

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that SPAR INC

Located At 18 MELBOURNE ST

Job ID: 2011-04-816-ALTCOMM

CBL: 014 - - G - 014 - 001 - - - -

has permission to Construct new 1st & 2nd floor decks, no stairs
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be


Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-816-ALTCOMM	Date Applied: 4/15/2011	CBL: 014 - - G - 014 & 001	
Location of Construction: 18 MELBOURNE ST	Owner Name: SPAR INC	Owner Address: 104 GRANT ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Nathan Hawkes Carpentry	Contractor Address: 105 Spring St, Westbrook, ME 04092	Phone: 939-2905
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone R-6:
Past Use: Legal Seven Residential Units	Proposed Use: Same: Seven Residential Units - To add first and 2 nd floor decks on side adjacent to the parking lot	Cost of Work: \$8,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: SB JBL 2009 Signature: Jim B
Proposed Project Description: 18 Melbourne St.- To add 1 st & 2 nd floor deck		Signature: <i>Bjankoff</i> (58)	5/11/11
Proposed Project Description: 18 Melbourne St.- To add 1 st & 2 nd floor deck	Pedestrian Activities District (P.A.D.)		

Permit Taken By: Gayle	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ad with</i> <i>Conditioning</i>	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 Dist 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>[Signature]</i>
	CERTIFICATION 4/15/11		

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	PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-816-ALTCOMM

Located At: 18 MELBOURNE

CBL: 014 - - G - 014 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There shall be no interconnecting stairway from the second floor deck to the ground. Such stairways are not permitted.
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 seven unit residential building. Any change of use shall require a separate permit application for review and approval.
5. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Fastener schedule per the IRC 2009, and lateral connection to be confirmed and inspected.
3. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/Setbacks
2. Framing only
3. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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.

multi UNITS 5-10 Cam

Location/Address of Construction: <u>18 Melbourne St.</u>			Number of Stories: <u>2</u>	
Total Square Footage of Proposed Structure/Area: <u>8x12' + 8x16' = 224 sq ft</u>		Square Footage of Lot: <u>3340 sq ft</u>		Number of Stories: <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>G</u> Lot# <u>014001</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Port Property Management</u> Address <u>104 Grant St.</u> City, State & Zip <u>Portland, Me. 04101</u>		Telephone: <u>761-0832</u>
Lessee/DBA (If Applicable) <u>RECEIVED</u> APR 15 2011 Dept. of Building Inspections City of Portland Maine		Owner (if different from Applicant) Name <u>Port Property Management</u> Address <u>same as above</u> City, State & Zip _____		Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>100.00</u>
Current legal use (i.e. single family) <u>Apartment</u>		Number of Residential Units <u>7</u>		
If vacant, what was the previous use? <u>N/A</u>				
Proposed Specific use: <u>1st + 2nd floor decks</u>				
Is property part of a subdivision? <u>No</u> If yes, please name _____				
Project description: <u>Construction of 1st + 2nd fl. decks to parking lot side (East)</u>				
Contractor's name: <u>Nathan Hawkes Carpentry</u>				
Address: <u>105 Spring St.</u>				
City, State & Zip: <u>Westbrook, Me. 04092</u>			Telephone: <u>939-2905</u>	
Who should we contact when the permit is ready: <u>Nathan Hawkes</u>			Telephone: <u>939-2905</u>	
Mailing address: <u>Same as above</u>				

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 4/15/11

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

Job Summary Report
Job ID: 2011-04-816-ALTCOMM

Report generated on Apr 15, 2011 11:00:24 AM

Page 1

Job Type:	Adds/Alter Commercial	Job Description:	18 Melbourne St.	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1152	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	8,000	Square Footage:			
Related Parties:		INC SPAR		<i>Property Owner</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Recelpt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 1942

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M61190	014 G 014 001		M				-70.248154	43.66958

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				18 MELBOURNE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
FIVE TO TEN FAMILY		NOT APPLICABLE					DISTRICT 1	EAST END

Structure Details

Structure: Multi Family

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Muti-Family 5+ Building	0			18 MELBOURNE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

Permit #: 20112797

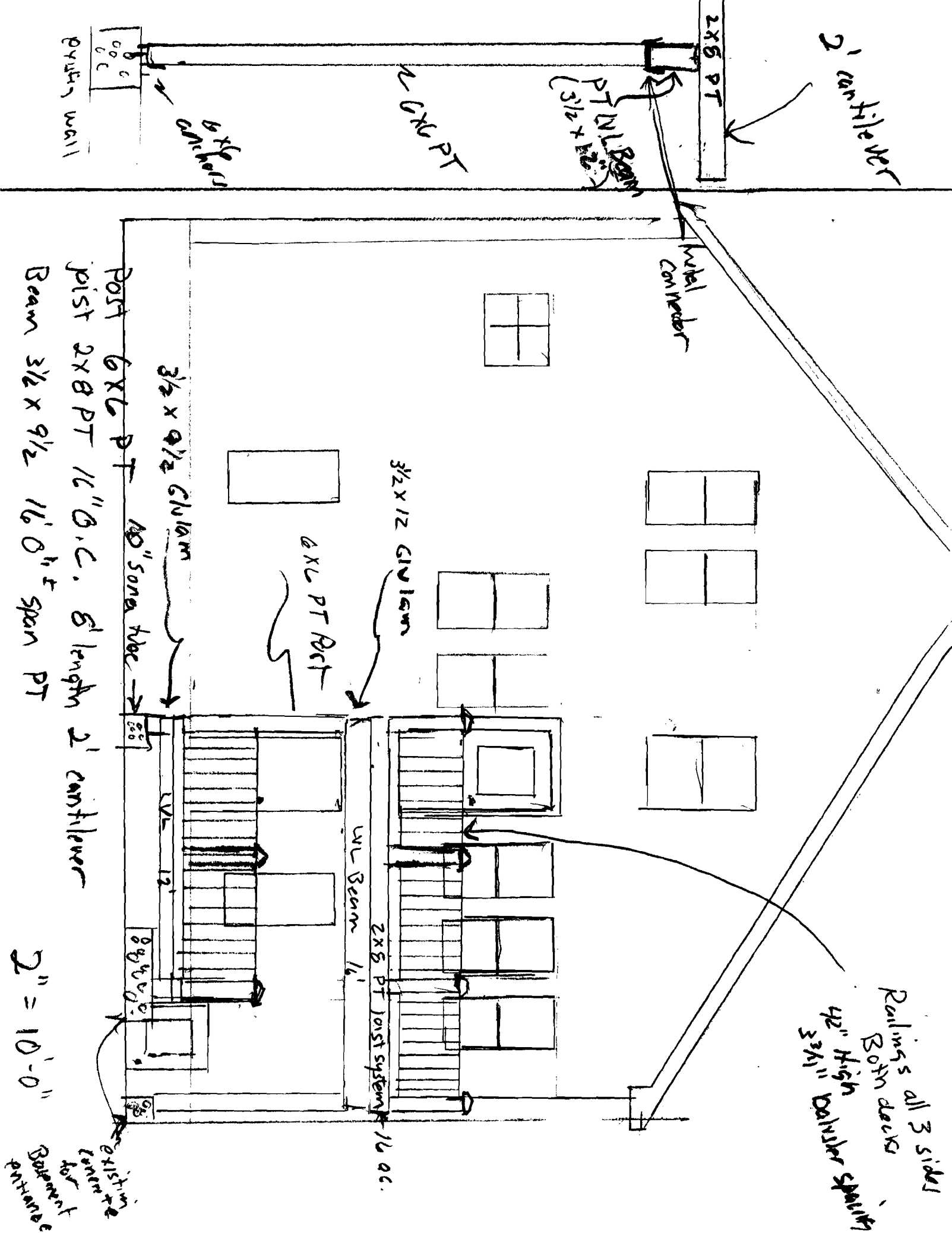
Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
1942	Multi Family	Initialized	new 1st & 2nd floor decks			

Inspection Details

66

Q
 1982 Col 60 on floor
 → DU

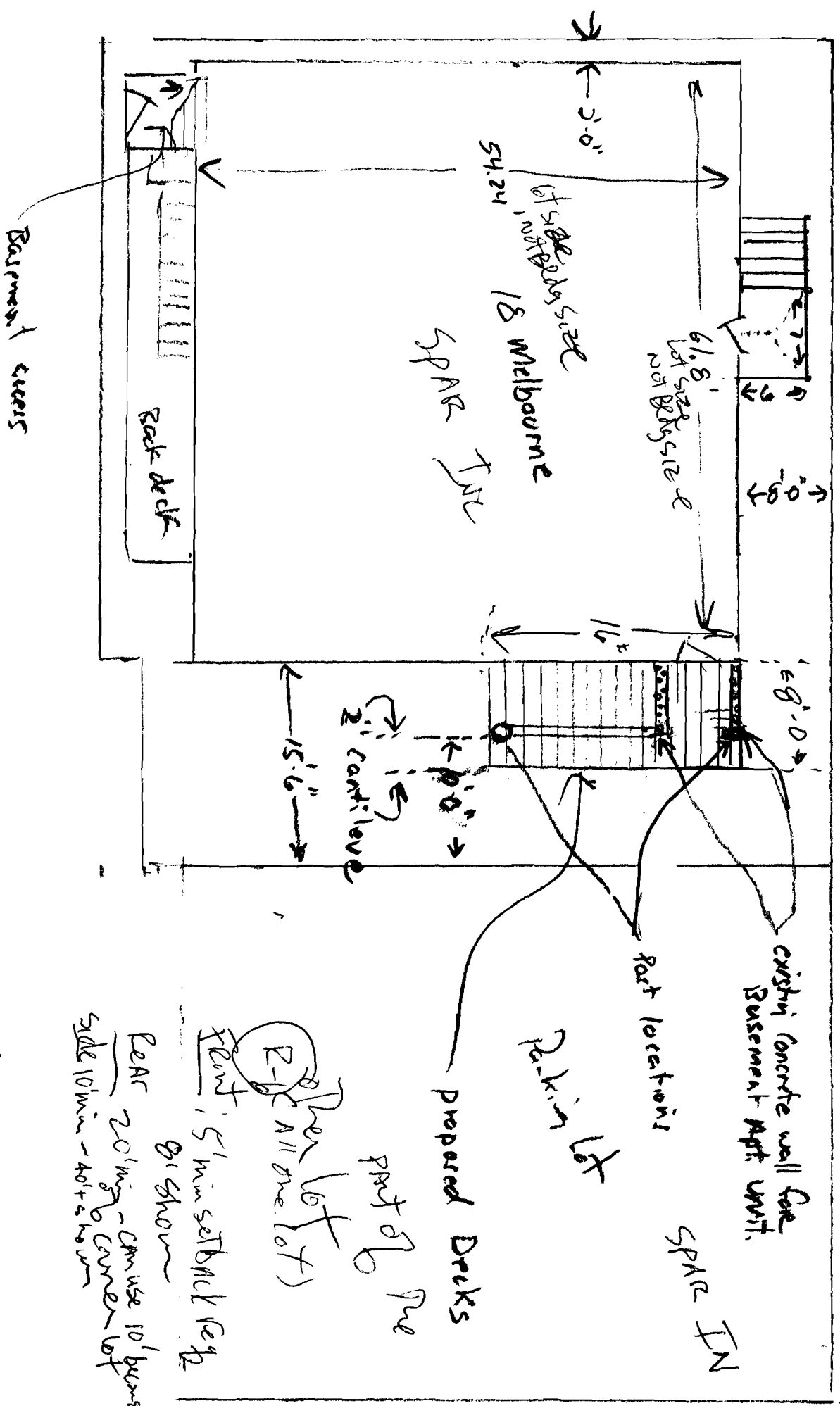


EMERSON ST

Front Melbourne St.

sidewalk

← Averaging front setback
5' min front setback
→ 10' or
feet



(P) Per lot
 (P) All one lot
 Front 5' min setback req
 8' shown
 Rear 20' min - can use 10' because
 side 10' min - 40' + 20' min

Prepared Decks

Parking lot

Rack location

existing concrete wall for
Basement Apt unit.

SPARC IN

Basement creeps

Rack deck

SPARC TRU

61.8' lot size
not Bldg size
18 Melbourne

6' x 8' lot size
not Bldg size

15'-6" 2' cantilever

8'-0"

15'

3'-0"

Scale
1" = 10'-0"

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 014 G014001
Land Use Type FIVE TO TEN FAMILY
Property Location 18 MELBOURNE ST
Owner Information SPAR INC
 104 GRANT ST
 PORTLAND ME 04101
Book and Page 15315/349
Legal Description 14-G-14
 MELBOURNE ST 16-18
 EMERSON ST 65-67
 3052 SF
Acres 0.07

Current Assessed Valuation:

TAX ACCT NO. 1942 **OWNER OF RECORD AS OF APRIL 2010**
 SPAR INC
LAND VALUE \$92,500.00 104 GRANT ST
BUILDING VALUE \$251,200.00 PORTLAND ME 04101
NET TAXABLE - REAL ESTATE \$343,700.00
TAX AMOUNT \$6,159.10

- [browse city services a-z](#)
- [browse facts and links a-z](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1
Year Built 1920
Style/Structure Type APARTMENT - GARDEN
Units 7
Square Feet 4950
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Card 1
Levels B1/B1
Size 660
Use UNFINISHED RES BSMT
Height 8
Heating NONE
A/C NONE

Card 1
Levels B1/B1
Size 660
Use APARTMENT
Height 8
Heating ELECTRIC
A/C NONE

Card 1
Levels 01/01
Size 1320
Use APARTMENT
Height 9
Walls FRAME
Heating ELECTRIC
A/C NONE

Card 1
Levels 02/02
Size 1320
Use APARTMENT
Height 9
Walls FRAME
Heating ELECTRIC