

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KATHRYN M ELLIS

Located At 8 CHESTER ST

Job ID: 2012-02-3327-ALTR

CBL: 431- C-015-001

has permission to Build 24' x 25' detached garage

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**

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3327-ALTR	Date Applied: 2/21/2012	CBL: 431-C-015-001	
Location of Construction: 8 CHESTER ST	Owner Name: KATHRYN M ELLIS	Owner Address: 8 CHESTER ST PORTLAND, ME 04103	Phone: 773-2535
Business Name:	Contractor Name: Jim's Remodeling- Jim LaRose	Contractor Address: 8 Chester Street, Portland, Maine 04103	Phone: 653-1833
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to add 24' x 26' detached garage	Cost of Work: \$7,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3/0 Type: SB IRC 09
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: new 24' x 26' detached garage		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
<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>	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within just PAST 75'</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w. the conditions</i> <i>2/27/12</i>	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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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: <i>9</i>
	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 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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3327-ALTR

Located At: 8 CHESTER ST

CBL: 431-C-015-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of revised plans submitted on 2/24/2012. Any deviations shall require a separate approval before starting that work.
2. 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.
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 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.

Building

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

The garage must be reduced to 24' x 25' in order to be placed on a slab. Otherwise, there must be a 4'-0" frost wall.

60

2012 02 3397



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-3
Should be

Location/Address of Construction: <u>8 Chester Street</u>		
Total Square Footage of Proposed Structure/Area <u>624 sq ft</u>	Square Footage of Lot <u>11626 SF</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>431-C-015-001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Kathryn M Ellis</u> Address <u>8 Chester Street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-773-2535</u>
Lessee/DBA RECEIVED FEB 21 2012 Dept. of Public Works	Owner: (if different from applicant) Name <u>same</u> Address _____ City, State & Zip _____	Cost of Work: \$ <u>6500</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>90.00</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>DIA</u> Proposed Specific use: <u>adding a 24x26 garage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>new 2 car detached garage 24'x26'^{25'} (I would so can have 166 I not built wall)</u>		
Contractor's name: <u>Jim's Remodeling</u> Email: _____ Address: <u>P.O. Box 8 Chester St.</u> City, State & Zip <u>Portland, Me 04103</u> Telephone: <u>207-653-1833</u> Who should we contact when the permit is ready: <u>Jim LaRose</u> Telephone: <u>207-653-1833</u> Mailing address: <u>8 Chester 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, 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: Kathryn M Ellis Date: 02/18/12

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

no closer to H.W.M. than the existing structure.

This plan does not attest to the cubic footage of the addition.

Arthur Ellis	
BRUCE R. BOWMAN, Inc. Professional Land Surveyor 48 Mill Road, Cumberland, Maine 02939	
Date: 8-9-93	Job: 213-20
Drawn By:	Scale: 1" = 30'

(R-3 Zone)

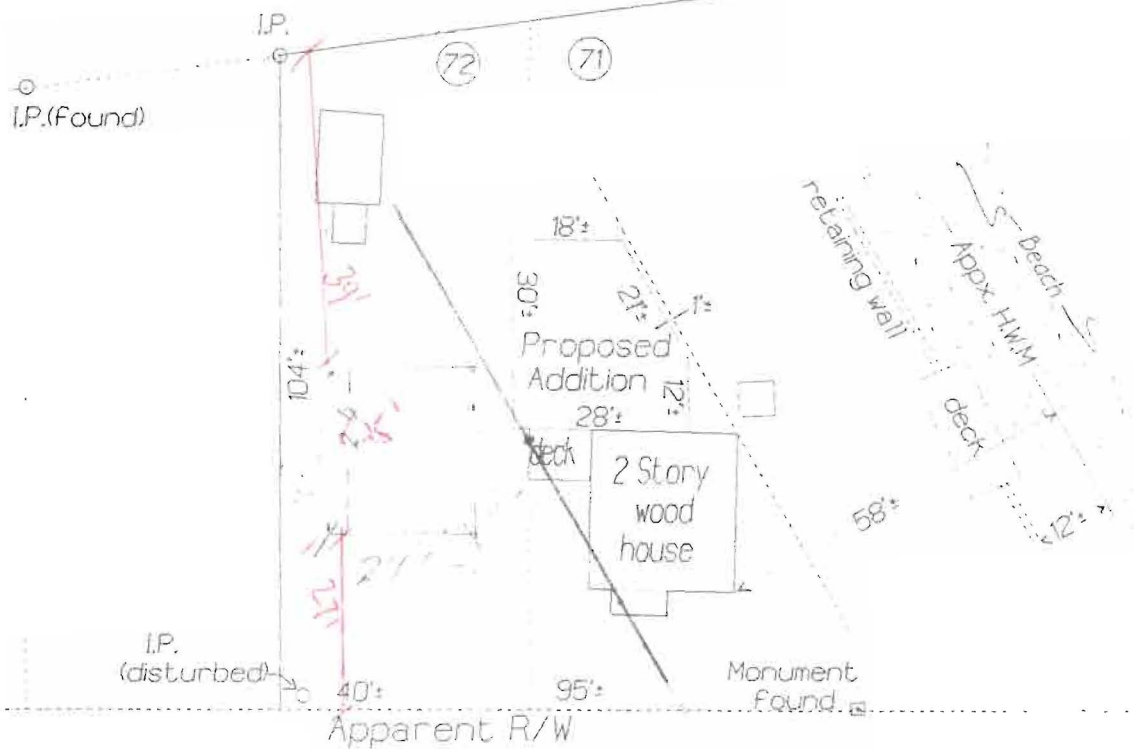
REAR: 25' min - 39' scaled
 FRONT: 25' min - 27' scaled
 Side: 8' min & show

RECEIVED
 24 2012

SCAR-G

Kating

Bldg no higher than 18' from grade to mid point of roof



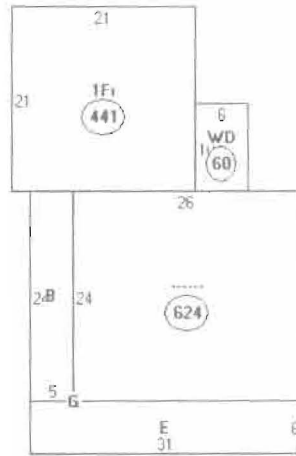
Chester Street
(bituminous)

Windsor Terrace

Utility Pole

I.P.





Descriptor/Area	Area
A	624 sqft
B OFF	120 sqft
C 1Fr	441 sqft
D wD	60 sqft
E OFF	186 sqft
F RS1	308 sqft
G wD1	160 sqft
1899	
624	new 24x26
2523	

- 14 x 22 cut
 Striche
 8x20 Deck

$$11626 \times 35\% = 3964.1\#$$



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.

Statistics

Aggrav. Assault

Driving Without a License

Arrest

Full Record

Full Map

Aggrav. Assault

Arrest (Full)
only available in 2011

Arrested Party and
Arrested Party



Current Owner Information:

CBL 431 C015001
Land Use Type SINGLE FAMILY
Property Location 8 CHESTER ST
Owner Information ELLIS KATHRYN M
 8 CHESTER ST
 PORTLAND ME 04103
Book and Page 20990/323
Legal Description 431-C-15-16
 CHESTER ST
Acres 11626 SF
 0.267

Current Assessed Valuation:

TAX ACCT NO.	43860	OWNER OF RECORD AS OF APRIL 2011
		ELLIS KATHRYN M
LAND VALUE	\$264,400.00	8 CHESTER ST
BUILDING VALUE	\$158,300.00	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$412,700.00	
TAX AMOUNT	\$7,544.16	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:treasury@maine.gov).

Building Information:

Building 1

Year Built 1860
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 3
Full Baths 2
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1689



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

Outbuildings/Yard Improvements:

Building 1

Year Built 1988
Structure WOOD DECK
Size 8X20
Units 1
Grade C
Condition A

Building 1

Year Built 1956
Structure SHED-FRAME
Size 14X22
Units 1
Grade D
Condition F

Sales Information:

Sale Date	Type	Price	Book/Page
3/19/2004	LAND + BUILDING	\$245,000.00	20990/323
9/19/2003	LAND + BUILDING	\$0.00	/

[New Search!](#)

24X 26 DETACHED

2 CAR GARAGE

SHALL BE NO HIGHER THAN 18' FROM GROUND WITH 40 WINDPOW AIRCRAFT

10/12

1/4" gypsum board slab

2X6 JT ceiling joists

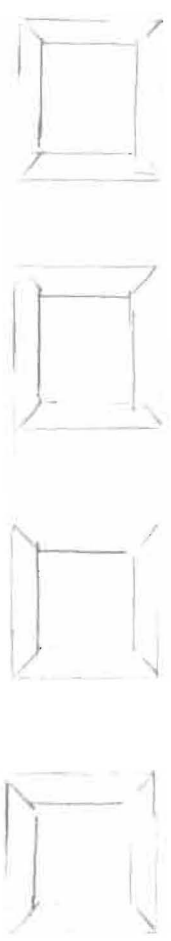
2X4 framed walls / 1/2 OC

1/2" OSB sheathing

2X8 rafters / 16 OC

5/8" plywood roof sheathing

Asph/Flt Shingles



Vinyl Siding

7X 16 Overhead doors

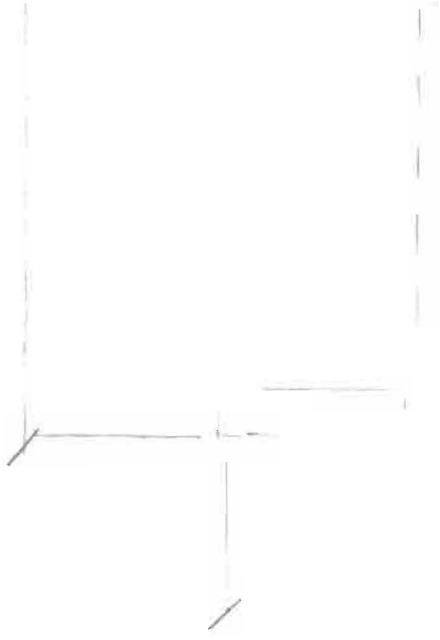
KATHRYN ELLIS
8 Chester St
Portland, Me

Kathryn Ellis
8 Chester St
Portland, Me

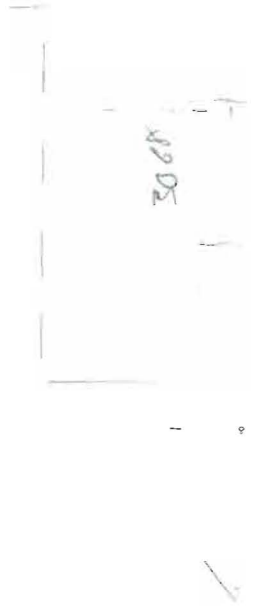


ASH 2430

ASH 2430

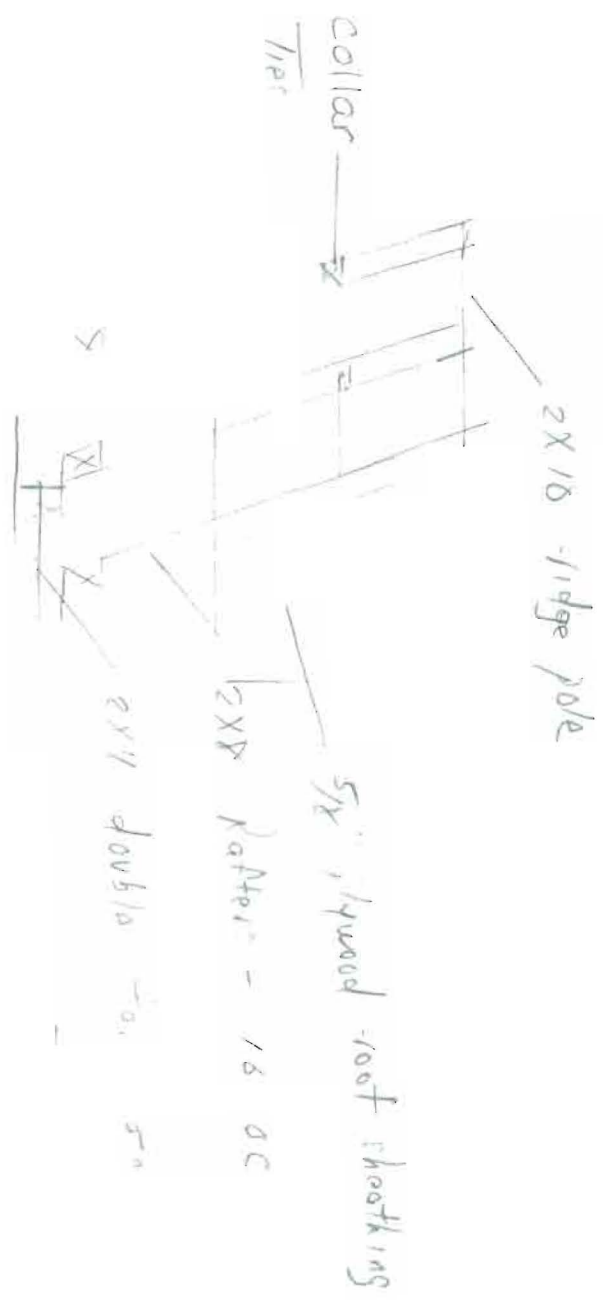


24'

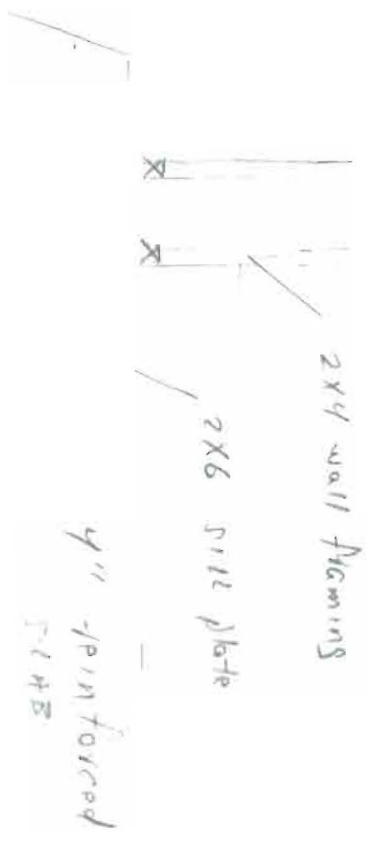
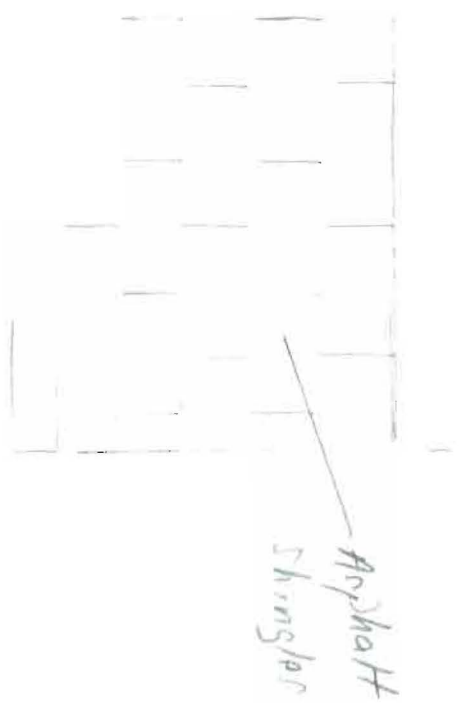


30'

Kathryn Ellis
 8405th St
 Porton, N.Y. 12443

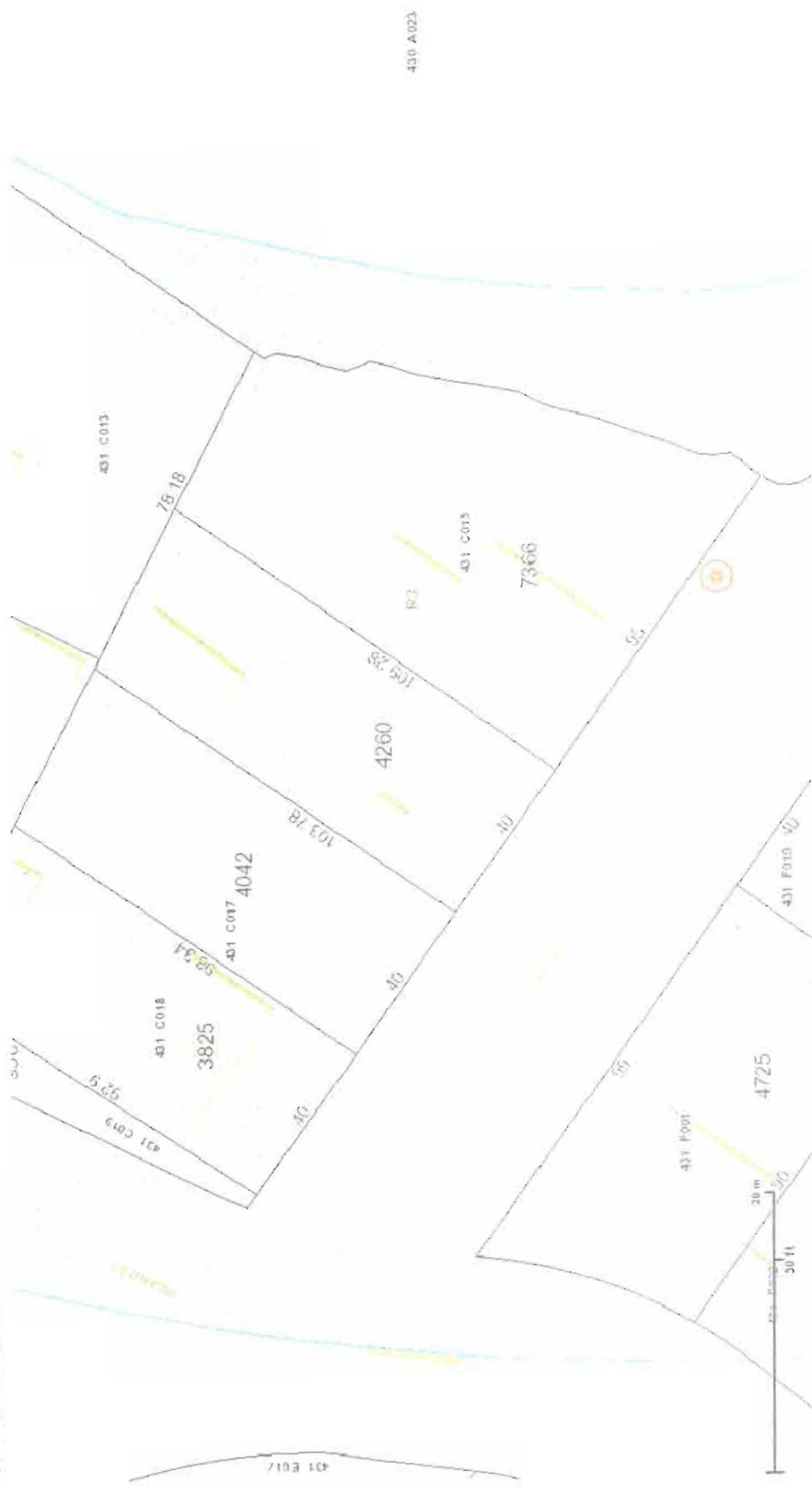


1/2" O.B.B. Sheathing

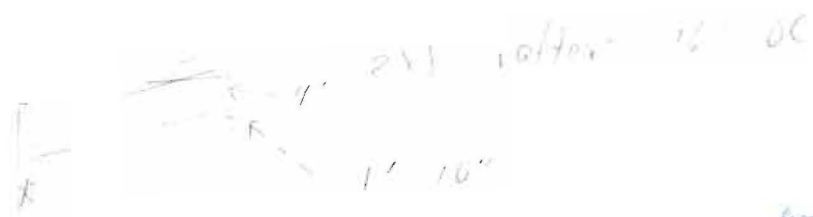


8 Chester St

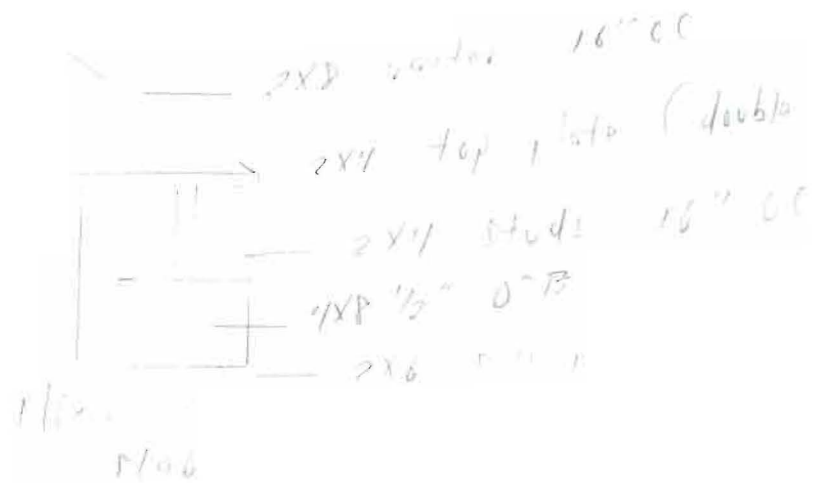
431-C-15 & 16



Copyright 2011 Esri All rights reserved Thu Feb 23 2012 12:22:45 PM



431-C-15



RECEIVED
 8/23/2012
 Dept. of Building Inspections
 City of Portland, Maine

Kathryn E. ...
 8 Chester ...
 Portland, ME

Revised plans
 Dated 8/23/12
 Need an updated
 Permit - Permit
 required because of
 need for an updated survey

no ...



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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 19, 20112

Kathryn M Ellis
8 Chester Street
Portland, ME 04103

RE: 8 Chester Street – 431-C-15 & 16 – R-3 with a Shoreland Overlay
Permit # 2012-02-3327

Dear Ms. Ellis,

On February 21, 2012 this office received an application to erect a new 24' x 26' garage at 8 Chester Street. On February 23, 2012 I requested to see the original site plan done by a surveyor in 1993. The next day you did bring in a more complete copy of the 1993 survey. Ultimately based on that paperwork and other submitted materials, your permit was issued with conditions for a garage reduced in size to 24' x 25'.

It has recently come to my attention that the 1993 survey was apparently manipulated to show buildings in different positions than the original 1993 survey. I was given google photos showing a shed in the position of where the garage is to be located. It was only moved "weeks ago" to the position shown on the 1993 survey. This office never received permits for the shed and its apparent new location. And it is known that you rebuilt your sea wall (with appropriate permits) in 2007.

Because of the all these recent activities, there is good reason to question your 1993 survey. At this time I am suspending your approval to build a garage. My inspection of the property today shows that no construction has begun for the garage. In order to re-activate your permit, I will need to see a revised, currently dated survey showing setbacks from the Highest Annual Tide (HAT) along with and including all the changes done to your property. I will also need a separate permit for the shed and its new location on your lot. All submittals will be subject to reviews and approvals.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal

Cc: Mike Morse, DEP
Jim LaRose, Jim's Remodeling, 8 Chester Street, Portland, ME 04103
Tammy Munson, Division Director of Inspection Services

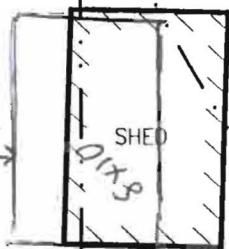
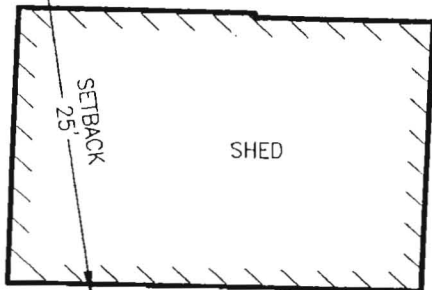
3-16-12 - Neighbors came in to complain that small shed had been moved from where garage is being built. Shed must be minimum of 5' from side property line -

- Neighbors also complained that footprint of house shown on plot plan is not accurate - can the inspector confirm the ^{footprint} ~~size~~ of the house?

3" METAL POST

AREA = ±14,208 S.F.
TO NORMAL HIGH WATER

LAWN AREA



75' SETBACK

BANK

71

N34°25'07"E

103.56'

72

NO OVERHANG Allowed in Shoreland

8" SETBACK

LAWN AREA

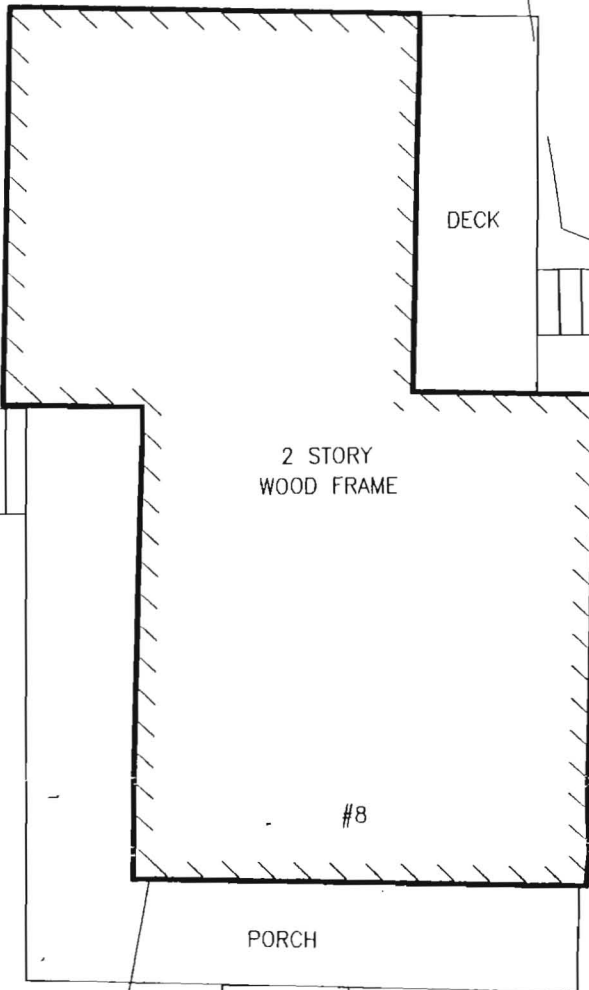
8" DCD

6" EVG

STUMP

25' SETBACK

PAVED DRIVE



2 STORY WOOD FRAME

DECK

OVERHANG

#8

PORCH

LAWN AREA

97.04'

N55°34'53"

PAVERS (TYP.)

RECEIVED

AUG 20 2012

Dept. of Building Inspections
City of Portland Maine

Kataryn Ellis
8 CHESTER STREET

PAVED - UNACCEPTED 50' WIDE

revised 8/20/12

SMH ○

OHW

OHW

1" IPF

69

70