

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

## 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.**

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

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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.

**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:  Signature: <i>[Signature]</i>	Inspection: Use Group: R-3/0 Type: SB Signature: <i>[Signature]</i>
Proposed Project Description: new 24' x 26' detached garage		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<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 checked="" type="checkbox"/> Shoreland <i>within just PAST 75'</i></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 conditions</i> <i>2/27/12</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>[Signature]</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>9</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 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.

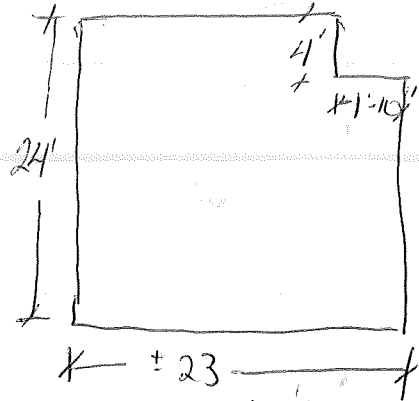
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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 -

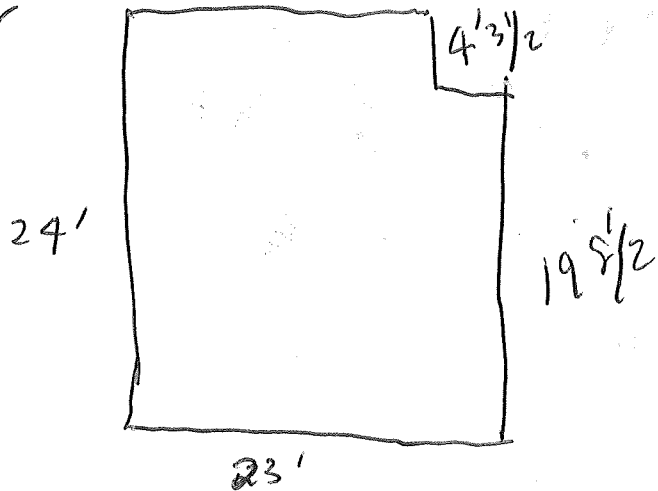
- Neighbors also complained that footprint of house shown on plot plan is not accurate - can the inspector confirm the <sup>footprint</sup> ~~size~~ of the house?

9-28-12  
GF

NEED SURVEY



10/4 Inspection prior to pour  
meets new set backs



60

2012 02 330 7

# 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

Location/Address of Construction: <u>8 Chester Street</u> <u>Shovel</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  <b>RECEIVED</b> <b>FEB 21 2012</b>	Owner: (if different from applicant) Name <u>same</u> Address City, State & Zip	Cost of Work: \$ <u>6500</u> C of O Fee: \$ <u>1</u> Historic Review: \$ <u>    </u> Planning Amin.: \$ <u>    </u> Total Fee: \$ <u>90.00</u>

Current legal use (i.e. single family) single family Number of Residential Units 1  
 If vacant, what was the previous use? N/A  
 Proposed Specific use: adding a 24x26 garage  
 Is property part of a subdivision? no If yes, please name \_\_\_\_\_  
 Project description:  
New 2 car detached garage 24' x 26' (25' high so can have 5 lob not foot wall)

Contractor's name: Jim's Remodeling Email: \_\_\_\_\_  
 Address: P.O. Box 8 Chester St.  
 City, State & Zip: Portland, Me 04103 Telephone: 207-653-1833  
 Who should we contact when the permit is ready: Jim LaRose Telephone: 207-653-1833  
 Mailing address: 8 Chester St. Portland, Me 04103

**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](http://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

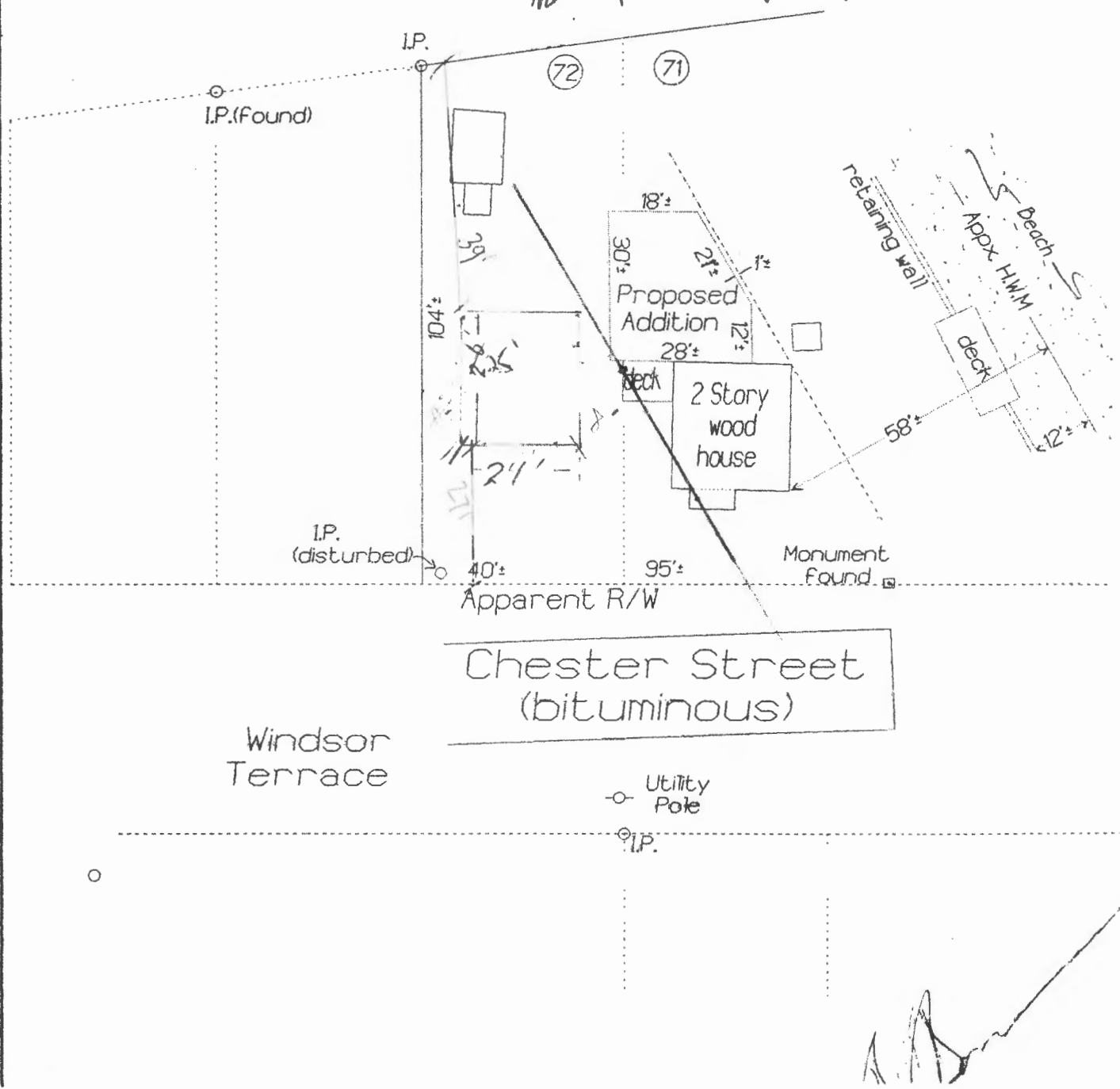
Katragn Ellis  
8 Chester St  
Portland, ME 04103

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

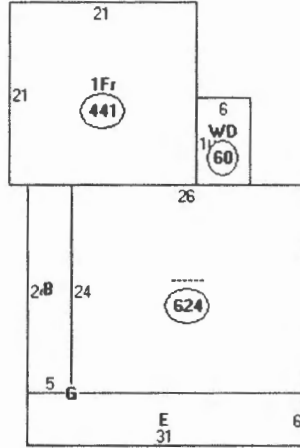
RECEIVED  
24 2012

Scaling

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



*[Handwritten signature]*



Descriptor/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
<hr/>	
	1899
<hr/>	
	624
<hr/>	
	2523

← 14 x 22 out structure  
 8 x 20 Deck  
 New 24 x 26

$$11626 \times 356 = 3964.17$$

*Handwritten signature or initials*



Assessor's Office | 389 Congress Street | Portland, Maine 04103 | Phone: (207) 774-2200

City:  Taxlot:  Separately:  Parcel ID:

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:**

**Services**

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

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

**Current Assessed Valuation:**

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

[browse city services a-z](#)

[browse facts and links a-z](#)



Visit [www.portlandmaine.org](#) for more information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**Building Information:**

<b>Building 1</b>	
<b>Year Built</b>	1860
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	2
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Total Rooms</b>	6
<b>Attic</b>	NONE
<b>Basement</b>	FULL
<b>Square Feet</b>	1689

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



**Outbuildings/Yard Improvements:**

<b>Building 1</b>	
<b>Year Built</b>	1988
<b>Structure</b>	WOOD DECK
<b>Size</b>	8X20
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

<b>Building 1</b>	
<b>Year Built</b>	1956
<b>Structure</b>	SHED-FRAME
<b>Size</b>	14X22
<b>Units</b>	1
<b>Grade</b>	D
<b>Condition</b>	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	/

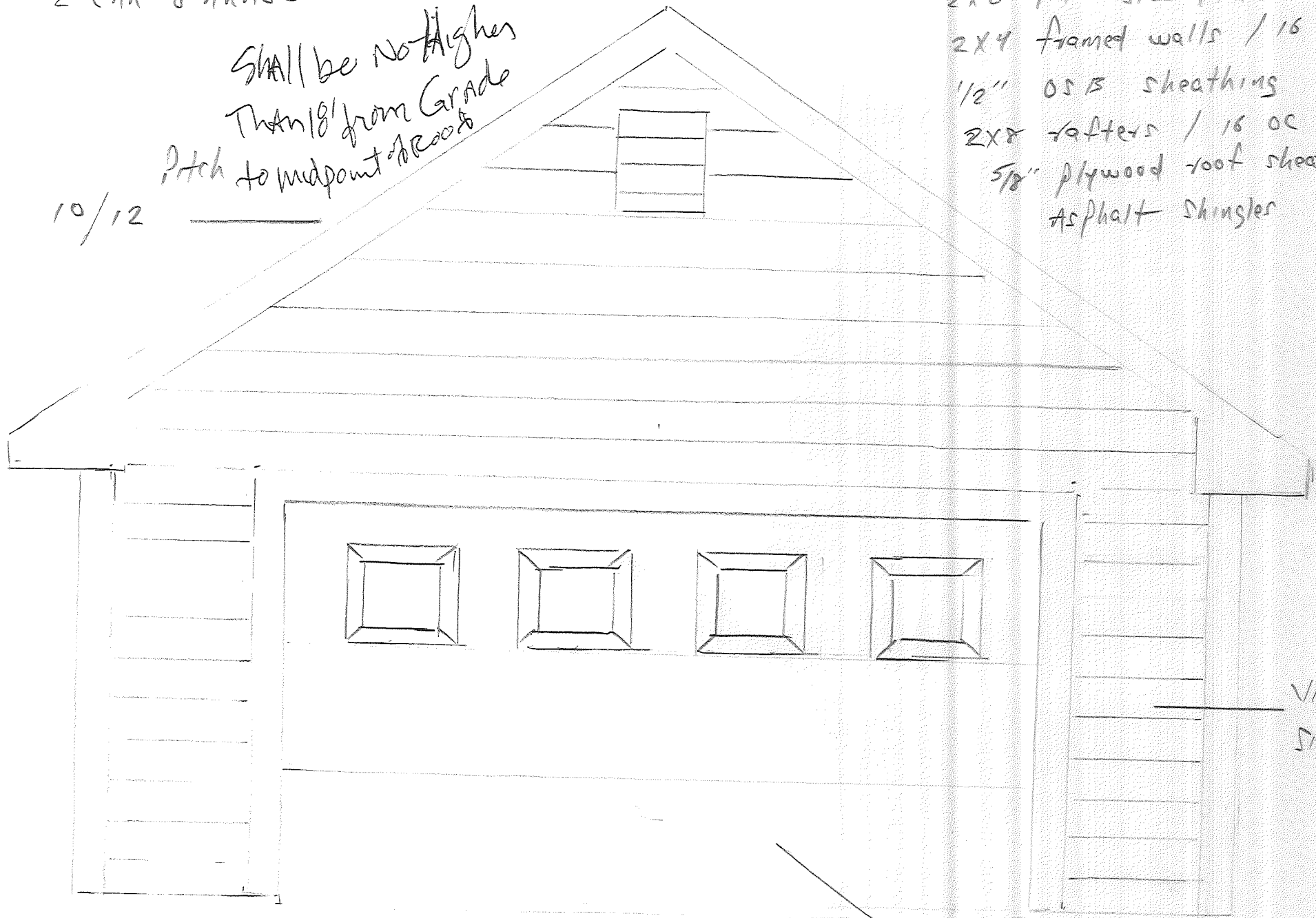
[New Search!](#)

24 X 26 DETACHED

2 CAR GARAGE

shall be no higher than 18' from grade  
pitch to midpoint of roof

10/12



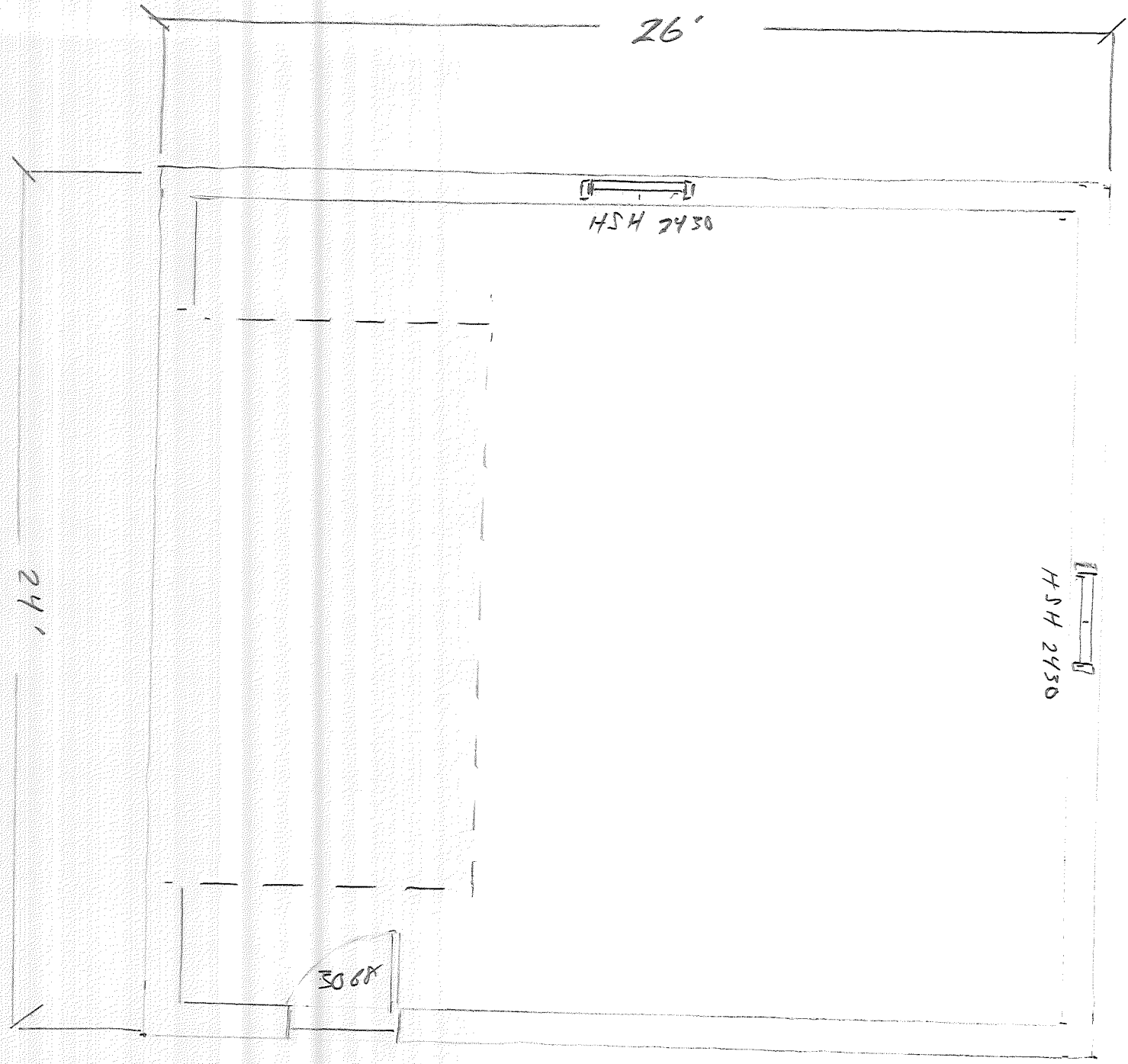
- 4" reinforced slab
- 2x6 PT sill plate
- 2x4 framed walls / 16 OC
- 1/2" OSB sheathing
- 2x8 rafters / 16 OC
- 5/8" plywood roof sheathing
- Asphalt shingles

Vinyl siding

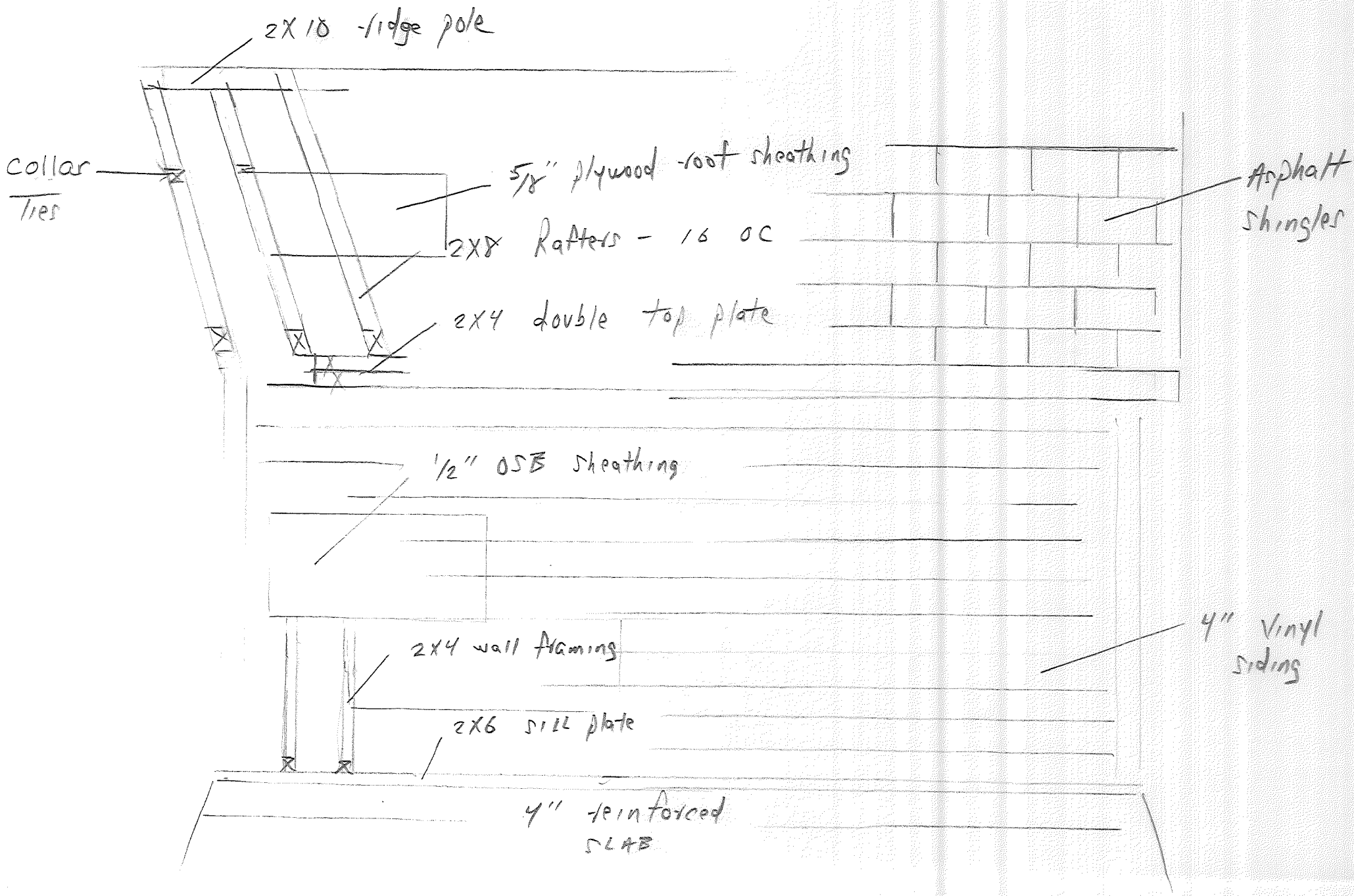
7x16 overhead door

Kathryn Ellis  
8 Chester St  
Portland, ME

Kathryn Ellis  
& Chester St.  
Portland, ME



Kathryn Eus  
8 Chester St.  
Portland, ME 04103



# 8 Chester St

431-C-15 & 16



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





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Feb 01 2012

Received from Kentucky - Ellis

Location of Work 7 W. ...

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 431 1012

Check #: 204 Total Collected \$ \_\_\_\_\_

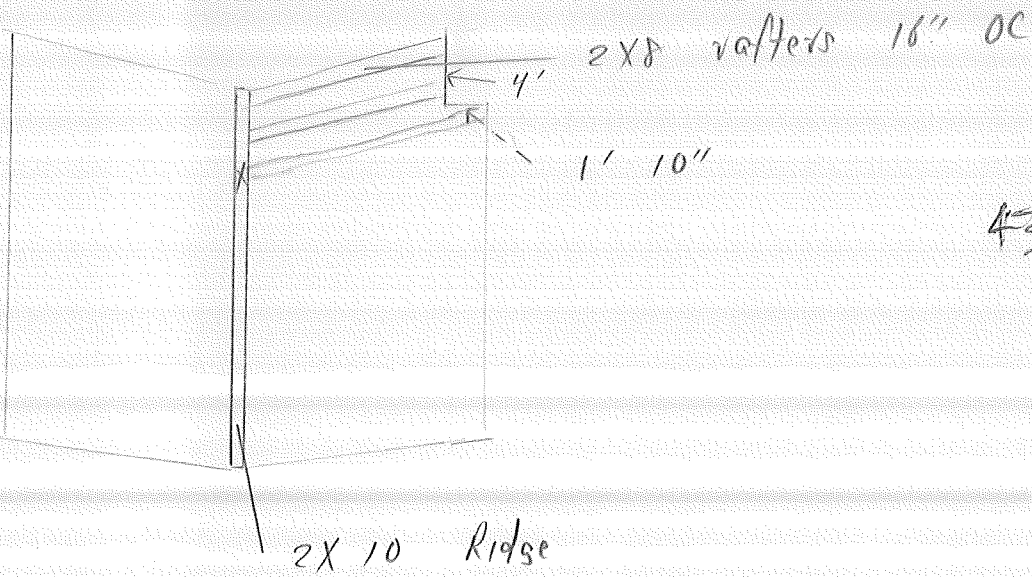
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

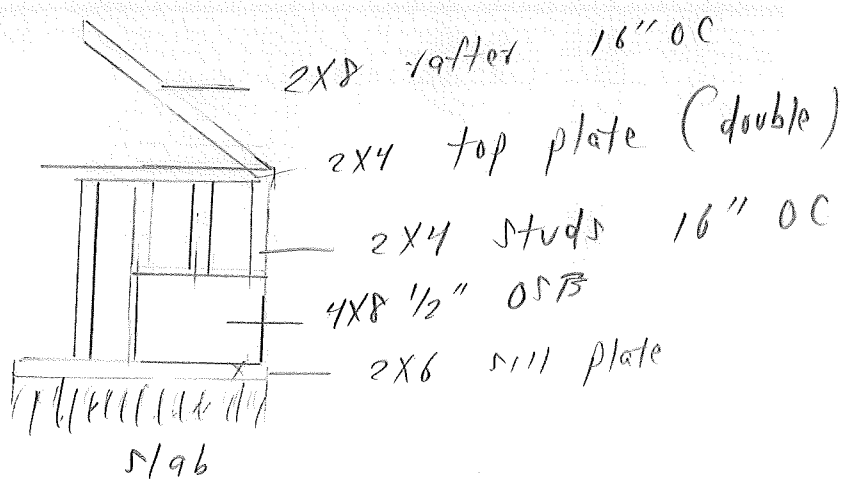
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

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 <sup>footprint</sup> ~~size~~ of the house?



431-C-15



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

Kathryn Ellis  
 8 Chester St.  
 Portland, Me  
 04103

Revised plans  
 Dated 8/23/12  
 Need an updated  
 Review - Paint  
 Recommended because of  
 Need for an updated Survey

207-318-6471



**From:** Samuel Glidden <samuel.glidden@gmail.com>  
**To:** <gef@portlandmaine.gov>  
**Date:** 10/1/2012 9:06 AM  
**Subject:** K. Ellis, Chester St 75' Setback

Good morning George,

This is Sam Glidden of Owen Haskell Land Surveyors.  
I am emailing you to let you know that we have staked the 75' setback for Katherine Ellis on Chester St.

Thanks,

Samuel Glidden, LSIT

RECEIVED  
OCT 01 2012  
Dept. of Building Inspections  
City of Portland Maine



# PORTLAND MAINE

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

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.

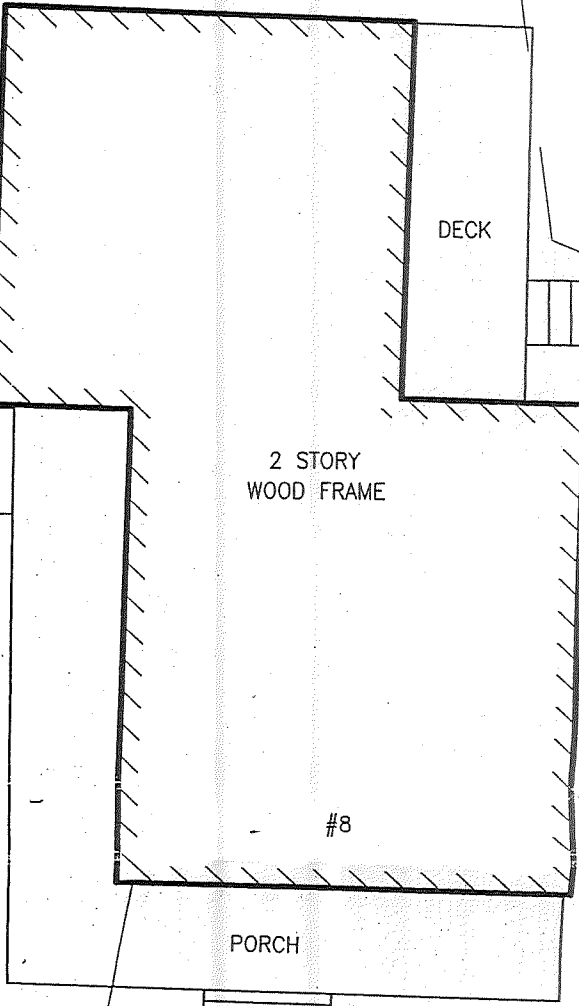
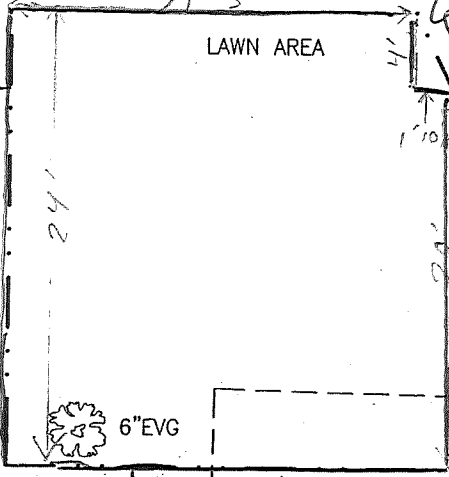
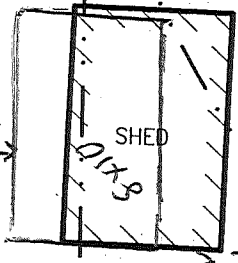
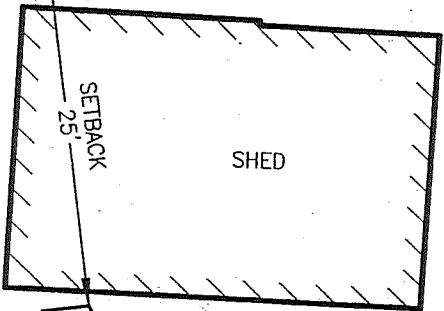
Very truly yours,

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" METAL POST

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



NO OVERHANG Allowed in Street

73

N34°25'07"E

103.66'

72

71

STUMP

PAVED DRIVE

PORCH

#8

LAWN AREA

CIRS

97.04'

N55°34'53"W

PAVERS (TYP.)

RECEIVED

AUG 20 2012

Dept. of Building Inspections  
City of Portland Maine

Katryn Ellis

8 CHESTER STREET

PAVED - UNACCEPTED 50' WIDE

revised 8/20/12

SMH ○

OHW

OHW

1" IPF

69

70