

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060865
JUL 28 2006
CITY OF PORTLAND

This is to certify that COLE DEBORAH /jack Ives
has permission to Relocate existing porch and construct addition which relocate existing stairs.
AT 71 WALNUT ST 012 H019001

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.
48 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

Thomas M. Moulton 7/26/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 06-0845  
 Issue Date: **PERMIT ISSUED**  
 H019001

<b>Location of Construction:</b> 71 WALNUT ST	<b>Owner Name:</b> COLE DEBORAH	<b>Owner Address:</b> 71 WALNUT ST	<b>Phone:</b> JUL 20 2006
<b>Business Name:</b>	<b>Contractor Name:</b> jack Ives	<b>Contractor Address:</b> Portland	<b>Phone:</b> 207 773 29570
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> RL
<b>Past Use:</b> Two Family	<b>Proposed USE:</b> Two Family Relocate existing porch and construct addition to kitchen relocate existing stairs.  <i>legal use: 2 dwelling units</i>	<b>Permit Fee:</b> \$75.00	<b>Cost of Work:</b> \$6,000.00
<b>Proposed Project Description:</b> Relocate existing porch and Construct addition to kitchen relocate existing stairs.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: 5B <i>JRC 2003</i>
		<b>Signature:</b>	<b>Signature:</b> <i>Dr 7/26/06</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		<b>Signature:</b> <b>Date:</b>	

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 06/07/2006	<b>Zoning Approval</b>		
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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> <i>Ok w/conditions</i> Date: 6/28/06 <i>ASM</i>	<b>Zoning Appeal</b> <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 late:	<b>Historic Preservation</b> <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 <i>ASM</i> late:	<i>Kitchen addition on existing footprint.</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



# 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.

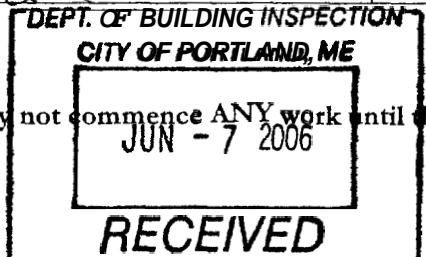
Total Square Footage of Proposed Structure <b>63 SF</b>		Square Footage of Lot <b>3020 SF</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>12</b> Block# <b>H</b> Lot# <b>19</b>		Owner: <b>Deborah &amp; IC</b>	Telephone: <b>H772-9570</b> <b>W871-1234 x 04</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <b>6,000.00</b>	Fee: \$ <b>75.00</b>
		C of O Fees: \$ <del>75.00</del>	
Current Specific use: <b>RESIDENCE - Two STRIKE FAMILY pr owner 6/27/06</b>			
If vacant, what was the previous use? _____			
Proposed Specific use: <b>SAME</b>			
Project description: <b>RELOCATE EXISTING PORCH . CONSTRUCT ADDITION TO KITCHEN</b> <b>RELOCATE EXISTING EXTERIOR STAIRS</b>			
Contractor's name, address & telephone: <b>Jack Ivers So. Portland 233-3850</b>			
Who should we contact when the permit is ready:		<b>Deborah Cole</b>	
Mailing address:		Phone: <b>772-9570</b>	

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: *Deborah Cole* Date: **6.7.06**



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

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

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

<b>Permit No:</b> 06-0865	<b>Date Applied For:</b> 06/07/2006	<b>CBL:</b> 012 H019001
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<b>Location of Construction:</b> 71 WALNUT ST	<b>Owner Name:</b> COLE DEBORAH	<b>Owner Address:</b> 71 WALNUT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> jack Ives	<b>Contractor Address:</b> Portland	<b>Phone</b> (207) 772-9570
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family Relocate existing porch and construct addition to kitchen relocate existintg stairs.	<b>Proposed Project Description:</b> Relocate existing porch and construct addition to kitchen relocate existing stairs.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/28/2006

**Note:** Permit # 931083 to change the use from two to one family was withdrawn when the owner decided to not go through with her plans. According to the owner the second floor kitchen still exists and so it is still legally a two family building. **Ok to Issue:**

The kitchen addition is on the existing footprint and therefore it is not making the structure more legally nonconforming. The new deck and steps meet the zoning requirements.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 07/26/2006

**Note:** **Ok to Issue:**

- 1) Existing stairs approved to be re-used per IBC 3403.4
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, or heating.

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	012 H019001
<b>Location</b>	71 WALNUT ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	COLE DEBORAH 71 WALNUT ST PORTLAND ME 04101
<b>Book/Page</b>	
<b>Legal</b>	12-H-19 WALNUT ST 71-73 3052 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$58,510	\$101,620	\$160,130

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

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$91,400	\$122,600	\$214,000

\* 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**

<b>Year Built</b> 1900	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1867	<b>Total Acres</b> 0.07		
<b>Bedrooms</b> 6	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 12	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

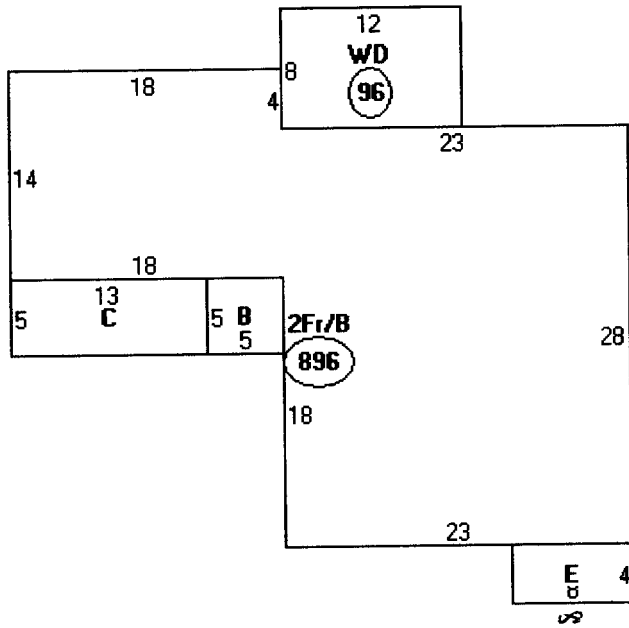
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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Click [here](#) to view **Tax** Roll Information.





Descriptor/Area

A: 2Fr/B  
896 sqft

B: 3Fr/B  
25 sqft

C: WD  
65 sqft

D: WD  
96 sqft

E: WD  
32 sqft

= 986

23.2 4x5.8  
12 4x3  
40 8x5  
12 4x3

*new porch on front*  
*new porch*

1073.2

1169.2