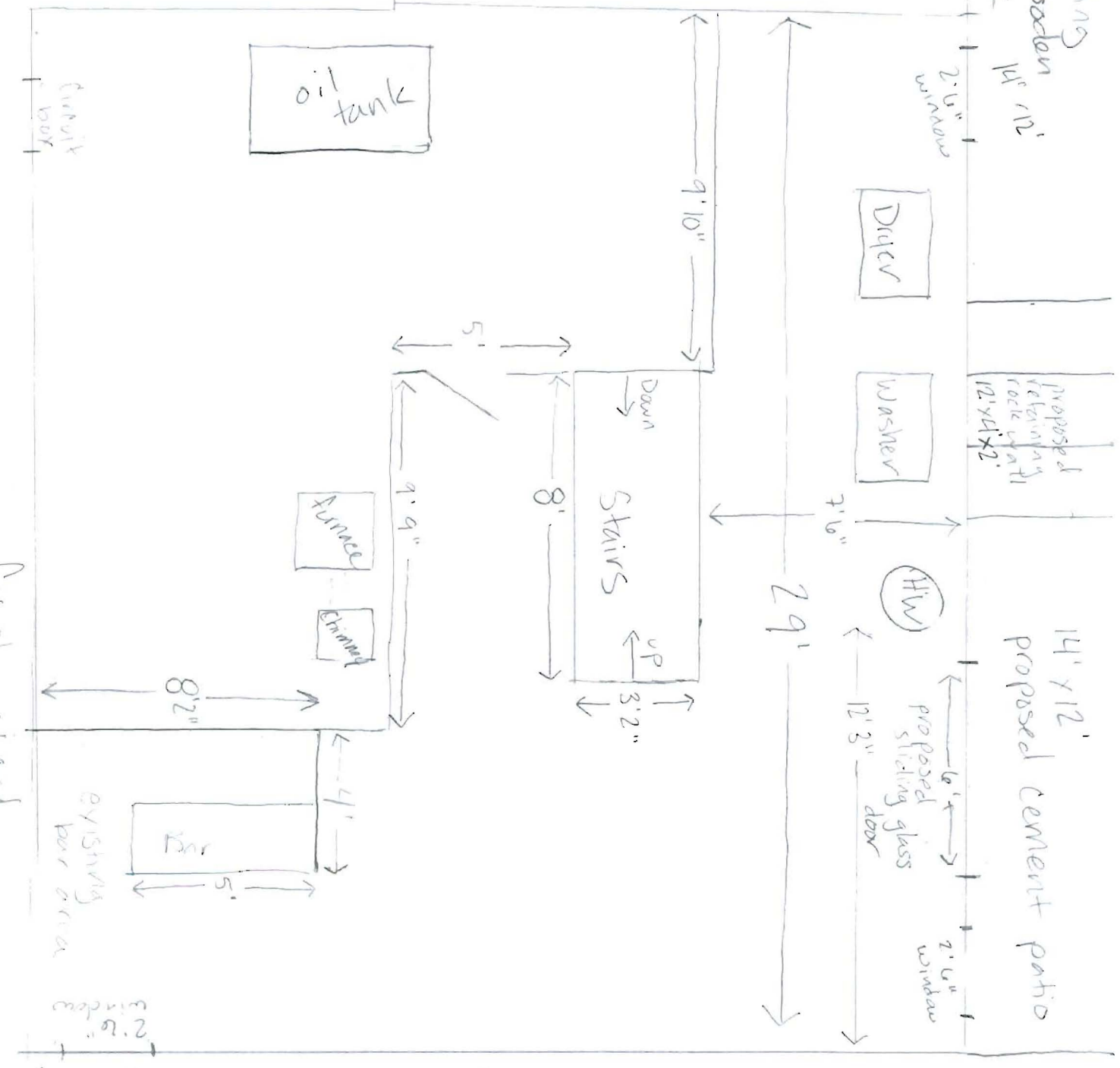
front view  
Back Yard

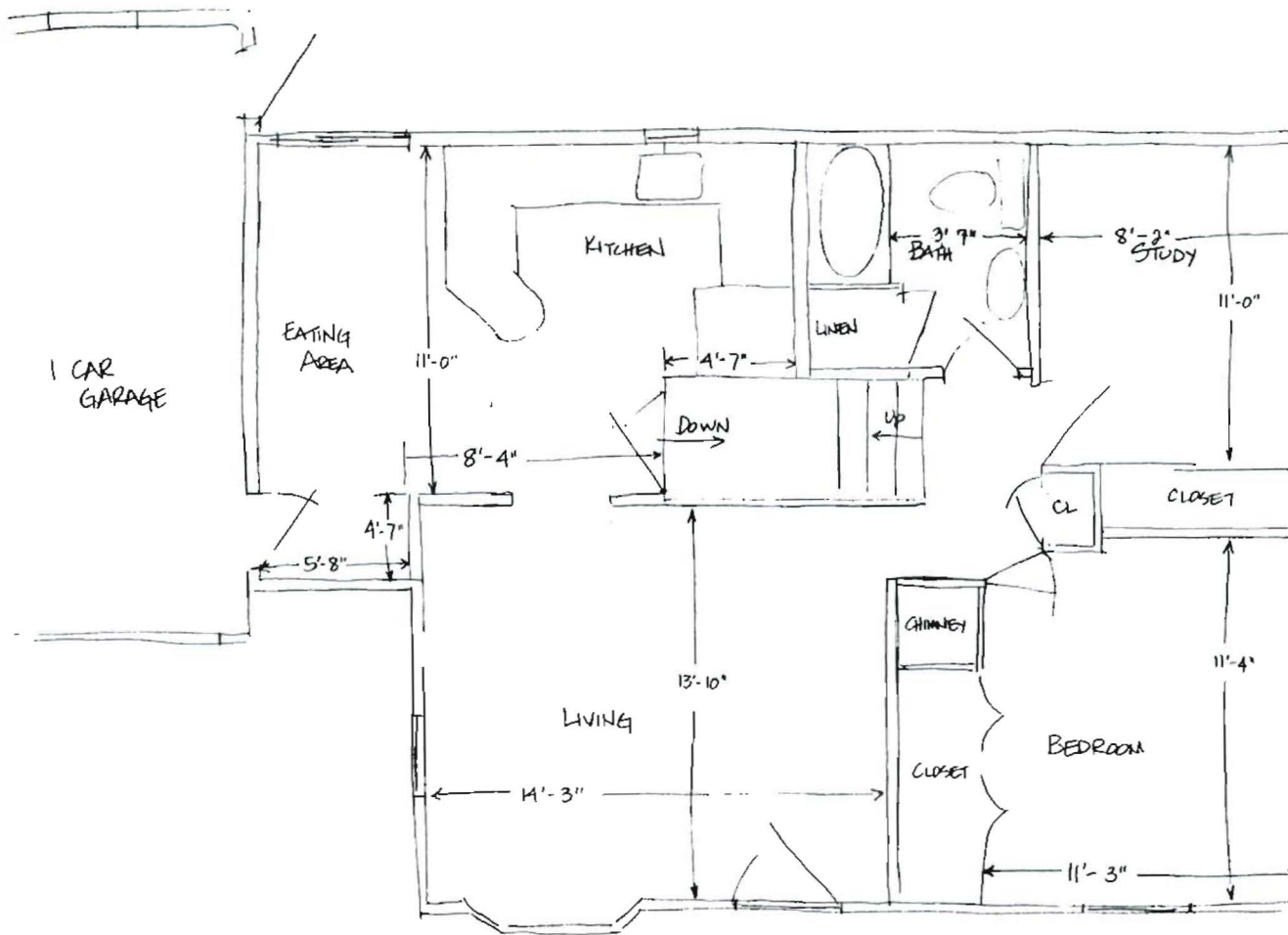
# Basement Floor Plan

Garage

36 Sumac St  
Portland, ME  
04103

□ = 1 foot





1st FLOOR

36 SUMAC ST  
 PORTLAND, ME 04103

Assessor's Office | 189 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8488

City [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:**

**Services**

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[Browse City Services a-z](#)

[Browse Facts and Links a-z](#)

<b>CBL</b>	378 A027001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	36 SUMAC ST
<b>Owner Information</b>	LUTZ DANIELLE M 36 SUMAC ST PORTLAND ME 04103
<b>Book and Page</b>	27565/112
<b>Legal Description</b>	378-A-27 SUMAC ST 34-38
<b>Acres</b>	10589 SF 0.243

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	38798	<b>OWNER OF RECORD AS OF APRIL 2010</b> LUTZ DANIELLE M
<b>LAND VALUE</b>	\$86,500.00	36 SUMAC ST
<b>BUILDING VALUE</b>	\$99,600.00	PORTLAND ME 04103
<b>NET TAXABLE - REAL ESTATE</b>	\$186,100.00	
<b>TAX AMOUNT</b>	\$3,334.92	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1

<b>Year Built</b>	1953
<b>Style/Structure Type</b>	CAPE
<b># Stories</b>	1
<b>Bedrooms</b>	4
<b>Full Baths</b>	1
<b>Total Rooms</b>	6
<b>Attic</b>	FULL FINSH
<b>Basement</b>	FULL
<b>Square Feet</b>	1152

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



**Sales Information:**

Sale Date	Type	Price	Book/Page
1/29/2010	LAND + BUILDING	\$202,000.00	27565/112
1/25/2008	LAND + BUILDING	\$222,500.00	25770/321
3/15/2000	LAND + BUILDING	\$174,000.00	15368/212
1/10/1995	LAND + BUILDING	\$104,500.00	11784/283

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)   [Home](#)   [Departments](#)   [City Council](#)   [E-Services](#)   [Calendar](#)   [Jobs](#)

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:

#### Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

<b>CBL</b>	378 A027001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	36 SUMAC ST
<b>Owner Information</b>	LUTZ DANIELLE M 36 SUMAC ST PORTLAND ME 04103
<b>Book and Page</b>	27565/112
<b>Legal Description</b>	378-A-27 SUMAC ST 34-38
<b>Acres</b>	10589 SF 0.243

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	38798	<b>OWNER OF RECORD AS OF APRIL 2009</b> HUNTER MICHAEL S
<b>LAND VALUE</b>	\$86,500.00	36 SUMAC ST
<b>BUILDING VALUE</b>	\$99,600.00	PORTLAND ME 04103
<b>HOMESTEAD EXEMPTION</b>	(\$12,350.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$173,750.00	
<b>TAX AMOUNT</b>	\$3,082.34	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

### Building Information:

Card 1 of 1

<b>Year Built</b>	1953
<b>Style/Structure Type</b>	CAPE
<b># Stories</b>	1
<b>Bedrooms</b>	4
<b>Full Baths</b>	1
<b>Total Rooms</b>	6
<b>Attic</b>	FULL FINSH
<b>Basement</b>	FULL
<b>Square Feet</b>	1152

[View Sketch](#)

[View Map](#)

[View Picture](#)



### Sales Information: