

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

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 060815  
JUN 14 2006

This is to certify that CARTER THOMAS / Homeowner  
has permission to Remove portion of garage, back steps and front porch to allocate space for sunroom and qualify zoning requirements  
AT 3 CHESTER ST L 431 F010001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the 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 procured before this building or part thereof is leased or occupied. **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

*[Handwritten Signature]*  
6/13/06  
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 ISSUED**

Permit No: 06-0815	Issue Date: JUN 14 2006	CBL: 431 F010001
-----------------------	----------------------------	---------------------

Location of Construction: 3 CHESTER ST	Owner Name: CARTER THOMAS	Owner Address: 3 CHESTER ST	Phone: 838-8743
Business Name:	Contractor Name: Home owner	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:		Zoning: R-3

Past Use: Single Family	Proposed Use: Single Family Remove portions of garage, back steps and front porch to allocate space for sunroom and qualify zoning requirements	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 4
Proposed Project Description: Remove portion of garage, back steps and front porch to allocate space for sunroom and qualify zoning requirements <i>goes along with permit # 06-0468</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B
		Signature: <i>N/A</i>		Signature: <i>[Signature]</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:	

Permit Taken By: dmartin	Date Applied For: 0513112006	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

1.  2.  3.	<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 checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>5/5/06</i>	<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: <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 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

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

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

<b>Permit No:</b> 06-08 15	<b>Date Applied For:</b> 05/31/2006	<b>CBL:</b> 431 FOIOOOI
-------------------------------	--	----------------------------

<b>Location of Construction:</b> 3 CHESTER ST	<b>Owner Name:</b> CARTER THOMAS	<b>Owner Address:</b> 3 CHESTER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Home owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Remove portions of garage, back steps and front porch to allocate space for sunroom and qualify zoning requirements	<b>Proposed Project Description:</b> Remove portion of garage, back steps and front porch to allocate space for sunroom and qualify zoning requirements
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/05/2006

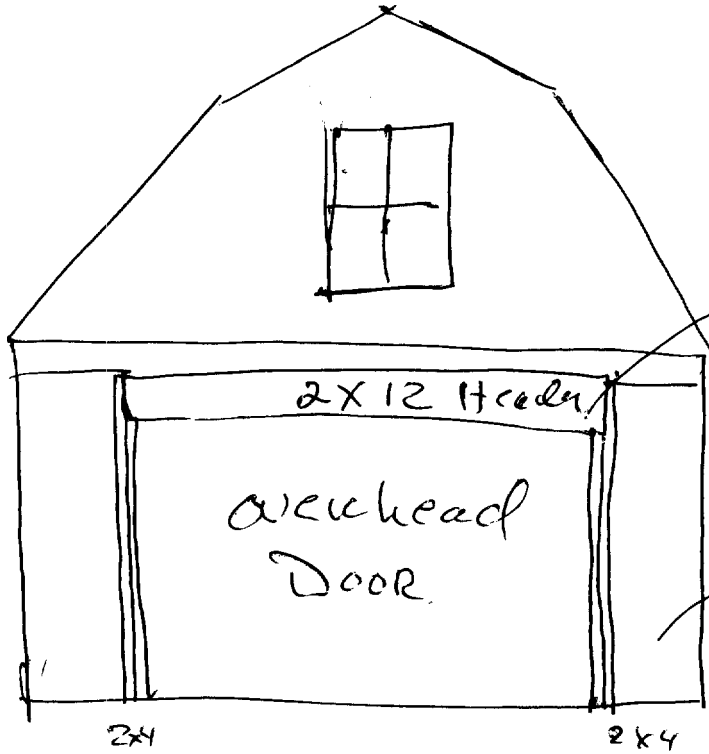
**Note:** This permit goes along with #06-0468 and is needed so that this property will meet the maximum lot coverage provisions. **Ok to Issue:**

- 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. It is understood that these areas of the existing buildings will be removed so that the sun room may be added to the property and not be in violation of the maximum lot coverage provision. All such areas of removal shall be removed PRIOR to issuance of temporary or final certificate of occupancy for the sunroom.
- 3) 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.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 06/13/2006

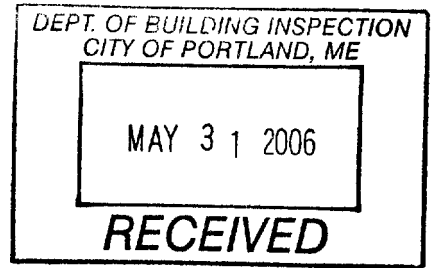
**Note:** **Ok to Issue:**

3 Chester St.



Non-bearing -  
OK

Front Portico  
& Garage removed -  
Non-structural



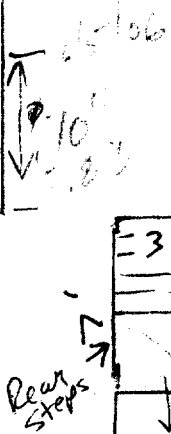
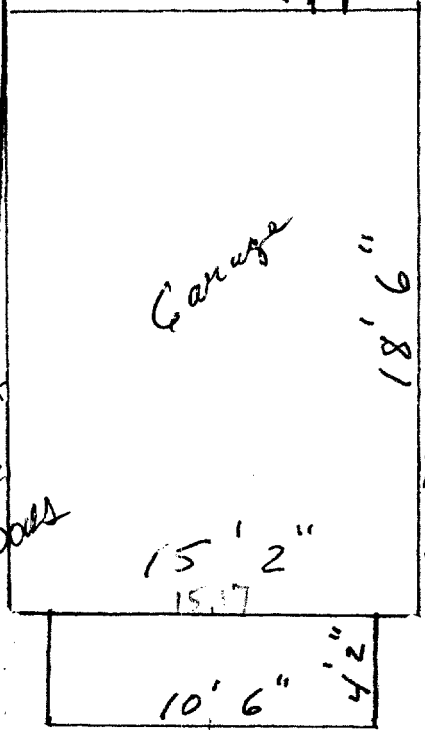
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 31 2006  
RECEIVED

131-F-10

AREAS to Be Removed  
Equals

Garage	132.22
Rear Steps	9.00
Front Porch	15.66
<b>Total</b>	<b>156.88</b>

Demolish  
132.22  
of Garage  
Re-install doors



* Chimney	1.77
Garage Entry	43.75
Garage	280.58
<b>Total</b>	<b>326.10</b>

House Steps	21.00
* Front Steps	13.49
Porch	174.94
House	852.38
<b>Total</b>	<b>1061.81</b>

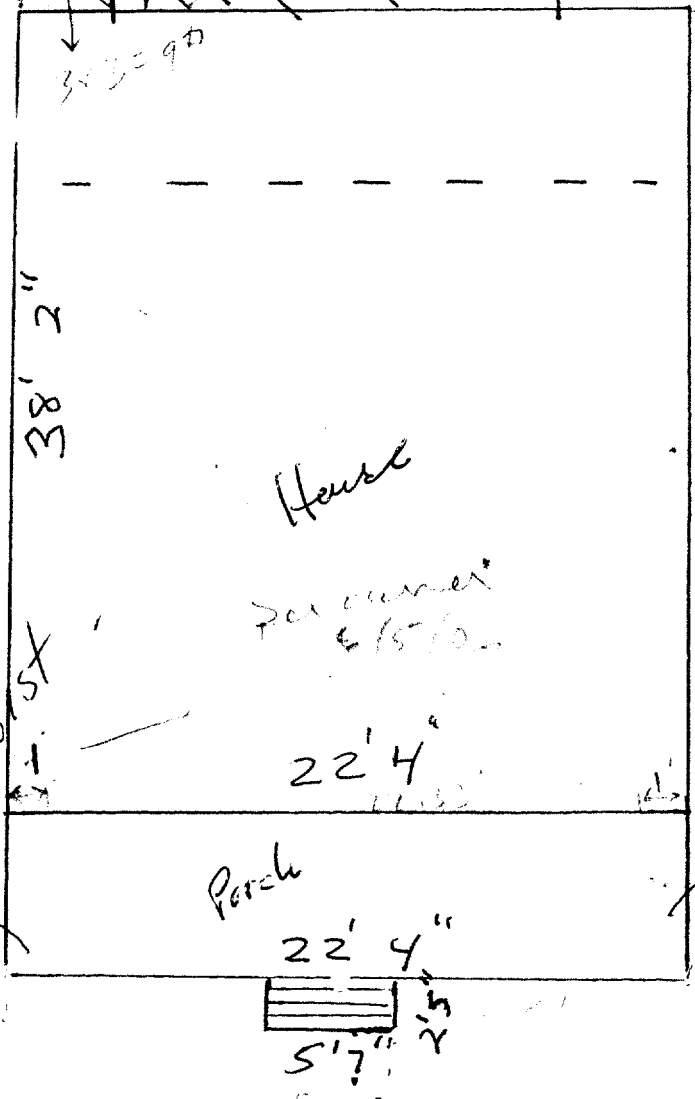
Total 1,387.91

NEW Sun Space 168.75

Total - 1,556.66

allowed 4,000 x .35 - 1,400.00

OVER 156.66



3 CHESTER ST.

4x8 ft

1396.57  
168.75

- 156.08

1398.44 #

$22.33 \times 39 = 840.54$

$8 \times 22.33 = 178.64$

$3 \times 7 = 21.00$

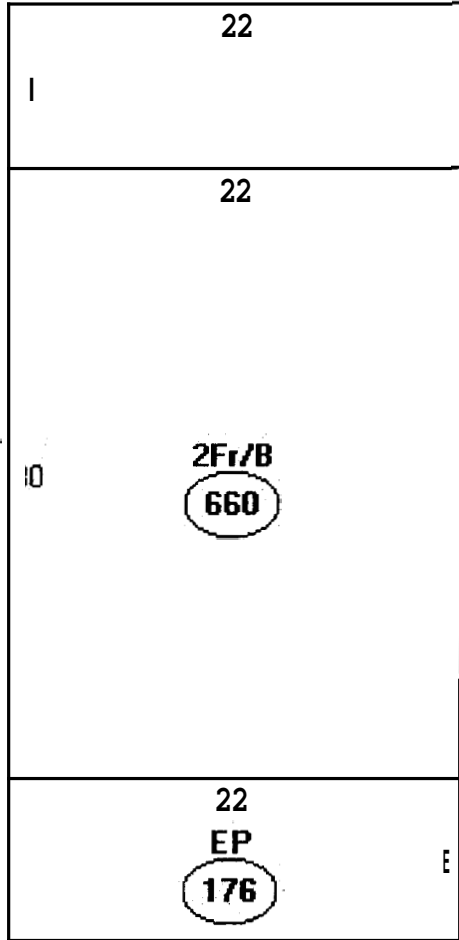
$2.5 \times 5.8 = 14.5$

garage

$15.17 \times 18.5 = 280.65$

$4.17 \times 10.5 = 43.79$

1396.57 #



with proposed sun room  
 $12.5 \times 13.5 = 168.75$

1396.57

4.17

$4.17 \times 10.5 = 43.79$

$3 \times 3 = 9$

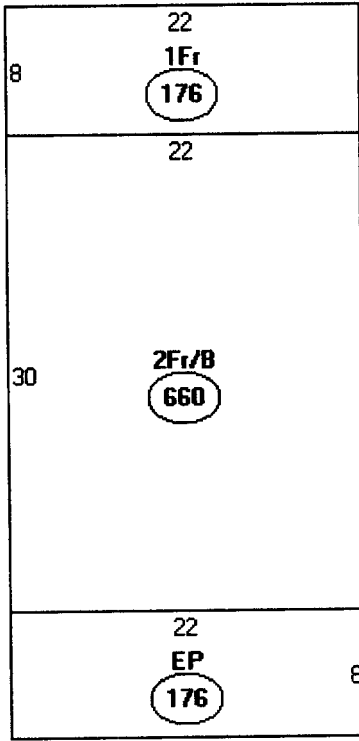
$2 \times 1 \times 3 = 6$

1398.09 #

total lot coverage  
↑ additional

OK - S  
6/2/06

1400 sq ft



Descriptor/Area

A: 2Fr/B  
660 sqft

B: 1Fr  
176 sqft

C: EP  
176 sqft

2660  
176  
176  

---

1012

$12 \times 13 = 156 \text{ sqft}$

$4000 \times 35\% = 1400 \text{ sqft MAX}$

3 Chestnut St

house  $22.23 \times 38 = 843.54$   
 porch  $8 \times 22.23 = 178.64$   
 excpt  $21 \times 7 = 147.00$   
 $22 \times 46 = 1012.00$   
 new  $12.5 \times 13.5 = 168.75$   
 change from revised plans  $12 \times 13.4 = 160.80$   
 170.18

see spec for garage  $12 \times 24 = 288.00$   
 $15.17 \times 18.5 = 280.65$   
 GARAGE  $4.17 \times 10.5 = 43.79$   
~~324.44~~  
 1470.18

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>	431 F010001
<b>Location</b>	3 CHESTER ST
<b>Land Use</b>	SINGLE FAMILY
 <b>owner Address</b>	 CARTER THOMAS 3 CHESTER ST PORTLAND ME 04103
 <b>Book/Page</b>	 431-F-10
<b>Legal</b>	CHESTER ST
	4000 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$52,300	\$83,960	\$136,260

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

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$64,900	\$94,100	\$159,000

\* 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**

<b>Year Built</b> 1900	<b>Style</b> Gambrel	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1496	<b>Total Acres</b> 0.092		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1900	14X18	C	A
SHED-FRAME	1	1900	4X10	C	A

**Sales Information**

<b>Data</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
-------------	-------------	--------------	------------------

**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
----------------	---------------	----------------

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