

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|            |                      |             |             |          |
|------------|----------------------|-------------|-------------|----------|
| Permit No: | 04-1860              | Issue Date: | JAN 10 2005 | OB#: 082 |
|            | <b>PERMIT ISSUED</b> |             |             | B008001  |

|                           |              |                  |                     |                         |                  |        |     |
|---------------------------|--------------|------------------|---------------------|-------------------------|------------------|--------|-----|
| Location of Construction: | 105 Noyes St | Owner Name:      | Dowd Properties Llc | Owner Address:          | 17 Westland Ave  | Phone: |     |
| Business Name:            |              | Contractor Name: | Owner               | Contractor Address:     | Portland         | Phone: |     |
| Lessee/Buyer's Name:      |              | Phone:           |                     | Permit Type:            | CITY OF PORTLAND | Zone:  | R-5 |
|                           |              |                  |                     | Alterations - Dwellings |                  |        |     |

|                               |  |               |  |             |                                   |  |             |                |          |
|-------------------------------|--|---------------|--|-------------|-----------------------------------|--|-------------|----------------|----------|
| Part Use:                     | Single Family Home                                       | Proposed Use: | Single Family Home /Phase 2 of home renovations additional to permit# 041692 | Permit Fee: | \$246.00                          | Cost of Work:                              | \$25,000.00 | CEO District:  | 3        |
| Proposed Project Description: | Phase 2 of home renovations additional to permit# 041692 |               |  | FIRE DEPT:  | <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Denied | INSPECTION: | Use Group: R-3 | Type: SB |

|            |                                   |  |  |
|------------|-----------------------------------|--|--|
| Signature: | <i>WA</i>                         | Signature:                                     | <i>IRC 2003</i>                            |
| Action:    | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions | <input checked="" type="checkbox"/> Denied |
| Signature: |                                   | Date:  |  |

|                  |         |                   |            |                        |  |
|------------------|---------|-------------------|------------|------------------------|--|
| Permit Taken By: | Idobson | Date Applied For: | 12/22/2004 | <b>Zoning Approval</b> |  |
|------------------|---------|-------------------|------------|------------------------|--|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.

| Special Zone or Reviews   | Zoning Appeal   | Historic Preservation   |
|---|---|---|
| <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input checked="" type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: 1/7/05 | <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: 1/7/05 |

**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 |

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| Permit No: | Date Applied For: | CBL:        |
| 04-1860    | 12/22/2004        | 082 B008001 |

|   |                                    |   |        |
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| Location of Construction:<br>105 Noyes St | Owner Name:<br>Dowd Properties Llc | Owner Address:<br>17 Westland Ave       | Phone: |
| Business Name:                            | Contractor Name:<br>Owner          | Contractor Address:<br>Portland         | Phone  |
| Lessee/Buyer's Name                       | Phone:                             | Permit Type:<br>Alterations - Dwellings |        |

Proposed Use: Single Family Home /Phase 2 of home renovations additional to permit# 041692

Proposed Project Description: Phase 2 of home renovations additional to permit# 041692

**Dept: Zoning**      **Status: Approved with Conditions**      **Reviewer: Tammy Munson**      **Approval Date: 01/07/2005**

- Note:**
- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. **Ok to Issue:**
  - 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept: Building**      **Status: Approved with Conditions**      **Reviewer: Tammy Munson**      **Approval Date: 01/07/2005**

- Note:**
- 1) There must be a 2" clearance maintained between the chimney and any combustible material. **Ok to Issue:**
  - 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# PORTLAND MAINE

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

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

January 3, 2005

Scott Cohen  
P.O. Box 9715-804  
Portland ME 04104

RE: Fill Permit Extension

Dear Mr. Cohen:

Thank you for your recent letter requesting an extension to your fill permit for your property located at 202 Pheasant Hill Drive. In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your fill permit until December 31, 2005.

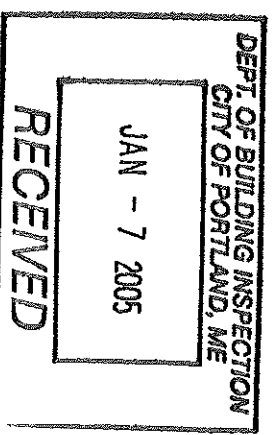
If you have any questions, please contact Jay Reynolds, Development Review Coordinator at 874-8632.

Sincerely,

  
Alexander Jaegerman  
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director  
Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckel, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Assessor's Office  
Approval Letter File

O:\PLANDRC\1-3-05SCOTTCOHENEXLTR.DOC



Scott Cohen  
PO BOX 9715-804  
Portland, Maine 04104

Deliver via EMAIL/Drop Off

Jay Reynolds  
City of Portland  
City Hall  
Portland, ME

December 7, 2004

Regarding: Permit Renewal

Dear Mr. Reynolds:

I am writing to request the City allow me to keep my existing fill permit active until the fill project is complete at my property located at 202 Pheasant Hill Drive in Portland, Maine.

At this point, the contractor has filled approximately 75% of the rock bowl (identified in the drawing as the approx 17,000 c.f. area on the left) and 0% of the small rock bowl (identified in the drawing as smaller oval area on right).

The silt mechanisms including the two erosion control barriers on the property are in place and secure. Also, I added a silt control barrier on Lot # 23 (approx 196 Pheasant Hill Drive) to better control water flow under Mr. Nappi's driveway. That barrier is also secure and functioning properly.

I have been advised that both the current contractor and other contractors (all engaged in projects very close to my property) will probably be able to complete filling of the fill areas within 12 months.

I look forward to your approval so that the project can be completed.

Sincerely,



Scott A. Cohen

THIS IS AN AMMENDMENT  
 ADDITIONAL WORK AT 105 NOYES ST.  
 - ALREADY HAVE PERMIT # 0411692 -

## All Purpose Building Permit Application

If you or the property owner owns 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: 105 NOYES ST, PORTLAND, ME 04103   |   |
| Total Square Footage of Proposed Structure<br>4000   | Square Footage of Lot   |
| Tax Assessor's Chart, Block & Lot<br>Chart# 82 Block# B Lot# 8   | Owner: David Properties LLC<br>Telephone: 713-6250  |
| Lessee/Buyer's Name (if Applicable)  | Applicant name, address & telephone: William J. Dawd<br>17 Westland Ave<br>Portland, ME 04102<br>713-6250<br>Cost Of Work: \$ 25,000.00<br>Fee: \$ 246.00 |
| Current use: Single Family Home  |   |
| If the location is currently vacant, what was prior use: Residential - Single Family   |   |
| Approximately how long has it been vacant: 11 months   |   |
| Proposed use: Single Family Home   |   |
| Project description: (Please see attached documents)<br>Interior framing and sheetrock in bedrooms and kitchen.  | DEPT. OF BUILDING INSPECTION<br>MISCELLANEOUS PERMITS AND MEASUREMENTS<br>RECEIVED<br>DEC 22 2004   |
| Contractor's name, address & telephone: Same as applicant  |   |
| Who should we contact when the permit is ready: William J. Dawd  |   |
| Mailing address: 17 Westland Ave<br>Portland, ME 04102   |   |
| 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: 713-6250 |   |

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: William J. Dawd Date: 12/22/04

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 4th floor of City Hall

# DOWN PROPERTIES



Since 1982

RESIDENTIAL • INVESTMENT

December 22, 2004

Building Inspection Office  
Portland City Hall, Rm# 315  
389 Congress Street  
Portland, ME 04101

RE: AMMENDMENT TO BUILDING PERMIT# 041692:  
105 Noyes Street  
Portland, ME 04103

To Whom It May Concern:

**ADDITIONAL WORK TO BE PERFORMED AT 105 NOYES STREET  
BUILDING PERMIT #041692**

**DEED AND PLOT PLAN WERE INCLUDED WITH ORIGINAL PERMIT**

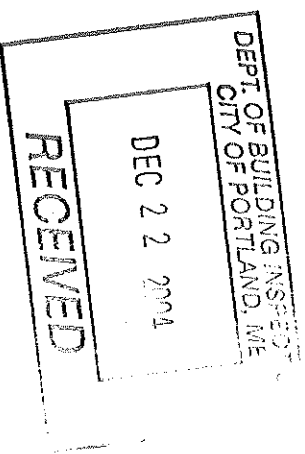
Enclosed please find the following:

1. Existing 3<sup>rd</sup> Floor Plan
2. New 3<sup>rd</sup> Floor Plan
3. Existing Kitchen Floor Plan
4. Proposed Kitchen Floor Plan
5. All new Partitions are NON LOAD BEARING
6. Engineer's Plan showing removal of existing wall and replacement headers

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Bill Dowd



**PERMIT ISSUED CARD ON PRINCIPAL FRONTAGE OF WORK**

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes If Any Attached

JAN 10 2005

This is to certify CITY OF PORTLAND is the owner

has permission to Phase 2 of home renovations

AT 105 Noves St

Permit Number: 041860

2005 01 NAF

**PERMIT ISSUED**

**CITY OF PORTLAND**

provided that the person or persons, firm or person 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.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

Notification and work must be completed before this permit is issued or closed-in. **NO NOTICE IS REQUIRED.**

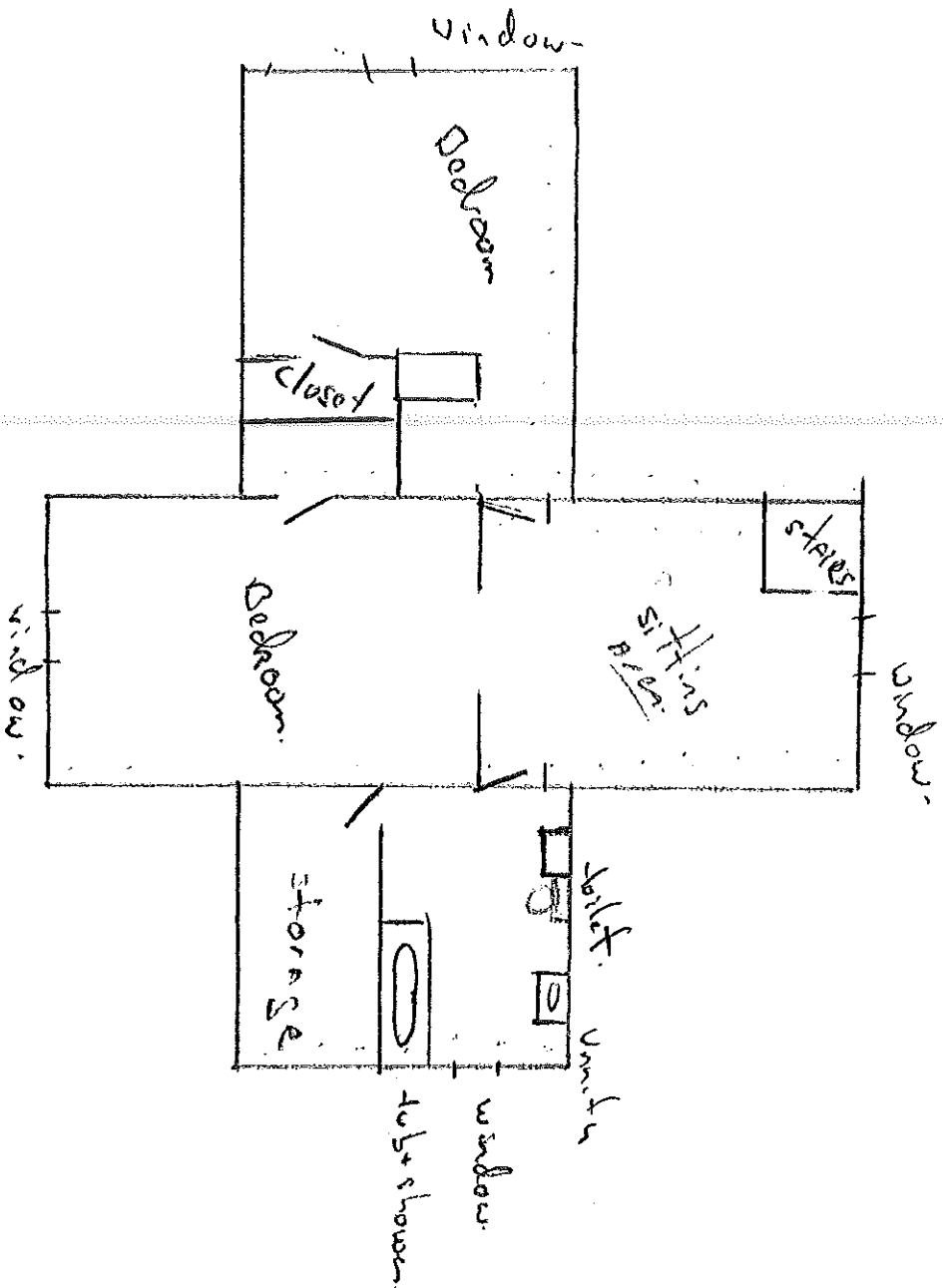
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PENALTY FOR REMOVING THIS CARD**

Director/ Building & Inspection Services

**EXPIRED**

105 Noyes St  
Existing 3rd Floor



Noyes St.

Dorwin Ave

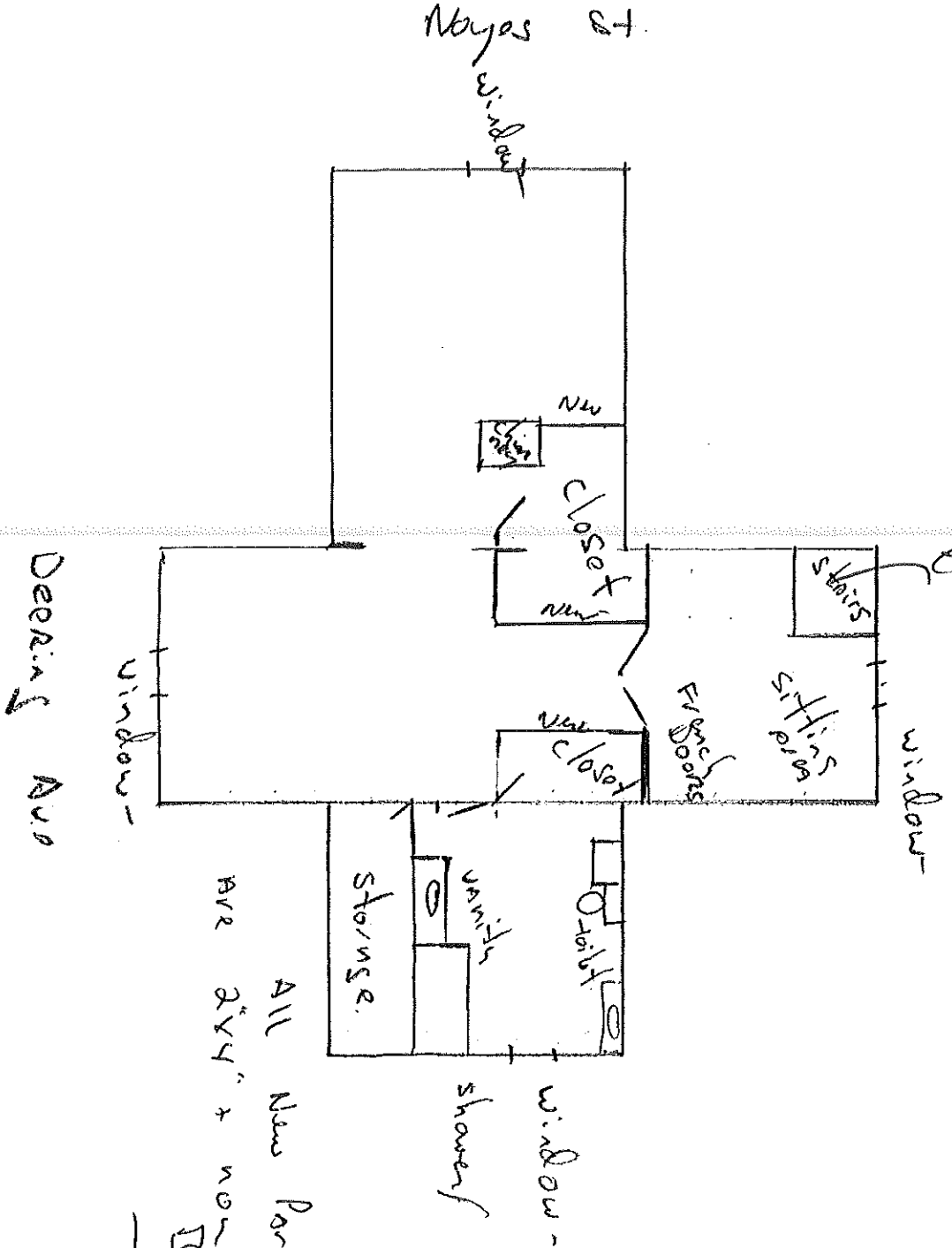
Down Properties

Bill Dowd  
736250



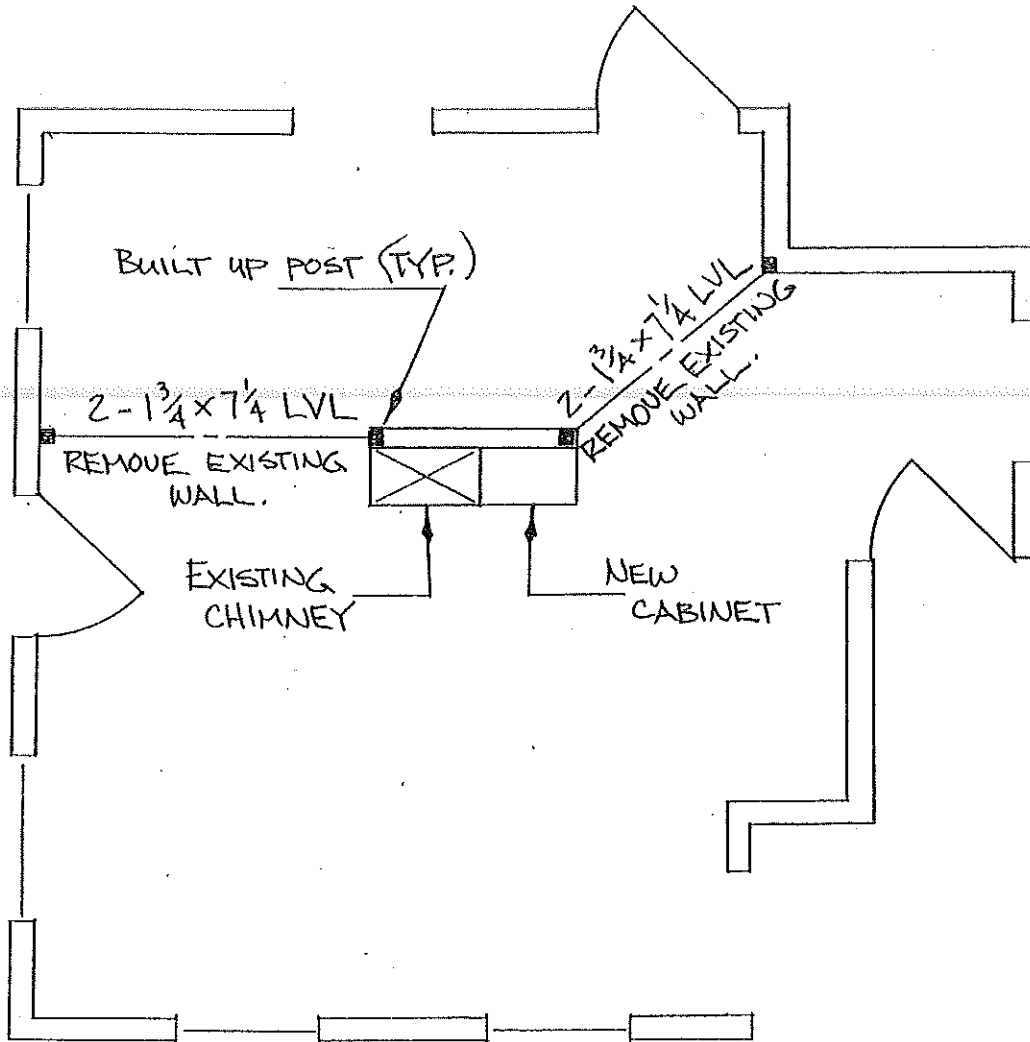
New Floor Plan.  
165 Noyes St.

Existing 3rd Floor.



All New Partitions  
Are 2"x4" + non-load  
bearing

# Existing Kitchen Floor Plan



KITCHEN - PARTIAL PLAN VIEW

SCALE: 1/4" = 1'-0"

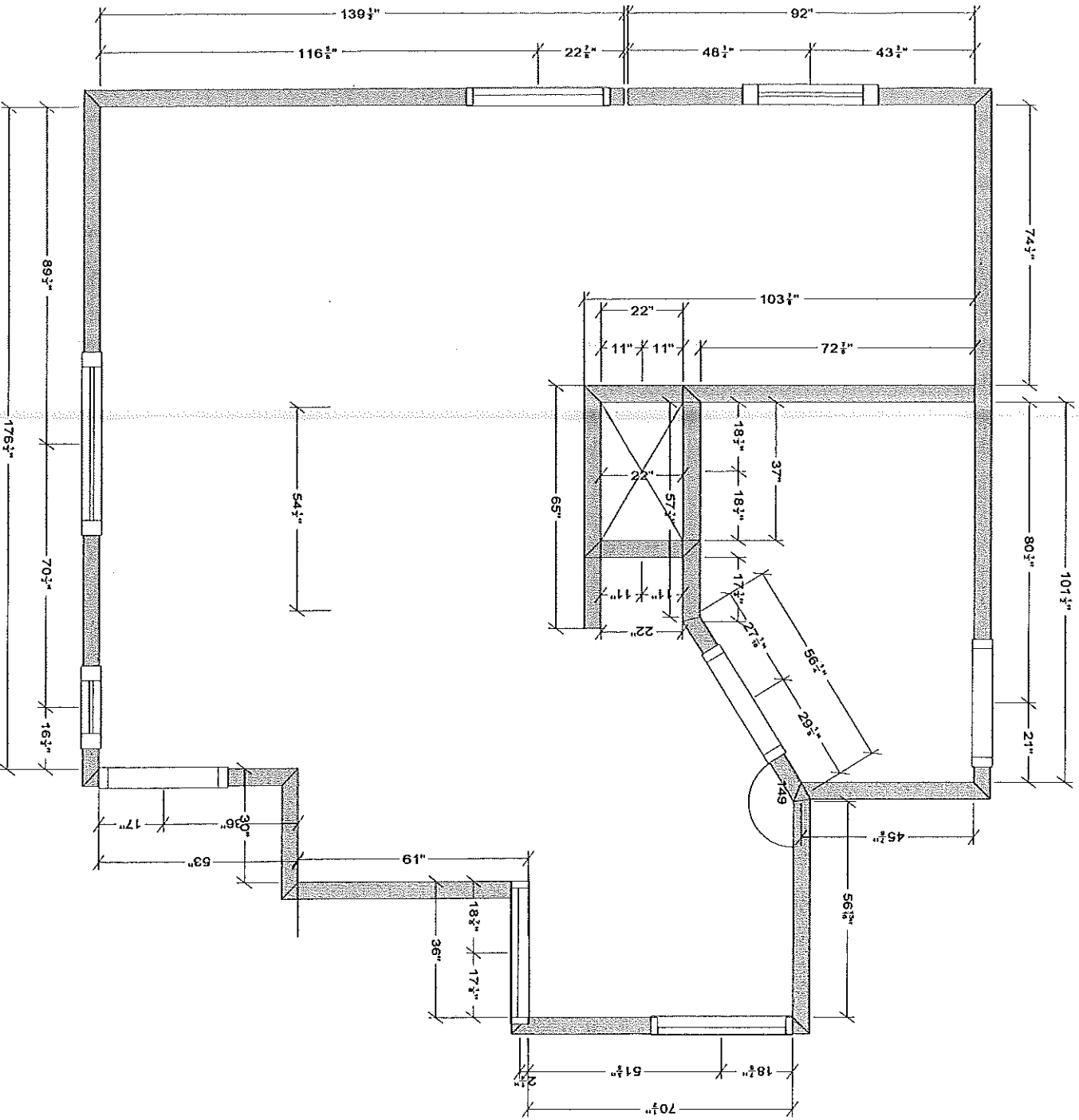


105 NOYES ST.

Daniel S. Chase, P.E.  
Structural & Construction Engineering  
210 St. John St., Portland, ME 04102  
(207) 799-9087

SHT.  
1 of 1

New Kitchen Floor Plan.



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11/15/2004  
Printed: 11/29/2004

Kitchen Medallion

Architecture Drawing #: 1

# Kitchen Plan

