

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 080377

Please Read Application And Notes, If Any, Attached

This is to certify that OLSEN SCOTT D & TANYA MARKOWICZ ITS/property owner  
has permission to Move stairs & bulkhead to create additional space outside  
AT 51 ROMASCO LN 013 J006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is placed or closed-in. FOUR NOTICE IS REQUIRED.

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

**PERMIT ISSUED**  
**MAY - 5 2008**  
**CITY OF PORTLAND**

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

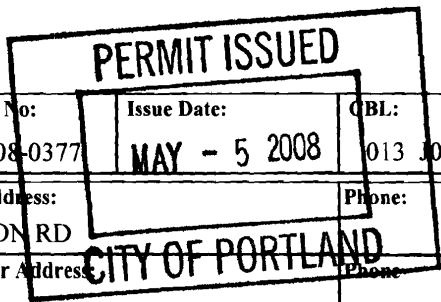
*[Signature]* 5/9/08  
Director - Building & Inspection Services

**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: 08-0377	Issue Date: <b>MAY - 5 2008</b>	CBL: 013 006001
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Location of Construction: 51 ROMASCO LN	Owner Name: OLSEN SCOTT D & TANYA MA	Owner Address: 10 MOON RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Move <sup>front</sup> stairs & bulkhead to create additional space outside	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 1
Proposed Project Description: Move stairs & bulkhead to create additional space outside		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>Signature: [Signature]</i>	INSPECTION: Use Group: R-3 Type: SB <i>Signature: [Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/18/2008	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>relocated bulkhead ok under section 14-425.</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok w/conditions</i></p> <p>Date: 5/2/08 <i>APM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>APM</i></p> <p>Date: _____</p>
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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



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

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

Permit No: 08-0377	Date Applied For: 04/18/2008	CBL: 013 J006001
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Location of Construction: 51 ROMASCO LN	Owner Name: OLSEN SCOTT D & TANYA MA	Owner Address: 10 MOON RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Move stairs & bulkhead to create additional space outside	Proposed Project Description: Move stairs & bulkhead to create additional space outside
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/02/2008

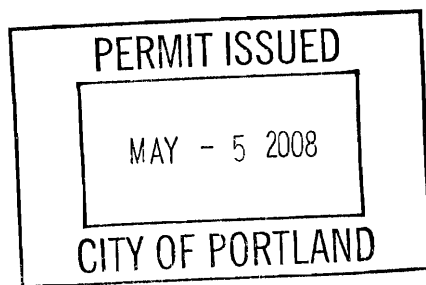
**Note:** Relocation of bulkhead is OK under section 14-425. It only extends out 5' from the building and the footprint is 23.08 sf      **Ok to Issue:**

- 1) This permit is being issued with the condition that the relocated bulkhead will be no higher than 24" from grade at it's highest point.
- 2) This permit is being issued with the condition that the stairs for the front entry are being moved from the right side to the left side and that the size of the footprint will not change and the stairs will go no closer to the front property line.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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 with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/09/2008

**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 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: <u>51 POMASCO LN PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>AN ADDITIONAL 8 SQ FT FOR THE BULKHEAD</u>	Square Footage of Lot <u>1393.92</u>	
Tax Assessor's Chart, Block & Lot	Owner:	Telephone:
Chart# Book    Block# pg.    Lot# <u>21239        027        13-5-6</u>	<u>SCOTT OLSEN / TANYA MARKOWICZ</u>	<u>207 329-8747</u>
Lessee/Buyer's Name (if Applicable) <u>DENISE OWENS</u>	Applicant name, address & telephone: <u>10 MOON RD. GORHAM ME 04039</u>	Cost Of Work: \$ <u>3,500</u> Fee: \$
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>TO MOVE STAIRS AND BULKHEAD TO ALLOW FOR MORE SPACE</u>		
Project description: <u>ON SIDE OF HOUSE</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>SCOTT OLSEN</u>		
Mailing address: <u>SAME AS ABOVE</u>		
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. <b>PHONE: 207-329-8747</b>		

APR 18 2008

APR 20 2008

**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: <u>[Signature]</u>	Date: <u>4.16.08</u>
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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 4<sup>th</sup> floor of City Hall**

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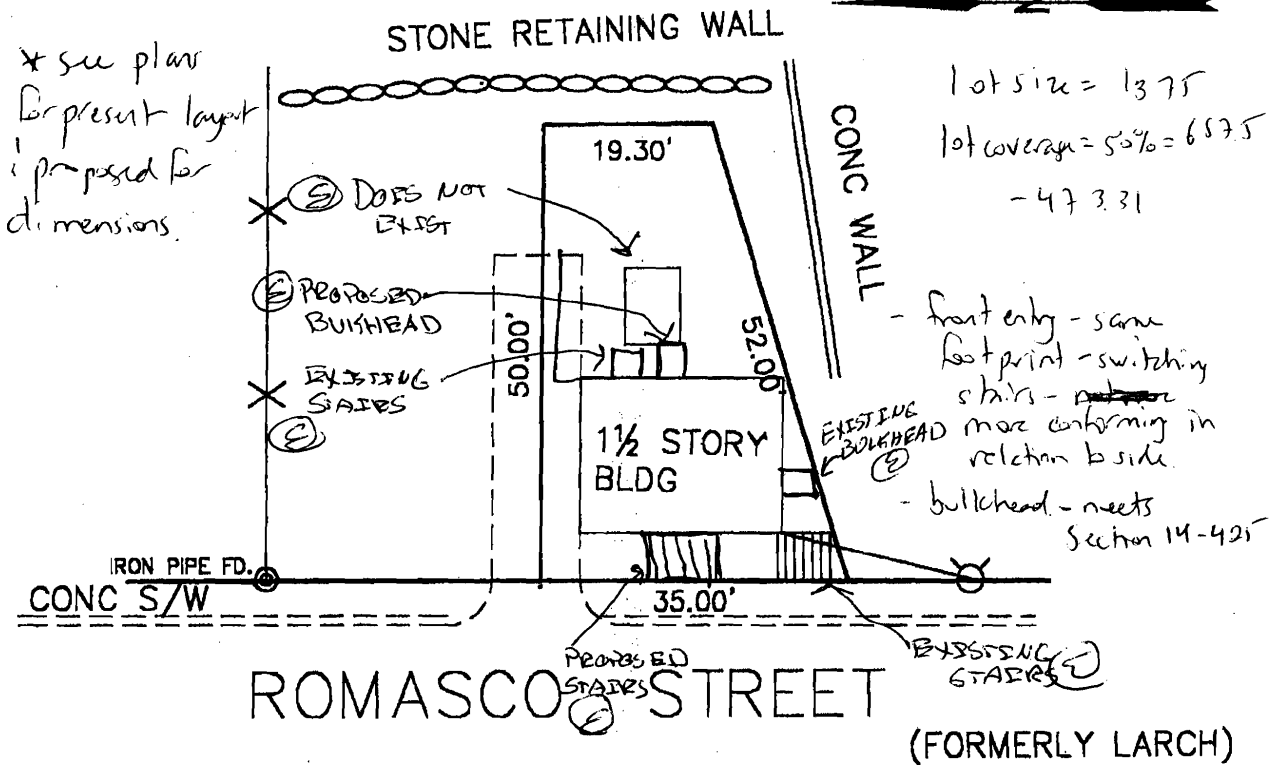
Borrower: L.K. INVESTMENT  
 Location: 51-53 ROMASCO STREET  
 County: PORTLAND, MAINE  
 Tax Map: CUMBERLAND  
 #13 - J - 6  
 Source Deed: BOOK 8202, PAGE 557

RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

Zone: R-6 RESIDENTIAL ZONE  
 Year Built: 1874 +-

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE C of the Flood Insurance Rate Map, Community Panel No. 230051 14-B effective date of JULY 17, 1986. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

DISTANCES SHOWN FROM SOURCE DEED.

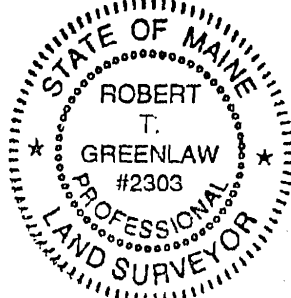


THIS IS NOT A STANDARD BOUNDARY SURVEY

**CERTIFICATION:** Back Bay Boundary, Inc. hereby certifies to: GORHAM SAVINGS BANK, his successors and assign as their interests may appear and Lawyers Title Insurance Corp. that based upon the inspection made and with reasonable certainty that:

1. This plan was produced from an inspection of the site.
2. There WERE NO apparent violations of municipal ordinances regarding building setbacks at the time of construction. Buildings shown hereon were built prior to the adoption of local zoning ordinances.

*Handwritten signature of Robert T. Greenlaw*



Robert T. Greenlaw, PLS  
 Registration #2303  
 State of Maine

DECEMBER 16, 2002

**Mortgage Loan Inspection**

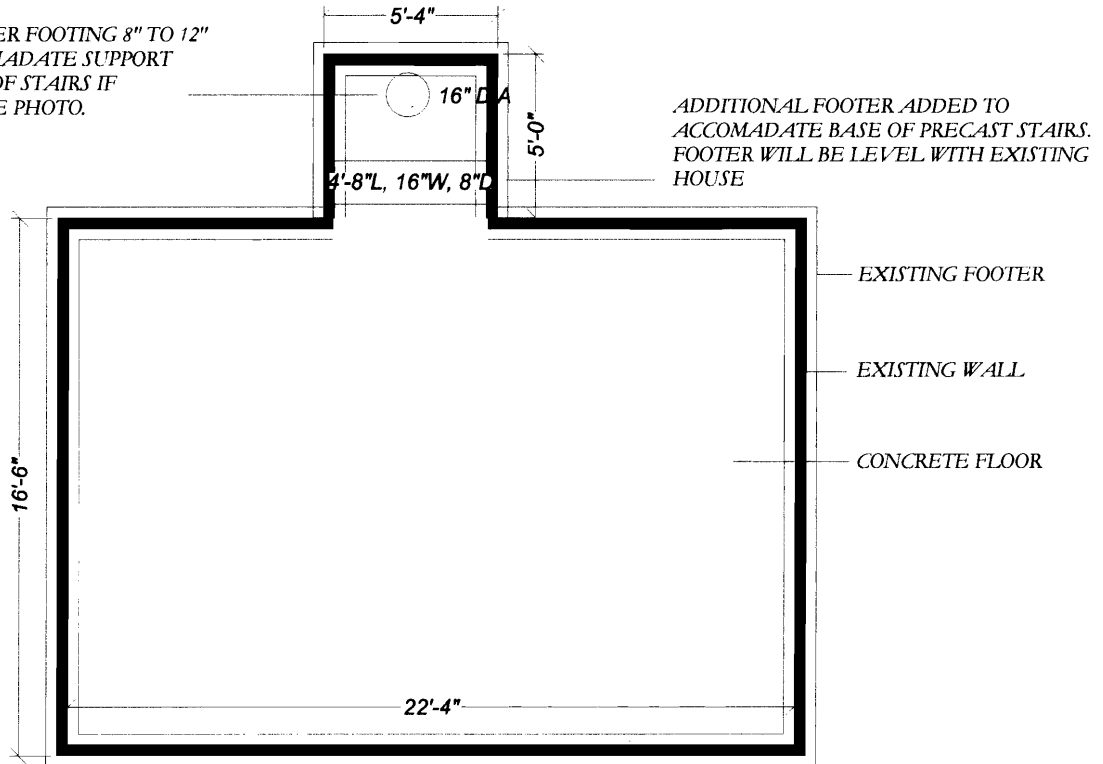
Prepared by:  
 Back Bay Boundary, Inc  
 65 Newbury Street  
 Portland, ME. 04101  
 Site: 51-53 Romasco Street  
 Portland, Maine

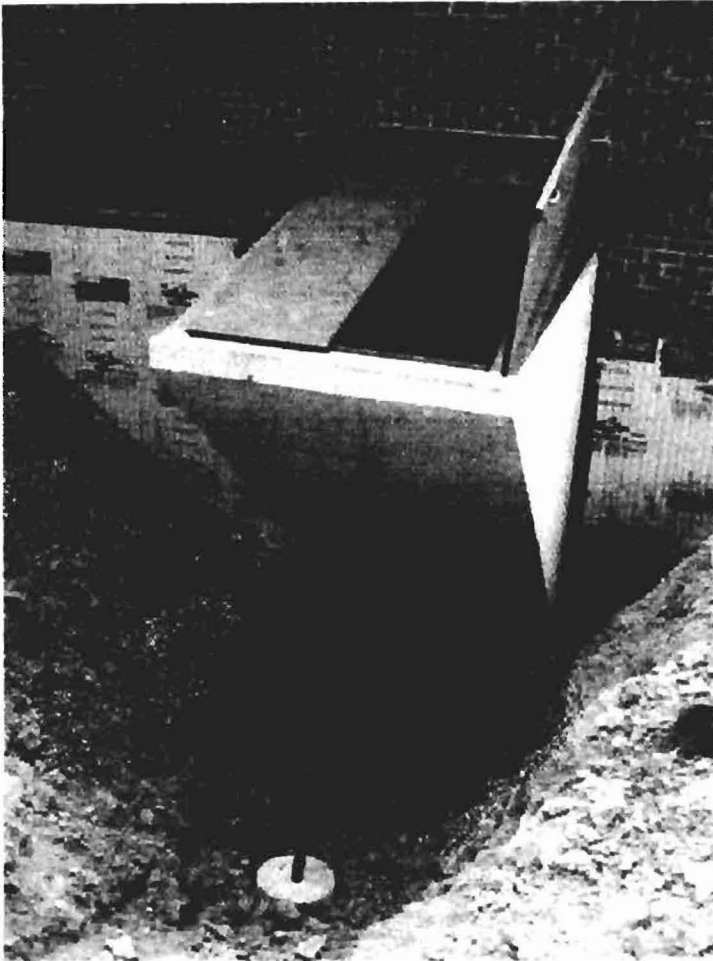
Scale: 1" = 20'	Date: 12/16/02	LT # 13-J-6
Drawn: DMD	Checked: GAS	Job# 2002146

NOTES:

- 1) ALL NEW WALLS WILL BE SEALED TO MAKE THEM WEATHERTIGHT.
- 2) PRECAST STAIRS WILL BE BOLTED TO EXISTING FOUNDATION WALLS.

ADDITIONAL PIER FOOTING 8" TO 12" DEEP TO ACCOMADATE SUPPORT POLE ON BACK OF STAIRS IF NECESSARY. SEE PHOTO.

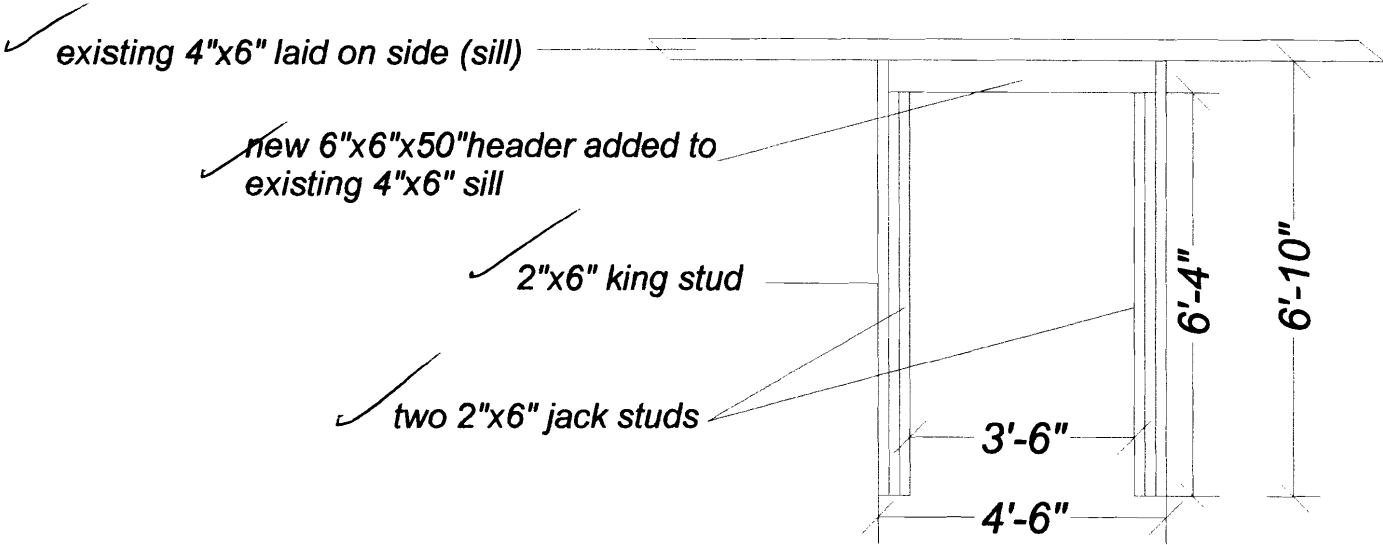




Pre fab  
bulkhead -  
w/ Bilco Stairs

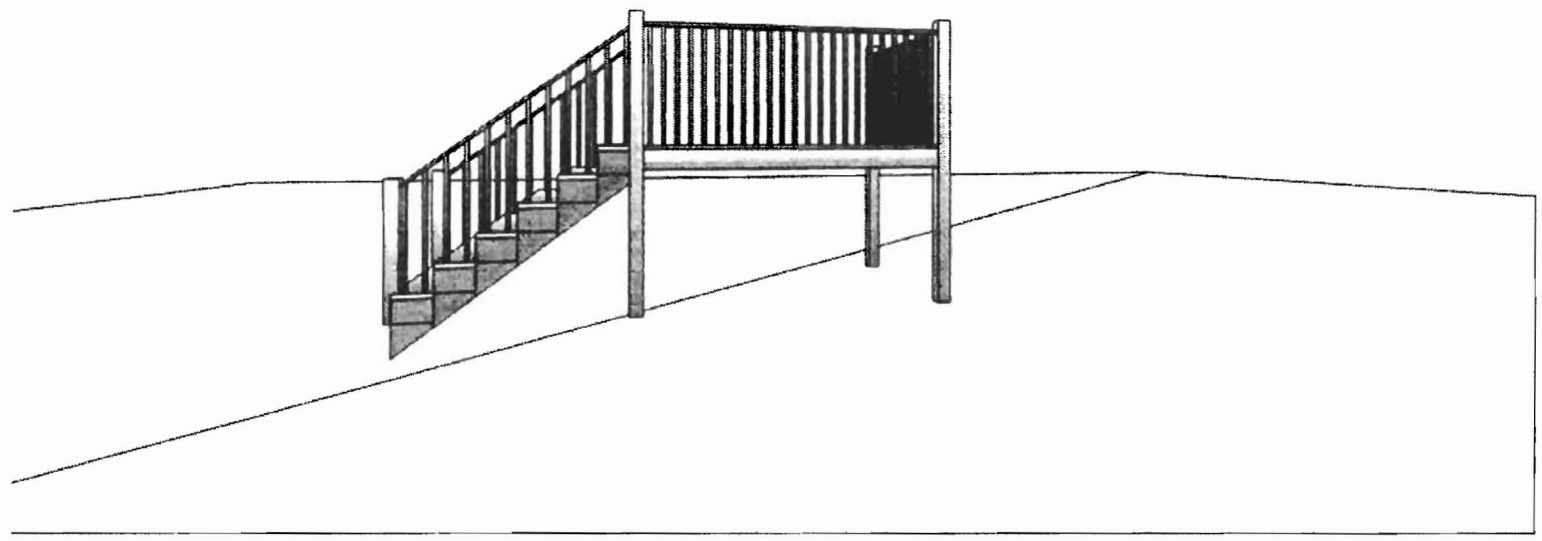


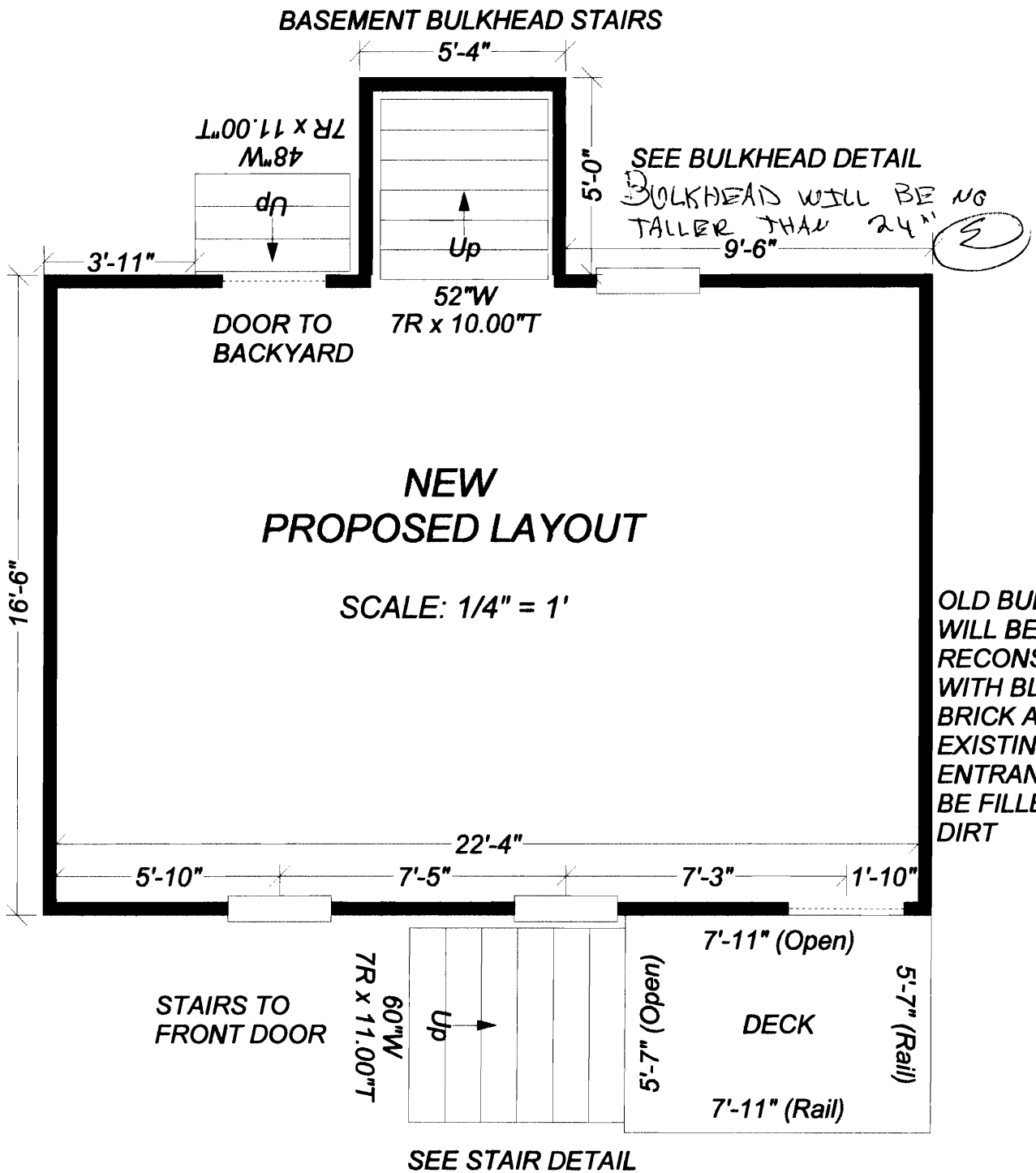
# FRAMING FOR NEW OPENING IN BASEMENT FOR BULKHEAD



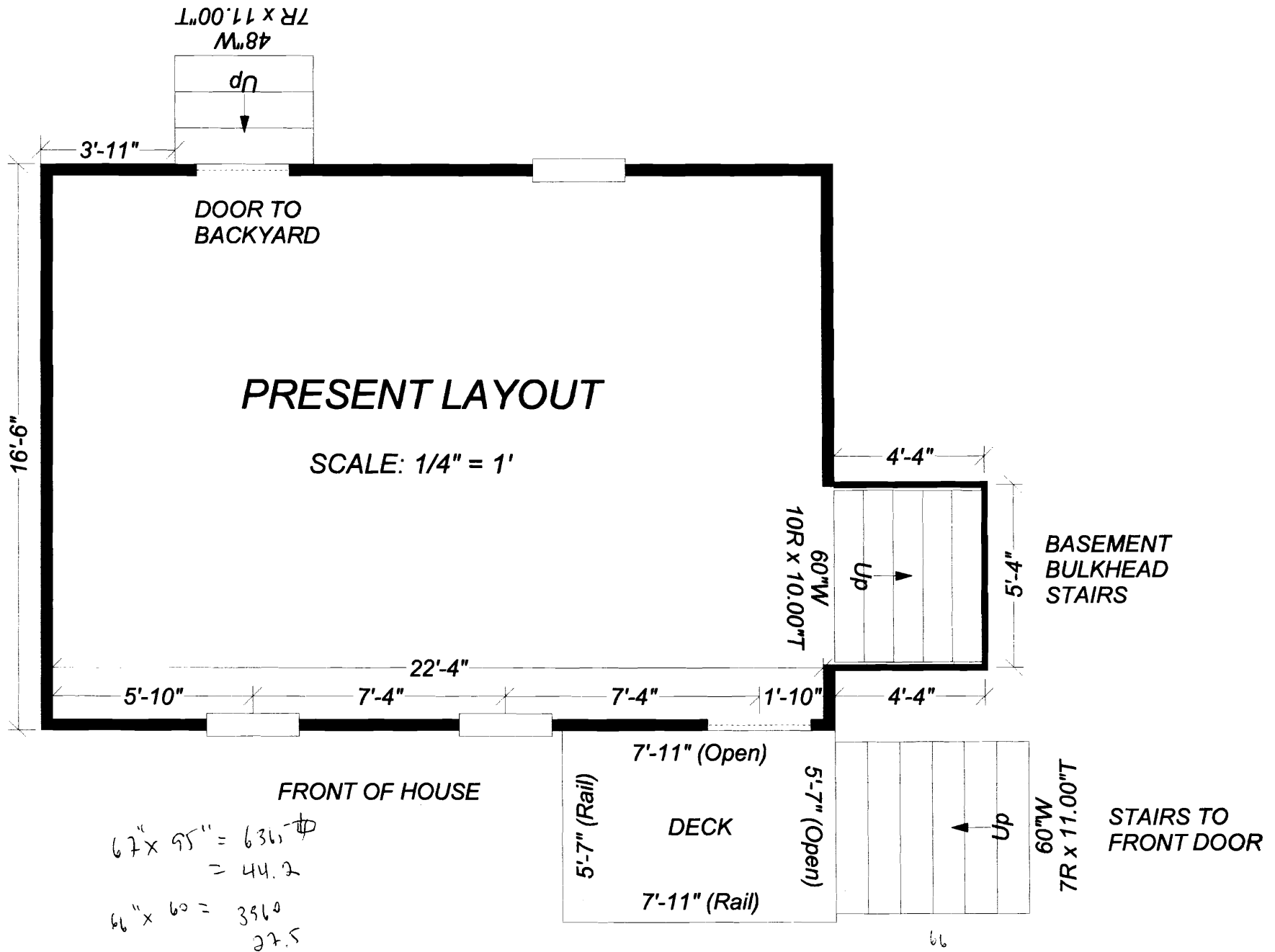
RISE=7.5" ✓  
TREAD=11" ✓  
HANDRAIL HEIGHT=36" ✓  
STAIRCASE HEIGHT=57" ✓  
SPACING BETWEEN BALLISTERS=4" ✓

STAIR TREADS WILL BE 2"X11"X5' ✓  
PRESSURE TREATED LUMBER  
3 STRINGERS ✓  
DECK ALREADY EXISTS





$16.5 \times 22.33 = 368.45$   
 front stairs = 71.78  
 bulkhead  $5.33 \times 4.33 = 23.08$   
 rear h.o.  $48 \times 33 = 10.08$   
 (145)  $\phi$  473.31



**RISE=9.5"**

**TREAD=10"**

**STAIRCASE HEIGHT=67"**

**STAIR TREADS WILL BE 2"X10"X52"  
PRESSURE TREATED LUMBER**

**STAIRS FOR NEW BASEMENT BULKHEAD**

