

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0320 Issue Date: MAR 0 8 AM GBL: 342 B013001

Location of Construction: 102 Allen Ave Owner Name: Coppersmith Paula Owner Address: 62 Angles Rd Phone: 939-7606

Business Name: Contractor Name: Dana Dresser Contractor Address: 12 Whispers Way Falmouth Phone:

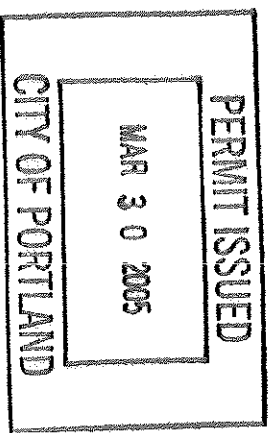
Lessee/Buyer's Name: Phone: Alterations - Dwellings Permit Type: Zone: R5

Past Use: Single Family Proposed Use: Single Family w/removal of sunporch, replace with bow window & foundation Permit Fee: \$57.00 Cost of Work: \$4,000.00 CEO District: 5 FIRE DEPT: [] Approved [] Denied INSPECTION: Use Group: R3 Type: SB [] Denied

Proposed Project Description: Remove existing sunporch, replace w/bow window and side entry stairs Signature: Signature: IRC-2003 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Signature: Date: Date:

Permit Taken By: jmb Date Applied For: 03/30/2005 Zoning Approval

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



Special Zone or Reviews: [] Shoreland [] Wetland [] Flood Zone [] Subdivision [] Site Plan [] Minor [] MM [] Denied
Zoning Appeal: [] Variance [] Miscellaneous [] Conditional Use [] Interpretation [] Approved [] Denied
Historic Preservation: [] Not in District or Landmark [] Does Not Require Review [] Requires Review [] Approved [] Approved w/Conditions [] Denied

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

Please Read Application And Notes, If Any, Attached

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE PERMIT ISSUED CITY OF PORTLAND

BUILDING CONSTRUCTION PERMIT

MAR 30 2005

Permit Number: 0500220 CITY OF PORTLAND

This is to certify that Coppersmith Paula /Dana Dr

Remove existing sunporch, replace w/bo window and side entrance stairs

AT 102 Allen Ave

342 B013001

provided that the person or persons, name and 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 and inspection must be given prior to the start of work. A 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

PENALTY FOR REMOVING THIS CARD

Signature: Daniel Burke 3/30/05
Director - Building & Inspection Services

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. ~~NOTE: There is a \$7500 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

x Nicholas Vasquez

Signature of Applicant/Designee _____ Date 3/30/05

Signature of Inspections Official _____

CBL: 342-B-13 Building Permit #: 05-0320

City of Portland, Maine - Building or Use Permit

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

Permit No:	05-0320	Date Applied For:	03/30/2005	CBL:	342 B013001
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Location of Construction:	102 Allen Ave	Owner Name:	Coppersmith Paula	Owner Address:	62 Anglers Rd	Phone:	() 939-7606
Business Name:		Contractor Name:	Dana Dresser	Contractor Address:	12 Whispers Way Falmouth	Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Alterations - Dwellings		

Proposed Use:
 Single Family w/removal of sunporch, replace with bow window & foundation

Proposed Project Description:
 Remove existing sunporch, replace w/bow window and side entry stairs

Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 03/30/2005
Note:	<p>1) The proposed bow window is approved based on Sec. 14-385 which allows restoration within the existing footprint of a non conforming structure. Ok to Issue: <input checked="" type="checkbox"/></p> <p>2) Your present structure is legally non conforming to the front setback. Once the structure is demolished, you will only have one year to replace it in the same footprint. The one (1) year starts at the time of removal. After that time has lapsed, any new structure must meet the current zoning standards.</p>		
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 03/30/2005
Note:	<p>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. Ok to Issue: <input checked="" type="checkbox"/></p>		

All Purpose Building Permit Application

#05-0320

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: 102 ALLEN AVE. PORTLAND		Total Square Footage of Proposed Structure: 5000 sqft	
Tax Assessor's Chart, Block & Lot Chart# 342 Block# B Lot# 13		Owner: PAVAN COPPERSWITH 62 Anglers Rd. Winokrem, Me. 04062 Telephone: 939-7606	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: Nicholas Karamanidis 289 GRAY RD. FARMOUTH, Me. 04105 Cost Of Work: \$ 4000.00 Fee: \$ 57.00	
Current use: Single Family 939-7606			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: Removal of porch. replace with Project description: BBW Window.			
Contractor's name, address & telephone: DANA DRESSER 12 WHISPERS WAY FARMOUTH ME 207 781-3246			
Who should we contact when the permit is ready: DANA DRESSER FARMOUTH ME 04105			
Mailing address: 12 Whispers Way Farmouth, Me. 04105			
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: 781-3246			

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: NICHOLAS KARAMANIDIS Date: 3/28/05

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

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	342 8013001
Location	102 ALLEN AVE
Land Use	SINGLE FAMILY
Owner Address	COPPERSMITH PAULA 62 ANGLERS RD WINDHAM ME 04062
Book/Page	15927/307
Legal	342-B-13 ALLEN AVE 102-104 PROPOSED ST 5000 SF

Current Valuation Information

Land	\$30,770	Building	\$101,640	Total	\$132,410
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New Estimated Valuation Information

Land	\$62,800	Building	\$165,000	Total	\$247,800	Phase-In Value	\$190,105
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Property Information

Year Built 1930
Style Colonial

Story Height 2

Sq. Ft. 2268

Total Acres 0.115

Bedrooms 4
Full Baths 2

Half Baths 1

Total Rooms 9

Attic Unfin

Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$275,000	15927-307
12/04/1997	LAND		13478-093

Picture and Sketch

[Picture](#)

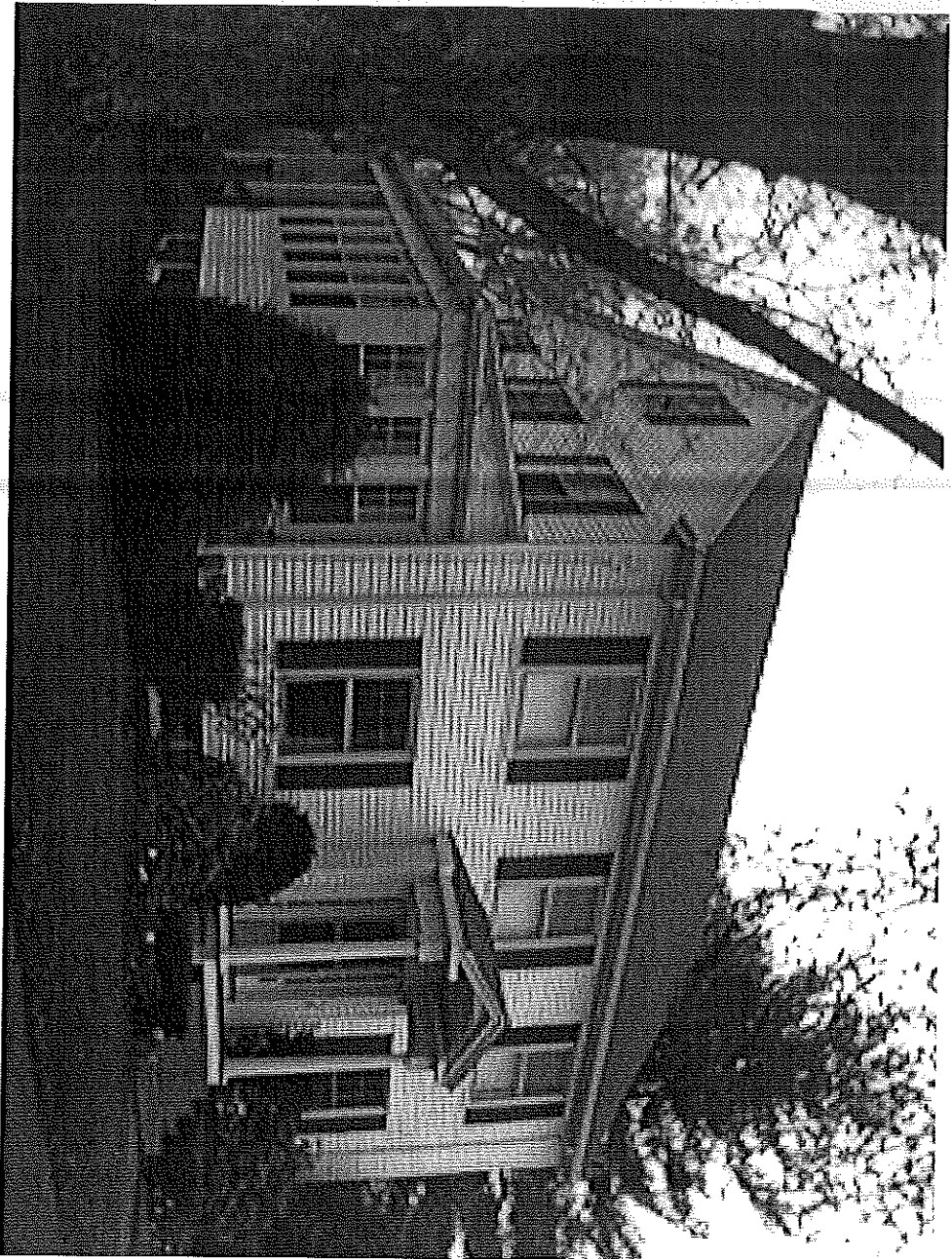
[Sketch](#)

[Tax Map](#)

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

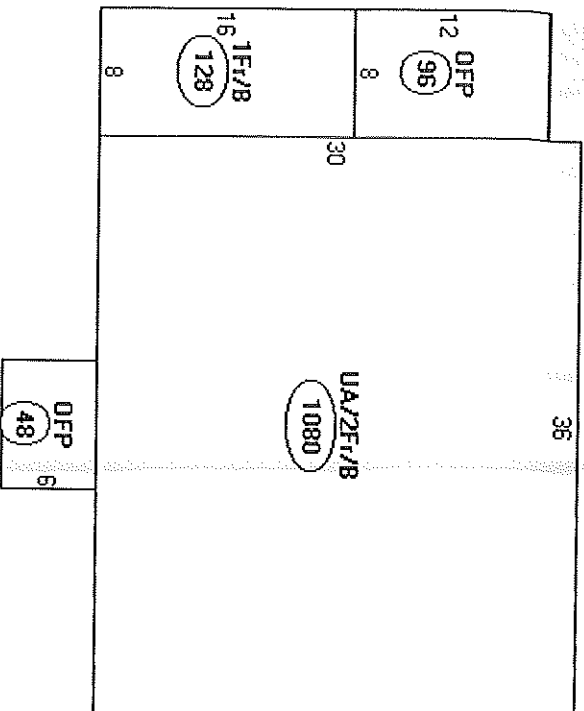
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view comparable sales or below to view by:](#)



Descriptor/Area

- A: UA/2F/r/B
1080 sqft
- B: 1F/r/B
128 sqft
- C: OFFP
96 sqft
- D: OFFP
48 sqft



Know all Men by these Presents, That

209
309

I, William E. Raftery, of Portland in the County of Cumberland, and State of Maine in consideration of One Dollar (\$1.00) and other valuable considerations paid by Edwin R. Low and Virginia B. Low

do hereby acknowledge to hereby give, grant, bargain, sell and convey unto the said Edwin R. Low and Virginia B. Low as joint tenants and not as tenants in common, and assigns of the survivor of said Grantees, to them and their use and behoof forever, a certain lot or parcel of land with the buildings thereon situated in said Portland, bounded and described as follows:

Beginning at a point on the westerly sideline of Allen Avenue at the intersection of the southerly sideline of a proposed street, said point being marked by an iron rod set in the ground; thence north 57° west, and at right angles to said Allen Avenue along the southerly sideline of said proposed street one hundred (100) feet to a point; thence south 33° west, fifty (50) feet to a point; thence south 57° east one hundred (100) feet to a point on the westerly sideline of Allen Avenue; thence north 33° east by said westerly side of Allen Avenue fifty (50) feet to the point of beginning.

Being the same premises conveyed to ~~Edwin R. Burns, deceased~~ and the grantor herein by warranty deed of Douglas P. Mac Vane, creating a joint tenancy, dated July 6, 1950, and recorded in Cumberland County Registry of Deeds in Book 2006 Page 286

The above described property is conveyed subject to the taxes for the year 1952 which the Grantees herein assume and agree to pay.

U.S.I.R.
\$11.00
V.H.P.
5/12/52

the same and to sign the aforementioned and bargained premises with all the covenants and appurtenances thereon, to the said Edwin R. Low and Virginia B. Low as joint tenants and not as tenants in heirs and assigns of the survivor of said Grantees, to them and their use and behoof forever, and I do hereby use and labor forever, and I do hereby consent with the and the heirs and assigns of the survivor of said Grantees, and the heirs of such assigns, except said taxes hereby said in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees and the survivor of them their assigns and the heirs of such assigns, and the heirs and assigns of the survivor of said Grantees, hereinafter assigned forever, against the lawful claims and demands of all persons;

In testimony whereof, I the said William E. Raftery and Bertha M. Raftery wife of the said William E. Raftery joining in this deed as grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises,

their hand 5 and seal 5 this 12th day of May have hereunto set one thousand nine hundred and fifty-two in the year of our Lord

Signed, Sealed and Delivered in presence of

S. V. Hughes
to both

William E. Raftery Seal
Bertha M. Raftery Seal

Edwin R. Burns, Co-Grantor, et al. May 12, 1952 Personally appeared the above named William E. Raftery

and acknowledged the foregoing instrument to be his free act and deed
Witness my Stephen W. Hughes, Justice of the Peace
May 12 1952

is 52, at 2 o'clock - m. P. M. and recorded according to the original

- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks from swimming pools shall be as provided in section 14-432 (swimming pools) of this article.

3. Side yard:

- a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

Height of Structure	Required Side Yard
1 story	8 feet
1 1/2 stories	8 feet
2 stories	12 feet
2 1/2 stories	14 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

4. Side yard on side street:

Principal or accessory structures: Fifteen (15) feet.