

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: 03-0765	Issue Date: JUL 01 2003	CBL: 430 A002001
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Location of Construction: 13 Lennox St	Owner Name: Katzman Phyllis D	Owner Address: 103 Palo Alto Dr CITY OF PORTLAND	Phone: 761-7207
Business Name:	Contractor Name: Dave Weisenbach	Contractor Address: N. Waterboro	Phone: 2072472002
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: ^{246.00} \$198.00	Cost of Work: \$25,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B	

Proposed Project Description:
 Remove existing deck, build 14x18 deck, 9x9 mudroom & 15x14 2nd story dormer

Signature: _____
 Signature: **JMB 7/1/03**
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 07/01/2003	Zoning Approval	
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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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved</i> <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: JMB 7/1/03	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: JMB
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 030765
JUL 01 2003

This is to certify that Katzman Phyllis D /Dave Weisbach
has permission to Remove existing deck, build 18 deck 9 mud room & 15x22 2nd story dormer
AT 13 Lennox St City 430 A002001

CITY OF PORTLAND

provided that the person or persons, firm or corporation 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.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
24 HOUR 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

James Bonke 7/1/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- NR **Re-Bar Schedule Inspection:** Prior to pouring concrete
- NA **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.**

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

Signature of applicant/designee

Signature of Inspections Official

Date

Date

CBL: 430-A-2 Building Permit #:

03-0765

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0765	Date Applied For: 07/01/2003	CBL: 430 A002001
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Location of Construction: 13 Lennox St	Owner Name: Katzman Phyllis D	Owner Address: 103 Palo Alto Dr	Phone: () 761-7207
Business Name:	Contractor Name: Dave Weisenbach	Contractor Address: N. Waterboro	Phone (207) 247-2002
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Remove existing deck, build 14x18 deck, 9x9 mudroom & 15x14 2nd story dormer
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 07/01/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
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	Reviewer: Jeanine Bourke	Approval Date: 07/01/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

All Purpose 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: 13 LENNOX STREET PORTLAND ME 04103		
Total Square Footage of Proposed Structure 444 1100 1200	Square Footage of Lot 9,000 SF	
Tax Assessor's Chart, Block & Lot Chart# 430 Block# A Lot# 2+3	Owner: PHYLLIS KATZMAN	Telephone: (207) 761-7207
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ 25,000 Fee: \$ 246.00
Current use: SINGLE FAMILY RESIDENCE		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: SINGLE FAMILY RESIDENCE		
Project description: REMOVE EXISTING EXT DECK. BUILD NEW DECK w/ 1ST FLOOR MUD ROOM ENLARGE EXISTING DORMER + ADD NEW MASTER BED ROOM ON UPPER LEVEL. CONSTRUCT NEW INTERIOR STAIR TO CODE.		
Contractor's name, address & telephone: DAVE WEISENBACH N. WATERBURY ME INTEGRITY BUILDERS 247-2002		
Who should we contact when the permit is ready: DONALD PETERSON		
Mailing address: 216 STATE STREET PORTLAND ME 04101		
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: 772-1515		

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:	Date: 6/24/05 REV 7/1/03
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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 IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.,

13 Lennox Street
Portland Maine

Job Number: 335-66
Inspection Date: 3-13-00

Scale: 1" = 20'

Norwest Mortgage and its Title Insurers

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements.

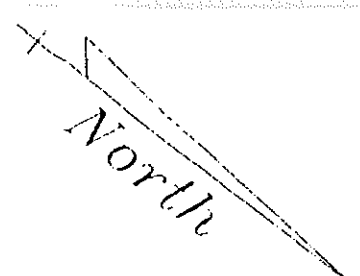
The dwelling does not ~~appear~~ to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ to fall within the special flood hazard zone as indicated on community-panel # 2300510008 B.

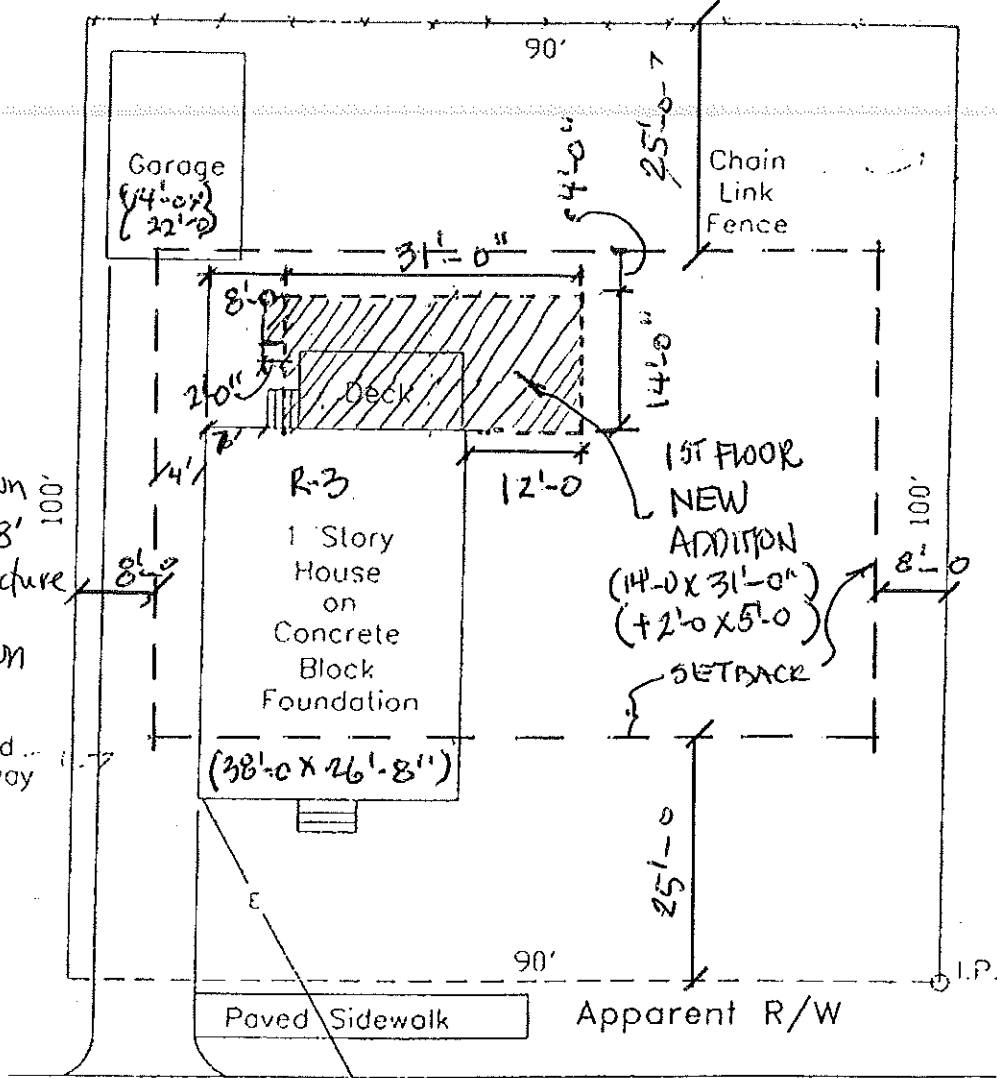
7/1/03

Buyer: Phyllis D. Katzman

Seller: Stephen R. Everett & Polly A. Everett



R3 Zone
Rear 25' Req 25' shown
Side 12' Req - shows 18' to two story structure
Side 8' Req 30' shown



Lennox Street

(bituminous)

To Windsor Ter. →

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN.

THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

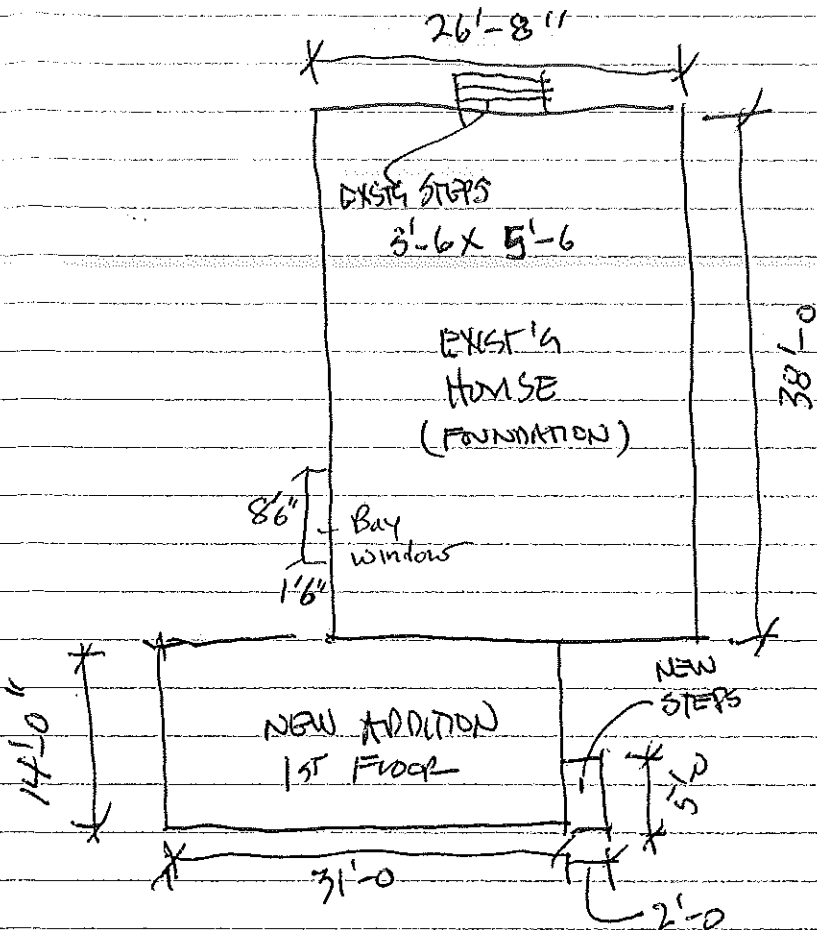
BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 899-3620



PLAN BOOK 10 PAGE 83 LOT 50-51
DEED BOOK PAGE COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by:

Lot Area $90'-0" \times 100'-0" = 9,000 \text{ sq ft} \times 25\% = 2,250 \text{ sq ft}$



Allowable lot coverage.

2,250 sq ft

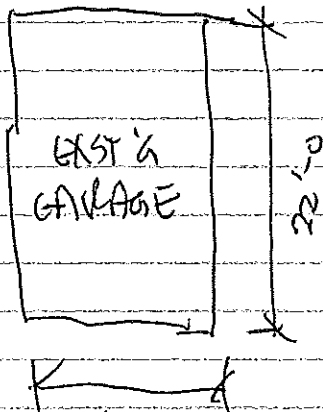
Proposed lot coverage,
1,785 sq ft

AREA COVERAGE
ANALYSIS

13 LENOX STREET
PHYLLIS KATZMAN.

T/1/03

EXIST'G FRONT STEPS 3'-6" x 5'-6"	}	19.25
EXIST'G HOUSE 26'-8" x 38'-0"		
EXIST'G GARAGE 14'-0" x 22'-0"	}	308.00



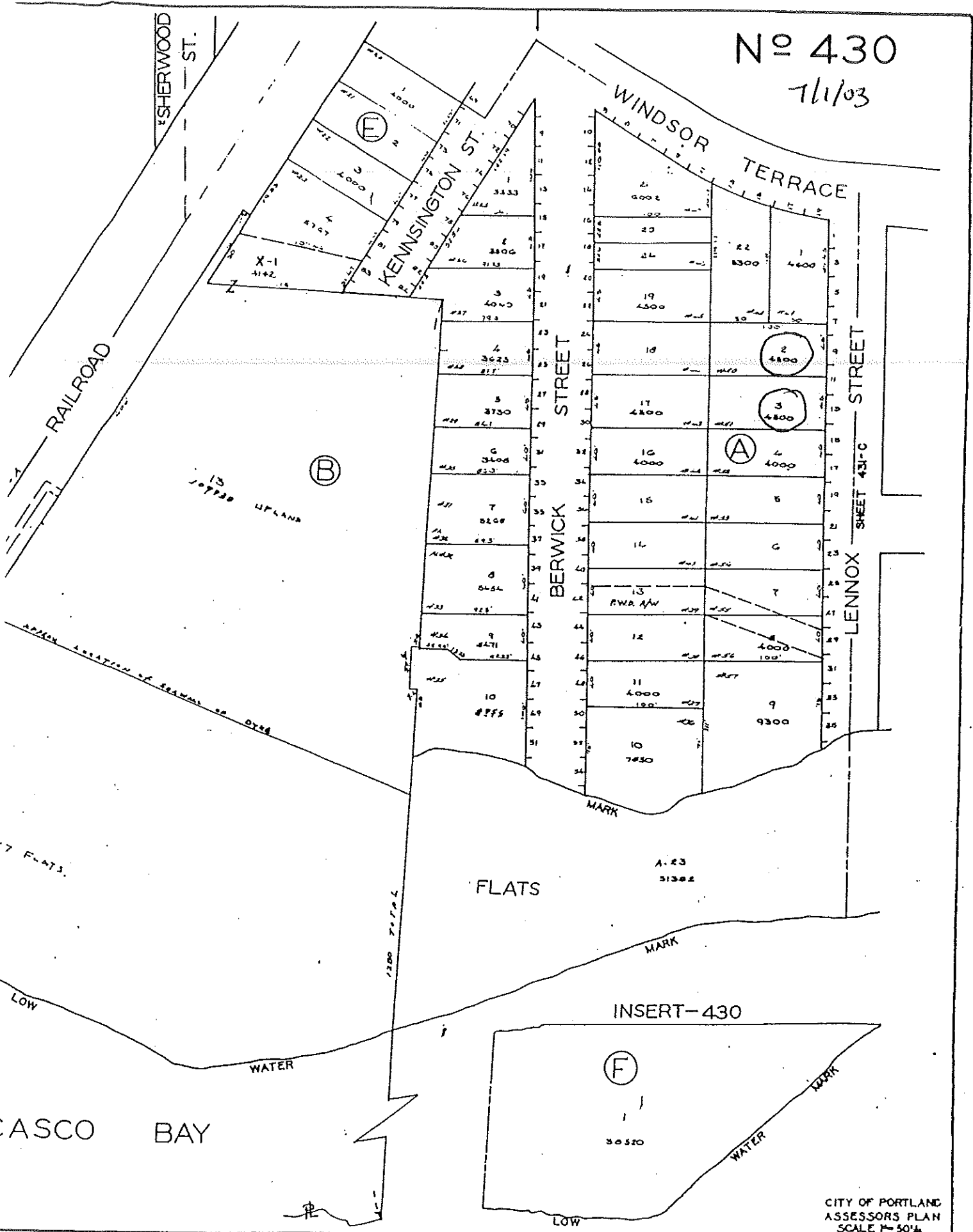
NEW ADDITION 14'-0" x 31'-0"	}	434.00
NEW STEPS 2'-0" x 5'-0"		
		<u>1,784.71</u>

proposed lot coverage,

1,785 sq ft

Nº 430

7/1/03



15
109930 UPLAND

(B)

APPROX. LOCATION OF SEAWALL OR DYKE

17 FLATS.

LOW

WATER

CASCO BAY

FLATS

A-23
51302

INSERT-430

(F)

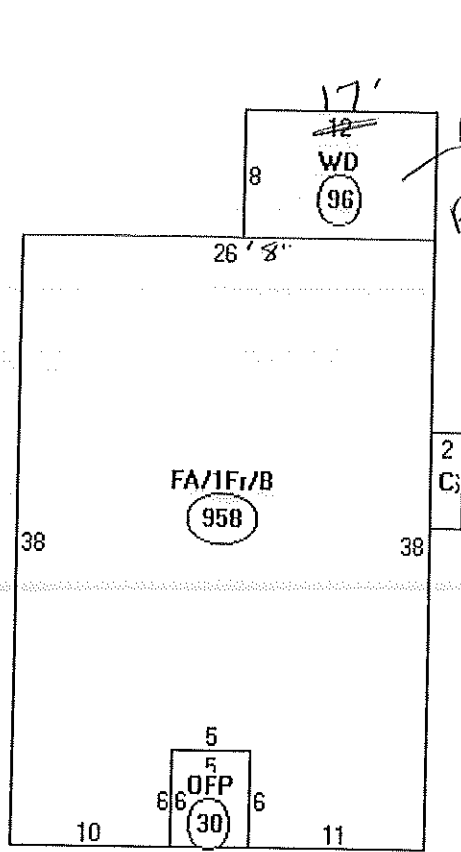
30520

LOW

WATER

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50'

RE 11/24



17' not included in coverage, Build over / will remove

Descriptor/Area

- A: FA/1Fr/B
958 sqft
- B: WD
96 sqft
- C: FBAY
12 sqft
- D: OFF
30 sqft

Actual is

	1,096	1,013.46
Steps		19.25
Garage		308.00
		<hr/>
		1,340.71

New

434 Addition
10 steps

444.

= 1785 SF
 bay $\frac{1,197.75}{12.75}$

Lot cov. 9,000
x 25%

OK

2,250 SF

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.

2 PM
Don

Current Owner Information

Card Number	1 of 1
Parcel ID	430 A002001
Location	13 LENNOX ST
Land Use	SINGLE FAMILY
Owner Address	KATZMAN PHYLLIS D 103 PALO ALTO DR PLAINVIEW NY 11803
Book/Page	15400/010
Legal	430-A-2-3 LENNOX ST 9-13

9000 SF

Valuation Information

Land	Building	Total
\$29,400	\$79,380	\$108,780

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1918	Old Style	1	1353	0.207
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
3	2		7	Full Finsh
				Basement
				Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1950	14X22	C	F

Sales Information

Date	Type	Price	Book/Page
04/03/2000	LAND + BLDING	\$205,000	15400-010
07/21/1999	LAND + BLDING	\$125,000	14922-253
03/28/1996	LAND + BLDING		12421-154

Picture and Sketch

Picture Sketch

[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](#).

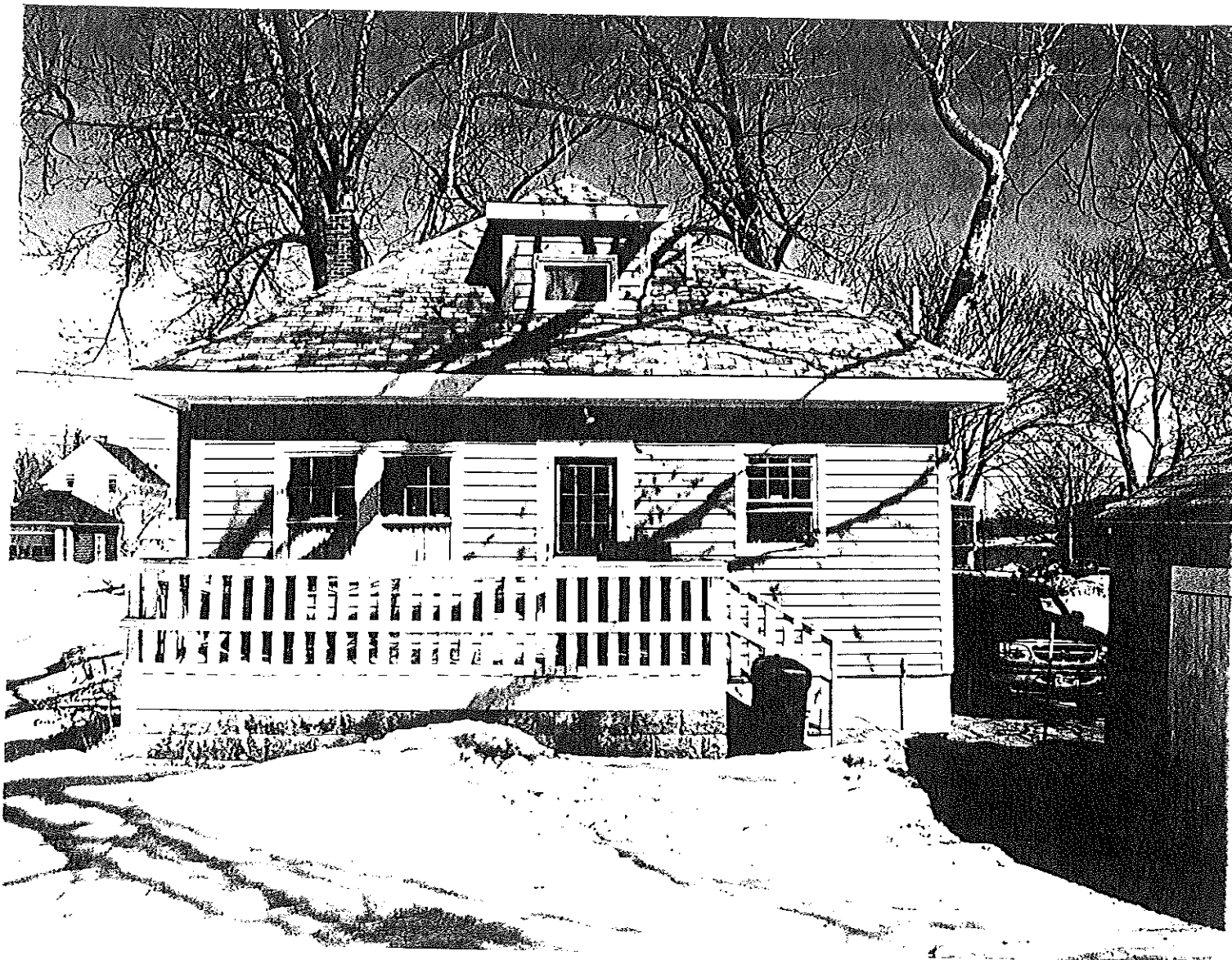
New Search!



7/1/03



7/1/03



7/1103



13 LENOX STREET
PHYLLIS KATZMAN

7/1/03

WINDOW SCHEDULE

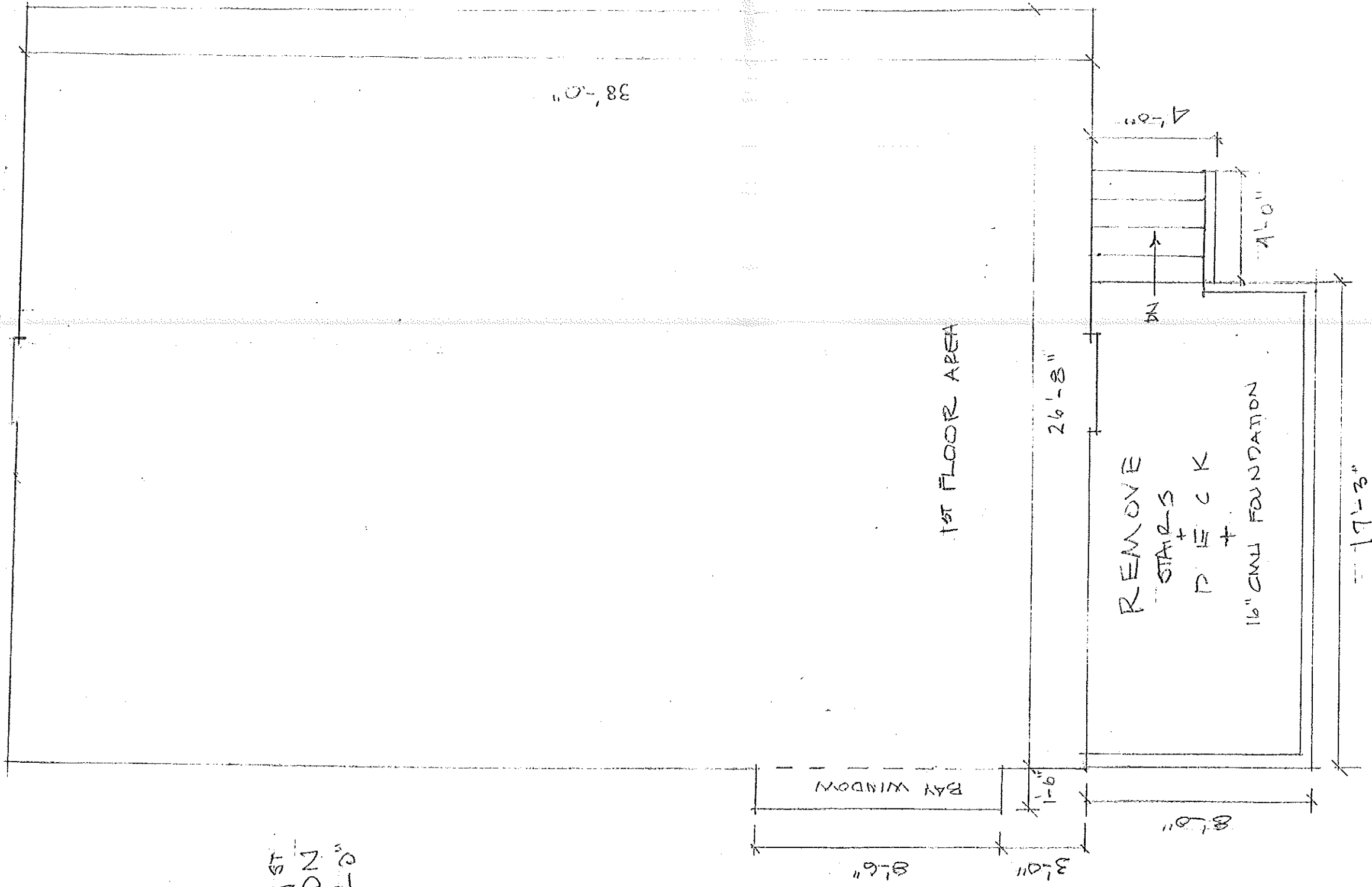
1	Andersen	# A 31-2	Awning	
2	"	# TW 28310-3	Dbl Hung	} one must meet egress
3	"	# TW 28310-2	"	
4	"	# TW 2032-2	"	

DOOR SCHEDULE

MUR ROOM EXTERIOR DOOR

THERMA-Tru
Insulated Steel Door
Style # PS-262

13 LENNOX 1ST
DEMOLITION
6/24/03 1/4" = 1'-0"
REV 7/1/05



38'-0"

1ST FLOOR AREA

26'-8"

REMOVE
STAIRS
+
DECK
+
16" CMU FOUNDATION

17'-3"

BAY WINDOW

9'-6"

3'-0"

8'-0"

REMOVE

STAIRS

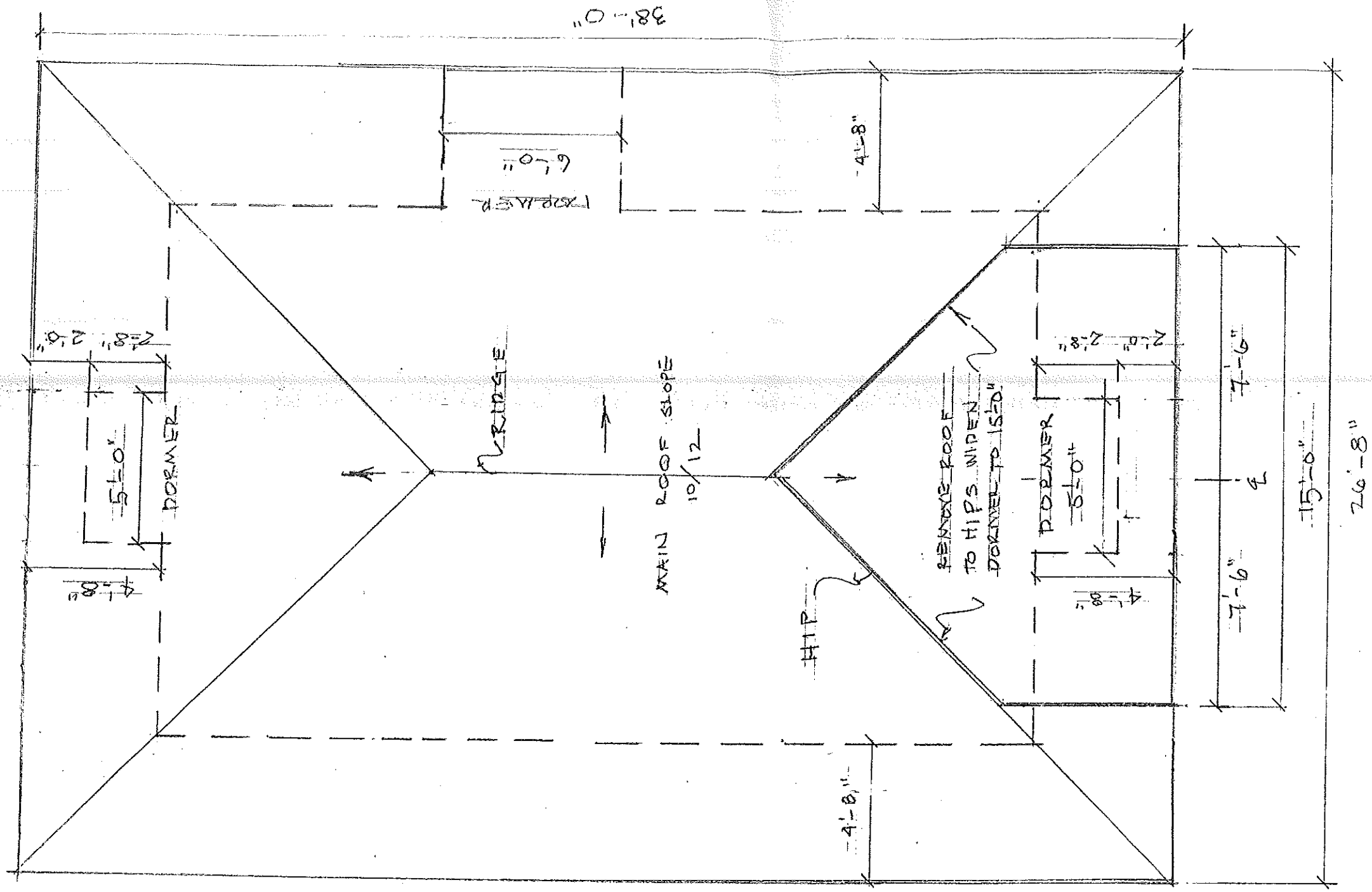
+
DECK

+
16" CMU FOUNDATION

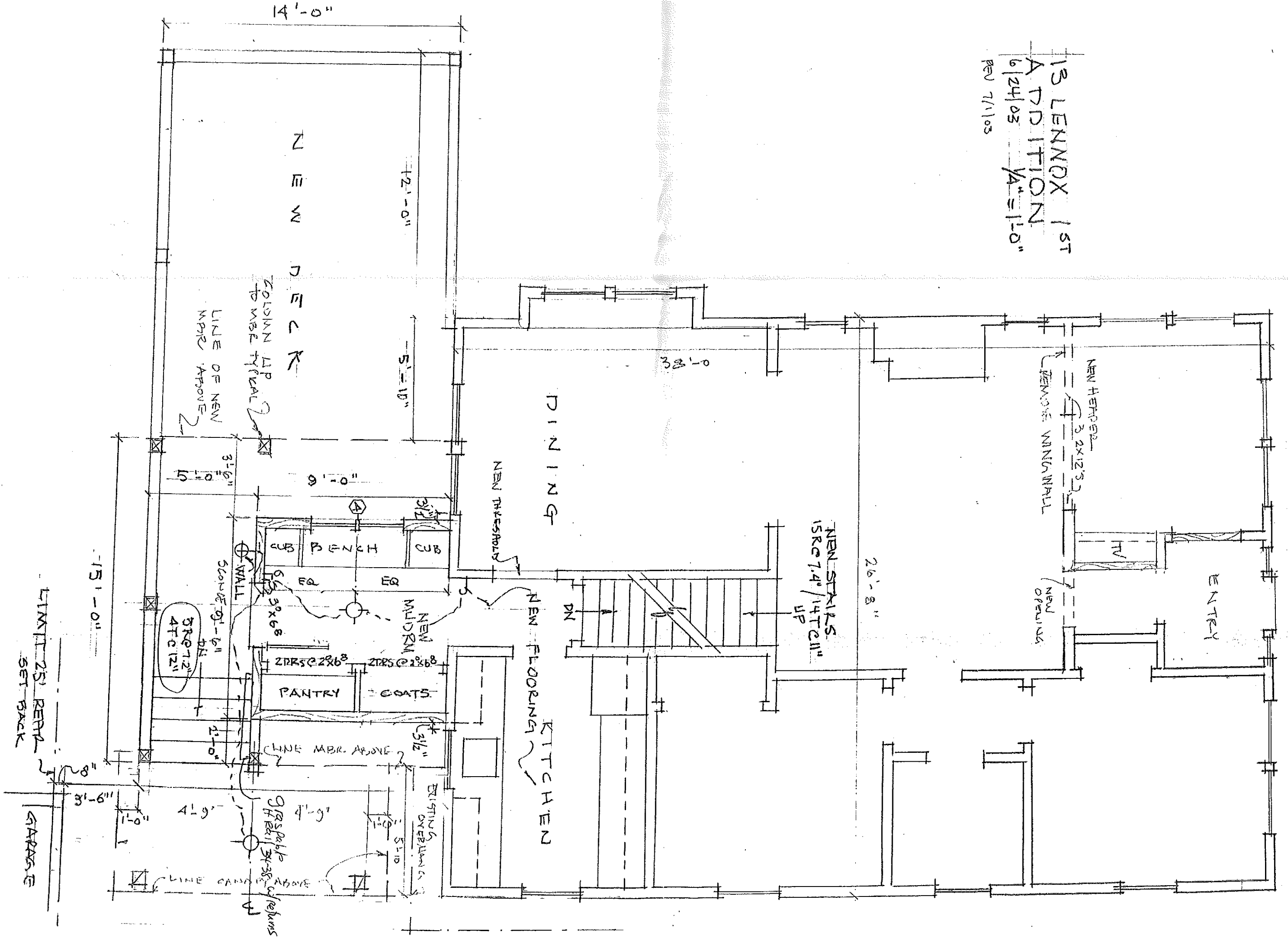
4'-0"

4'-0"

13 LENNOX
 ROOF DEMOLITION
 6/24/03 1/4" = 1'-0"
 PEN 7/1/03



13 LENOX 1ST
 ADDITION
 6/24/03 1/4" = 1'-0"
 REV 7/1/03



NEW DECK

LINE OF NEW MBR APPROVE
 COLUMN LAP TO BE TYPICAL

DINING

NEW THRESHOLDS

NEW FLOORING
 KITCHEN

PANTRY

COATS

EXISTING OVERLAP

LINE CANNOT BE ABOVE

GRS PABLE
 H REH 34-35
 of returns

LIMIT 25' RERA
 SET BACK

GARAGE

ENTRY

REMOVE WINDOW WALL
 NEW HEADERS 3x2x12'S

NEW OPERING

NEW STAIRS
 15R @ 7.4" / 14T @ 11"

26'-8"

38'-0"

12'-0"

5'-10"

14'-0"

15'-0"

3'-6"

9'-0"

3x6 @ 24" C/S
 4T @ 12"

SCOURE 9'-6" DN

6x8 BRNCH

6x8 BRNCH

6x8 BRNCH

2x8 @ 24" C/S

2x8 @ 24" C/S

2x8 @ 24" C/S

LINE MBR. ABOVE

3 1/2"

4'-9"

4'-9"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

1'-0"

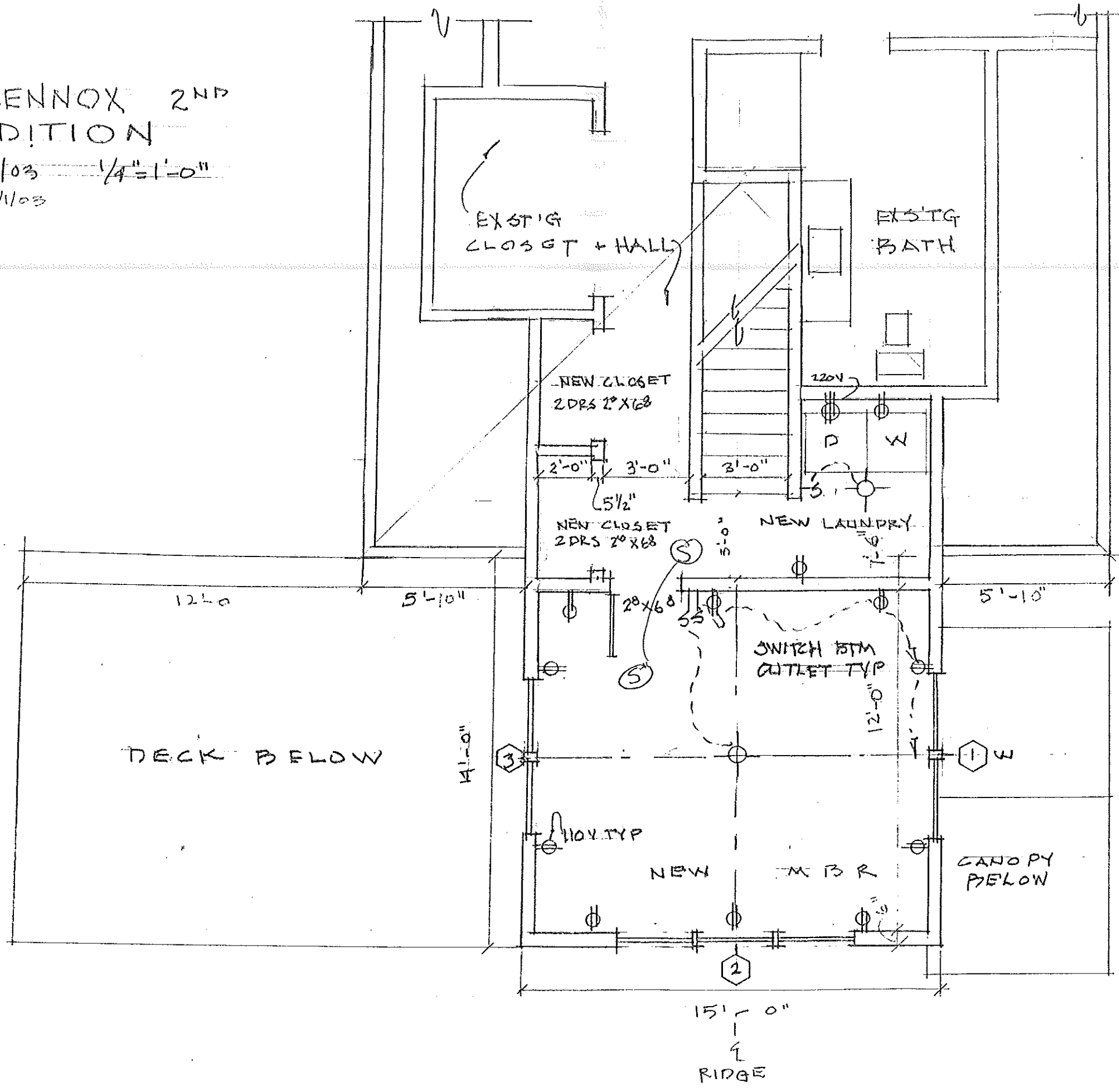
1'-0"

1'-0"

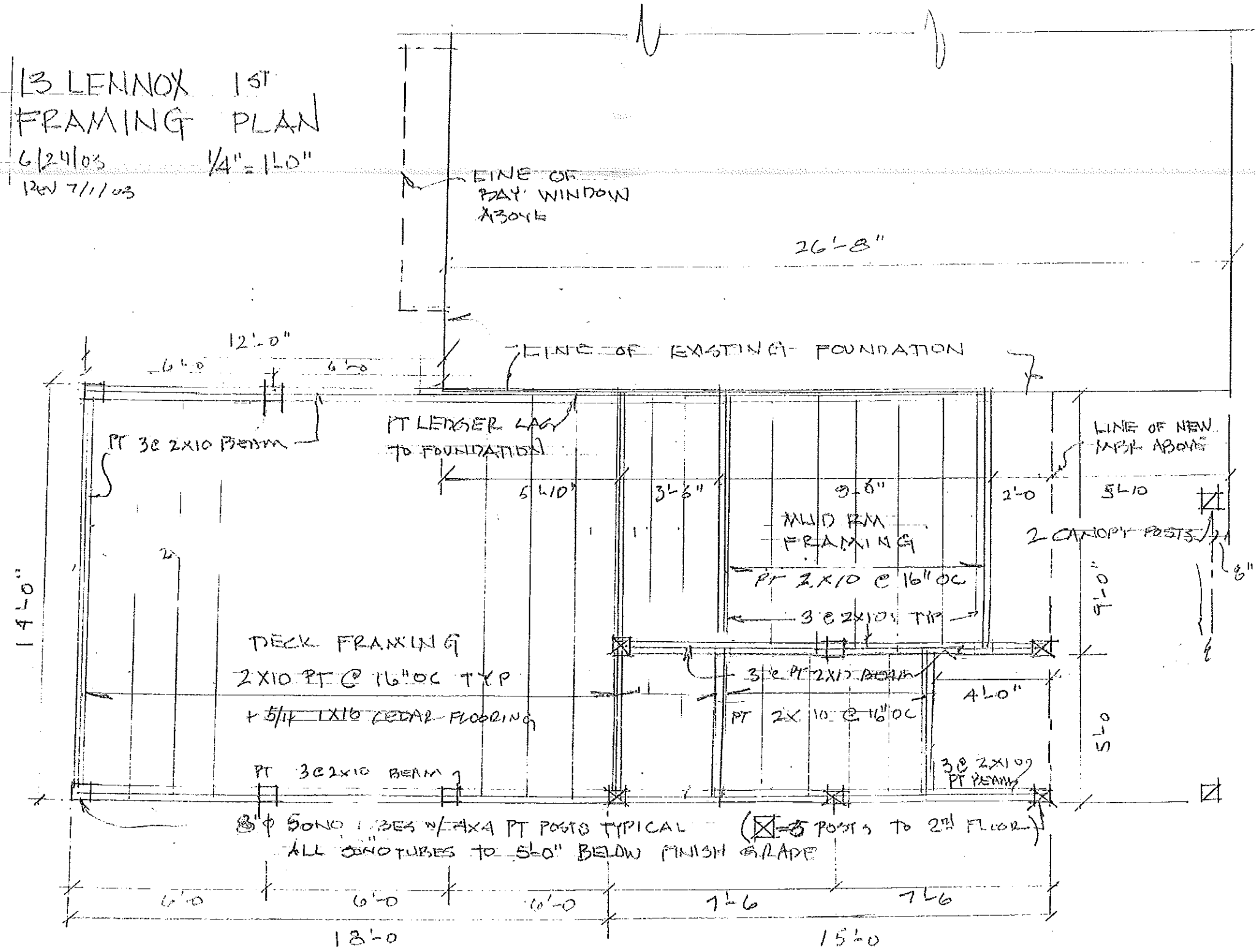
1'-0"

1'-0"

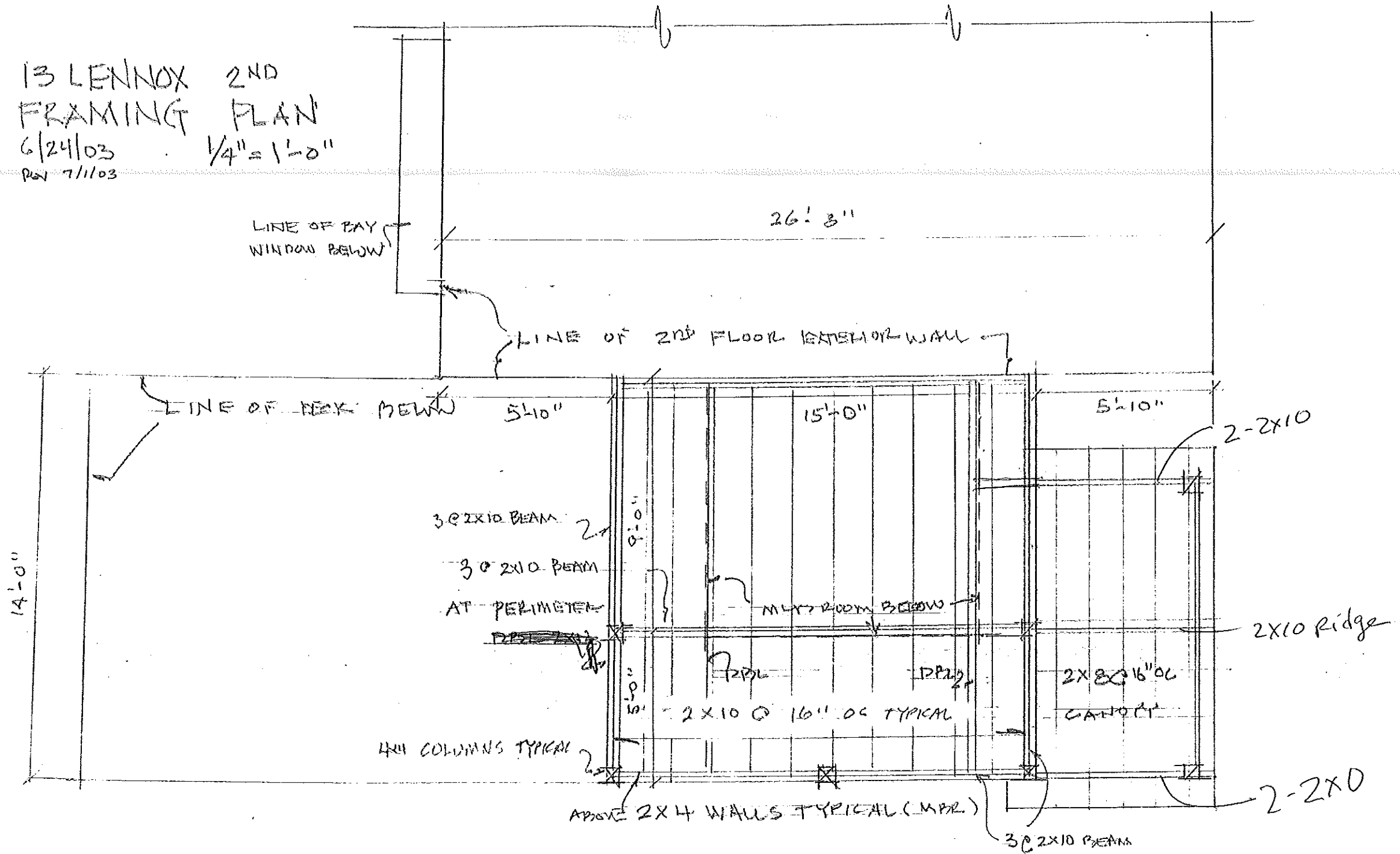
13 LENNOX 2ND
ADDITION
6/24/03 1/4" = 1'-0"
REV 7/1/03



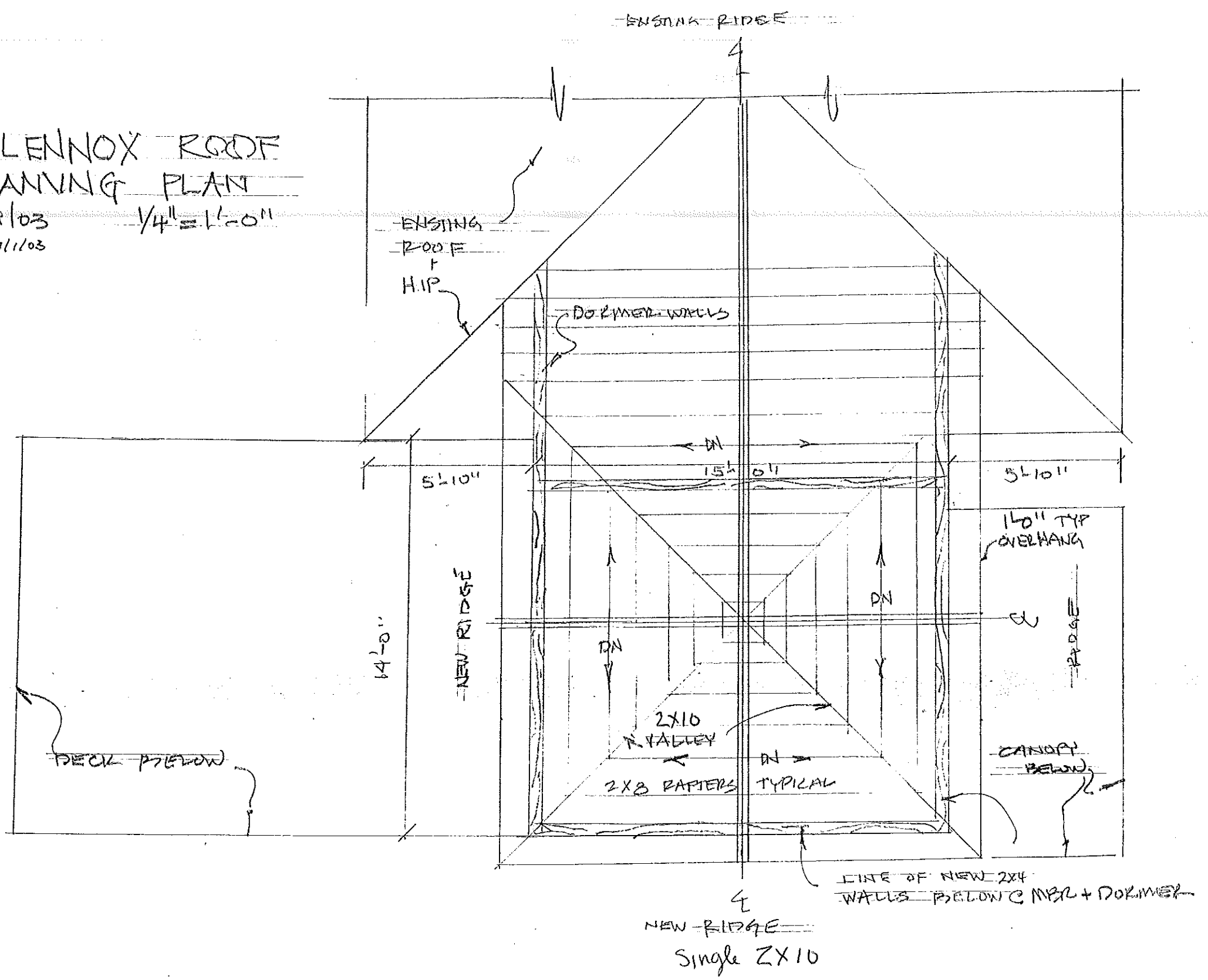
13 LENNOX 1ST
 FRAMING PLAN
 6/24/03 1/4" = 1'-0"
 REV 7/1/03

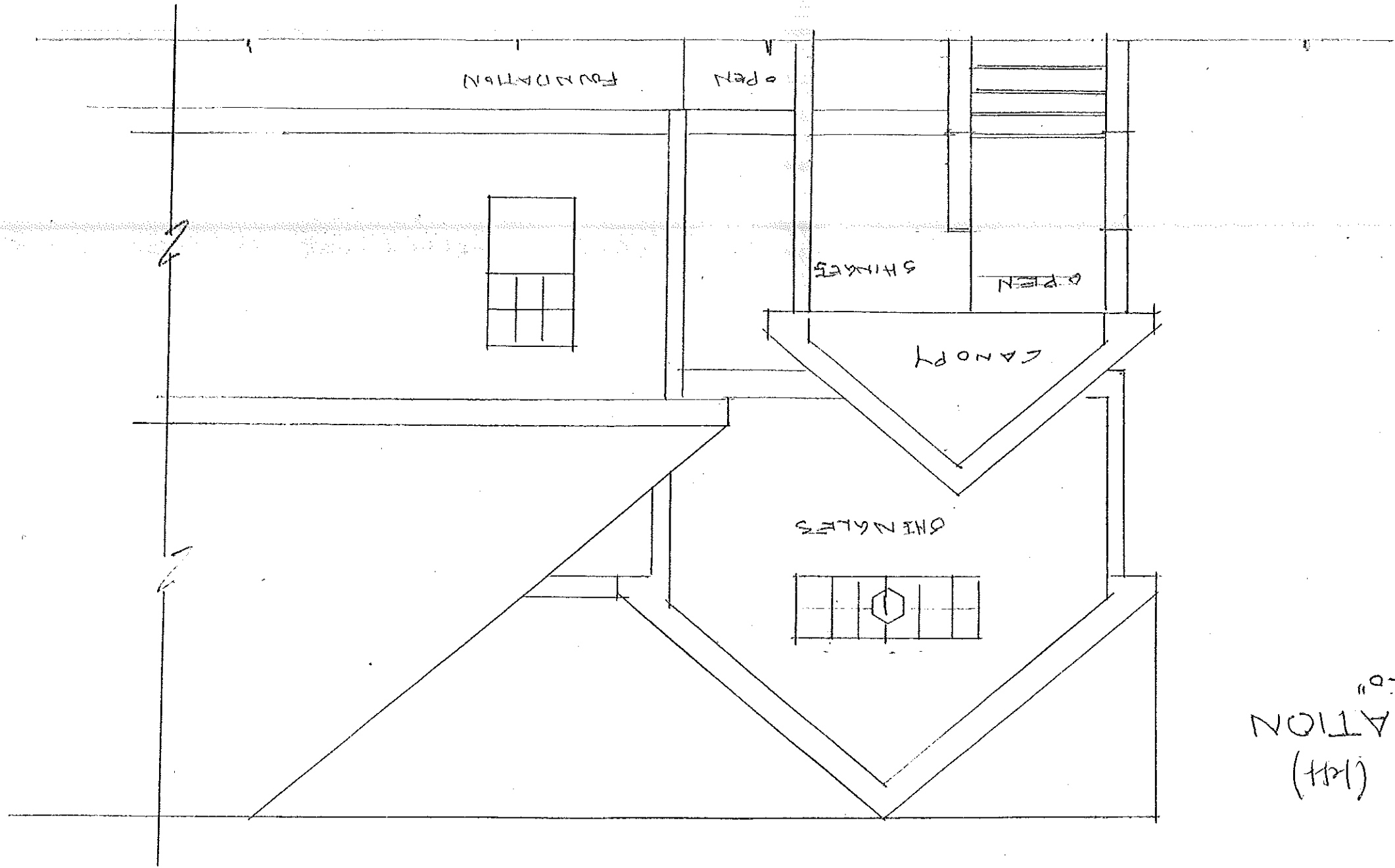


13 LENNOX 2ND
FRAMING PLAN
6/24/03 1/4" = 1'-0"
REV 7/1/03

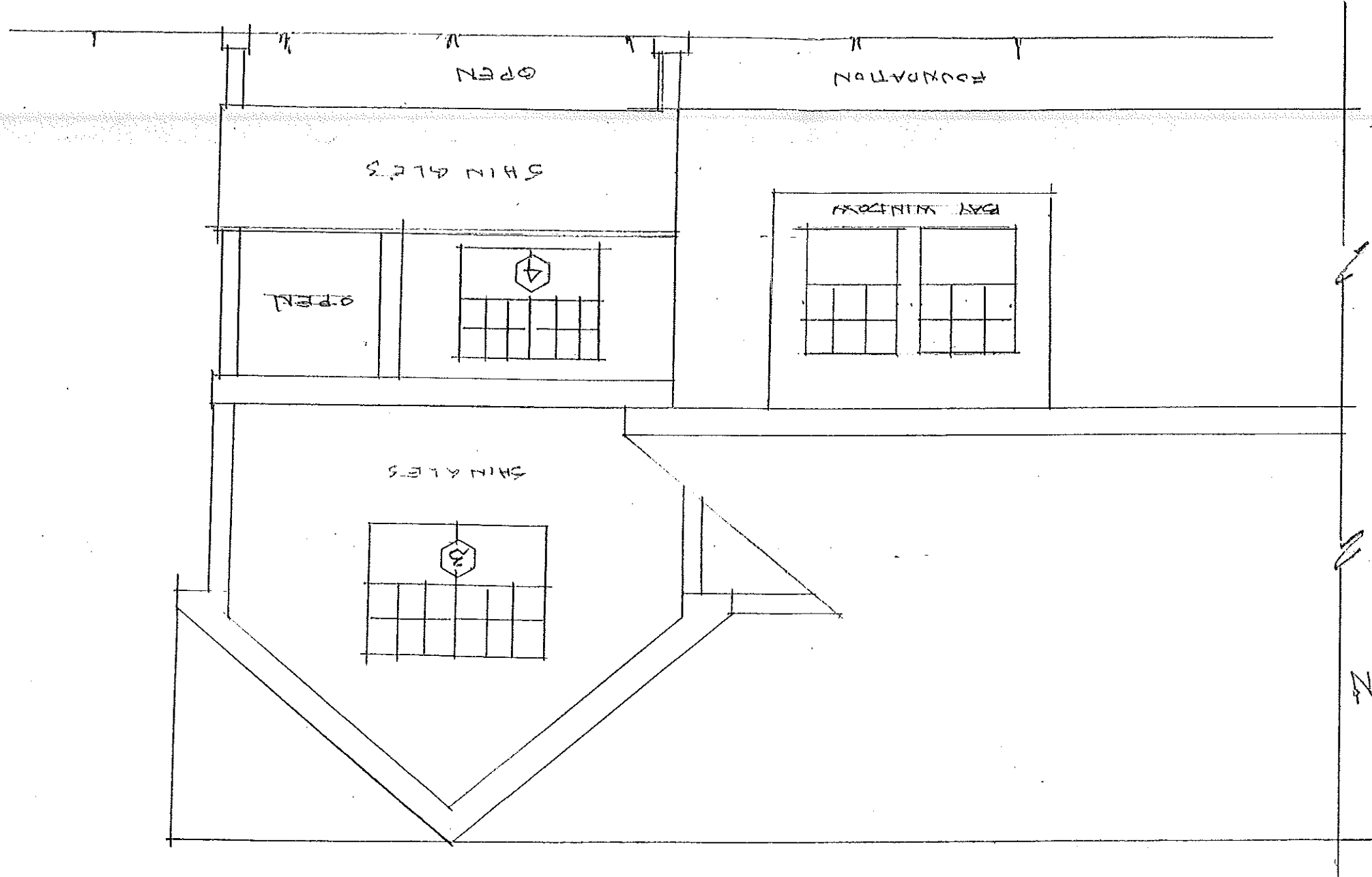


13 LENNOX ROOF
 FRAMING PLAN
 6/24/03
 PEN 7/1/03
 1/4" = 1'-0"

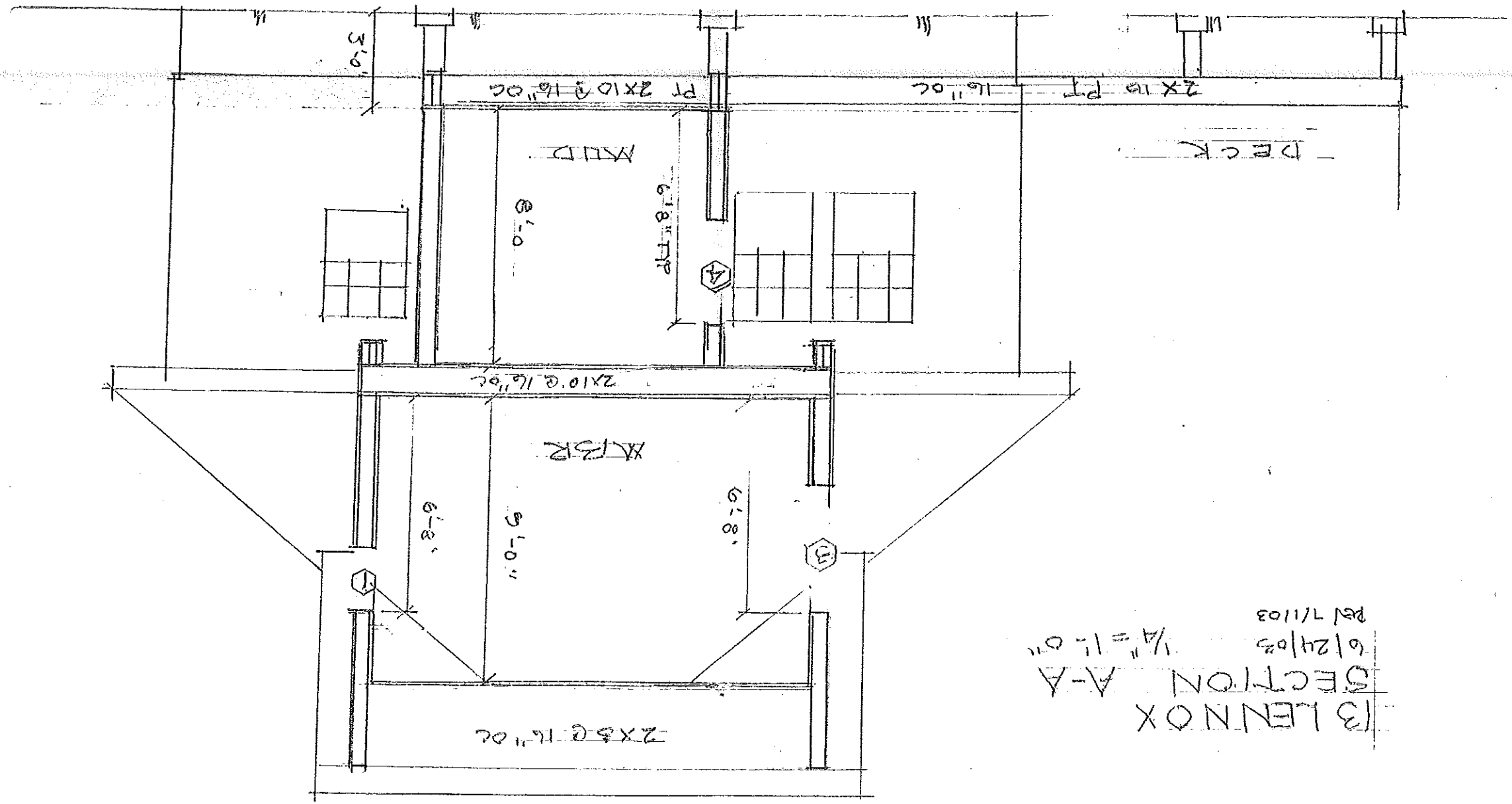




13 LENNOX (144)
 SOUTH ELEVATION
 6/24/03
 1/4" = 1'-0"
 Rev 7/1/03



(1/25/03)
 13ENN0X
 NORTH ELEVATION
 6/24/03 1/4" = 1'-0"
 REV 7/1/03



B LENTOX
 SECTION A-A
 6/24/03
 1/4" = 1'-0"
 P&L 7/1103