

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that TRAVERSEW CLARK

Located At 119 LESTER DR

Job ID: 2011-10-2392-ALTR

CBL: 384-A-026-001

has permission to add 5' x 32' porch

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

## 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 Inspections 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.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2392-ALTR

Located At: 119 LESTER DR

CBL: 384- A-026-001

## **Conditions of Approval:**

1. This permit is being approved on the basis of revised plans submitted on 10/12/11. Any deviations shall require a separate approval before starting that work. It is understood that the front setback will be a minimum of 25' from the new addition to the front property line.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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.

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

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

Job No: 2011-10-2392-ALTR	Date Applied: 10/3/2011	CBL: 384- A-026-001	
Location of Construction: 119 LESTER DR	Owner Name: THOMAS RYAN & LAURA SOUTHARD	Owner Address: 119 LESTER DR. - PROTLAND, ME 04103	Phone: 412-389-2750
Business Name:	Contractor Name: Phil Requia @ Brush & Hammer RMD, Inc	Contractor Address: 110 Lester Drive, Portland, ME	Phone: 807-2586
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: single Family dwelling - to add 5' x 32' farmers porch on front of bldg.	Cost of Work: \$11,000.00	CEO District:
		Fire Dept: <i>N/A</i>	Inspection: <i>R-2</i> Use Group: Type: <i>SB</i> <i>IRC 09</i>
Proposed Project Description: add attached 32' x 5' porch		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Permit Taken By: Gayle		Pedestrian Activities District (P.A.D.)	
		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conducting</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/12/11</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<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 appication 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

# 2011 10 2392



# 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.

R-2

Location/Address of Construction: <b>119 Lester Drive Portland, Me 04103</b>		
Total Square Footage of Proposed Structure <b>192 S/F</b>	Square Footage of Lot <b>12,584</b>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>8267      289      26</b>	Owner: <b>Thomas Ryan Southard Laura Southard</b>	Telephone: <b>412-389-2750</b>
Lessee/Buyer's Name (If Applicable) <b>384-A-26 N/A</b>	Applicant name, address & telephone: <b>Brush + Hammer Remd. Inc. 110 Lester Drive Portland, Maine 04103 807-2586</b>	Cost Of Work: \$ <b>10,500.00</b> (Material + Labor) Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <b>Existing single family residence - 2 story</b> If vacant, what was the previous use? <b>N/A</b>		
Proposed Specific use: <b>ADD new attached 32'x6' Country Porch on front of bldg.</b>		
Project description: <b>Build an attached 32'x6' Country porch on front of bldg with 2 stairs exiting deck on driveway side of porch. The structure will set on concrete piers set 4.5' into the ground, below frost. See, 5"x5" wood support post. 2"x2" balusters set at less than 4" apart call across front + side of Porch. 5/8"x6" floor, T+G 1"x6" ceiling.</b>		
Contractor's name, address & telephone: <b>Brush + Hammer Remodeling Inc.</b>		
Who should we contact when the permit is ready: <b>Phil Reguia</b>		<b>RECEIVED</b> OCT - 3 2011 Dept. of Building Inspections City of Portland and Maine
Mailing address: <b>110 Lester Drive Portland, Me 04103</b>		
Phone: <b>807-2586</b>		

Please submit all of the information outlined in the Commercial Application for a Building Permit. 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:	Date: <b>10   3   11</b>
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This is not a permit; you may not commence ANY work until the permit is issued.

To: City of Portland Inspections  
From: Brush & Hammer Remodeling Inc.  
Re: 119 Lester Drive, front set back  
Attn: Marge

I called both Steve Chard at Homestead Mortgage, and Jim Lyden at Northstar appraisal, and they both said that since this is an existing home neither of them did a "class D" inspection showing the property lines. They basically went off the original subdivision plan.

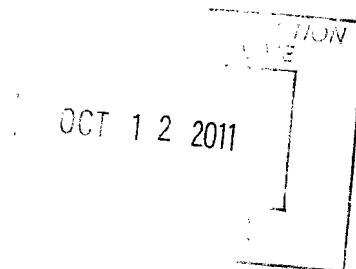
However, after much searching I was able to find the front left surveyors pin, a few inches into the asphalt.

The distance between the surveyors pin and the existing foundation is 30'-2". The sidewalk is 5'-3" wide, and the grass esplanade measures 4'-2" wide. (All shown and highlighted on revised site plan)

Thank You,

Phil Requia, Brush & Hammer Remodeling Inc.

Reducing width of new porch  
from 6' to 5'  
Phil Requia



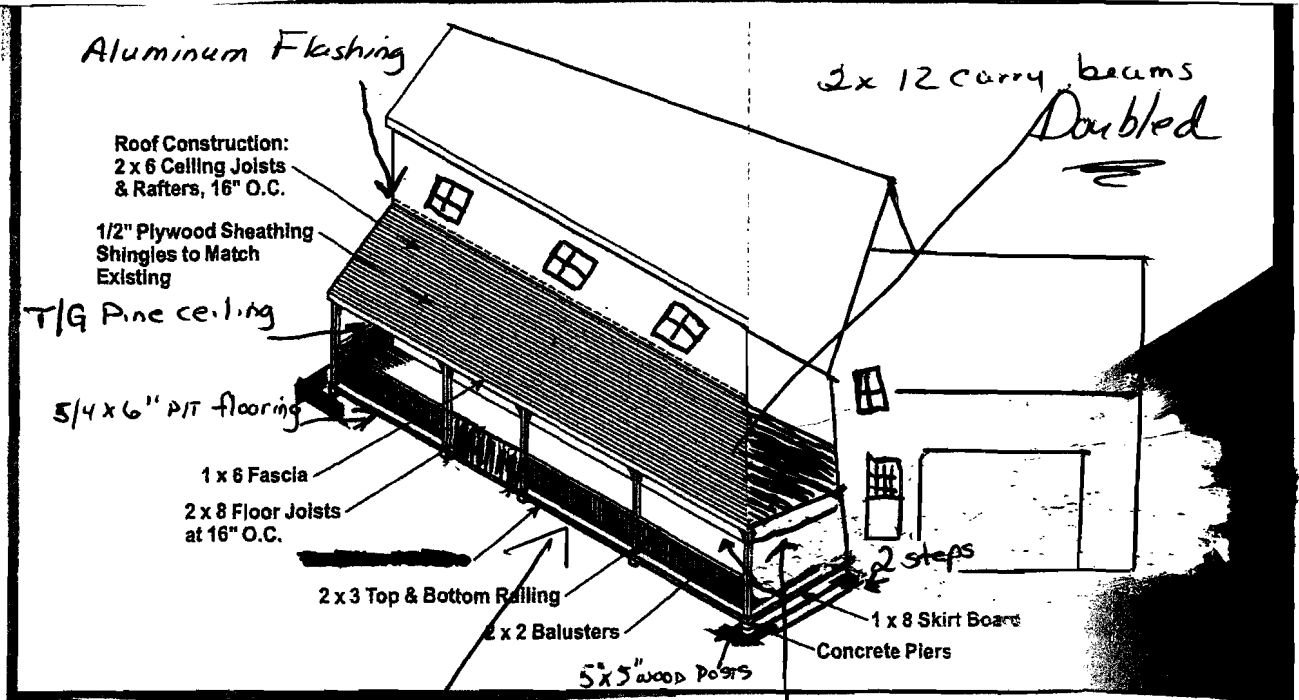




OCT 12 2011

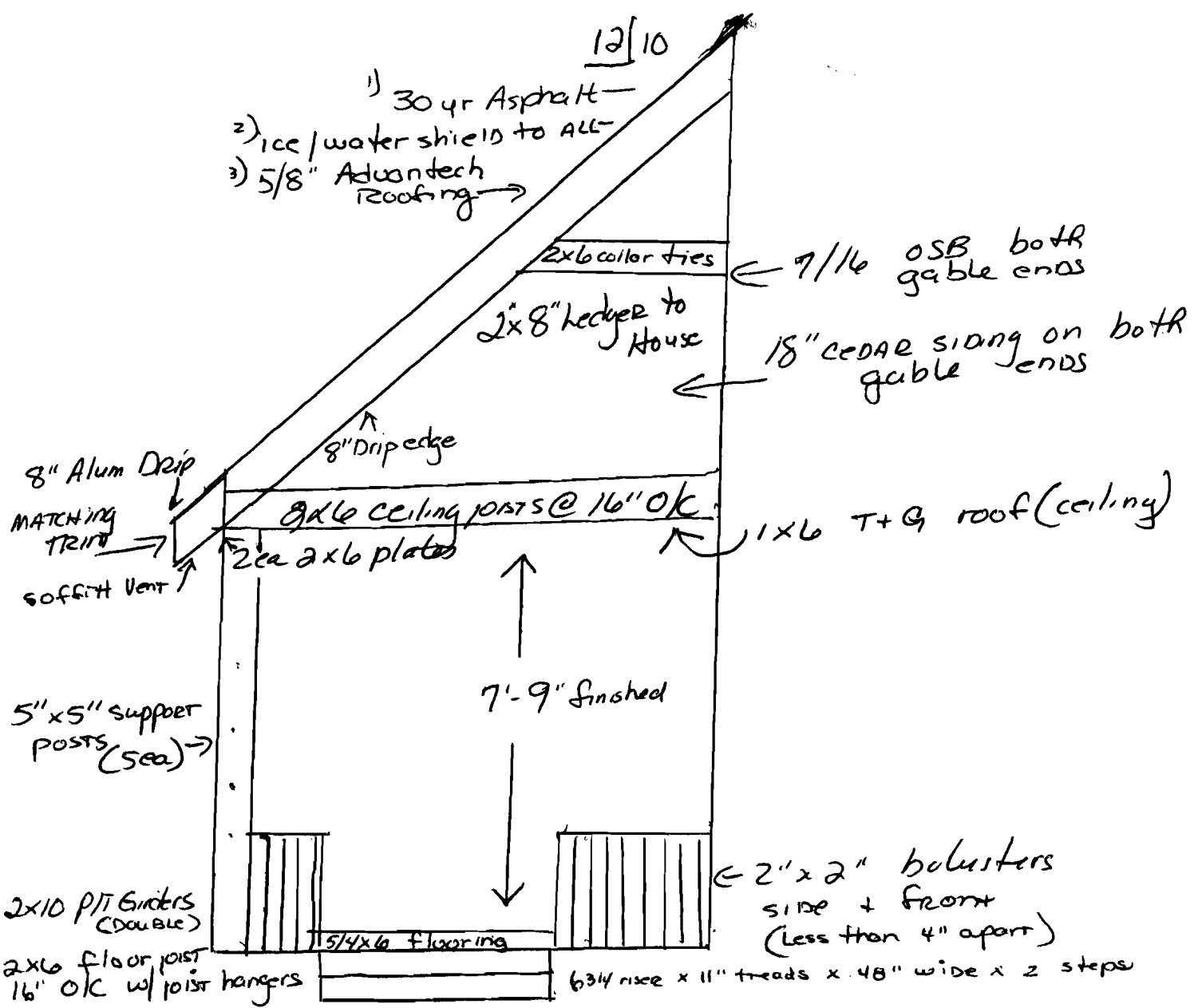


5' revised 10/12/1  
 32' x 6' Country Porch  
 WITH 12/10 roof pitch



(2 x 12 x 16 x 2 beams) 2 x 12 wood beams  
 Doubled

4' Sono tubes  
 Frost Protection  
 Below each post



Existing Driveway

SIDE View

# WARRANTY DEED

(Maine Statutory Short Form)

**KNOW ALL PERSONS BY THESE PRESENTS, That I, Traverse W. Clark of 650 Ecton Road, Akron, OH 44303, for consideration paid, grant(s) to Thomas R. Southard and Laura A. Southard, whose mailing address is 1205 NW 22<sup>nd</sup> Place, Battle Ground, WA 98607 with Warranty Covenants:**

A certain tract or parcel of land, with the buildings thereon, situated in Windham, County of Cumberland and State of Maine being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

Being the same premises conveyed by Warranty Deed to Traverse W. Clark and Judith E. Clark from Anthony J. Procida and Claire F. Lombard dated April 27, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8267 at Page 287.

IN WITNESS WHEREOF, the said Rhonda L. Clark as attorney in fact for Traverse W. Clark has hereunto set her hand and seal this day July 15, 2011.

MAINE REAL ESTATE TAX PAID

[Signature]  
Witness

[Signature] / P/A  
Traverse W. Clark by Rhonda L. Clark  
under Power of Attorney dated 1/20/11  
to be recorded herewith in Said Registry of Deeds.

STATE OF MAINE  
COUNTY OF Cumberland

July 15, 2011

The foregoing instrument was acknowledged before me this July 15, 2011 by Rhonda L. Clark as attorney in fact for Traverse W. Clark and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law

Printed Name: \_\_\_\_\_

Notary Public, State of Maine

My commission expires: \_\_\_\_\_

**SEAL**

James B. Barns  
Notary Public, Maine  
My Commission Expires October 25, 2011

Dugy McCamick 892-8511

**CENTERLINE CURVE DATA**

NO.	R	Δ	L	T
1	200.00'	20°30'24"	73.00'	
2	100.00'	17°00'11"	152.40'	
3	500.00'	0°41'45"	50.43'	
4	100.00'	10°15'24"	157.45'	
5	100.00'	24°51'00"	152.99'	

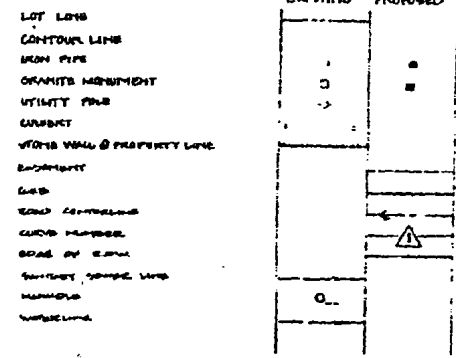
**AREA SUMMARY**

ITEM	AREA	%
24 RESIDENTIAL LOTS	602,400 S.F.	82.7%
ROAD RIGHT-OF-WAY	126,000 S.F.	17.3%
TOTAL	728,400 S.F.	100.0%

**NOTES**

- PROPERTY IS WITHIN THE 2-2 ZONING DISTRICT.
- EXISTS CURVES OF PROPERTY IN PORTLAND IN HAMPSHIRE ROAD IS RECORDED IN THE CAMDENLAND COUNTY RECORDS AT OFFICE OF SOLOID BOOKS, PAGE 51.
- PROPERTY FRONTAGE AND TERRITORIAL CURVE BY SURVEY BY WASHINGTON, MAINE, ROADWAY IN RECORDS, P. 10 & 100.
- TOTAL AREA OF PROPERTY IS 728,400 S.F.
- PERMITS, ACCESS FOR LOT 1 SHALL BE TAKEN FROM LESTER DRIVE ONLY. THE ACCESS SHALL BE LOCATED AS SHOWN ON THIS PLAN. ACCESS SHALL BE PROVIDED.
- THE SURVEY OF LOT 11 IS PROHIBITED FROM PLACING OR BY ANY MEANS ALTERING THE PLAN OR CURVE OF THE DRIVEWAY WHICH FORMS A PART OF THE LOT.

**LEGEND**



Date	5/1/89	Revised plan submitted to PD
Date	5/10/89	Submitted for PD 2nd Review
Date	5/24/89	Submitted to City for Subdivision Approval
By	DLB	DLB

**GREENFIELD ACRES II**  
Lester Drive  
Portland, Maine

**SUBDIVISION PLAN**

Kasprzak Inc.  
N. Waterboro, Maine

SURVEYOR  
**Survey, Inc.**  
RT 302  
N. WINDHAM, MAINE

**LAND PLAN ASSOCIATES**  
SCALE 1"=50'  
DATE FEB 1989  
100% PLANNING

