

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

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

Permit No:	05-1402	Issue Date:	09/27/2005	CB1:	405A A002001
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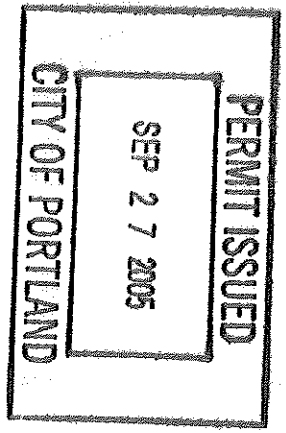
Location of Construction:	131 Virginia St	Owner Name:	Stone Louise &	Owner Address:	131 Virginia St	Phone:	797-9706	
Business Name:	self	Contractor Name:	self	Contractor Address:	Portland	Phone:		
Lessee/Buyer's Name		Phone:		Permit Type:	Additions - Dwellings		Zone:	R3

Past Use:	Single Family	Proposed Use:	Single Family w/8' x 35'-6" mudroom & new stair access to basement	Permit Fee:	\$66.00	Cost of Work:	\$5,000.00	CEO District:	4
				FIRE DEPT:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	INSPECTION:	Use Group: R3	Type: SB

Proposed Project Description:	Build 8' x 35'-6" mudroom & new stair access to basement	Signature:	<i>JMB</i>	Date:	9/27/05
		Signature:	<i>JMB</i>	Date:	9/27/05
		Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
		Signature:		Date:	

Permit Taken By:	jimb	Date Applied For:	09/27/2005	<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 type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivisor <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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>JMB 9/27/05</i>	Date: <i>JMB 9/27/05</i>	Date: <i>JMB</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

## BUILDING INSPECTION

# PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that Stone Louise & /self

has permission to Build 8' x 35'-6" mudroom & new stair

AT 131 Virginia St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland 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

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

*James Banks 9/27/05*

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

Inspection must be made and when permit is procured this building or part thereof is occupied or otherwise used. FOR NOTIFICATION REQUIRED.

PERMIT ISSUED  
 Permit Number: 051402  
 SEP 27 2005  
 CITY OF PORTLAND

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

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

Permit No:	05-1402	Date Applied For:	09/27/2005	CBL:	405A A002001
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Location of Construction:	131 Virginia St	Owner Name:	Stone Louise &	Owner Address:	131 Virginia St	Phone:	( ) 797-9706
Business Name:		Contractor Name:	self	Contractor Address:	Portland	Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Additions - Dwellings		

Proposed Use:	Single Family w/8' x 35'-6" mudroom & new stair access to basement	Proposed Project Description:	Build 8' x 35'-6" mudroom & new stair access to basement
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 09/27/2005

Note:      Ok to Issue:

1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 09/27/2005

Note:      Ok to Issue:

1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.  
 2) Separate permits are required for any electrical, plumbing, or heating.



# Residential 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>131 VIRGINIA STREET</u>		
Total Square Footage of Proposed Structure <u>292.34 sq. ft.</u>	Square Footage of Lot <u>7000 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>405A</u> Block# <u>A</u> Lot# <u>1103R1104</u>	Owner: <u>L.B. STONE</u> <u>J.G. RUKS</u>	Telephone: <u>797-9706</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work \$ <u>5000.-</u> Fee: \$ <u>66.-</u>

Current Specific use: RESIDENTIAL HOME

Proposed Specific use: MUDROOM/ENTRY WAY

Project description: SMALL ADDITION FOR ENTRY WAY 8X35'6"  
- BETTER SOLUTION FOR ACCESS TO BASEMENT

Contractor's name, address & telephone:  
OWNER

Who should we contact when the permit is ready: OWNER

Mailing address: 131 VIRGINIA ST.  
04103 PORTLAND, ME

Phone: 797-9706

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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 authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the code applicable to this permit.

Signature of applicant: [Signature] Date: 9.27.05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

# 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 \$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 of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 405A-A-243

Building Permit #:

05-1402

to Allen Ave.

VIRGINIA ST.

JERSEY AV.

PENN. AV.

nr. 137

nr. 131

nr. 121

PENN. AV.



gravel drive

100'

27'9"

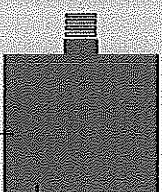
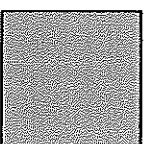
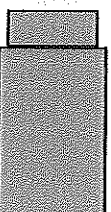
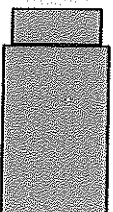
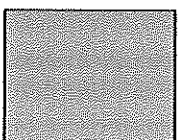
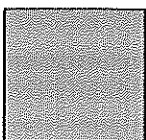
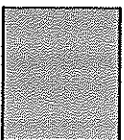
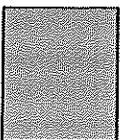
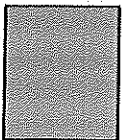
37'5"

"PAPER STREET"

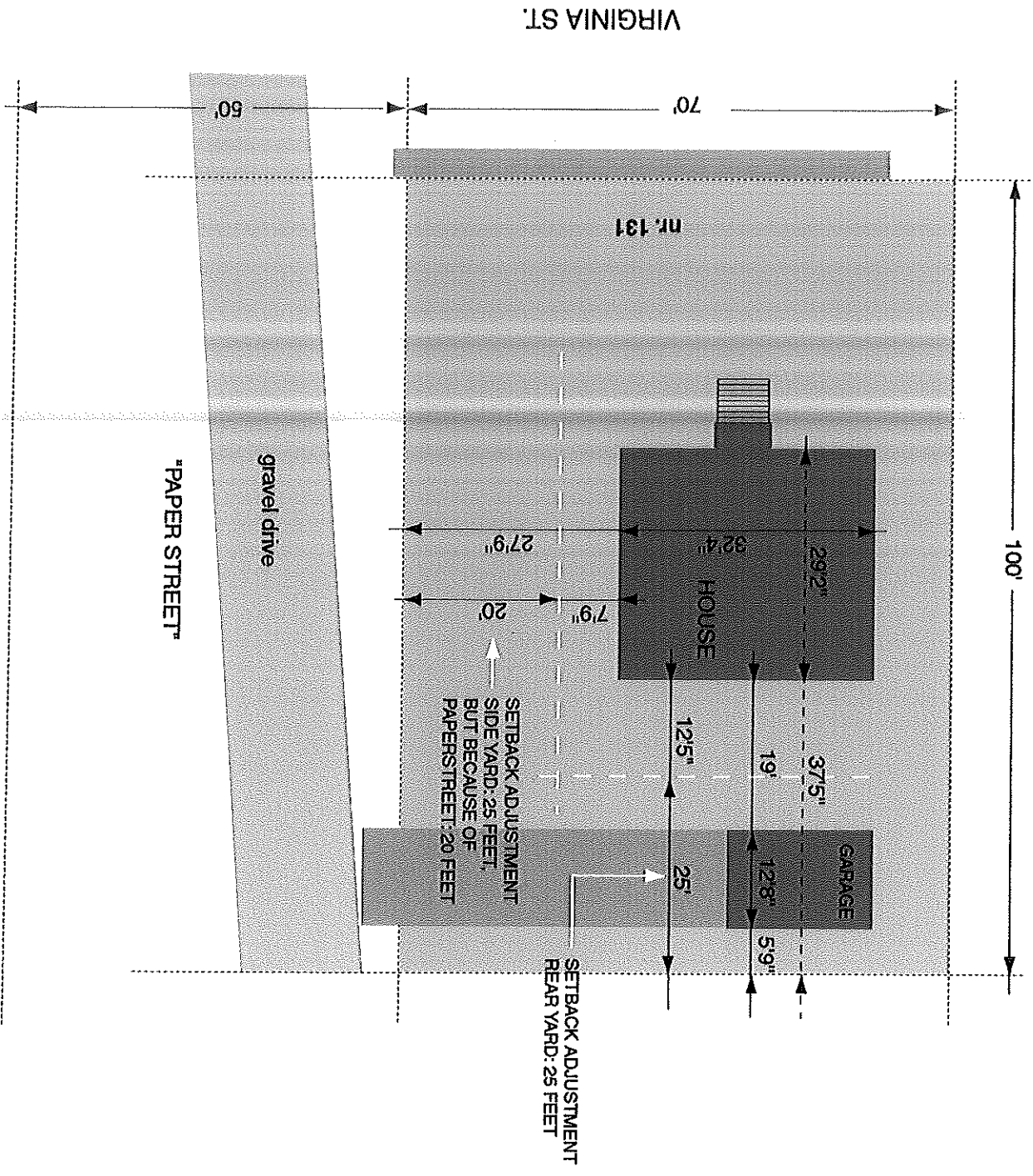
50'

70'

32'

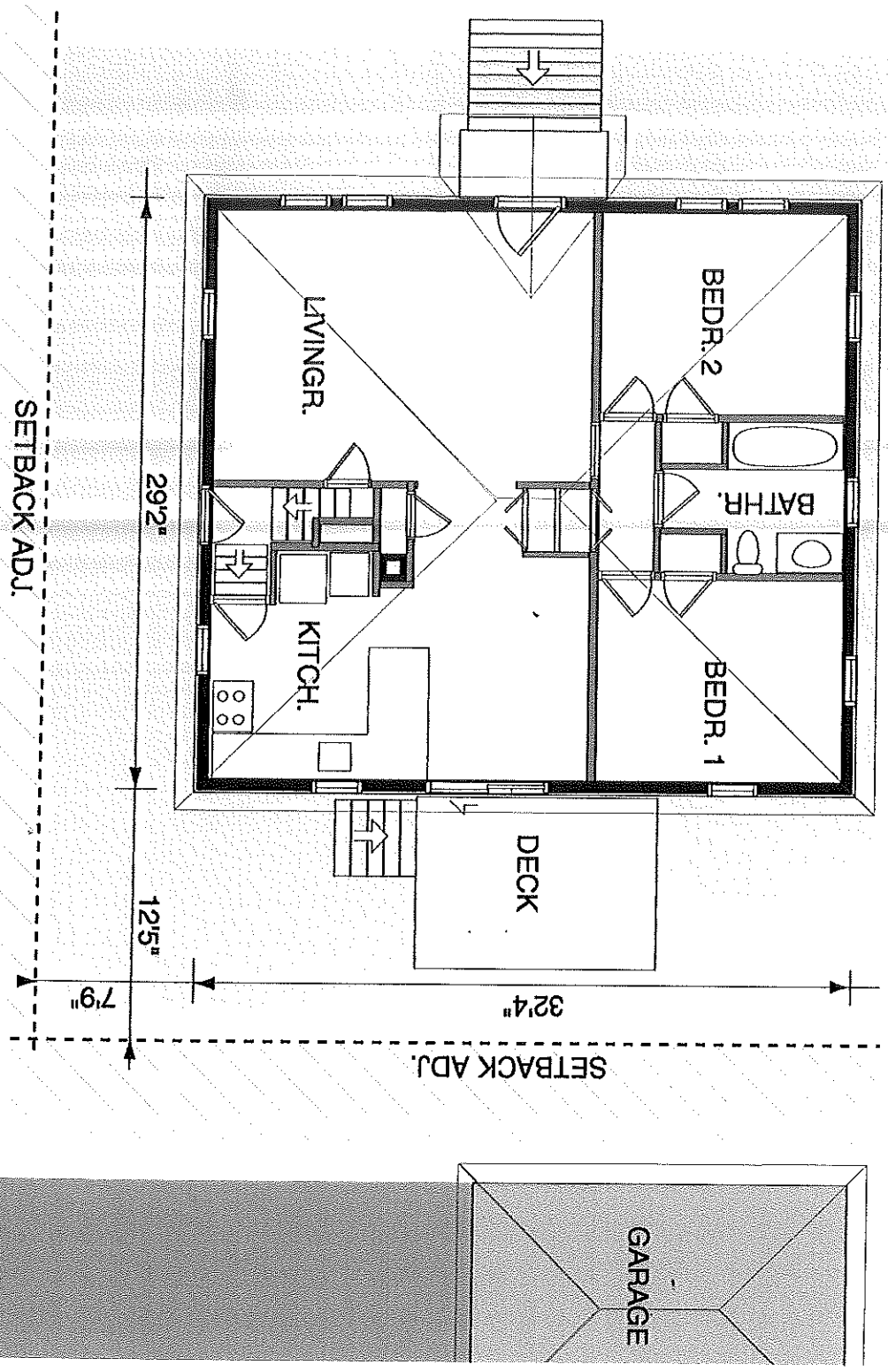
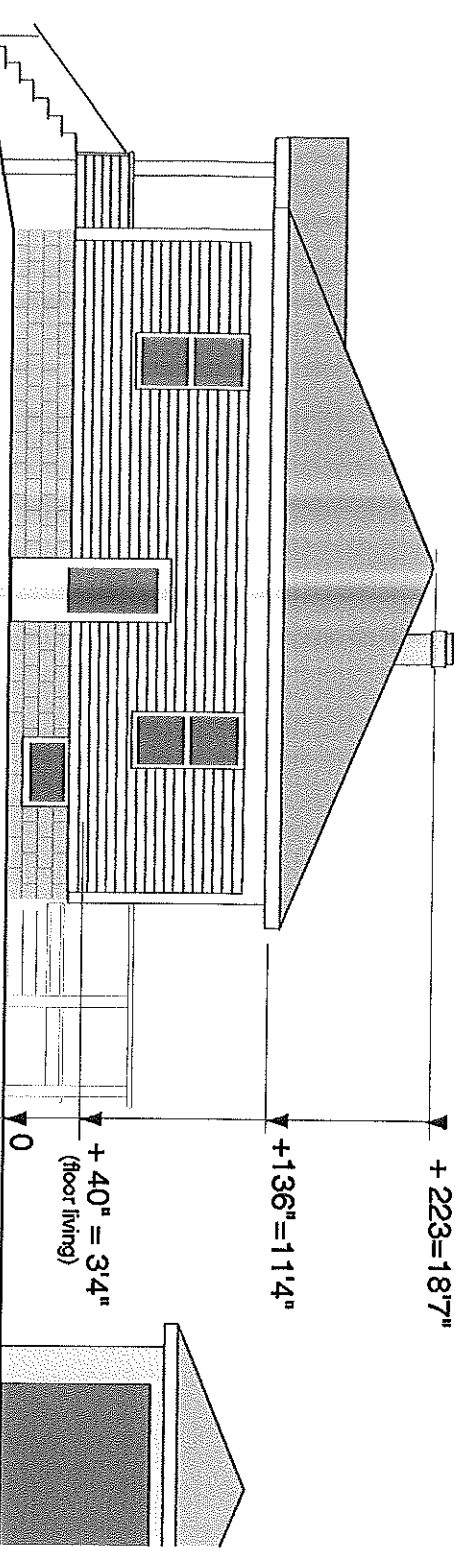


131 Virginia Street, Portland, Maine  
 PROPERTY OF: STONE-RUKS  
 DEED BOOK: 3191, PAGE 488  
 PLAN BOOK: 17, PAGE 6  
 COUNTY: CUMBERLAND  
 LOT: 1103 & 1104  
 DIVISION 4 R-3 RESIDENTIAL ZONE  
 SCALE: 1" = 40'



131 Virginia Street, Portland, Maine  
PROPERTY OF: STONE-RUKS  
DEED BOOK: 3191, PAGE 488  
PLAN BOOK: 17, PAGE 6  
COUNTY: CUMBERLAND  
LOT: 1103 & 1104  
DIVISION 4 R-3 RESIDENTIAL ZONE  
SCALE: 1" = 20'

SOUTHSIDE



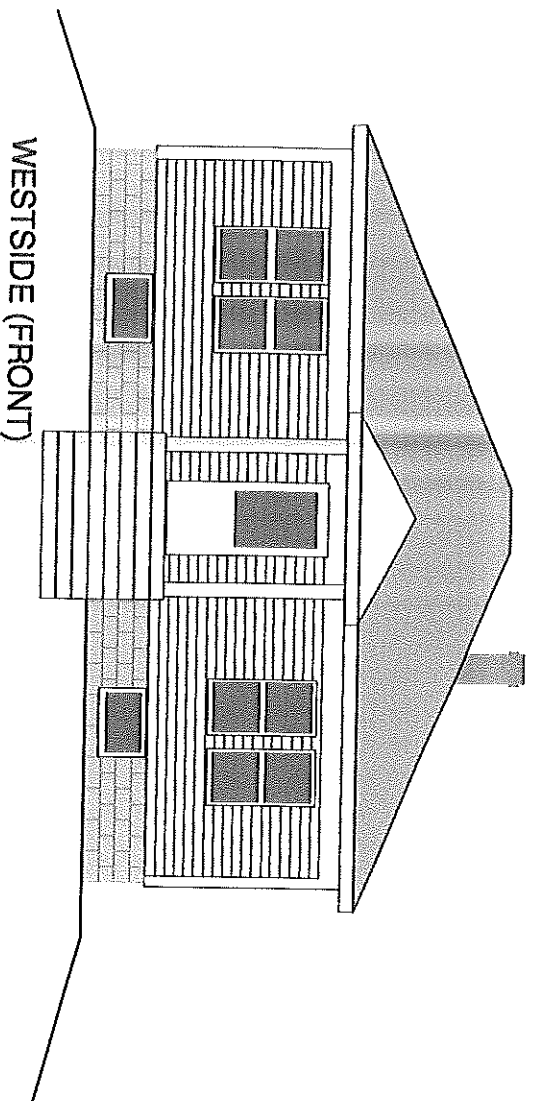
SETBACK ADJ.

SETBACK ADJ.

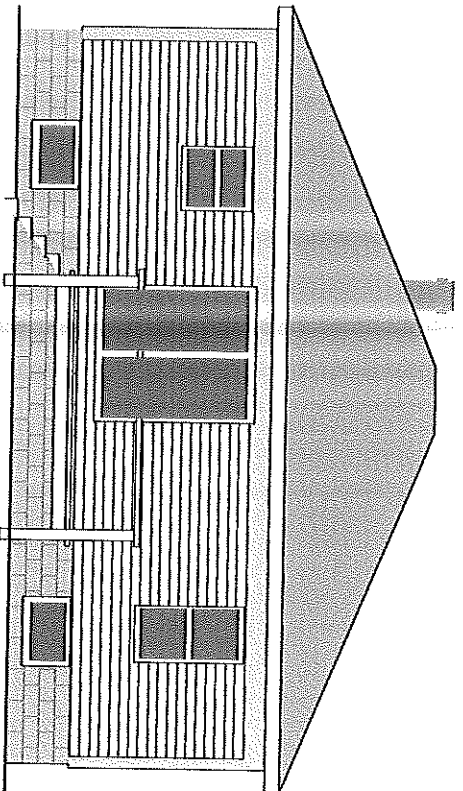
GARAGE

131 Virginia Street, Portland, Maine  
PROPERTY OF: STONE-RUKS  
DEED BOOK: 3191, PAGE 488  
PLAN BOOK: 17, PAGE 6  
COUNTY: CUMBERLAND  
LOT: 1103 & 1104  
DIVISION 4 R-3 RESIDENTIAL ZONE  
SCALE: 1" = 10'

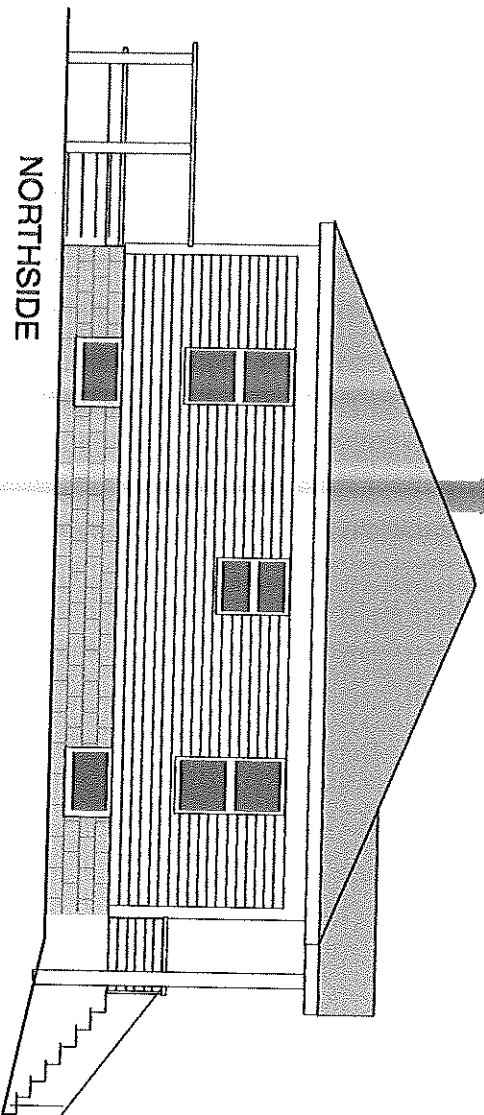




WESTSIDE (FRONT)



EASTSIDE (BACK)



NORTHSIDE

131 Virginastreet, Portland, Maine

PRORETY OF: STONE-RUKS  
DEED BOOK: 3191, PAGE 488  
PLAN BOOK: 17, PAGE 6  
COUNTY: CUMBERLAND  
LOT: 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

SCALE: 1" = 10'

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 405A A002001  
 Location 131 VIRGINIA ST  
 Land Use SINGLE FAMILY  
 Owner Address STONE LOUISE & JOHANNES G RUKS  
 131 VIRGINIA ST  
 PORTLAND ME 04103

1038  
 505  
 9/27

Book/Page 22485/275  
 Legal 405A-A-2-3  
 VIRGINIA ST 129-133  
 JERSEY AVE  
 7000 SF

#1402

**Current Assessed Valuation For Fiscal Year 2006**

Land \$49,820 Building \$68,890 Total \$118,710

R 3

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

Land \$55,300 Building \$65,900 Total \$121,200

\* 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 1929 Style Old Style Story Height 1 Sq. Ft. 896 Total Acres 0.161  
 Bedrooms 2 Full Baths 1 Half Baths 1 Total Rooms 5 Attic None Basement Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-UD/CB	1	1970	12X16	C	A
SHED-FRAME	1	1970	6X9	C	A
CANOPY	1	1970	12X16	D	A

**Sales Information**

Date	Type	Price	Book/Page
07/27/2004	LAND + BLDING	\$164,000	21595-175
04/26/2004	LAND + BLDING	\$101,500	2160-330

**Picture and Sketch**

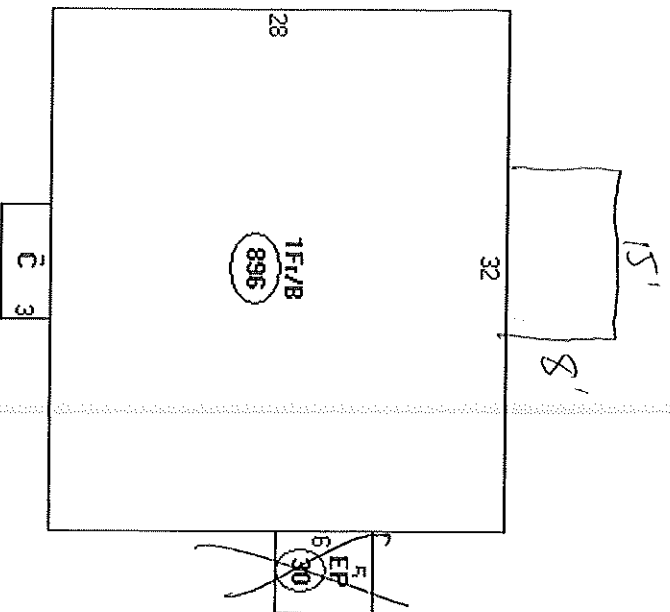
[Picture](#)

[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: 1F1/B  
896 sqft  
~~B: EP  
30 sqft~~  
C: OFP  
21 sqft

120 Deck

1037  
292 New mudroom

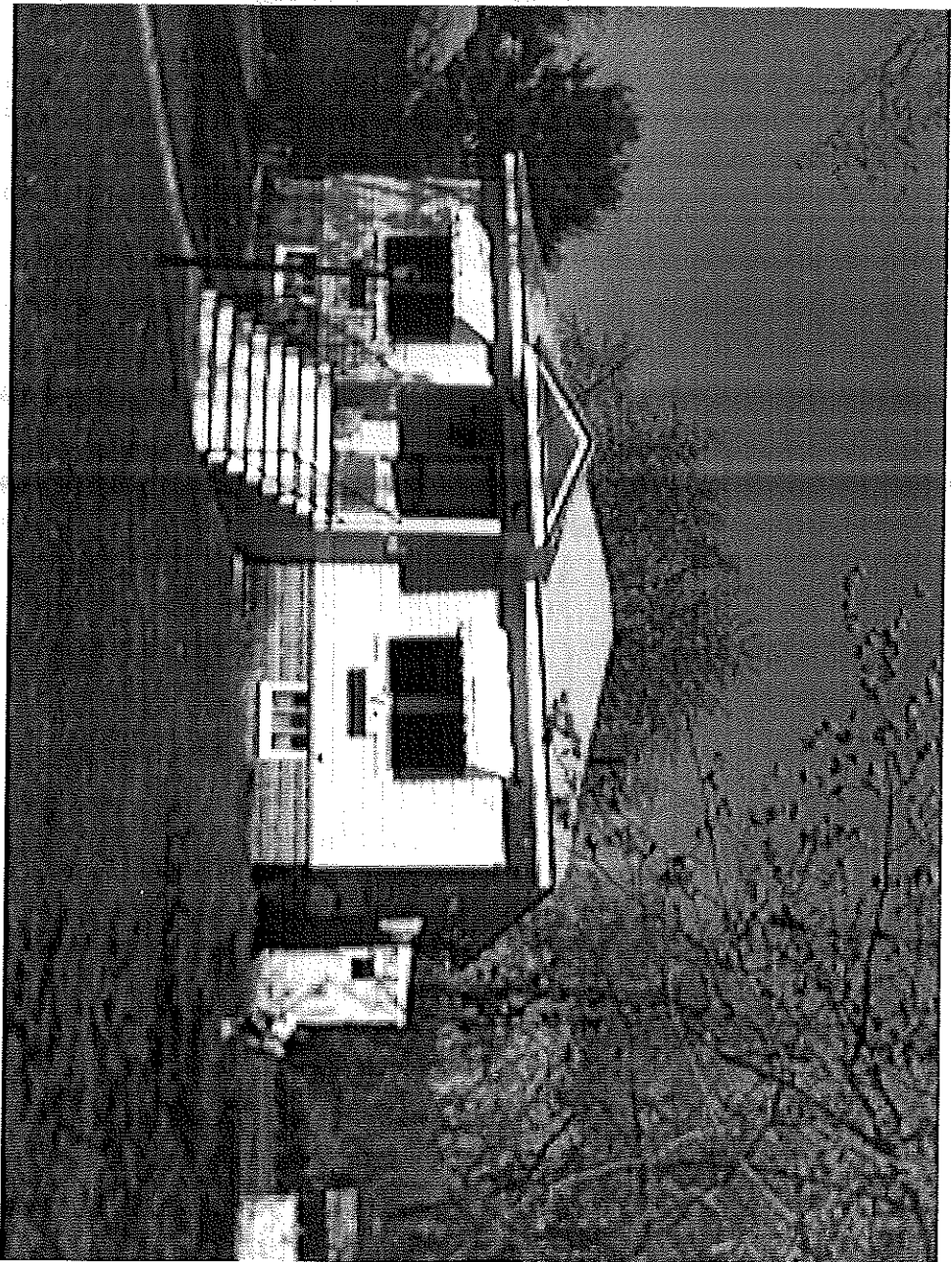
1329

ok

1000 SF

± 75%<sup>90%</sup>

2450



1:20

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 3191 PAGE 488 COUNTY Cumberland  
PLAN BOOK 17 PAGE 6 LOT 1103&1104

ADDRESS: 131 Virginia Street, Portland, Maine

Job Number: 467-37

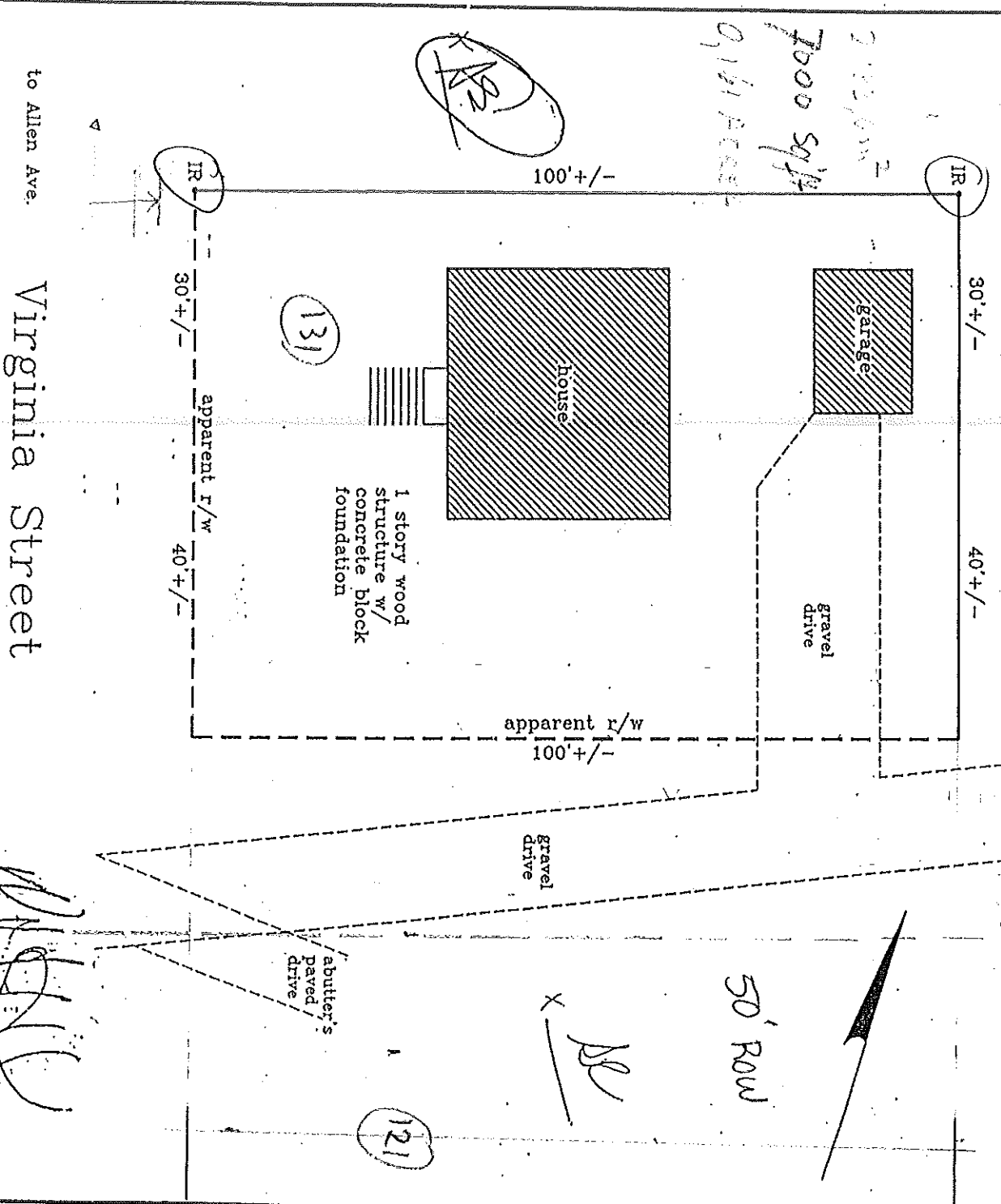
Inspection Date: 4-22-04

Scale: 1" = 20'

Client File#: 40410

Buyers: 976 Roosevelt, LLC

Sellers: Estate of Leon Johnson



to Allen Ave.  
**Virginia Street**

I HEREBY CERTIFY TO:

Bay Area Title Services, Inc.; Gorham Savings Bank and its title insurer.

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C

The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1994

**Livingston - Hughes**

Professional Land Surveyors

88 Guinea Road  
Kennebunkport - Maine 04046

207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

404 K018

405A A007

405A A006

404 K019

405A A005

405A A001

405A A004

405A A002

JHE

405A A003

405A

24

405A C005

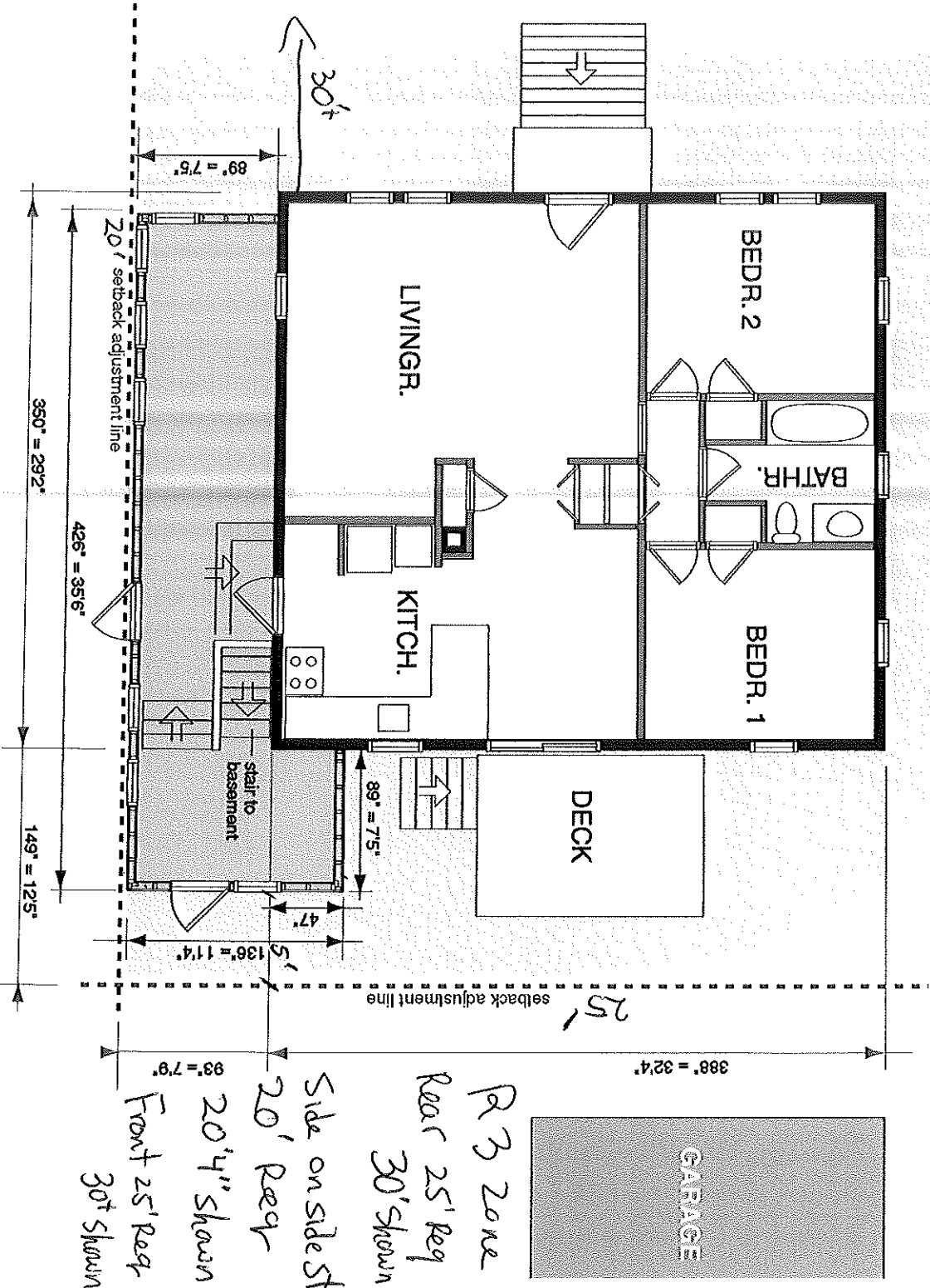
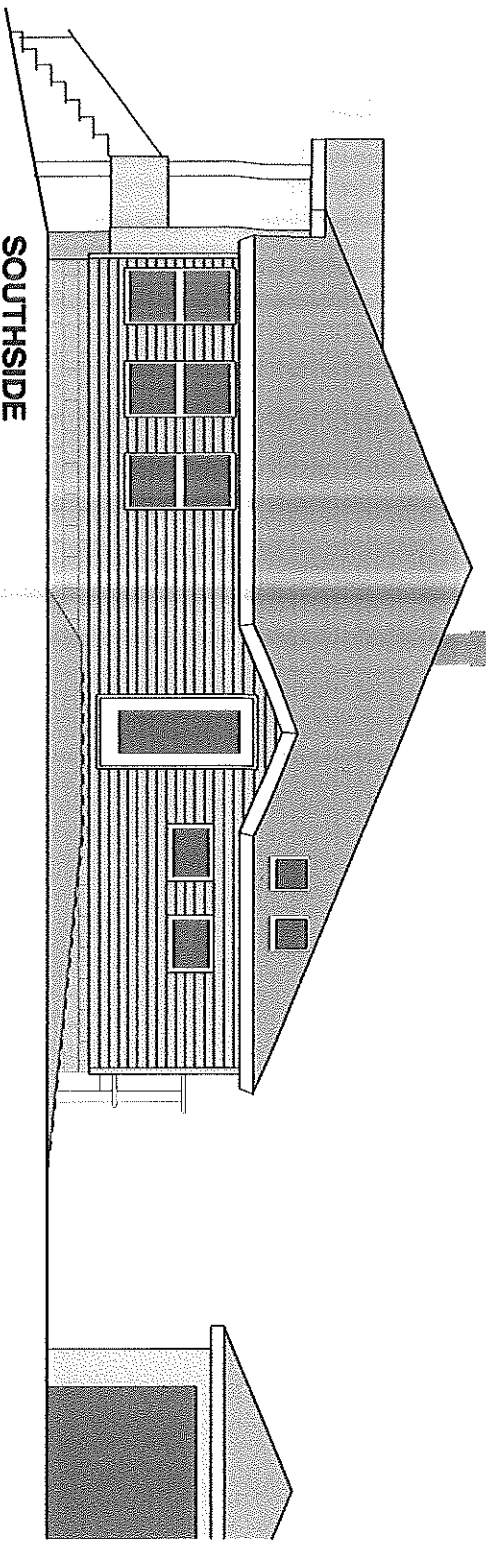
C025

405A C004

405A C001

City of Portland  
Public works

405A C002

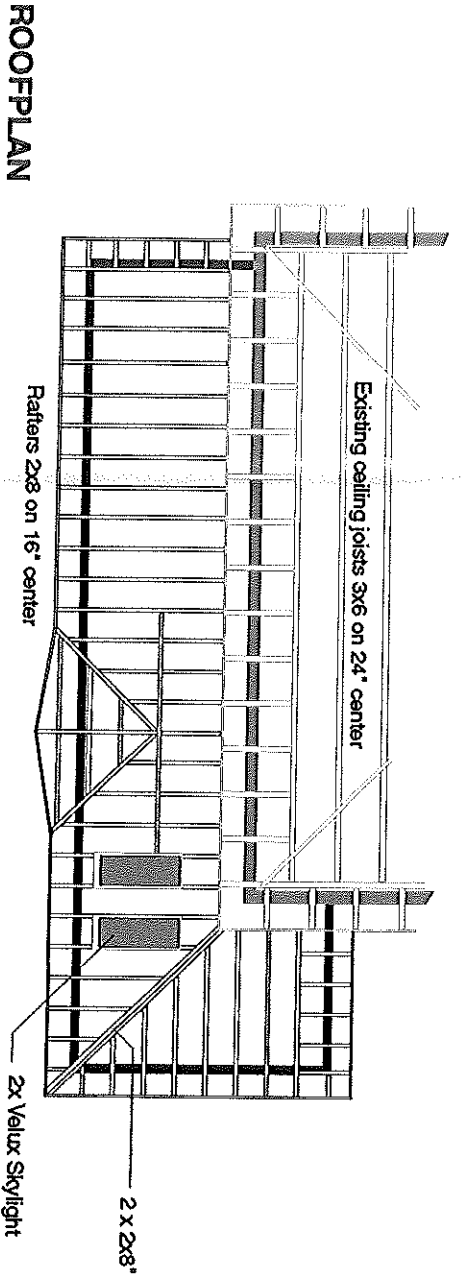
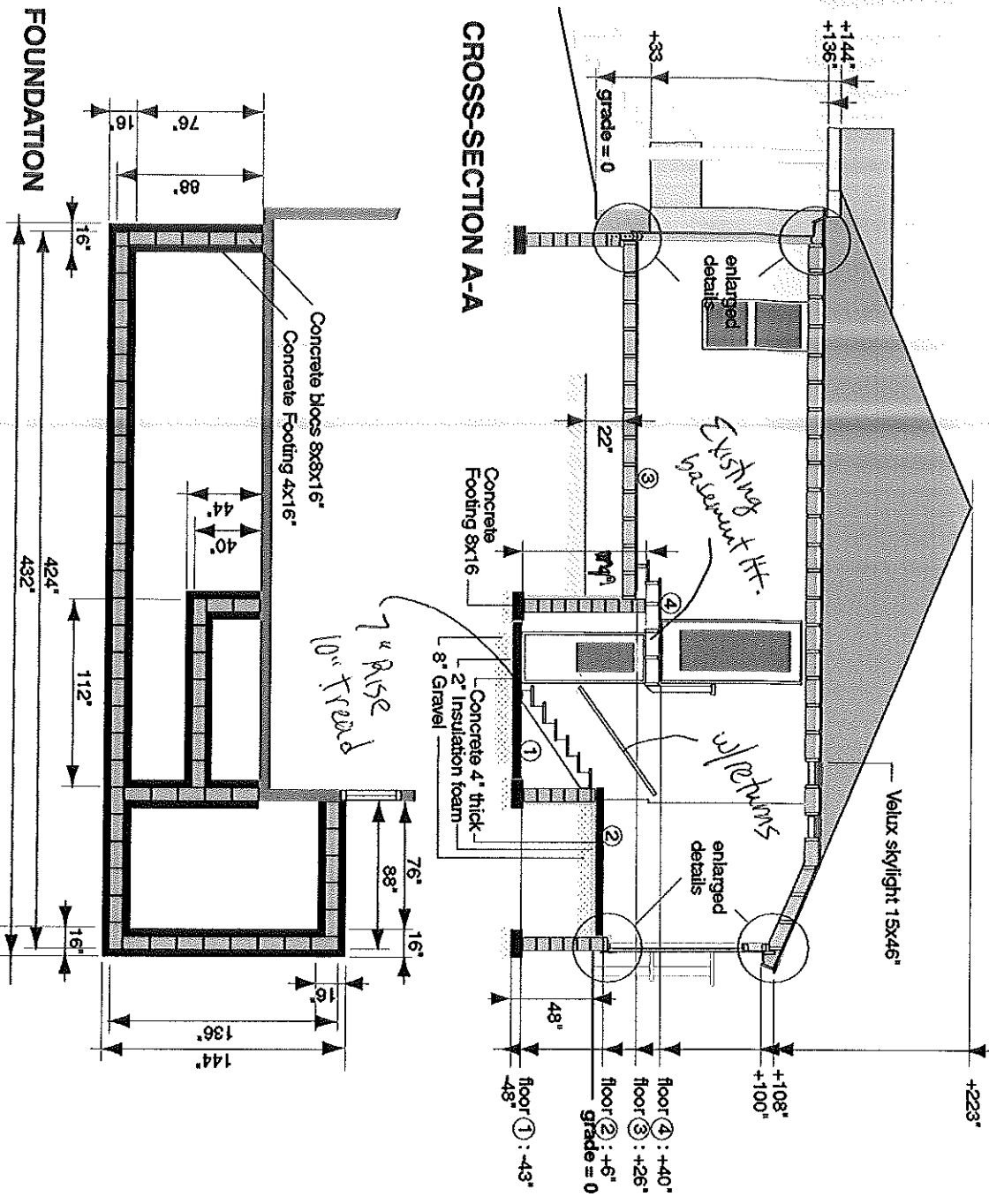


**TOTAL NEW SURFACE:**  
42,097 square inch = 292.34 sq. ft.

wall system: 2x4  
inside: sheetrock 5/8"  
outside: plywood 3/4" + bevelsiding

*Plot Plan*

**NEW SITUATION**  
131 Virginia Street, Portland, Maine  
PROPERTY OF: STONE -RUKS  
DEED BOOK: 3191, PAGE 488  
PLAN BOOK: 17, PAGE 6  
COUNTY: CUMBERLAND  
LOT: 1103 & 1104  
DIVISION 4 R-3 RESIDENTIAL ZONE  
SCALE: 1" = 10'



## NEW SITUATION

131 Virginia Street, Portland, Maine

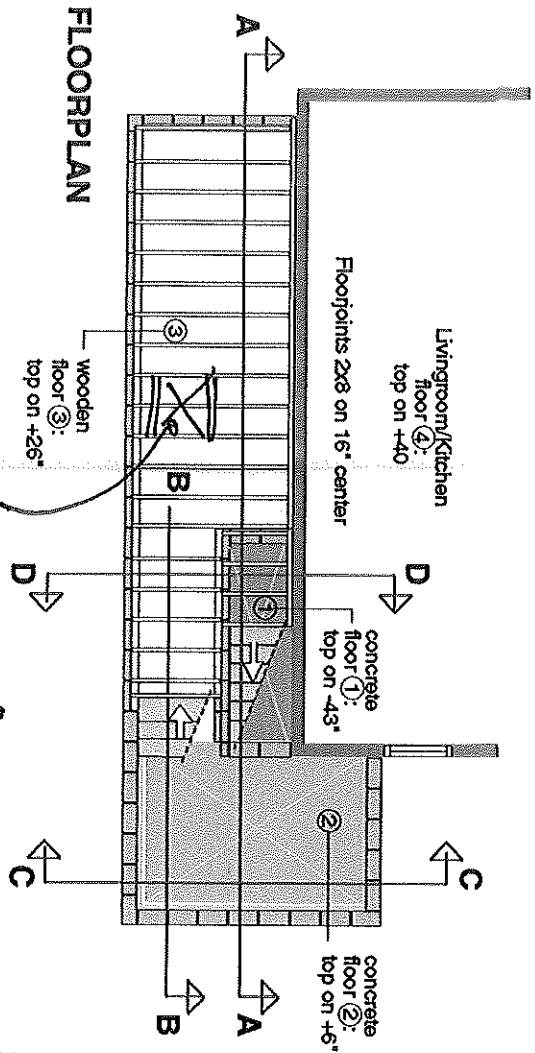
PROPERTY OF: STONE - RUKS  
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COUNTY: CUMBERLAND  
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DIVISION 4 R-3 RESIDENTIAL ZONE

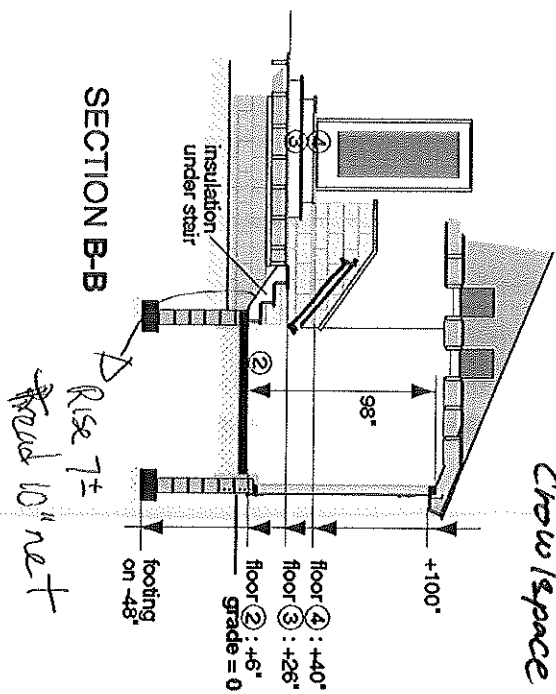
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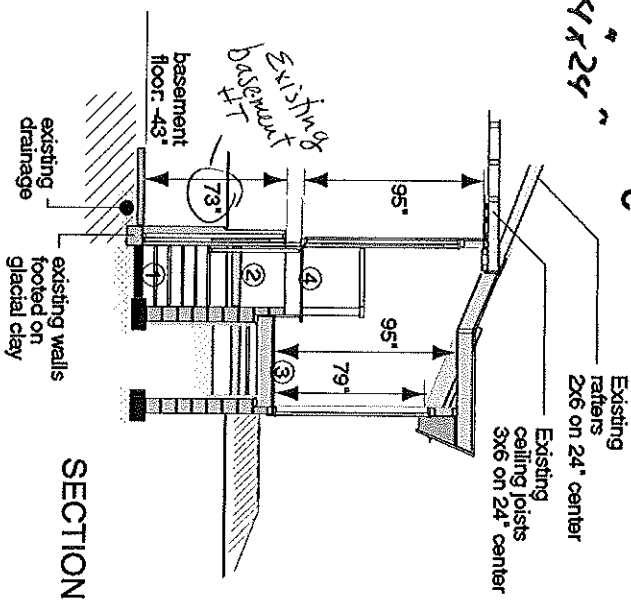


**FLOORPLAN**

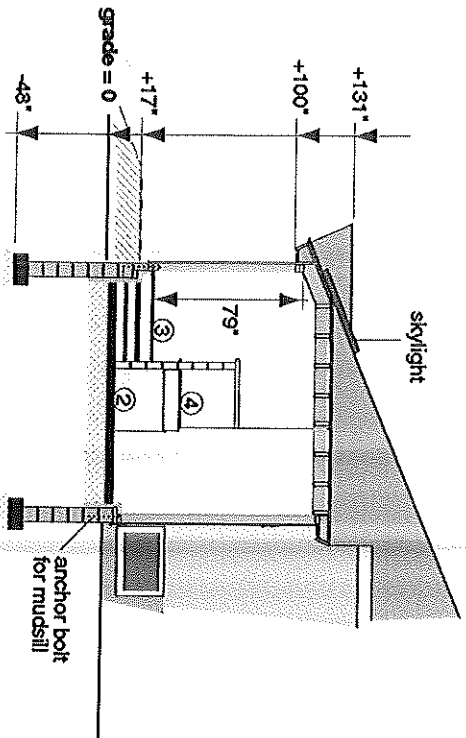
*access to 24"x24" crawl space*



**SECTION B-B**



**SECTION D-D**

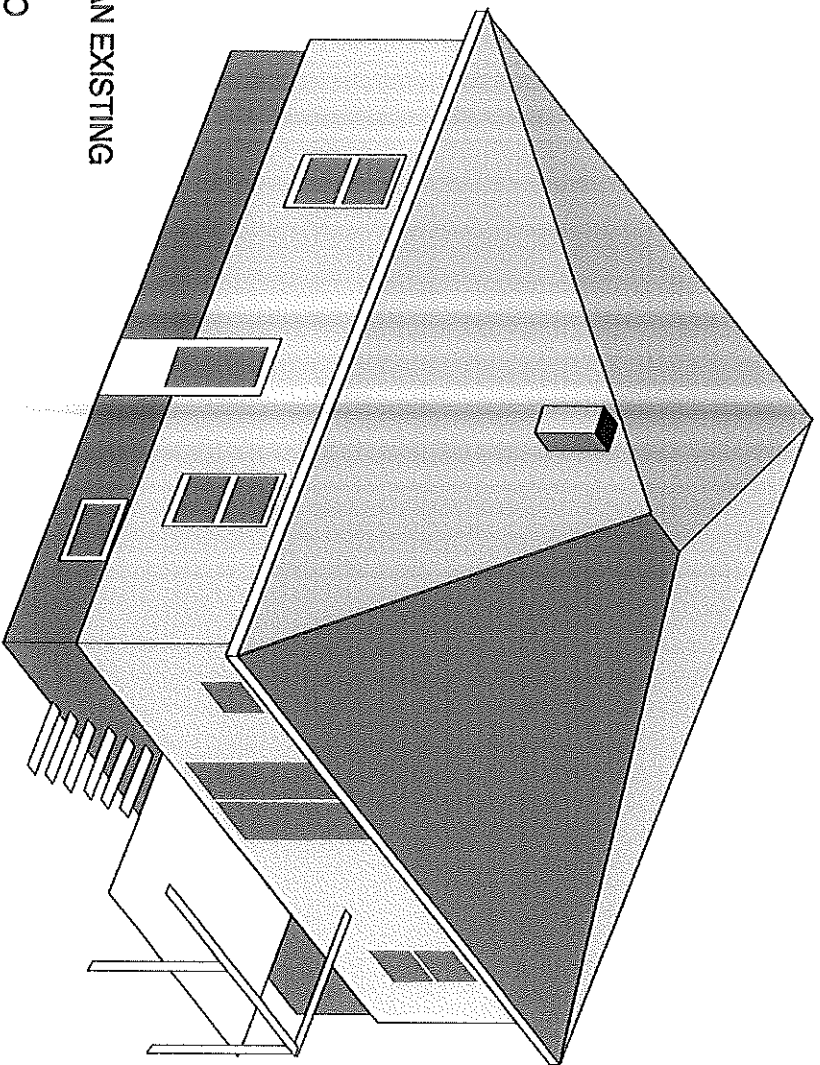


**SECTION C-C**

- New addition is not heated**
- roof insulation R19 6.5" thick
- wall insulation R13 3.5" thick
- floor insulation R19 6.5" thick
- foamboard insulation 2" thick
- glass in all windows, doors + skylight is insulation glass

**NEW SITUATION**

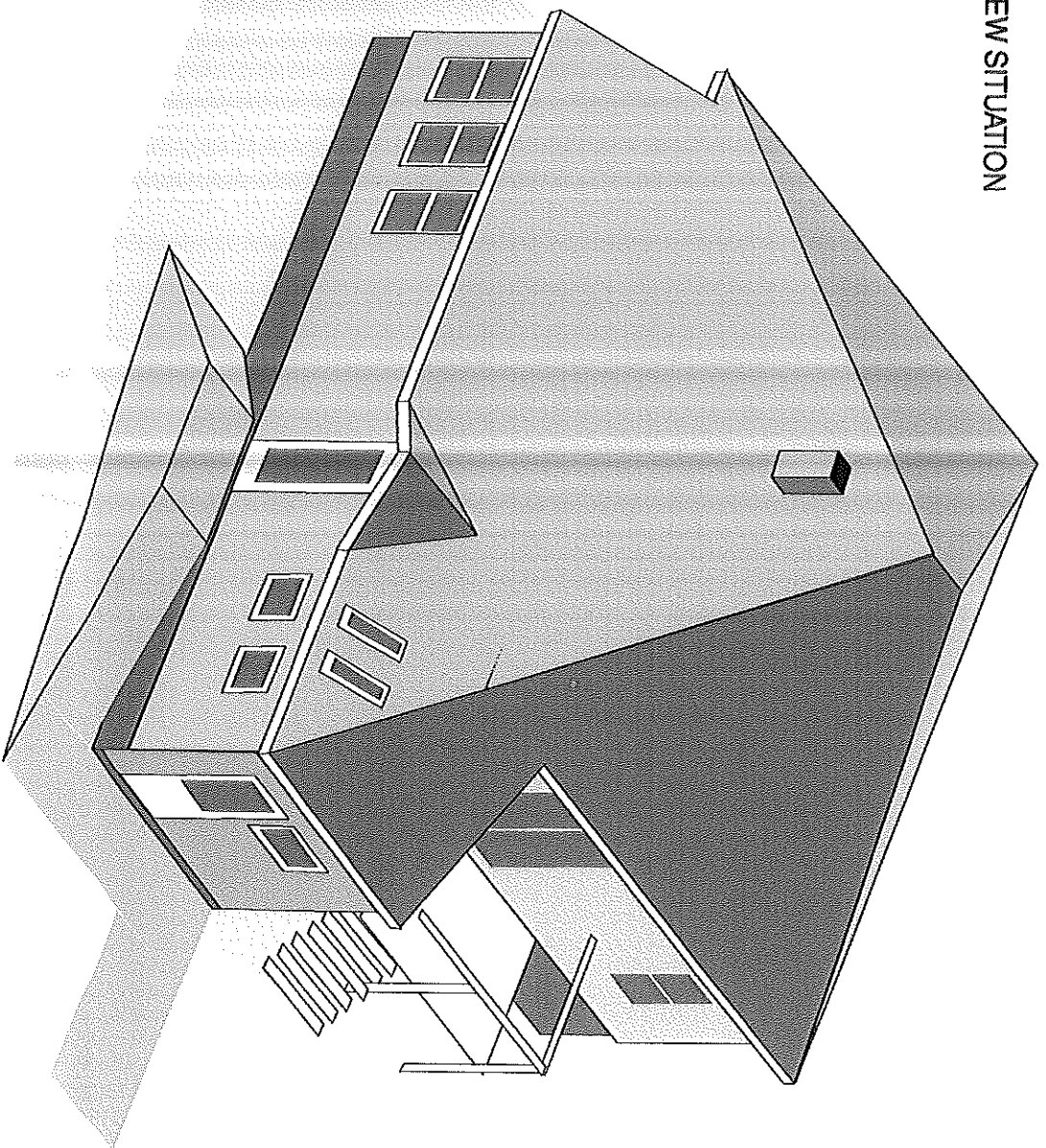
131 Virginia Street, Portland, Maine  
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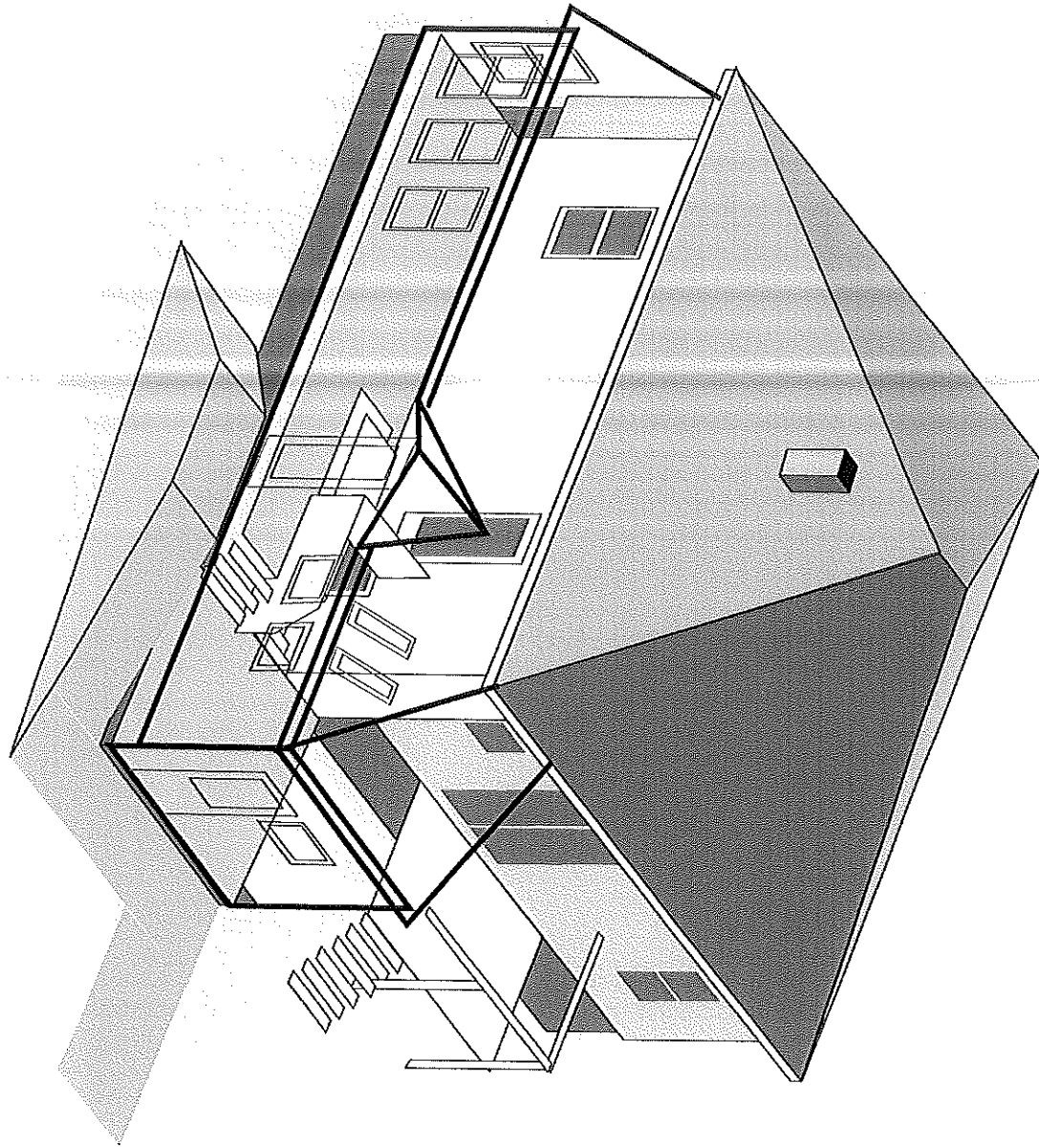


FROM AN EXISTING

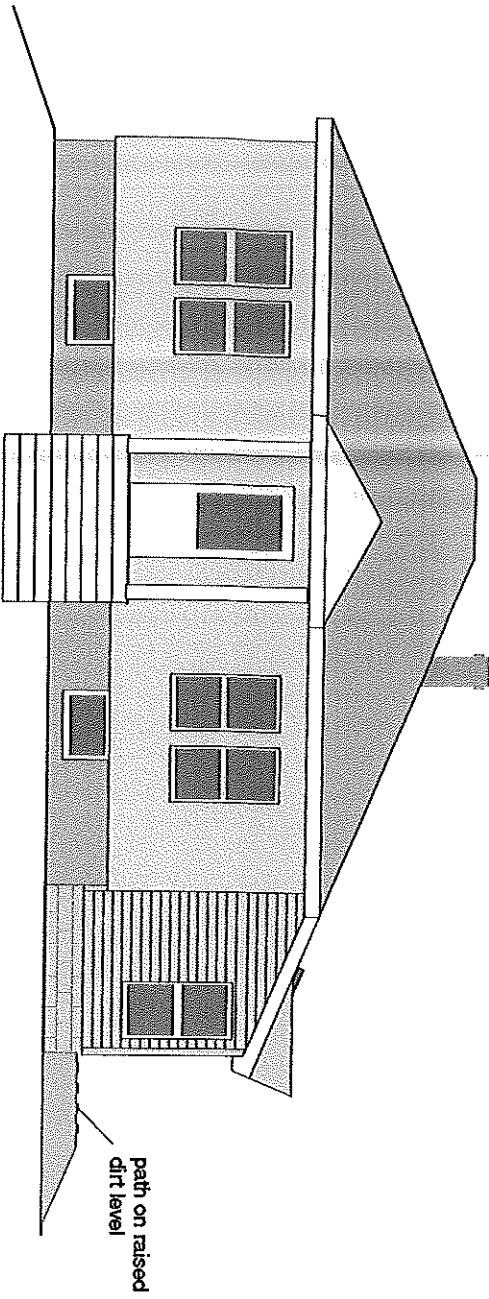
TO

A NEW SITUATION

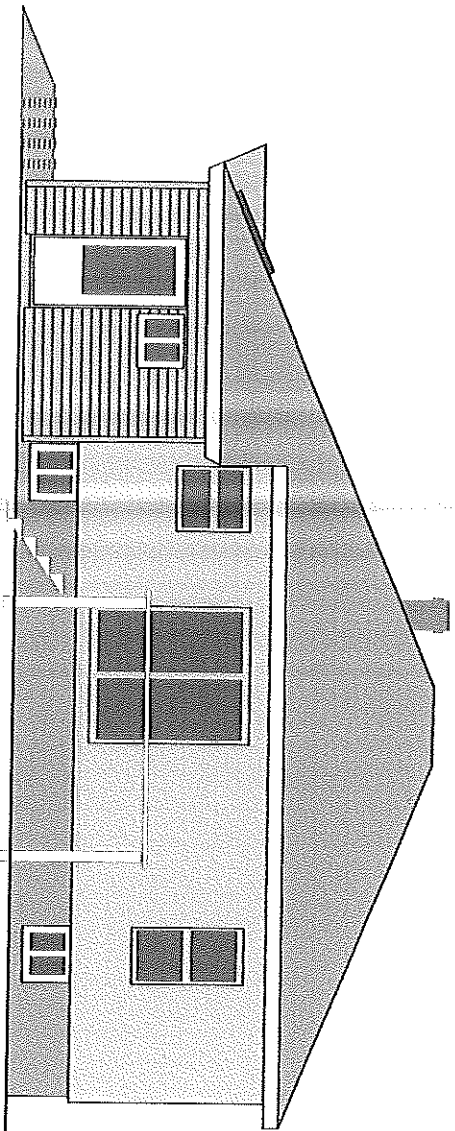




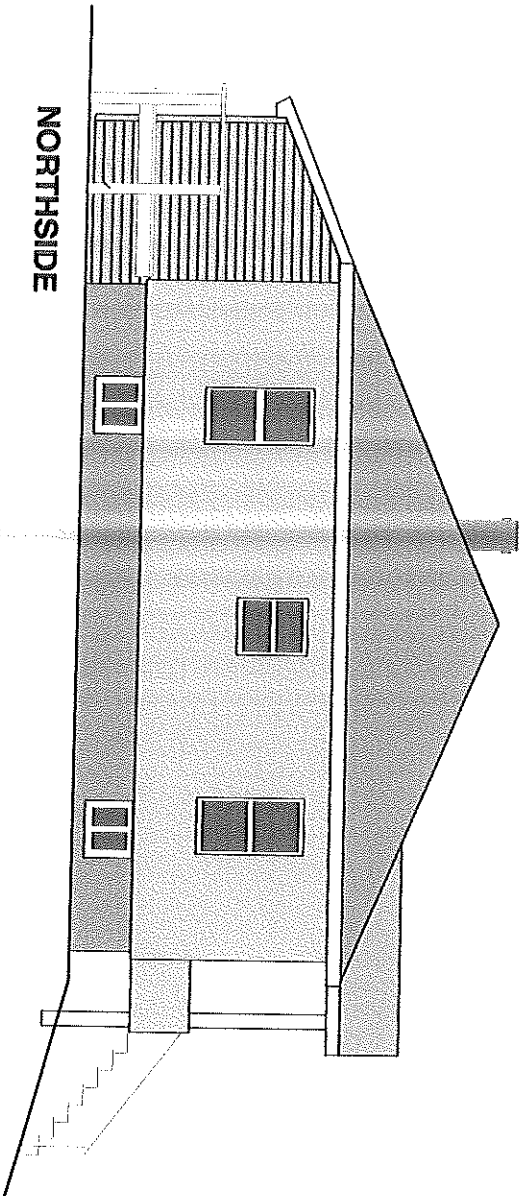
**WESTSIDE (FRONT)**



**EASTSIDE (BACK)**



**NORTHSIDE**



**NEW SITUATION**

1371 Virginia Street, Portland, Maine

PROPERTY OF: STONE-RUKS

DEED BOOK: 3191, PAGE 488

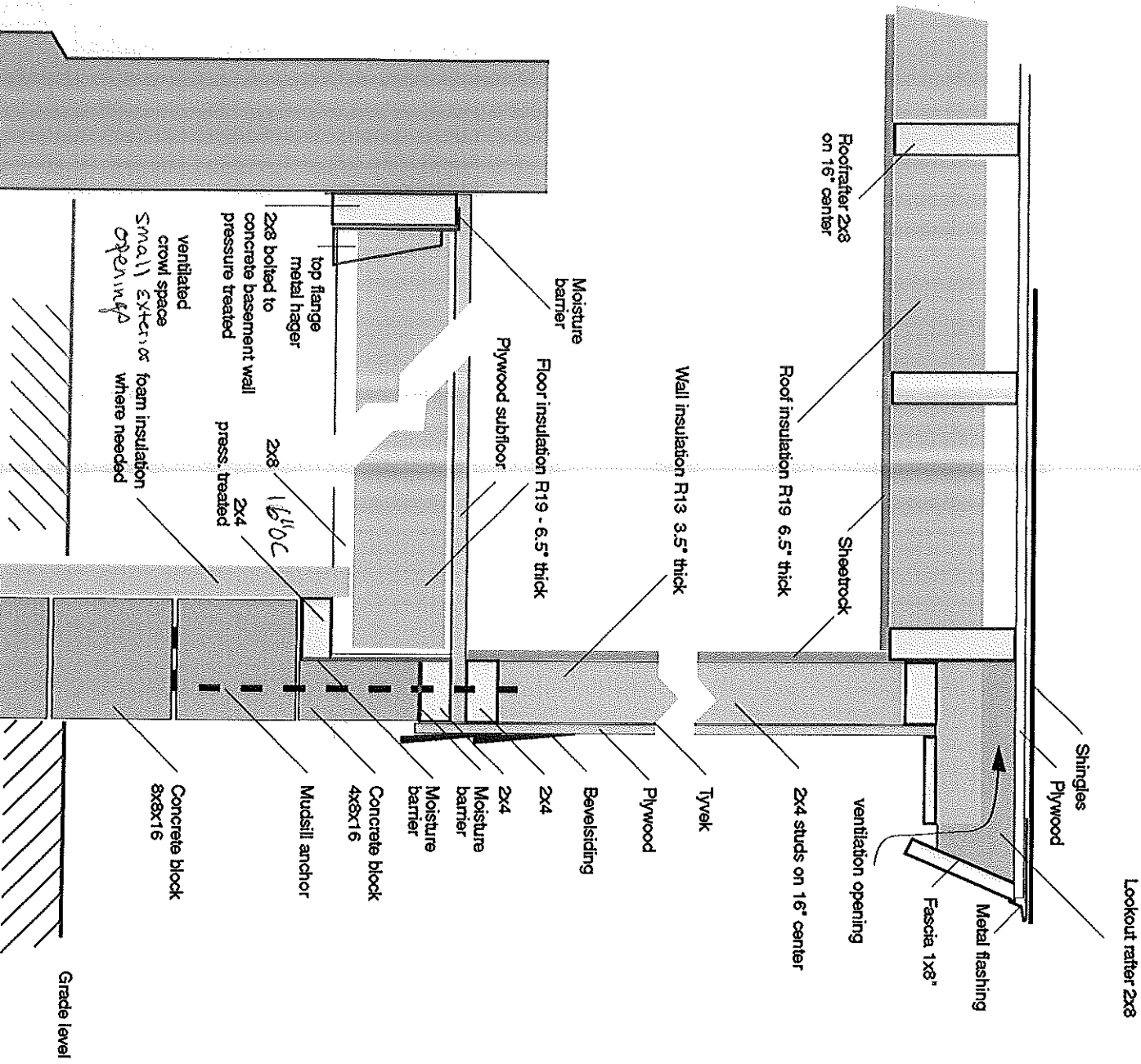
PLAN BOOK: 17, PAGE 6

COUNTY: CUMBERLAND

LOT: 1103 & 1104

DIVISION 4 R-3 RESIDENTIAL ZONE

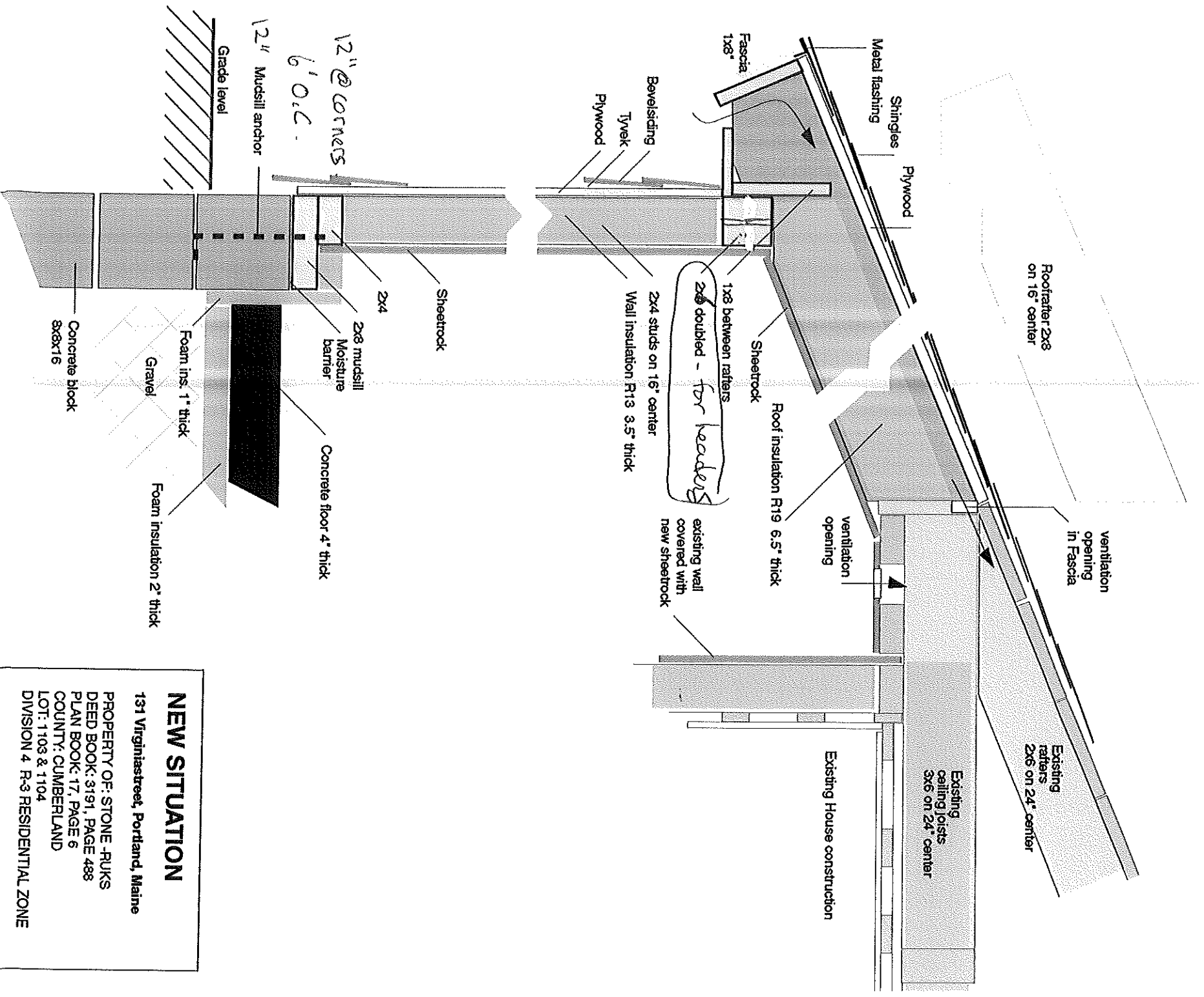
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**NEW SITUATION**

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131 Virginia Street, Portland, Maine

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