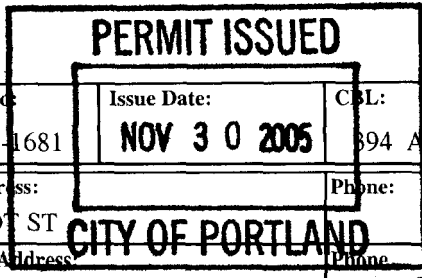


**City of Portland, Maine - Building or Use Permit Application**

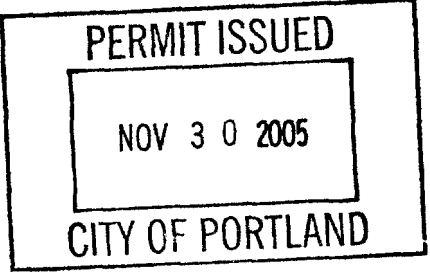
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716



<b>Location of Construction:</b> 1 TALBOT ST		<b>Owner Name:</b> FAHEY GEORGE B KW VET & G		<b>Permit No:</b> 05-1681		<b>Issue Date:</b> NOV 30 2005		<b>CSL:</b> 894 A030001	
<b>Business Name:</b>		<b>Contractor Name:</b> Steel Reynolds		<b>Owner Address:</b> 1 TALBOT ST		<b>Phone:</b>		<b>CITY OF PORTLAND</b>	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Additions - Dwellings				<b>Zone:</b> R-2	
<b>Past Use:</b> Single Family Home		<b>Proposed Use:</b> Single Family Home/ build a 2 story garage additon w/ bedroom & Bathroom above		<b>Permit Fee:</b> \$246.00		<b>Cost of Work:</b> \$25,000.00		<b>CEO District:</b> 5	
<b>Proposed Project Description:</b> build a 2 story garage additon w/ bedroom & Bathroom above				<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>		<b>INSPECTION:</b> Use Group: R-3 Type: 5B Signature: <i>IRC 2005</i>			
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature _____ Date _____					

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 11/16/2005
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Zoning Approval		
<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: 11/30/05	<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: 11/30/05



**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 \_\_\_\_\_

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 05168I

Please Read Application And Notes, If Any, Attached

This is to certify that FAHEY GEORGE B KW V & GERALDINE LITS

has permission to build a 2 story garage addition w/ bedroom & Bathroom above

AT 1 TALBOT ST 394 A030001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this 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 before this building or part thereof is started or service is provided in it. YOUR NOTICES ARE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

NOV 30 2005

Department Name

CITY OF PORTLAND

*[Handwritten Signature]*  
11/30/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# BUILDING PERMIT INSPECTION PROCEDURES

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
- NA 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.

**\_\_\_\_\_ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

11/30/05  
Date 11/30/05

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 394-A-30

Building Permit #: 05-1681

Ms Tammy Munson  
Code Enforcement Officer  
City Of Portland  
389 Congress Street  
Portland, Maine 04101

November 29, 2005

Re: 1 Talbot Street

Dear Tammy,

This letter shall document the nonconforming nature of 1 Talbot Street and the necessity for the proposed addition.

1 Talbot Street exists **as** a non-conforming lot by virtue of what was Oaknut Park. As I understand, Oaknut Park was a planned development created in the early 1900's by a cereal company. The premise of this development was to allow the consumer to collect cereal box tops and convert them for 20' x 50' lots as shown on the original master plan.

1 Talbot Street currently is a compilation of eleven (**11**) of the 20' x 50' lots and **as** such has an area of **11,000** square feet and a frontage of 220'. The zoning for this part of the City R-3, requires **an** area 6500 square feet and a frontage of **50'**. 1 Talbot Street exceeds both area and frontage substantially. The existing **fifty** (50) foot lot depth creates a rear setback challenge for this lot. The R-3 dimensional requirements are for a 25' rear setback and a **14'** side yard setback. The existing and proposed rear yard setback for this property is 11', which creates the non-conformance. Under section 14-433 of the City Ordinances a lot of record **as** of June **5, 1957** and having a frontage of **forty (40)** feet may be considered a buildable lot in any residential zone. Additionally, 14-433 allows for any principal structure which existed **as** of July **19,1988** to have any accessory structure or building addition located within the side and rear yard setbacks for R-3 zone to within five (5) feet for both side and rear yards.

The addition I have proposed, of a two car garage with a master bedroom above, does not increase the non-conformity of the setbacks. I propose to maintain the existing rear yard setback of eleven (11) feet and by virtue of this long (220') lot the addition will have a side setback of approximately 118', more than eight (8) times the zoning requirement.

In keeping with the spirit and intent of the bylaw, I could build a two car detached garage and utilize the existing footprint **and** area to achieve the master bedroom addition. I do not feel this is responsible utilization of this property and this would have a negative impact on open space, aesthetics and building value.

I entrust this information is helpful in defining the non-conforming nature of 1 Talbot Street and that this will clarify any issues relating to zoning.

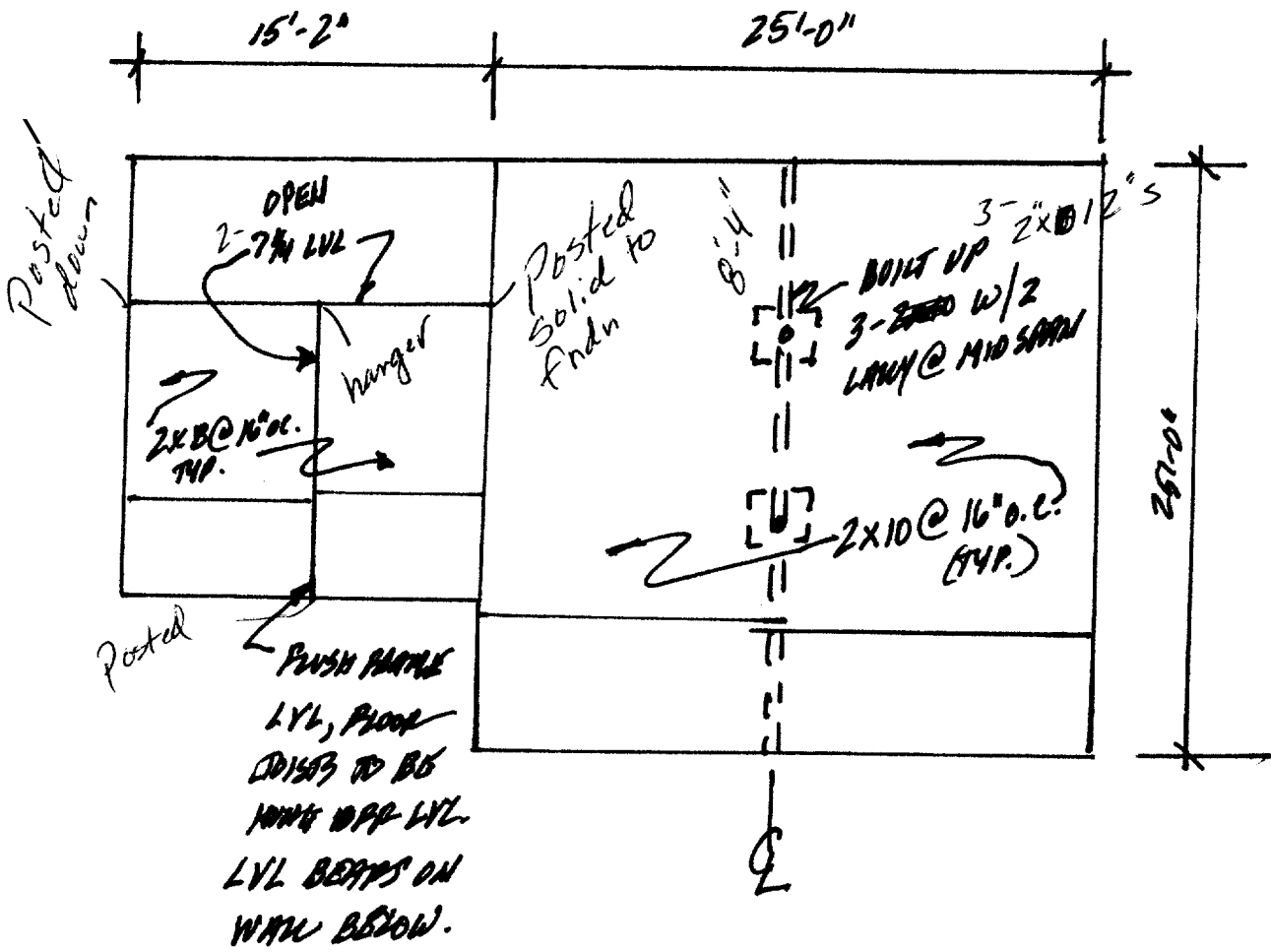
Please do not hesitate to contact me if you have any questions **or** require additional information.

Thank you for your assistance in this matter.

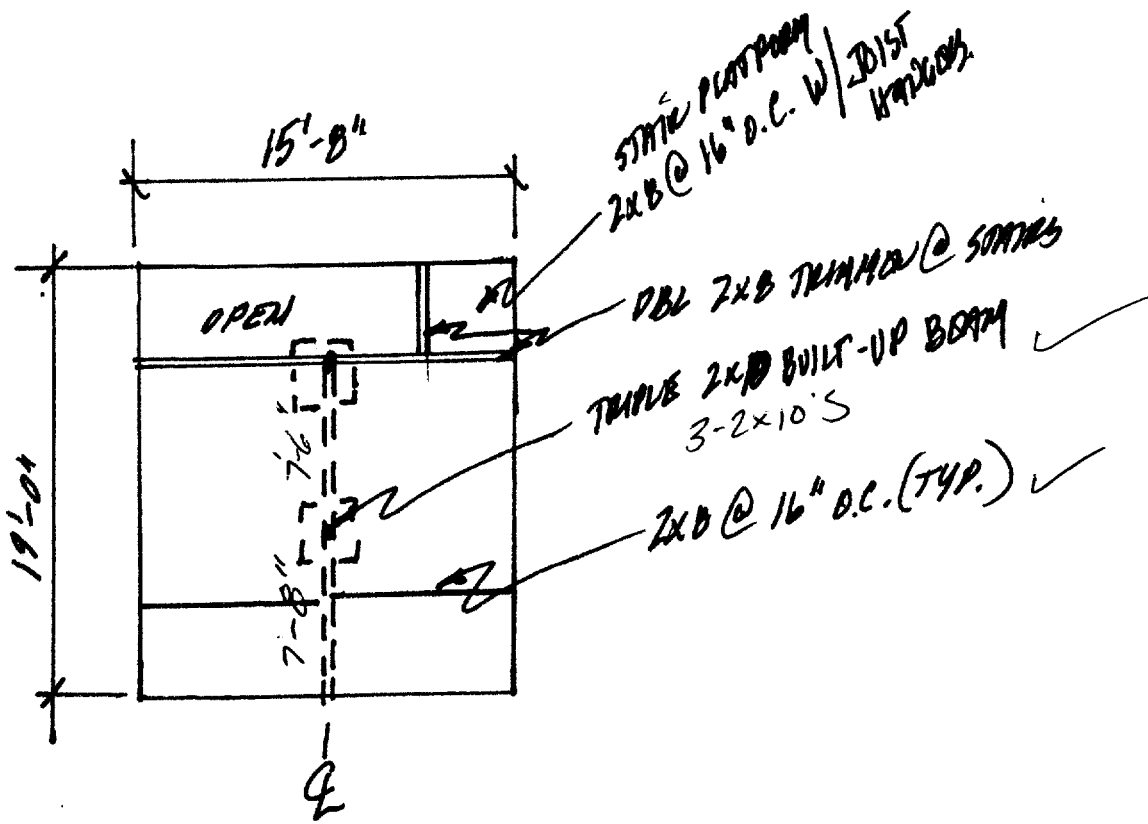
Sincerely,

A handwritten signature in black ink, appearing to read "Steven Reynolds", with a long horizontal line extending to the right.

Steven Reynolds  
1 Talbot Street  
Portland, Maine **04103**  
**207-415-1525**



SECOND FLOOR FRAMING PLAN



FIRST FLOOR FRAMING PLAN  
Addition

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	394 A030001
Location	1 TALBOT ST
Land Use	SINGLE FAMILY
Owner Address	FAHEY GEORGE B KW VET 8 GERALDINE J JTS 1 TALBOT ST PORTLAND NE 04103
Book/Page	
Legal	394-A-30 TO 40 TALBOT ST  11000 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$59,990	\$76,730	\$136,720

**Estimated Assessed Valuation For Fiscal Year 2007"**

Land	Building	Total
\$86,900	\$93,500	\$180,400

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1940	old style	1.5	1078	0.253	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	12X16	D	F

**Sales Information**

Date	Type	Price	Book/Page
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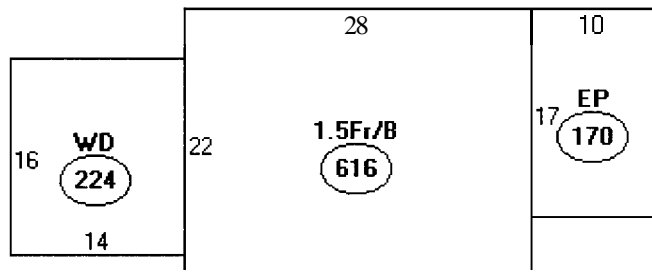
**Picture and Sketch**

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

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





Descriptor/Area

A: 1.5Fr/B  
616 sqft

E: WD  
224 sqft

C: EP  
170 sqft



# 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>1 TAZBOOT STREET</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>11,000 ± SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>394</u> Block# <u>A</u> Lot# <u>30-41</u>	Owner: <u>STEVEY REYNOLDS</u>	Telephone: <u>415-1525</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>STEVEY REYNOLDS</u> <u>1 TAZBOOT ST.</u> <u>PORTLAND, ME 04103</u>	cost Of Work: \$ <u>25,000 -</u> Fee: \$ _____ C of O Fee: \$ <u>246<sup>00</sup>/sq</u>
Current Specific use: <u>RESIDENTIAL SINGLE FAMILY</u>	Proposed Specific use: <u>SAME</u>	
Project description: <u>2 STORY 2 CAR GARAGE ADDITION W/ BEDROOM &amp; BATHROOM ABOVE</u>		
Contractor's name, address & telephone: <u>SAME AS OWNER</u>		
Who should we contact when the permit is ready: <u>STEVEY REYNOLDS</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME NOV 16 2004 RECEIVED
Mailing address:		
Phone: <u>415-1525</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 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: <u>[Signature]</u>	Date: <u>11/16/05</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

