

Form # P04

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

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 050310
APR 28 2005
CITY OF PORTLAND

This is to certify that Doughty, Sylvanus /Applicant
has permission to Home Occupation & additional renovation to exist home
AT 68 Maine Ave 407 J001001

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 laid or closed-in.
HOURS 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

Deanie Bourke 4/26/05
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: 05-0310	Issue Date: PERMIT ISSUED APR 26 2007 9 7-4240	CBL: 407 J001001
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Location of Construction: 68 Maine Ave	Owner Name: Doughty Sylvanus	Owner Address: 68 Maine Ave	Phone: 7-4240
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Single Family Home	Single Family Home/ Home Occupation & addition, renovations to existing home	Permit Fee: \$1,566.00	Cost of Work: \$150,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: AMB 4/26/05
Proposed Project Description: Home Occupation & addition, renovations to existing home		Signature: _____ Date: _____		
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: 03/24/2005	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <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: 3/24/05	Zoning Appeal <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: 3/24/05	Historic Preservation <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:
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CERTIFICATION

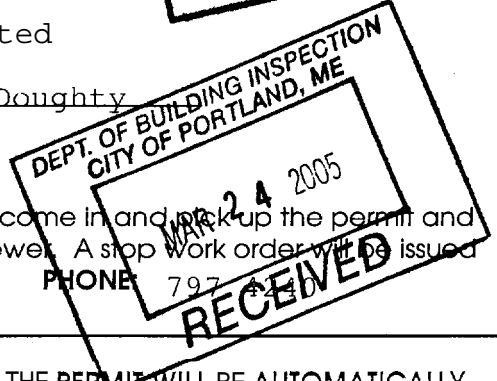
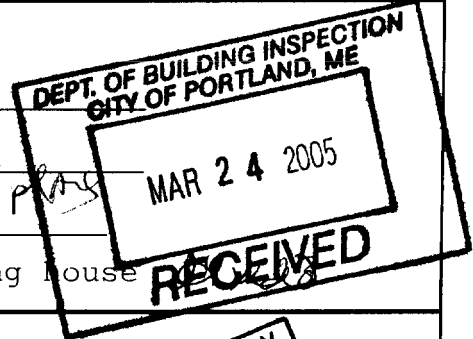
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

All Purpose Building Permit Application

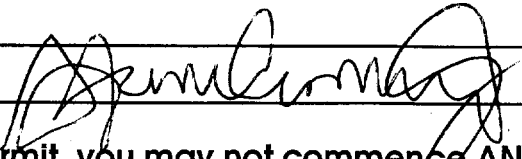
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 1,300 new + 1,000 exist remodel		Square Footage of Lot 11,500
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 407 J001001	Owner: Sylvanus Doughty	Telephone: 797 4240
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Sylvanus Doughty 68 Maine Ave 797 4240	cost Of Work: \$ 150,000 est Fee: \$
Current use: <u>residential</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Residential</u> <i>what is new isn't clear on plans</i>		
Project description: <u>Addition and renovations to existing house</u>		
Contractor's name, address & telephone: <u>self contracted</u>		
Who should we contact when the permit is ready: <u>Sylvanus Doughty</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 797 4240		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 23 March 2005

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Big Addition

68 Maine Ave

05-0310

CBL: 407-J-001

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12" x 2' 10" wall / 8" Frost	OK
Foundation Drainage Damp proofing (Section R405 & R406)	Damp, filter, drain	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Lots of windows	OK
Anchor Bolts/Straps (Section R403.1.6)	4' O.C.	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	4" Lally on 10" x 36" Footing LVL's	Stamped Eng OK
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) Second Floor Joist Species	2x10 16" O.C.	OK
Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C. or 2x8 12" O.C.	OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Eng. Roof/Attic trusses 16" o.c. 2x10 Gambrel 16" o.c.	OK
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6:12 Garage - Attic Trusses	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1" + 4G, 5/8 ext ply, ?	
Fastener Schedule (Table R602.3(1) & (2))		OK Eng
Private Garage (Section R309) Living Space? (Above or beside)		OK
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	1 hr door	OK
Emergency Escape and Rescue Openings (Section R310)	30 46 / basement Bow CP135	OK
Roof Covering (Chapter 9)	FR Shingles	condition OK
Safety Glazing (Section R308)	N/A	OK
Attic Access (Section R807)	Existing	OK existing
Chimney Clearances/Fire blocking (Chapter 10)	7 '	2" clearances Fire blocking 4/26/05 OK

Header Schedule (Section R502.5(1) & (2))	LVL's	Stamped OK
Type of Heating System	Existing	OK
Means of Egress (Sec R311 & R312) Basement	OK - well window	OK
Number of Stairways	3	
Interior	1 bulkhead	
Exterior	2	
Treads and Risers (Section R311.5.3)	7 1/2 10"	
Width (Section R311.5.1)	N/A	
Headroom (Section R311.5.2)	N/A	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	42" graspable 4" space	
Smoke Detectors (Section R313) Location and type/Interconnected	?	Per owner 4/26/05 to code OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	OK
Deck Construction (Section R502.2.1) See Chimney Summary Checklist	2x8 PT 3-2x10 Girder 2x8 Ledger 1/2" Lags @ 32" O.C. 2x8 rafters 16" O.C. LVL headers	OK

Applicant: Sylvanus Doughty
Address: 68 Main Ave

Date: 4/11/05
C-B-L: 407-J-001

CHECK-LIST AGAINST ZONING ORDINANCE

#05-0310

Date - Existing Dev.

Zone Location - R3

Interior or corner lot - of Ohio

Proposed Use/Work - Additions + Alteration
and Add home occupation for Architects office

Sewage Disposal - City

OK
2000-5-10
owner 4/19/05

Lot Street Frontage - 50' - 100'

Front Yard - 25' min - 25' shown

Rear Yard - 25' min - 30' shown

Side Yard - 14' min - 20' shown

Side Yard on side - 20' min - 20.75' shown

Projections - front stairs project into front yard 3x9 OK per 14-425 - 12" Rock overhang OK per 14-425

Width of Lot - 65' min - 100' shown

Height - 35' max - 26.5' to ridge scaled

Lot Area - 11500 sq ft per assessors 6,500 sq ft

Lot Coverage Impervious Surface - 35% max or 4025 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - N/A signed from

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

3x9 = 327
6x32 = 192
3.33x9.5 = 31.635
24.5x28 = 686.00
24.5x25 = 612.500
8x28 = 224.000
3.25x5.75 = 18.688

22150 sq ft home occ. all one floor x 25% = 447.96 sq ft
1791.823 sq ft

S y Zvanus Doughty, Architect

68 Maine Avenue Portland Maine 04103 • tel & fax (207) 7974240 • e-mail volute@gwi.net

23 March 2005

Marge Schmuckal
Zoning Administrator
Dept. of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Home Occupation

2 offices shown? - see below

Dear Ms. Schmuckal,

I am requesting a permit to allow me the use of part of my residence at 68 Maine Avenue for a home occupation. I intend to build an addition on the house, with a portion of the existing residence used for the home occupation. I would like to use a portion of the residence to conduct my architectural practice, an acceptable home occupation listed at Section 14-410 (b) 3, of the Portland Code of Ordinances. The following is an explanation of how my home occupation meets the criteria listed under 14-410 (a):

1. The home occupation will occupy 205 S.F. (8.5%) of the total renovated house floor area.
2. No goods will be stored, displayed or be visible from outside the residence.
3. Storage of office materials is included in the 205 S.F. *221.50^{sq} see below*
4. There may be a non-illuminated maximum 2 S.F. sign attached to the exterior of the house.
5. No exterior alterations are necessary expressly for the home occupation.
6. One additional parking space for visitors, not located within the front yard, is provided.
7. No objectionable effects will result from the home occupation.
8. There may be no more than one additional person working in the home occupation.
9. There will be no traffic generated greater than that expected in the neighborhood.
10. No vehicles will be stored in connection with the home occupation.

requires a separate permit

This home occupation is a secondary use of this property. There will be minimal or no external impact on the neighborhood from this occupation. Attached are a floor plan indicating the space to be used and site plan indicating parking for this home occupation. Thank you for your attention and consideration.

Sincerely,

[Handwritten Signature]
Sylvanus Doughty

4/19/05
Just one home occupation with 2 rooms AS out lined

$1.75 \times 7.5' = 13.125$
 $8 \times 13.5' = 108.000$
 $8.25 \times 11' = 90.750$
 $1.75 \times 5.5' = 9.625$
 of Home 221.500^{sq} #
 a



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	407 J001001
Location	68 MAINE AVE
Land Use	SINGLE FAMILY
Owner Address	DOUGHTY SYLVANUS 68 MAINE AVE PORTLAND NE 011103
Book/Page	16874/159
Legal	407-J-1-2 408-C-3-4 MAINE AVE 68-74 OHIO ST 1-7 11500 SF

R3
3/23
136

Valuation Information

Land	Building	Total
\$35,180	\$53,130	\$88,310

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1929	Old Style	2	1076	0.2611	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		5	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1929	14X22	C	F

Sales Information

Date	Price	Book/Page
10/23/2001	\$122,000	16874-159

LAND + BLDING

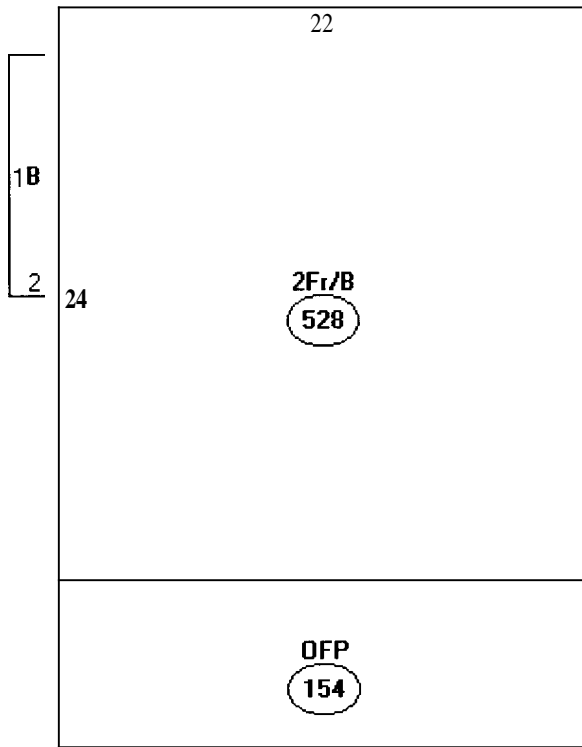
Picture and Sketch

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-mailed.

New Search!



Descriptor/Area

- A: 2Fr/B
528 sqft
- E: FBAY
20 sqft
- C: OFF
154 sqft

702
308 Garage

1,010 SF

11,500
35%

4,025