

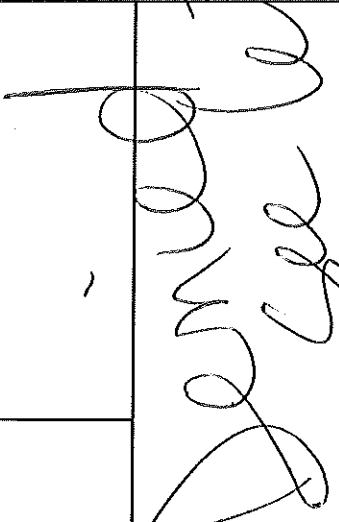
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0925	Issue Date:	CBL: 313 F010001
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Location of Construction: 15 GROVE ST	Owner Name: TROTTE STEPHANIE M & JOHN	Owner Address: 15 GROVE ST	Phone: 797-5474
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: F-L

Past Use: Single Family	Proposed Use: Single Family 14 x 68 storage trailer	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 5
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Proposed Project Description: 14x68 storage trailer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: _____
		Signature: _____ 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: dmartin	Date Applied For: 06/23/2006	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	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: _____	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 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



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.

Location/Address of Construction: <u>15 Grove Street</u>		Square Footage of Lot
Total Square Footage of Proposed Structure		
<u>14 X 68 Trailer</u>	Owner: <u>John & Stephanie Trutt</u>	Telephone: <u>7975474</u>
Tax Assessor's Chart, Block & Lot Chart# <u>313 I 010</u>	Applicant name, address & telephone: <u>John & Stephanie Trutt</u>	Cost Of Work: \$ <u>2,000.00</u>
Lessee/Buyer's Name (If Applicable)		Fee: \$
Current Specific use: <u>Storage</u>		C of O Fee: \$ <u>39.00</u>
If vacant, what was the previous use?		
Proposed Specific use: <u>Storage</u>		
Project description: <u>To Store Lumber - Lawn Equipment</u>		
Contractor's name, address & telephone: <u>14' X 68' Storage Trailer</u>		
Who should we contact when the permit is ready: <u>John Trutt</u>		
Mailing address: <u>Cell 988 332</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Stephanie Trutt

Date:

PERMITTED BUILDING INSPECTION
CITY OF PORTLAND, ME

JUN 23 2006

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

RECEIVED



PORTLAND, MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 10, 2006

Stephanie & John Trott
15 Grove Street
Portland, ME 04103

RE: 15 Grove Street – 313-F-010 – I-L Zone – permit #06-0925

Dear Mr. & Mrs. Trott,

I am in receipt of your permit request to add a 14' x 68' storage trailer, accessory to your home use, at 15 Grove Street. Your permit is being denied because it does not meet the requirements of the I-L Zone in which your property is located.

The I-L, low impact industrial zone specifically prohibits residential uses. Your single family home has been in existence prior to the I-L industrial zone designation and is therefore legally nonconforming. Section 14-382 of the Land Use Zoning Ordinance does not permit the expansion of a legal nonconforming use. The 14' x 68' storage trailer that you are proposing is considered to be an expansion of your legal nonconforming use.

Section 14-473(c)(4) specifically prohibits the Zoning Board of Appeals from granting a residential use or expansion of such use in an industrial zone.

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

Marge Schmuckal
Zoning Administrator

Cc: file

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 313 F010001
 Location 15 GROVE ST
 Land Use SINGLE FAMILY

Owner Address TROTT STEPHANIE M & JOHN B TROTT JTS
 15 GROVE ST
 PORTLAND ME 04103

Book/Page 22792/137
 Legal 313-F-10 TO15-29 TO 34
 GROVE ST
 FISKE ST
 36000 SF

Current Assessed Valuation For Fiscal Year 2006

Land \$63,790 Building \$83,820 Total \$147,610

Estimated Assessed Valuation For Fiscal Year 2007*

Land \$86,300 Building \$110,000 Total \$196,300

* 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

Year Built 1957 Style Old Style

Story Height 2 Sq. Ft. 1200

Total Acres 0.826

Bedrooms 3 Full Baths 1

Half Baths

Total Rooms 5

Attic None Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/23/2005	LAND + BLDING	\$215,000	22792-137
07/07/1999	LAND + BLDING	\$83,500	14887-306
06/03/1997	LAND + BLDING		13113-165

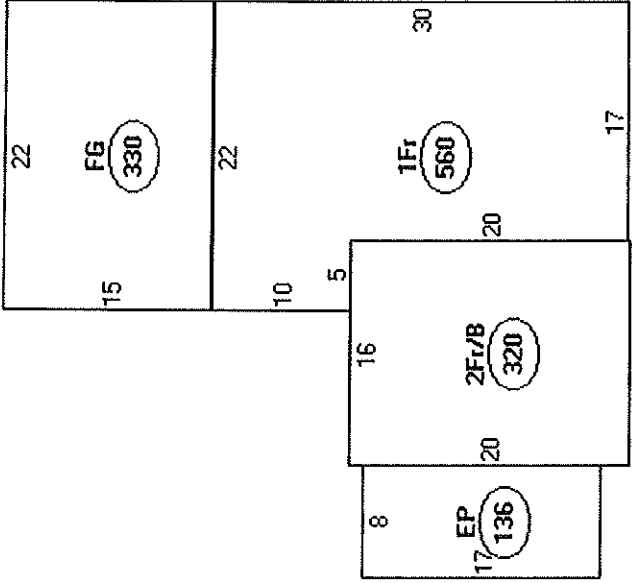
Picture and Sketch

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

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

Descriptor/Area

- A: 2Fr/B
320 sqft
- B: EP
136 sqft
- C: 1Fr
560 sqft
- D: FG
330 sqft



lot size = 36,000 ft^2
I-L Zone
Kaufman

