

# PERMIT ISSUED

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

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

Permit No: 03-0765	Issue Date: <b>JUL 01 2003</b>	CBL: 430 A002001
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Location of Construction: 13 Lennox St	Owner Name: Katzman Phyllis D	Owner Address: 103 Palo Alto Dr <b>CITY OF PORTLAND</b>	Phone: 761-7207
Business Name:	Contractor Name: Dave Weisenbach	Contractor Address: N. Waterboro	Phone: 2072472002
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: <del>246.00</del> \$198.00	Cost of Work: \$25,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  INSPECTION: Use Group: <b>R3</b> Type: <b>5B</b> <b>BOA 1999</b> Signature: <b>JMB 7/1/03</b>	Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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**Proposed Project Description:**  
Remove existing deck, build 14x18 deck, 9x9 mudroom & 15x14 2nd story dormer

Permit Taken By: jmb	Date Applied For: 07/01/2003
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### Zoning Approval

<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved</i> <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: <b>JMB 7/1/03</b>	<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: <b>JMB</b>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0765	<b>Date Applied For:</b> 07/01/2003	<b>CBL:</b> 430 A002001
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<b>Location of Construction:</b> 13 Lennox St	<b>Owner Name:</b> Katzman Phyllis D	<b>Owner Address:</b> 103 Palo Alto Dr	<b>Phone:</b> ( ) 761-7207
<b>Business Name:</b>	<b>Contractor Name:</b> Dave Weisenbach	<b>Contractor Address:</b> N. Waterboro	<b>Phone:</b> (207) 247-2002
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Remove existing deck, build 14x18 deck, 9x9 mudroom & 15x14 2nd story dormer
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/01/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 07/01/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			


# 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.

Location/Address of Construction: <b>13 LENNOX STREET PORTLAND ME 04103</b>		
Total Square Footage of Proposed Structure <b>444</b> <del>444</del> <del>444</del>	Square Footage of Lot <b>9,000 SF</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>430</b> Block# <b>A</b> Lot# <b>23</b>	Owner: <b>PHYLLIS KATZMAN</b>	Telephone: <b>(207) 761-7207</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <b>25,000</b> Fee: \$ <b>246.00</b>
Current use: <b>SINGLE FAMILY RESIDENCE</b>		
If the location is currently vacant, what was prior use: <b>N/A</b>		
Approximately how long has it been vacant: <b>N/A</b>		
Proposed use: <b>SINGLE FAMILY RESIDENCE</b>		
Project description: <b>REMOVE EXISTING EXT DECK. BUILD NEW DECK w/ 1ST FLOOR MUD ROOM ENLARGE BUSTINA DORMER + ADD NEW MASTER BED ROOM ON UPPER LEVEL. CONSTRUCT NEW INTERIOR STAIR TO CODE.</b>		
Contractor's name, address & telephone: <b>DAVE WEISBERG N. WATERBURY ME INTEGRITY BUILDERS 247-2002</b>		
Who should we contact when the permit is ready: <b>DONALD PETERSON</b>		
Mailing address: <b>216 STATE STREET PORTLAND ME 04101</b>		
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: <b>772-1515</b>		

**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: <b>6/24/03 REV 7/1/03</b>
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**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 4<sup>th</sup> floor of City Hall**

# 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of applicant/designee

Jeanie Burke  
Signature of Inspections Official

Date

Date

CBL:

430-A-2

Building Permit #:

03-0765

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030765  
JUL 01 2003

## PERMIT

This is to certify that Katzman Phyllis D /Dave Weibach  
has permission to Remove existing deck, build 18 deck 9 mud room & 15x22 2nd story dormer  
AT 13 Lennox St 430 A002001

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 work on permit on procedure before this building or part thereof is altered or closed-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

*Carrie Bonke* 7/1/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Douglas Title Co.,

13 Lennox Street  
Portland Maine

Job Number: 335-66

Inspection Date: 3-13-00

Scale: 1"=20'

Norwest Mortgage and its Title Insurers

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

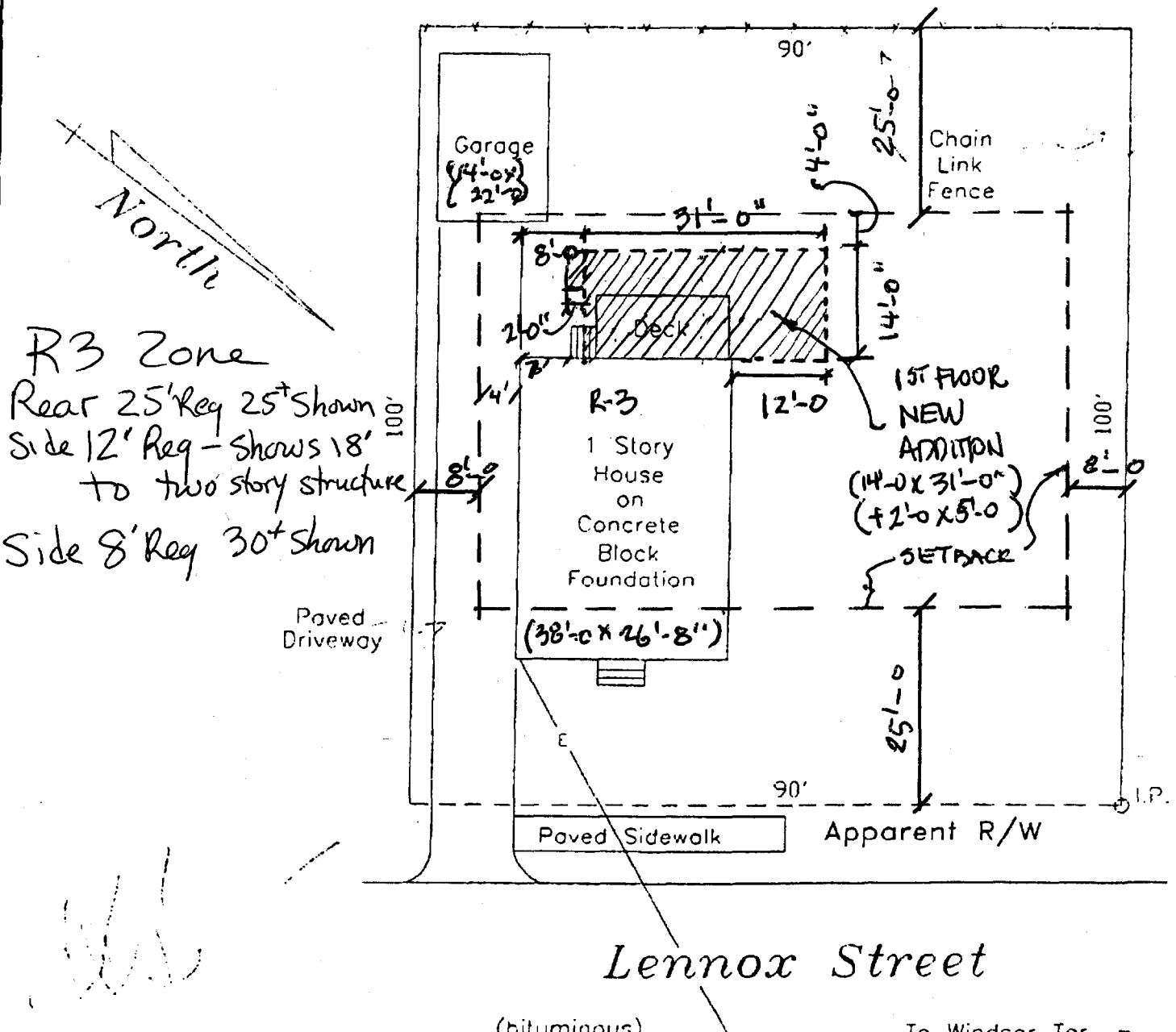
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0008 B

7/1/03

Buyer: Phyllis D. Katzman

Seller: Stephen R. Everett & Polly A. Everett



R3 Zone  
Rear 25' Req 25' Shown  
Side 12' Req - Shows 18' to two story structure  
Side 8' Req 30' Shown

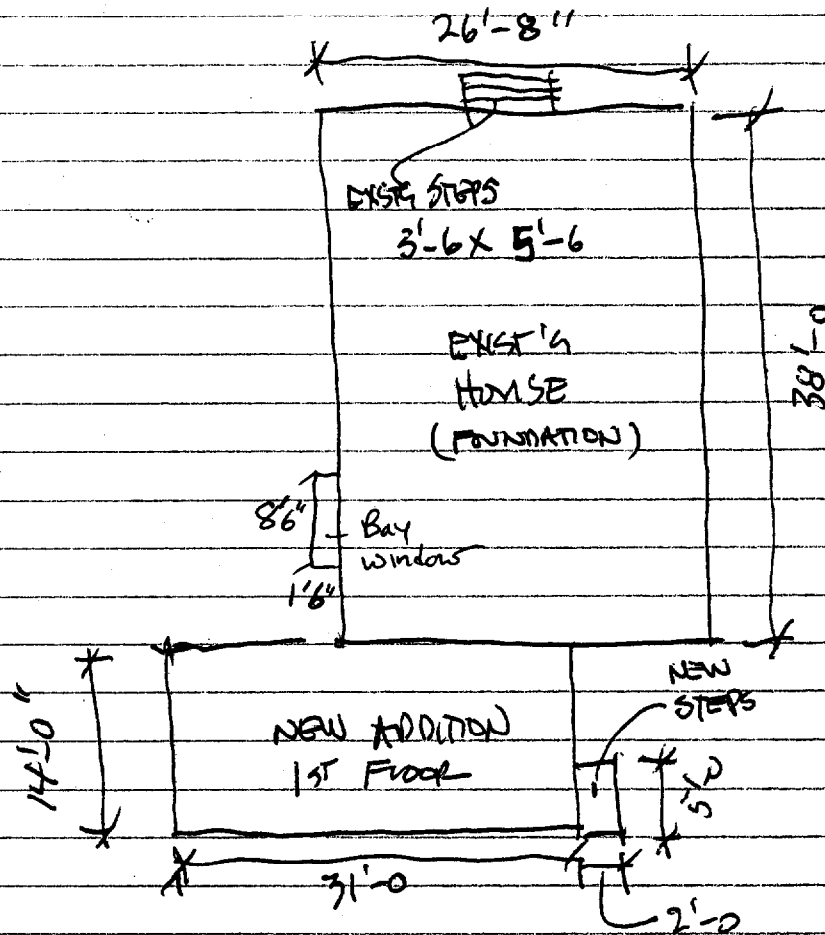
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

BRUCE R. BOWMAN, INC.  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 890-3520

PLAN BOOK 10 PAGE 83 LOT 50-51  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: \_\_\_\_\_

Lot Area  $90'-0" \times 100'-0" = 9,000 \text{ sq ft} \times 25\% = 2,250 \text{ sq ft}$



Allowable lot coverage

2,250 sq ft

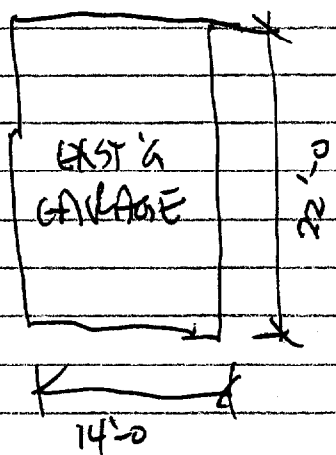
Proposed lot coverage  
1,785 sq ft

AREA COVERAGE ANALYSIS

13 KENNY STREET  
PHYLLIS KATZMAN.

T/1/03

EXIST'G FRONT STEPS 3'-6" x 5'-6"	}	19.25
EXIST'G HOUSE 26'-8" x 38'-0"		1,013.46
EXIST'G GARAGE 14'-0" x 22'-0"	}	308.00



NEW ADDITION 14'-0" x 31'-0"	}	434.00
NEW STEPS 2'-0" x 5'-0"		10.00
		<u>1,784.71</u>

proposed lot coverage

1,785 sq ft

No 430

7/1/03

SHERWOOD ST.

RAILROAD

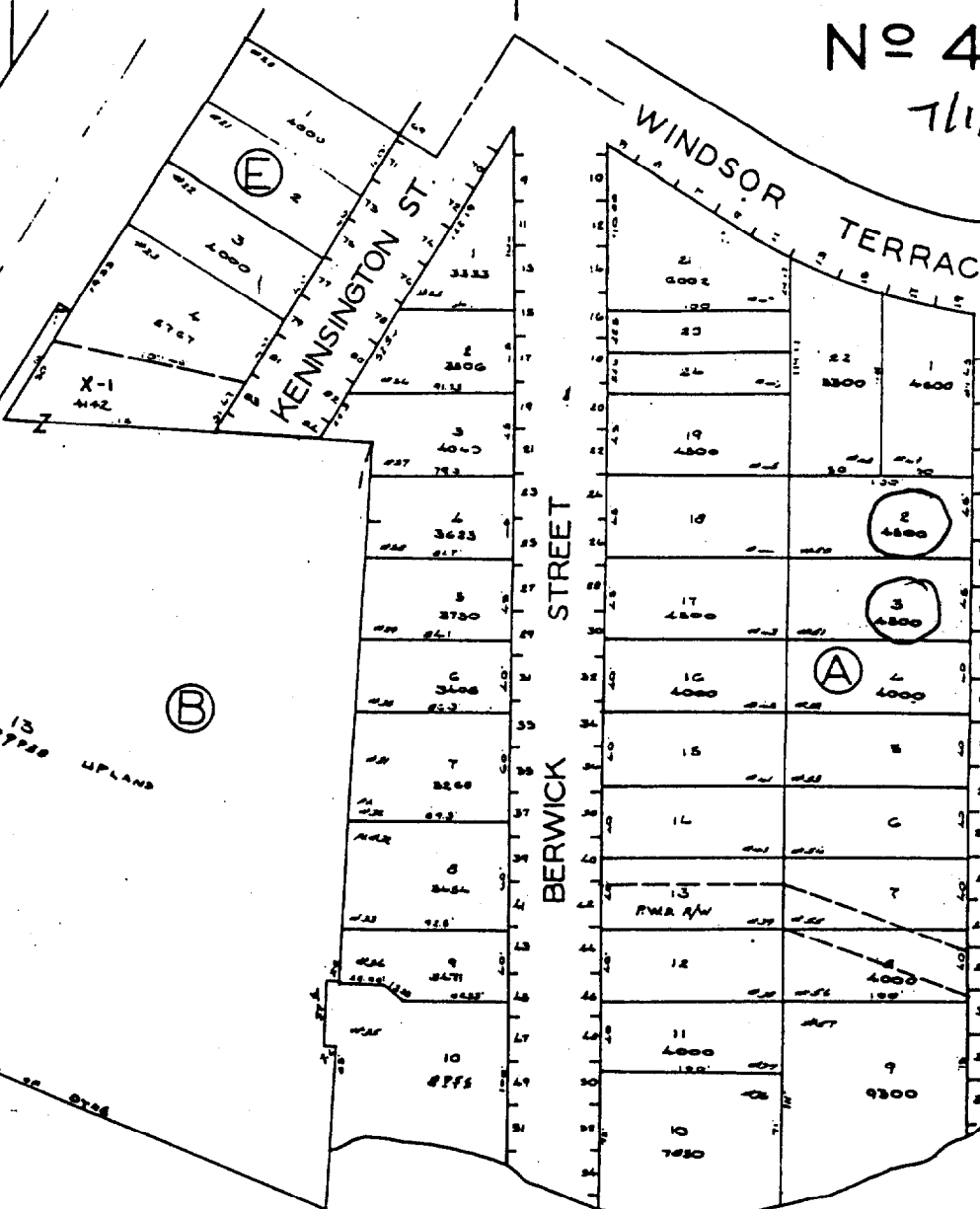
KENSINGTON ST.

WINDSOR TERRACE

BERWICK STREET

LENNOX STREET

SHEET 431-C



13 10998 UPLAND

(B)

(E)

(A)

(2)

(3)

APPROX LOCATION OF SEAWALL OF 0708

17 FLATS.

FLATS

A-23 51382

INSERT-430

(F)

36520

CASCO BAY

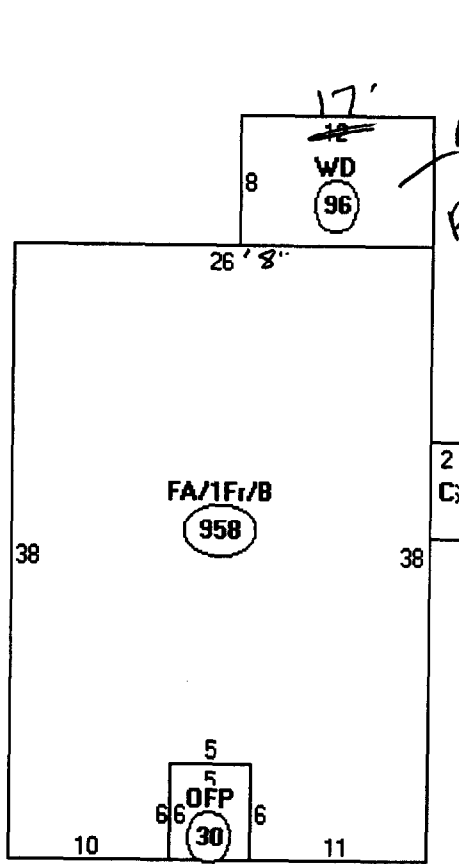
WATER

WATER

CITY OF PORTLAND ASSESSORS PLAN SCALE 1"=50'

RE-1124





not included in coverage  
Build over / will remove

Descriptor/Area

- A: FA/1Fr/B  
958 sqft
- B: WD  
96 sqft
- C: FBAY  
12 sqft
- D: OFF  
30 sqft

Actual is

1,096	1,013.46
Steps	19.25
Garage	308.00
<hr/>	
	1,340.71

New

434 Addition  
10 steps

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444.

= 1785 SF  
bay 1,797.75

Lot cov. 9,000  
x 25%

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2,250 SF

OK

2 PM  
Don

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>	430 A002001
<b>Location</b>	13 LENNOX ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	KATZMAN PHYLLIS D 103 PALO ALTO DR PLAINVIEW NY 11803
<b>Book/Page</b>	15400/010
<b>Legal</b>	430-A-2-3 LENNOX ST 9-13
	9000 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$29,400	\$79,380	\$108,780

**Property Information**

<b>Year Built</b> 1918	<b>Style</b> Old Style	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1353	<b>Total Acres</b> 0.207		
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1950	<b>Size</b> 14X22	<b>Grade</b> C	<b>Condition</b> F
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/03/2000	LAND + BLDING	\$205,000	15400-010
07/21/1999	LAND + BLDING	\$126,000	14922-253
03/28/1996	LAND + BLDING		12421-154

**Picture and Sketch**

Picture                      Sketch

[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.



