

**PERMIT ISSUED**

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

Permit No: 05-1681	Issue Date: <b>NOV 3 0 2005</b>	CEL: 94 A030001
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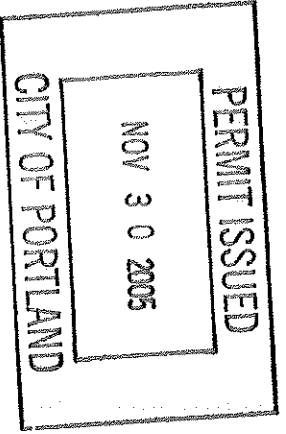
Location of Construction: 1 TALBOT ST	Owner Name: FAHEY GEORGE B KW VET & G	Owner Address: 1 TALBOT ST CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: <i>Steve Reynolds</i>	Contractor Address: CITY OF PORTLAND	Phone: <i>415-1525</i>
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>R-2</i>

Part Use: Single Family Home	Proposed Use: Single Family Home/ build a 2 story garage addition w/ bedroom & Bathroom above	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: build a 2 story garage addition w/ bedroom & Bathroom above		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i>	

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: Idobson	Date Applied For: 11/16/2005	<b>Zoning Approval</b>	
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- 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 <input checked="" type="checkbox"/> Wetland <i>Wetland</i> <input type="checkbox"/> Flood Zone <i>Wetland</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/30/05</i>	<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:	<input 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>11/30/05</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

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

## BUILDINGS INSPECTION

# PERMIT

Permit Number: 051681

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that FAHEY, GEORGE R. KW. V & GERALDINE LITS  
has permission to build a 2 story garage addition  
AT 11 TALBOT ST 394 A030001

provided that the person or persons from or  
of the provisions of the Statutes of the City of Portland regulating  
the construction, maintenance and repairs 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.

Information  
and work  
before this  
issued or  
JUR NO  
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REQUIRED,  
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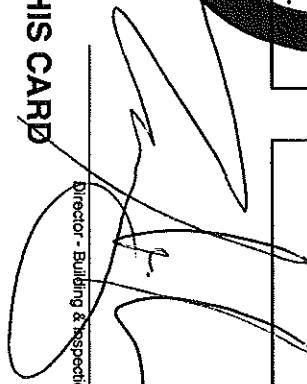
A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.

DEPARTMENT  
PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. NOV 3 0 2005  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name CITY OF PORTLAND  
PENALTY FOR REMOVING THIS CARD

  
11/30/05  
Director - Building & Inspection Services

# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town or Plantation: Portland  
 Street: 1 Talbot St.  
 Subdivision Lot #: \_\_\_\_\_  
**PROPERTY OWNERS NAME**

Last: Reynolds First: Steve  
 Applicant Name: Louis Fournier Sr  
 Mailing Address of Owner/Applicant (if Different): 85 Coldlake St.

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: Steve Reynolds Date: \_\_\_\_\_

Local Plumbing Inspector Signature: \_\_\_\_\_

Date Approved: \_\_\_\_\_

PORTLAND PERMIT # 9793 STATE COPY  
 Date Permit Issued: 3/22/06 \$ 1124 or Double Fee Charged  
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 10244  
**394 A 30**

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

## PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>8805</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
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HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	01	Shower (Separate)
		Urinal		Sink
		Drinking Fountain	01	Wash Basin
		Indirect Waste	01	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	03	Fixtures (Subtotal) Column 1
		TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2

OR

OFFICE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

24 / 10/34  
24 / 10/34

Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	
<b>Permit Fee (Total)</b>	

# 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 initialzing 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 \$75.00 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**

[Signature] 11/30/05  
Signature of Applicant/Designee Date

[Signature] 11/30/05  
Signature of Inspections Official Date

CBL: 394-A-30 Building Permit #: 05-1681

November 29, 2005

Ms Tammy Munson  
Code Enforcement Officer  
City Of Portland  
389 Congress Street  
Portland, Maine 04101

Re: 1 Talbot Street

Dear Tammy,

This letter shall document the nonconforming nature of 1 Talbot Street and the necessity for the proposed addition.

1 Talbot Street exists as a non-conforming lot by virtue of what was Oaknut Park. As I understand, Oaknut Park was a planned development created in the early 1900's by a cereal company. The premise of this development was to allow the consumer to collect cereal box tops and convert them for 20' x 50' lots as shown on the original master plan.

1 Talbot Street currently is a compilation of eleven (11) of the 20' x 50' lots and as such has an area of 11,000 square feet and a frontage of 220'. The zoning for this part of the City R-3, requires an area 6500 square feet and a frontage of 50'. 1 Talbot Street exceeds both area and frontage substantially. The existing fifty (50) foot lot depth creates a rear setback challenge for this lot. The R-3 dimensional requirements are for a 25' rear setback and a 14' side yard setback. The existing and proposed rear yard setback for this property is 11', which creates the non-conformance. Under section 14-433 of the City Ordinances a lot of record as of June 5, 1957 and having a frontage of forty (40) feet may be considered a buildable lot in any residential zone. Additionally, 14-433 allows for any principal structure which existed as of July 19, 1988 to have any accessory structure or building addition located within the side and rear yard setbacks for R-3 zone to within five (5) feet for both side and rear yards.

The addition I have proposed, of a two car garage with a master bedroom above, does not increase the non-conformity of the setbacks. I propose to maintain the existing rear yard setback of eleven (11) feet and by virtue of this long (220') lot the addition will have a side setback of approximately 118', more than eight (8) times the zoning requirement.

In keeping with the spirit and intent of the bylaw, I could build a two car detached garage and utilize the existing footprint and area to achieve the master bedroom addition. I do not feel this is responsible utilization of this property and this would have a negative impact on open space, aesthetics and building value.

I entrust this information is helpful in defining the non-conforming nature of 1 Talbot Street and that this will clarify any issues relating to zoning.

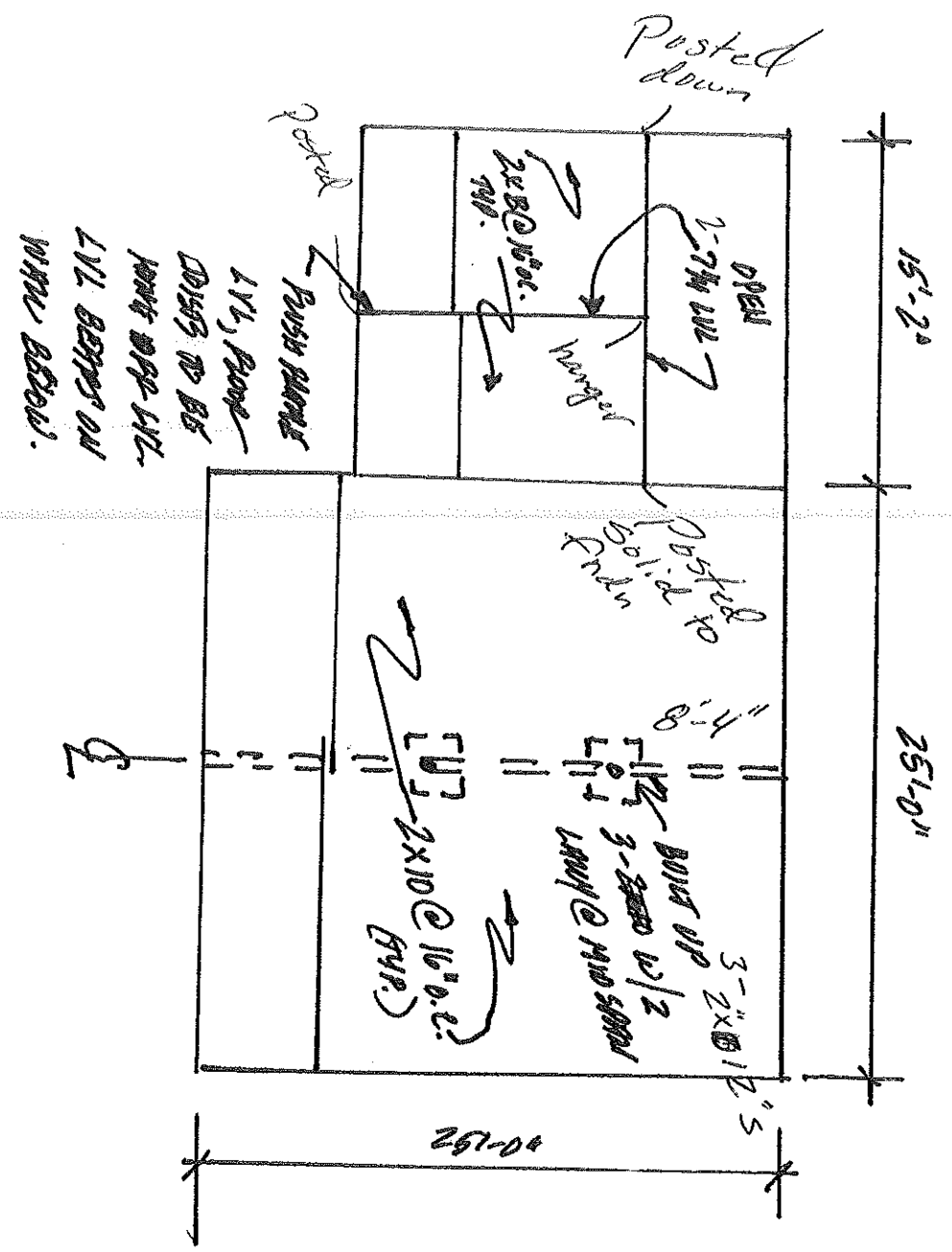
Please do not hesitate to contact me if you have any questions or require additional information.

Thank you for your assistance in this matter.

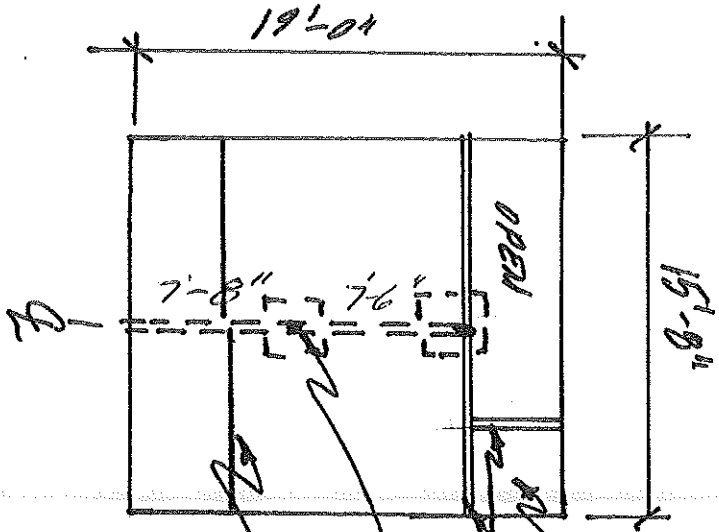
Sincerely,

A handwritten signature in black ink, appearing to read "Steven Reynolds", written over a horizontal line.

Steven Reynolds  
1 Talbot Street  
Portland, Maine 04103  
207-415-1525



SECOND ROOM FRAMING PLAN



STAIR PROVISION 12" WIDE  
 STAIR @ 16" O.C. (TYP.)

2x8 @ 16" O.C. STAIRS

OR 2x8 TRIM @ 5MM

OR 2x8 BUILT-UP BOP

TRIM 3-2x10'S

2x8 @ 16" O.C. (TYP.)

FIRST ROOM REMAINS PERM  
 Addition



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 394 A030001  
 Location 1 TALBOT ST  
 Land Use SINGLE FAMILY

Owner Address FAHEY GEORGE B KW VET & GERALDINE J JTS  
 1 TALBOT ST  
 PORTLAND ME 04103

Book/Page  
 Legal 394-A-30 T0 40  
 TALBOT ST  
 11000 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land \$51,990 Building \$76,720 Total \$128,720

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

Land \$66,900 Building \$93,500 Total \$160,400

\* 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 1940	Style Old Style	Story Height 1.5	Sq. Ft. 1076	Total Acres 0.253
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None
				Basement Full

**Outbuildings**

Type GARAGE-WD/CB	Quantity 1	Year Built 1940	Size 12X15	Grade D	Condition F
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**Sales Information**

Date	Type	Price	Book/Page
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**Picture and Sketch**

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

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

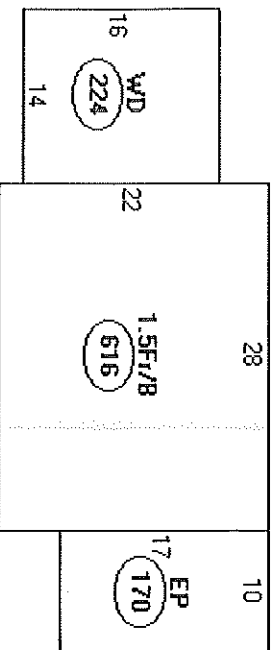
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-

Descriptor/Area

A: 1.5Fr/8  
616 sqft

B: W/D  
224 sqft

C: EP  
170 sqft





# 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.

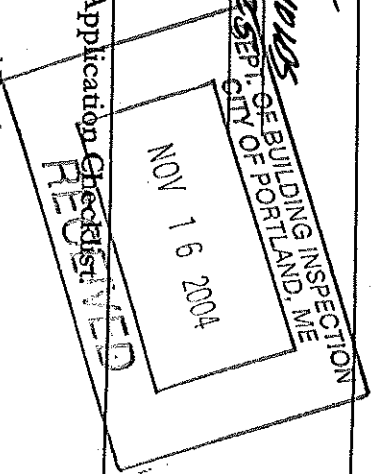
Location/Address of Construction: <u>1 THIBOT STREET</u>		Square Footage of Lot: <u>11,000 ± SF</u>	
Total Square Footage of Proposed Structure			
Tax Assessor's Chart, Block & Lot Chart# <u>394</u> Block# <u>A</u> Lot# <u>30-41</u>	Owner: <u>STEVE &amp; BEYOND</u>	Telephone: <u>415-1525</u>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>STEVE &amp; BEYOND</u> <u>1 THIBOT ST.</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>25,000 -</u>	Fee: \$ _____
Current Specific use: <u>RESIDENTIAL SINGLE FAMILY</u>		C of O Fee: \$ <u>246.2/100</u>	
Proposed Specific use: <u>SMALL</u>			
Project description: <u>2 story 2 car garage addition w/ bedroom &amp; bathroom above</u>			
Contractor's name, address & telephone: <u>SMALL AS OWNER</u>			
Who should we contact when the permit is ready: <u>STEVE &amp; BEYOND</u>			
Mailing address: Phone: <u>415-1525</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.

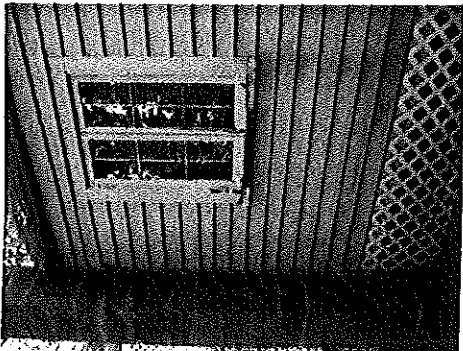
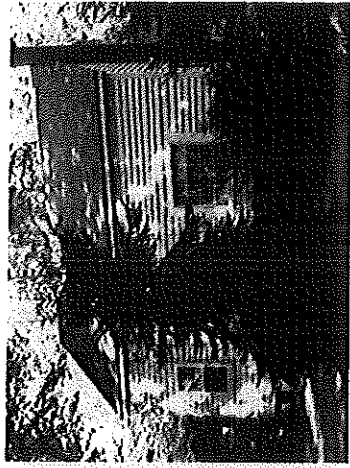
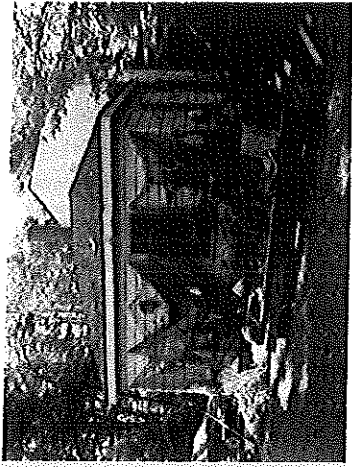
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

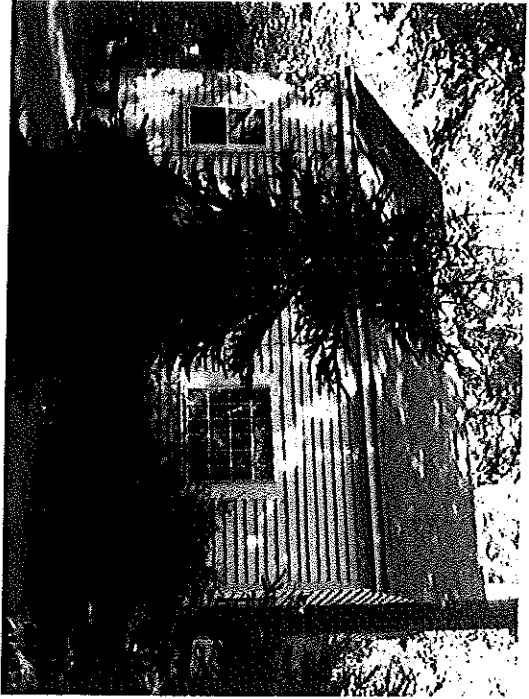
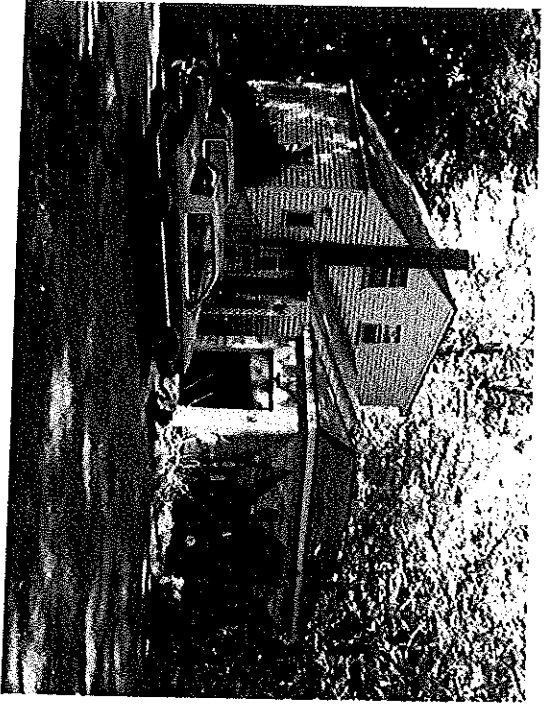
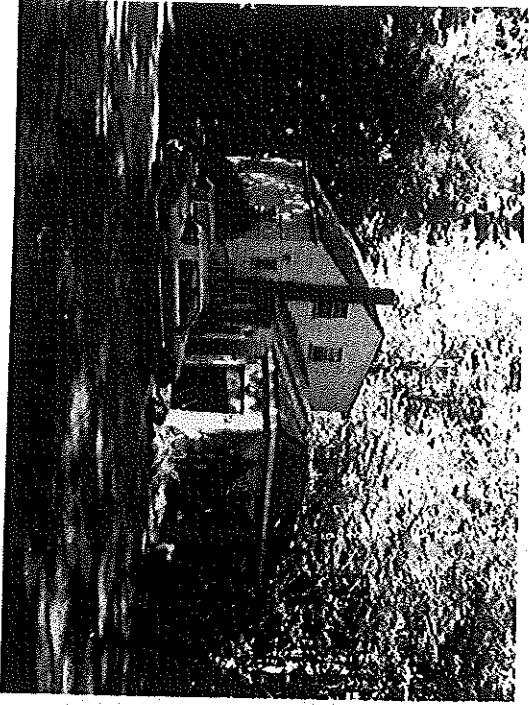
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 11/16/05



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





# ELECTRICAL PERMIT

## City of Portland, Me.

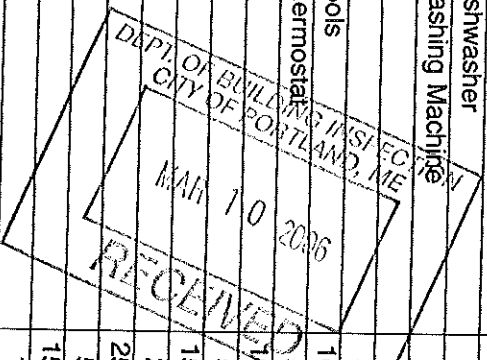


To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 3-20-06  
 Permit # 2006-4211  
 CBL # 384 A.30

LOCATION: 1 VAIBOT METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER \_\_\_\_\_  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

						TOTAL EACH FEE
OUTLETS	Receptacles		Switches		Smoke Detector	20
	30		10		4	
FIXTURES	Incandescent		Fluorescent		Strips	20
	8					
SERVICES	Overhead		Underground		TTL AMPS	<800 15.00
	Overhead		Underground		>800	25.00
Temporary Service	Overhead		Underground		TTL AMPS	25.00
METERS	(number of)					25.00
MOTORS	(number of)					1.00
RESID/COM	Electric units					2.00
HEATING	oil/gas units		Interior		Exterior	5.00
APPLIANCES	Ranges		Cook Tops		Wall Ovens	2.00
	Insta-Hot		Water heaters		Fans	2.00
	Dryers		Disposals		Dishwasher	2.00
	Compactors		Spa		Washing Machine	2.00
MISC. (number of)	Others (denote)					2.00
	Air Cond/win				Pools	3.00
	Air Cond/cent				Thermostat	10.00
	HVAC		EMS			5.00
	Signs					10.00
	Alarms/res					5.00
	Alarms/com					15.00
	Heavy Duty(CRKT)					2.00
	Circus/Carnv					25.00
	Alterations					5.00
	Fire Repairs					15.00
	E Lights					1.00
	E Generators					20.00
PANELS	Service					4.00
TRANSFORMER	0-25 Kva		Remote		Main	5.00
	25-200 Kva					8.00
	Over 200 Kva					10.00
	MINIMUM FEE/COMMERCIAL 45.00				TOTAL AMOUNT DUE	35.00
					MINIMUM FEE	35.00



CONTRACTORS NAME Arthur Soutz MASTER LIC. # MS160017396  
 ADDRESS 1565 Westbrook St Portland LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 252-0086

SIGNATURE OF CONTRACTOR [Signature]  
 White Copy - Office • Yellow Copy - Applicant

# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town or Plantation: Portland  
 Street: Talbot St.  
 Subdivision Lot #: 1  
**PROPERTY OWNERS NAME**  
 Last: Reynolds First: Steve  
 Applicant Name: Louis Fournier Jr.  
 Mailing Address of Owner/Applicant (if Different): 85 Oakdale St.

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: Louis Fournier Jr.

Date: 3/29/08

PORTLAND 03 2606-2111 PERMIT # 9793 TOWN COPY  
 Date Permit Issued: 03/22/08 \$ 124  Double Fee Charged  
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 02244

394 A 30

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: \_\_\_\_\_

Date Approved: \_\_\_\_\_

## PERMIT INFORMATION

This Application is for:

1.  NEW PLUMBING  
 2.  RELOCATED PLUMBING

Type of Structure To Be Served:

1.  SINGLE FAMILY DWELLING  
 2.  MODULAR OR MOBILE HOME  
 3.  MULTIPLE FAMILY DWELLING  
 4.  OTHER - SPECIFY \_\_\_\_\_

Plumbing To Be Installed By:

1.  MASTER PLUMBER  
 2.  OIL BURNERMAN  
 3.  MFG/D. HOUSING DEALER/MECHANIC  
 4.  PUBLIC UTILITY EMPLOYEE  
 5.  PROPERTY OWNER

LICENSE # 18805

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b>  HOOK-UP: to an existing subsurface wastewater disposal system.  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	01	Shower (Separate)
		Urinal		Sink
		Drinking Fountain	01	Wash Basin
		Indirect Waste	01	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
<b>OR</b>  TRANSFER FEE [96.00]		Fixtures (Subtotal) Column 2	03	Fixtures (Subtotal) Column 1
		Fixtures (Subtotal) Column 2	00	Fixtures (Subtotal) Column 2
		SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE <u>245</u>		
		Total Fixtures <u>03</u>		
		Fixture Fee		
		Transfer Fee		
		Hook-Up & Relocation Fee		
		Permit Fee (Total)		

TOWN COPY