

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1123	Issue Date: 07/22/03	CBL: 431 C013001
Owner Name: Repeta Thomas J &	Owner Address: 75 Watson St	Phone: 207-774-4246
Contractor Name: n/a	Contractor Address: n/a Portland	Phone: n/a
Business Name: n/a	Contractor Name: n/a	Phone: n/a
Lessee/Buyer's Name: n/a	Phone: n/a	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Enclose first floor porch, expand upward for second floor closet and construct first floor office.
Proposed Project Description: Enclose first floor porch, expand upward for second floor closet and construct first floor office.	Proposed Project Description: Enclose first floor porch, expand upward for second floor closet and construct first floor office.
INSPECTION: R-3 Type: SB	Signature: BOVA 07/22/03
FIRE DEPT: Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Signature: [Blank]

Permit Taken By: [Blank]	Date Applied For: 09/12/2003
Signature: [Blank]	Signature: [Blank]
Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Signature: [Blank]

Zoning Approval	
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<input checked="" type="checkbox"/> Historic Preservation <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	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Special Zone or Reviews <input type="checkbox"/> Shoreland within 75' of HWM <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Date: 09/25/03 [Handwritten notes: "Special zone", "14-436 also used to govt", "N/A", "Special zone", "14-436 also used to govt", "Special zone"]
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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.

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

Permit Number: 031123

This is to certify that Repeta Thomas J &/n/a

has permission to Enclose first floor porch, expand upward second floor close and construct first floor office.

AT 75 Watson St

Q 431 C013001

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 inspection must be given and when permit is procured before this building or part thereof is started or otherwise commenced. NO OTHER NOTICES 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

Director / Building & Inspection Services

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Permit No: 03-1123	Date Applied For: 09/12/2003	CBL: 431 C013001
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Location of Construction: 75 Watson St	Owner Name: Repeta Thomas J &	Owner Address: 75 Watson St	Phone: 207-774-4246
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Enclose first floor porch, expand upward for second floor closet and construct first floor office.	Proposed Project Description: Enclose first floor porch, expand upward for second floor closet and construct first floor office.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 09/25/2003
 Note: Ok to Issue: Tammie had, but she was on vacation so Marge took off her desk on 9/24/03 in 1997 on permit #97-0539 an enclosed sun room was added to an existing deck. The entire building is within 75' of the HWM. The old eaves and these new eaves for sq ft and volume have been reviewed and shown to have been met.

1) This structure is located within 75 feet of the HWM and is therefore limited to expansion. Your past expansion in 1997 and this expansion are within the guideline of a maximum 30% increase of floor area and volume.

2) The foot print of the existing porch/entry way shall not be increased during the rebuilding and upper addition.

3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 10/03/2003
 Note: Ok to Issue:

Comments:
 10/2/2003-Imm: need header schedule and owner stated he would send asap
 10/3/2003-Imm: ok - rec'd email - ok to issue

October 5, 2003

431 5013 # 631127

City of Portland
Building Permits Division

RE: 75 Watson Street
Portland, ME 04103

HR

The following is submitted as changes to the building plans previously submitted with a request for a building permit for an addition at 75 Watson Street, Portland, ME 04103

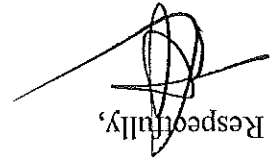
1. The foundation wall will be constructed 8" wide using rebar; no 2 X 2 key. Brick coursing as shown on plans (refer to 3/A3 footing detail) will not be used, ie footing will be completely concrete.

2. Exterior Walls to use 1/2" OMB in place of 1/2" plywood sheathing (refer to 7/A3 Eave/Soffit detail)

3. Foundation air vent replaced by awning window to open outward approximately 16" X 24".

4. Insulate first floor framing and black garden screen on ground under addition.

Respectfully,



Tom Repeta

1113103 ON SITE GILL SETBACK INSPECTION. ALL SET TO POWER MEETINGS ONLY. WILL CALL OR BACKCALL YOU

1/27/04 Framing completed by contractor.
Elec., Plumbing, etc will be
completed by the house owner & others

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: 75 WATSON ST. PORTLAND, ME 04103	
Total Square Footage of Proposed Structure ³ 2025.83 f ²	Square Footage of Lot ² #110 = 4500 f ² #111 = 7560 f ²
Tax Assessor's Chart, Block & Lot Chart# 43 Block# C Lot# 03	Owner: THOMAS REPETA SANDRA COMSTOCK Telephone: HM 207-774-4246 WK 207-780-9606
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: Tom REPETA 75 WATSON ST, PORTLAND, ME WK 780-9606 HM 774-4246
Cost Of Work: \$18,000 Fee: \$183.00	

Current use: OWNER'S HOME - BEACH	If the location is currently vacant, what was prior use: N/A	Approximately how long has it been vacant: N/A
Proposed use: ENCLOSE FIRST FLOOR ROUGH/STAIRS AREA AND EXPAND UPWARD FOR 2 ND FLOOR ROUGH/STAIRS AREA AND EXPAND	Project description: UPWARD FOR 2 ND FLOOR ROUGH/STAIRS AREA AND EXPAND	
Contractor's name, address & telephone: Tom REPETA 75 WATSON ST. PORTLAND, ME	Who should we contact when the permit is ready: Tom REPETA	Mailing address: 75 WATSON ST. PORTLAND, ME



I hereby certify that I am the Owner or 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.

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.

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

Signature of applicant: <i>Thomas J. Repeta</i>	Date: 9/10/03
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Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
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Note: **Ok to Issue:** Tammie had, but she was on vacation so Marge took off her desk on 9/24/03 in 1997 on permit #97-0539 an enclosed sun room was added to an existing deck. The entire building is within 75' of the HWM. The old eaves and these new eaves for sq ft and volume have been reviewed and shown to have been met.

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 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Pending **Reviewer: Tammy Munson** **Approval Date:** **Ok to Issue:** **Note:**

From: Timothy Fenlason <Tim@FMCCADD.com>
To: "tim@cl.portland.me.us" <tim@cl.portland.me.us>,
Date: Fri, Oct 3, 2003 9:32 AM
Subject: Comstock/Repeta Addition

Tom, Sandy, and Tammy,

Reference the attached email from yesterday, there are only three headers required in the addition. Therefore, we should be able to do this without a formal "schedule". If this email does not suffice, let me know as soon as possible.

The header over the two TW18-DHP30310-TW18s should be two 2x12s. The span is 6'-5". This is more than adequate for up to 8'-0" and two stories. The header over the 244FX2816-3 should be three 2x12s. The span here is 7'-6 1/2" and I would feel more comfortable with that. Of course, you can use three on each of them and allow yourself that much more structure, but it's your choice.

Tim
 FMC Cadd
 Engineering Resource Center
 75 Bishop Street Suite 3
 Portland, Maine 04103
 Phone: 207.878.8511 x105
 Fax: 207.878.8515

Tim,
 Thought I would try and send this in that you may get it before we can reach each other...the wonders of technology.
 I got a call from City Hall (Tammy) at 4:55 today. She indicated that she's ready to give our project/building permit the final stamp but missing one "small piece", as she puts it.
 She needs a "Header Schedule" for over the windows and doors on the plans. She further indicated that you'd know what was needed...I'm sure I can get more detail if you need it.
 She further indicated that it could be emailed to her. Her email is timm@cl.portland.me.us
 I know this is asking a lot, but she's in training (out of office) next Monday - Thurs. If it were possible to get it to her tomorrow I'd be able to start taking down the porch this weekend. Given the sensitivity of the area, don't dare move, sign builder contract etc, until permit in hand.
 I will be in the office Friday - 780-9606 - if you need anything further or I can be of help.
 The file # on the plans indicates 03-0140.
 If you email Tammy please put me on as a copy.
 Thank you Tim
 Tom Repeta
 75 Watson St
 Portland ME 04101
 780-9606
 harbor@maine.rr.com

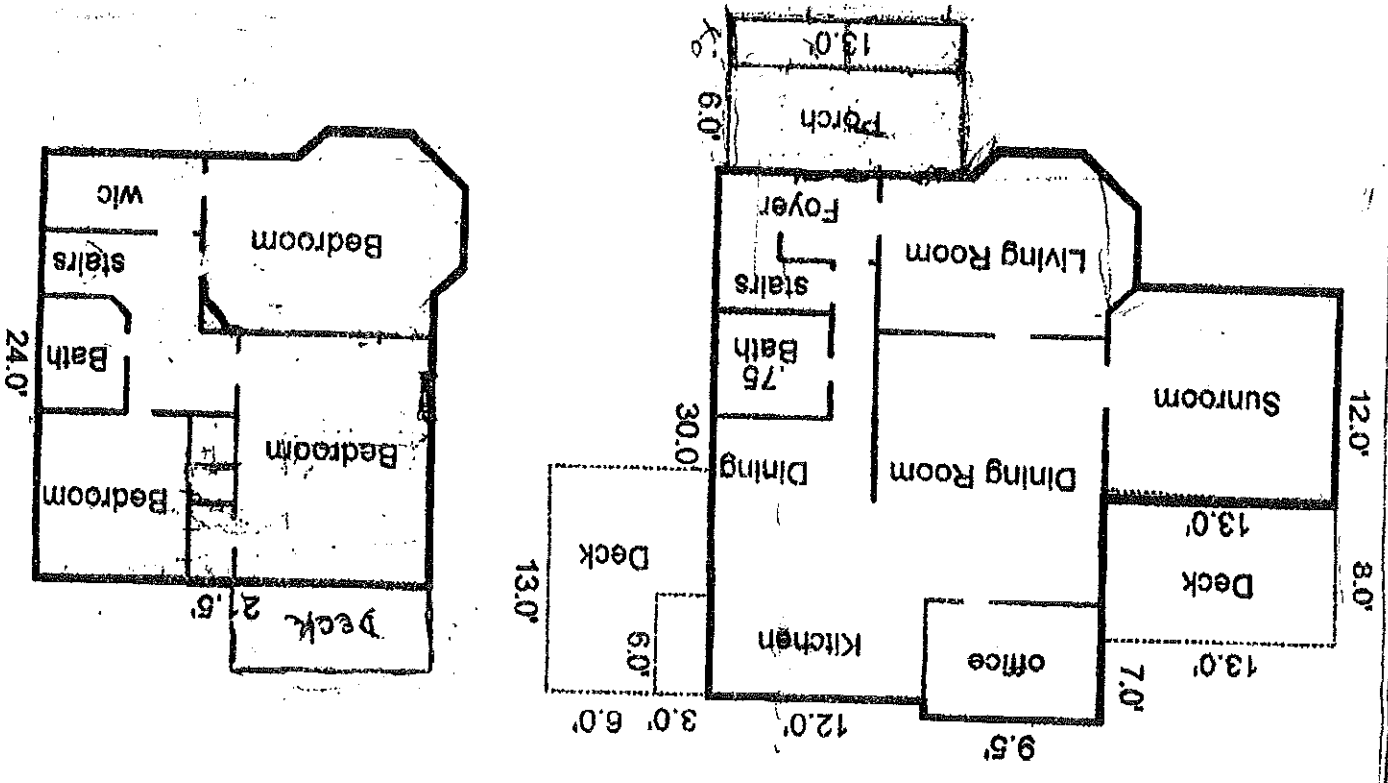
Sketch by Apex IV Windows™

Area	Name of Area	Size
QLA1	Third Floor	827.38
QLA2	Second Floor	834.00
B/P	Porch FRONT	78.00
	Porch 1ST FL ENTRY	18.00
	Porch DRIVEWAY	99.00
	Porch OCEAN	99.00
	Porch 2ND FL	107.25
	Porch	64.5
		302.25
		64.5
Total		
	Third Floor	827.38
	Second Floor	534.00
	First Floor (w/entry)	845.38
	Second FL	534.00
	Basement	645.00
	Porch	348.75
	Attic	516.00

Third Floor	Second Floor	Subtotal
7.0 x 9.8	4.2 x 3.2	66.50
6.0 x 12.0	3.2 x 3.2	72.00
3.0 x 3.0	0.5 x 0.5	4.50
3.0 x 16.5	0.5 x 0.5	49.50
4.5 x 19.5	11.5 x 12.0	87.75
11.5 x 12.0	1.5 x 1.5	138.00
1.5 x 1.5	1.5 x 1.5	2.13
1.5 x 18.0	6.0 x 7.5	27.00
6.0 x 18.0	14.0 x 14.0	49.00
14.0 x 14.0	2.1 x 10.5	336.00
16.5 x 21.5	0.5 x 0.5	13.50
2.1 x 10.5	0.5 x 0.5	5.06
	0.5 x 0.5	5.06
	0.5 x 0.5	12.50
		22.50

AREA CALCULATIONS SUMMARY

LIVING AREA BREAKDOWN

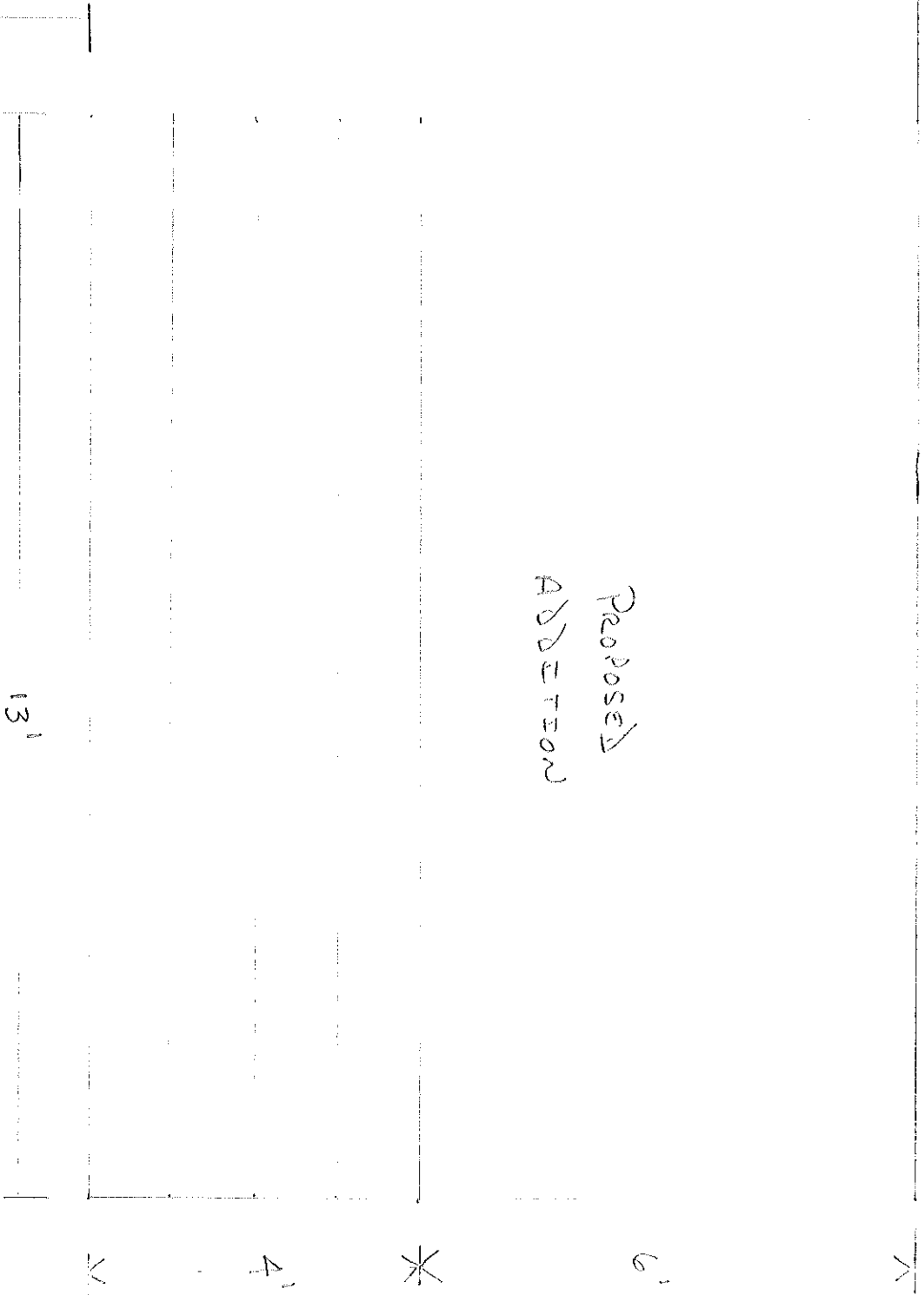


Borrower: THOMAS REPETA
 Property Address: 78 WATSON ST
 City: PORTLAND
 Lender: WELLS FARGO HOME MFG. INC.-3081
 State: ME
 File No.: 9542944
 Case No.: 9542944
 Zip: 04101

12/02

75 WATSON ST
EXISTING HOUSE

Proposed
ADDITION



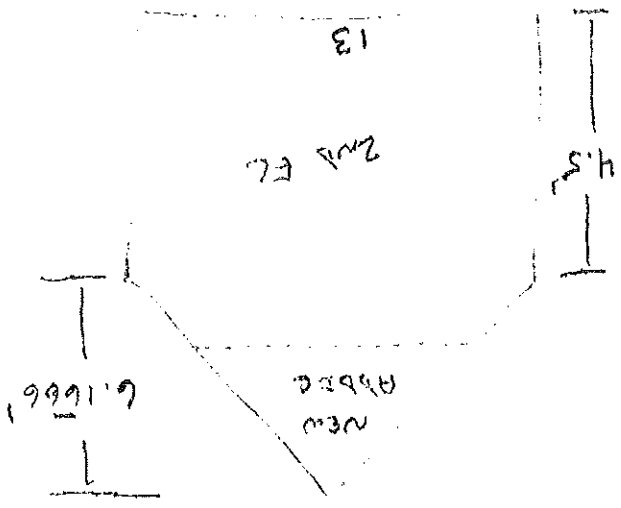
14' TO ROOF LINE
PER PLOT PLAN
5-12-97

1/2" = 1'

Floor Plan
Wells Fargo Appraisal
12/02

Area	Area (sq ft)	Value	% of Orig
Basement (21.5' x 30' x 8')	5160	645	0%
1st Floor (\$45.38/sq ft = 156/sq ft)	689.38	5160	0%
(Less Sunroom)			
2nd Floor	534.00	645	0%
Attic (21.5' x 24' x 6.5')	516.00	5160	0%
Porch - Front	78.00	78.00	
Porch - 2nd Fl	64.50	64.50	
Porch - Driveway	99.00	99.00	
Porch - Ocean	107.25	107.25	
Porch (When Sunroom)	156.00	156.00	
Original	2890.13	18301.04	
← Sunroom		1221.48	
12' x 13' x 7.83'		885.95	
Δ Top 12' x 13' x 3.666/2		1507.43	8.236%

was Done 1997 on print # 97-0539
Sunroom



ADDITION TOTAL	ADDITION % ORIG.	SUITE ROOM	FRONT ADDITION	TOTAL
1st Floor (13' x 10' x 8')	10.73%	00.0%	10.73%	10.73%
2nd Floor Plus Peak (13' x 10' x 4.5')				
(10')(13' x 6.1666/2)				

310 sq ²	11.07%	8.236%	11.07%	19.306%
985.83				2025.83 sq ³

Square Foot & Volume
 totals less than
 30% MAX
 Allowed of

sq²
 sq³

Handwritten initials/signature

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
75 Watson Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon situated on Watson Street, formerly Upland Avenue, in the City of Portland, County of Cumberland and State of Maine, being lots 110 and 111 as shown on Plan of Marine Terrace recorded in Cumberland County Registry of Deeds, Plan Book 10, Page 103, to which plan reference is hereby made.

Said Lot No. 110 is bounded and described as follows: Commencing on Watson Street at a point distant about eight hundred sixty-three (863) feet from the intersection of the southeasterly side of Veranda Street with the southeasterly side of Watson Street; thence southeasterly along the side of Watson Street, fifty (50) feet to the northerly corner of Lot No. 111 on said plan; thence from these two points southeasterly, at right angles with Watson Street, holding the width of fifty (50) feet, a distance of ninety (90) feet; containing 4500 square feet of land, more or less.

Said Lot No. 111 is bounded and described as follows: Beginning on the southeasterly side of Watson Street at the most southerly corner of Lot No. 110 on said plan; thence running southwesterly, at right angles with Watson Street, by said Lot No. 110, ninety (90) feet; thence southeasterly, at a right angle, seventy-eight and eighteen hundredths (78.18) feet, more or less, to a point; thence North 48° 05' East about ninety (90) feet to said southwesterly side of Watson Street; thence northwesterly by said Watson Street, ninety (90) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Thomas J. Repeta and Sandra J. Comstock by deed of Jane T. Carter dated December 27, 1993 to be recorded in the Cumberland County Registry of Deeds prior hereto.

From: Marge Schmuckal
 To: "harbor@maine.rr.com"@Portland.gwgwia
 Date: Thu, Oct 2, 2003 5:54 PM
 Subject: Re:

Tom,
 Before you demo anything, be sure to first contact the code enforcement officer who will be monitoring your permit. I think I mentioned this previously when we met. Then they will be aware of what was there and what goes up from there. Then there will be no "zoning court" for you.
 Marge

>>> "Tom Repeta" <harbor@maine.rr.com> 10/02 5:18 PM >>>
 Marge,

I want to thank you for your time and attention to our building permit request. Tammy called today and requested one final piece of info (window header detail for the plans) and said otherwise we're good to go.

Given that, one quick question for you. From our previous meeting I understand that with permit approval we can take down/remove the entire porch/roof... removing it from the footprint, i.e. we don't need to leave any part of existing structure remaining as we build the addition, correct?

Given the sensitivity of the area...just want to triple check (not that I haven't taken dated photos, etc. etc....never can tell). I plan for you and I to be respectfully at home this winter, not sitting in "zoning court".

Thanks again Marge,

Tom Repeta
 75 Watson St
 Portland, ME 04103
 207-780-9606
 harbor@maine.rr.com

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.

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.

AA Footing/Building Location Inspection: Prior to pouring concrete

AA 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.

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

Signature of applicant/designee
Thomas M. Westley
Signature of Inspections Official
Thomas M. Westley

Date
10/7/03
Date
10/7/03

CBL: 431-C-13 Building Permit #: 03-1123



CITY OF PORTLAND, MAINE
Department of Building Inspections

Sept 12 20 03

Received from

Frances Ruppia

Location of Work

123 Main St

Cost of Construction \$ _____

Permit Fee \$ 183.00

Building (IL) Plumbing (15) Electrical (12) Site Plan (10)

Other _____

CBL: 481 C-013

Check #: 903 Total Collected \$ 183.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Received from

2000 International, Inc. Apr. 15 2003

Location of Work

144 State

Cost of Construction \$ _____

Permit Fee \$ 74.00

Building (1L) Plumbing (1S) Electrical (1Z) Site Plan (U2)

Other _____

CBL: 045 (006)

Check #: 366729

Total Collected \$ 74.00

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WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

[Handwritten signature]