

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 090556

This is to certify that JALBERT PATRICIA M & PELLIS JAMES S/Flynn-Zach
has permission to Rebuild existing porches under existing roof line block, doorway add 4' x 4' porch & new doorway to back of ho
AT 29 MELBOURNE ST C015 C020001

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 lath or other work is used-in. 2

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

HOME NOTICE IS REQUIRED.
PERMIT ISSUED

JUN 23 2009
CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

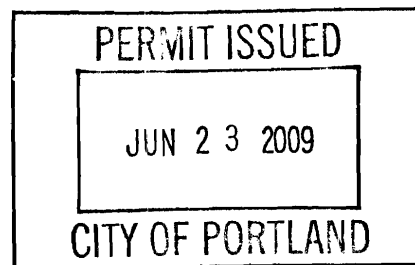
Thomas H. Markley 6/22/09
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0556		Issue Date:		CBL: 015 C020001	
Location of Construction: 29 MELBOURNE ST		Owner Name: JALBERT PATRICIA M & PHYLL		Owner Address: 312 STATE ST	
Business Name:		Contractor Name: Flynn-Z Construction		Phone:	
Lessee/Buyer's Name		Phone:		Contractor Address: P O Box 2353 Scarborough	
Past Use: 2 Family residential		Proposed Use: Rebuild existing porches under existing roof line block 1, doorway, add 4' x4' porch & new doorway to back of house		Phone: 2078330306	
Legal use - 2.dv.		Permit Type: Additions - Duplex		Zone: R-1	
Proposed Project Description: Rebuild existing porches under existing roof line block 1, doorway add 4' x4' porch & new doorway to back of house		Permit Fee: \$220.00		Cost of Work: \$20,000.00	
		CEO District: 1		INSPECTION: Use Group: R-3 Type: SB	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: Jm 6/22/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Signature:	
Permit Taken By: Ldobson		Date Applied For: 06/04/2009		Zoning Approval	

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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/12/09 Jm	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: Jm
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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: 09-0556		Date Applied For: 06/04/2009	CBL: 015 C020001
Location of Construction: 29 MELBOURNE ST	Owner Name: JALBERT PATRICIA M & PHYLL	Owner Address: 312 STATE ST	Phone:
Business Name:	Contractor Name: Flynn-Z Construction	Contractor Address: P O Box 2353 Scarborough	Phone (207) 833-0306
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	
Proposed Use: Rebuild existing porches under existing roof line (12'6" x 6'5") - block one doorway - add 4' x4' porch, stairs & new doorway to back of house		Proposed Project Description: Rebuild existing porches under existing roof line (12'6" x 6'5") - block one doorway - add 4' x 4' porch, stairs & new doorway to back of house	
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/10/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) This property shall remain a two 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 with Conditions Reviewer: Tom Markley Approval Date: 06/22/2009 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:

6/10/2009-amachado: Received complete plot plan & more details about work.

6/10/2009-amachado: Gave siteplan exemption form to planning.

6/19/2009-gg: received granted sit exemption as of 6/18/09. Filed with permit. /gg

6/9/2009-amachado: Left vcm for Neil, contractor. Need plot plan of whole property, not just partial. Need to fill out site plan exemption form.



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: MELBORNE ST 4x4' Landing and STAIRS TO NEW ENTRANCE BACK OF HOME BLOCKING old ENTRANCE

PROJECT ADDRESS: 27 melborne ST (27-21)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

SEE PLANS - add 4x4 landing + 4 steps 4'x4" as second entry to rear of 2 family.

CHART/BLOCK/LOT: 15 C 20

CONTACT INFORMATION:

OWNER/APPLICANT

Name: PATRICIA J Albert

Address: 27 melborne ST
Portland ME

Zip Code: _____

Work #: _____

Home #: 232 7615

Fax #: _____

E-mail: _____

CONSULTANT/AGENT

Name: NEIL CASMENT FOR S.F. FLYNN-2
CONS

Address: BROADVIEW ROAD
SCARBORO ME

Zip Code: _____

Work #: 883 0306

Home #: 939 3350

Fax #: _____

E-mail: _____

City of Portland
Planning Division

JUN 10 2009

JUN 18 2009

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures? NO
- b) Are there any new buildings, additions, or demolitions? YES
- c) Is the footprint increase less than 500 sq. ft.? YES
- d) Are there any new curb cuts, driveways or parking areas? N/A
- e) Are the curbs and sidewalks in sound condition? N/A
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? N/A
- h) Is there an increase in traffic? N/A
- i) Are there any known stormwater problems? NO
- j) Does sufficient property screening exist? YES
- k) Are there adequate utilities? YES

Applicant's Assessment

Y(yes), N(no), N/A

NO

YES

YES

N/A

N/A

N/A

N/A

N/A

NO

YES

YES

Planning Division Use Only

NO

steps + landing

yes

no

yes

yes

no

no

no

yes

yes

Planning Division Use Only

Exemption Granted X

Partial Exemption _____

Exemption Denied _____

Planner's Signature

Barbara Berlydt

Date

June 17, 2009

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

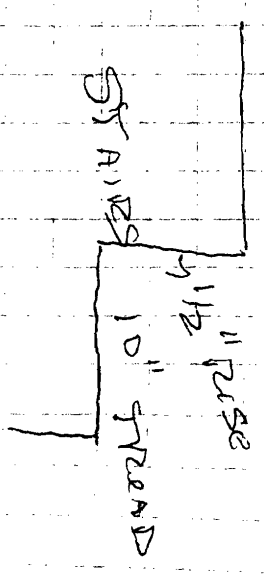
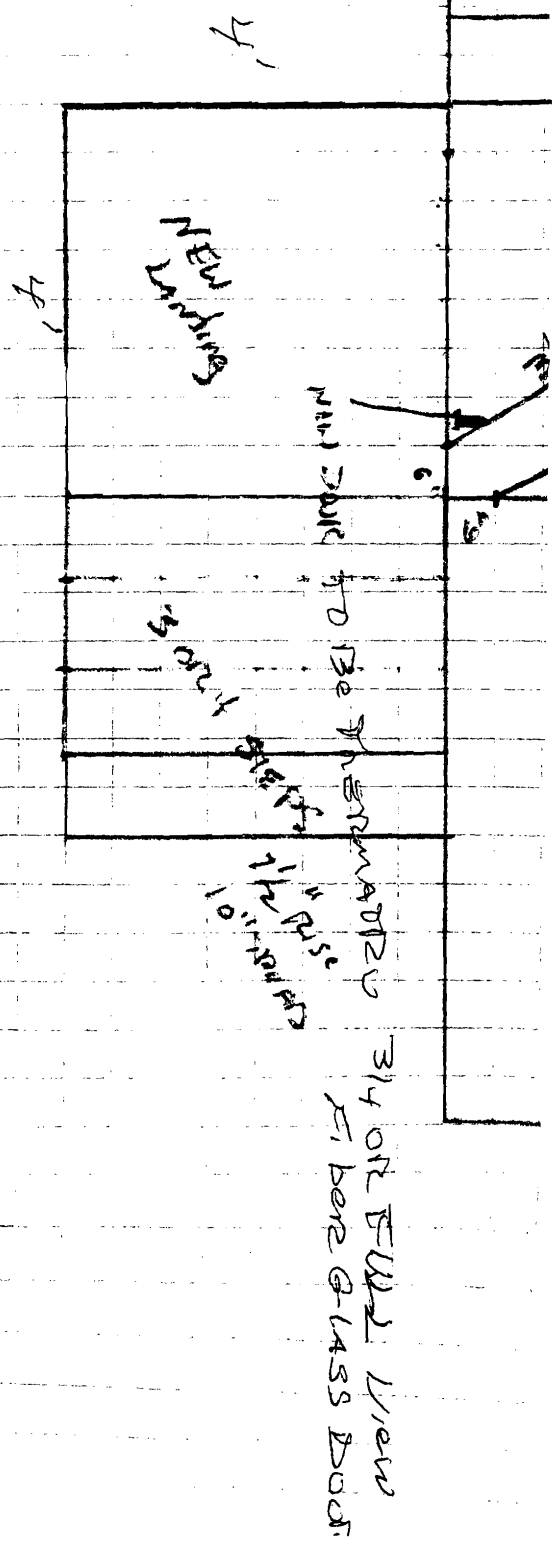
- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

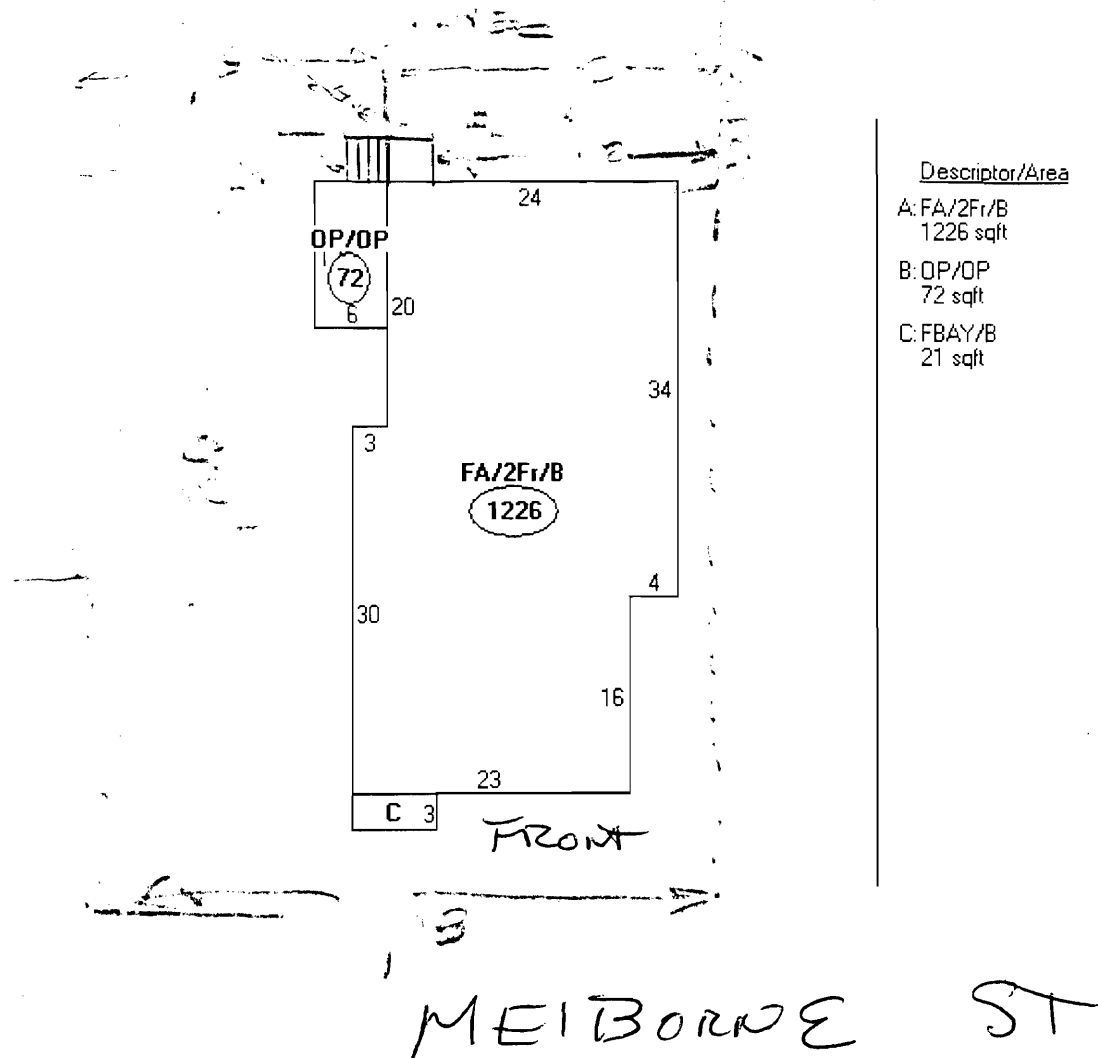
In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



JUN 10 2009



Descriptor/Area

A: FA/2Fr/B
1226 sqft

B: OP/OP
72 sqft

C: FBAY/B
21 sqft

JUN 10 2009



General Building Permit Application

If you or the property owner own 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>25-31 Melborne St</u>		
Total Square Footage of Proposed Structure/Area <u>32 FT² NEW</u>	Square Footage of Lot <u>6880 FT²</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>15</u> Block# <u>C</u> Lot# <u>20</u>	Applicant *must be owner, Lessee or Buyer* Name <u>PATRICIA M JALBERT</u> Address <u>27 melborne st</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>232 7615</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>29000</u> C of O Fee: \$ _____ Total Fee: \$ <u>220</u>
Current legal use (i.e. single family) <u>2 Fam. 14</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Rebuild EXISTING PORCHES UNDER EXISTING ROOFLINE</u> <u>Block 1 DOORWAY AND 4x4 PORCH AND NEW DOORWAY</u> <u>TO BACK OF HOUSE</u>		
Contractor's name: <u>SE FLYNN-Z</u> Address: <u>BROADTURN ROAD</u> City, State & Zip <u>SCARBOROUGH ME</u> <u>04070-2353</u> Telephone: <u>8830306</u> Who should we contact when the permit is ready: <u>NEIL</u> Telephone: <u>9393350</u> Mailing address: <u>P.O. BOX 2353 SCARBOROUGH ME 04070-2353</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.

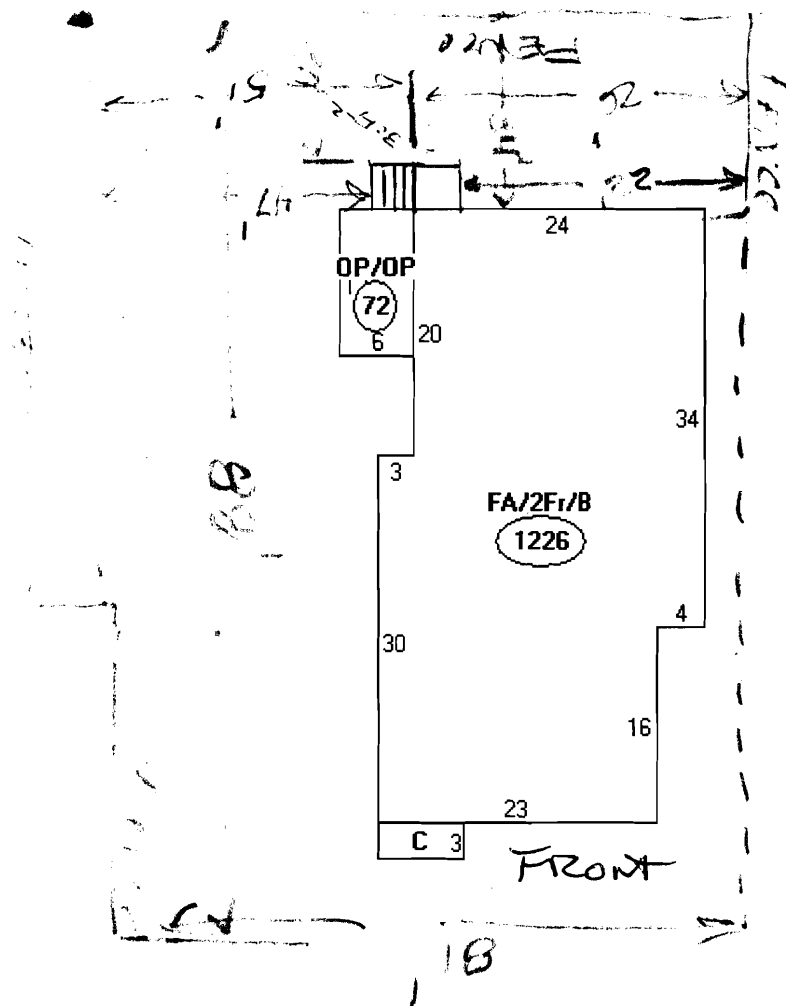
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 provisions of the codes applicable to this permit.

Signature: Neil

Date: 6/4/2009

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



Descriptor/Area

A: FA/2Fr/B
1226 sqft

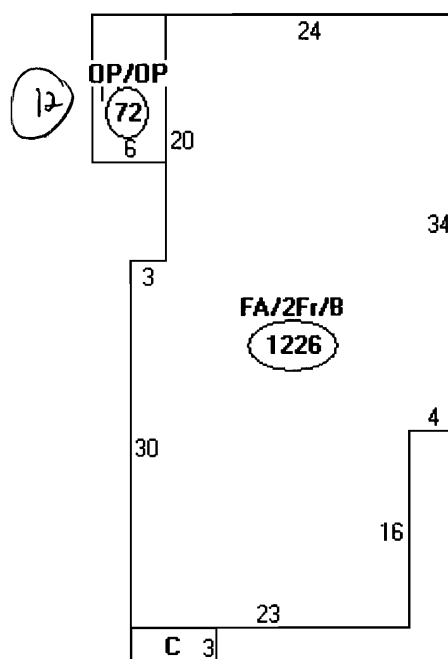
B: OP/OP
72 sqft

C: FBAY/B
21 sqft

lot is 56' deep by 50' wide

MEIBORNE ST

JUN 10 2009

Descriptor/AreaA: FA/2F1/B
1226 sqftB: OP/OP
72 sqftC: FBAY/B
21 sqft

$$= 1319$$

360 garage 18x20

$$1679$$

16 solid 4x4 deck

16.68 4.17x4 steps

$$1711.68 \phi$$

R-6

lot size = 6880

land area per du = 1,000 sf - ok for 2 family

front - 10' or average - NA

rear - 20' min - 30' or more ok.

side - 10' min - 47' or 64' or 22' or 21' or 14'

lot coverage = 50% = 3440 sf -

1711.68 sf ok

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		✓		ELECTRIC	✓
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER			B 1 2 3	NO. OF ROOMS	
BRICK ON TILE		PINE	✓	BSMT.	2ND 6
SOLID BRICK		HARDWOOD	✓	1ST 5	3RD
STONE VENEER		PLASTER	✓	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED	✓	SINGLE FAMILY	✓
Asp. Shingles	✓	METAL CLG.		TWO FAMILY	
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	✓	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	✓	ECONOMIC CLASS	
SLATE TILE		HOT WAT. PIPELESS	✓	OVER BUILT	
METAL		NO HEATING	2nd ✓	UNDER BUILT	
COMPOSITION		GAS BURNER		DT. 5-15-20	AR. 9
ROLL ROOFING		OIL BURNER	57 ✓	LD. 5	PD. 15
INSULATION		STOKER		MS.	CK.

Water Paid
2nd fl. 30/m Rent
1st fl. Owner 40/m
11/16/56-1977-OB equip 1X HK heat ✓

COMPUTATIONS

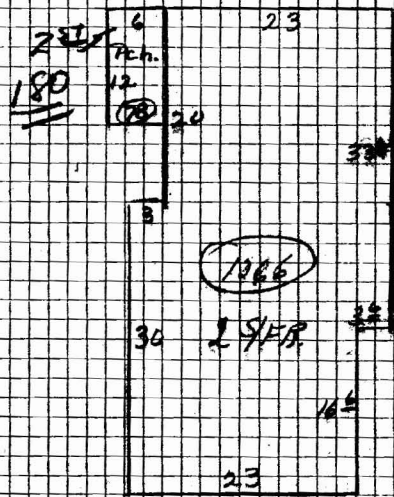
UNIT	1951	1957		
1266 S. F.	8260			
S. F.				
ADDITIONS	+180			
1-1st fl.	+100			
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC Eds	+140			
FINISH				
FIREPLACE				
HEATING				
PLUMBING	+340			
TILING				
M.F.	+830			
TOTAL	9850	10130		
FACT-15	-1240	-1240		
REP. VAL.	8610	8890		

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	T. D.	SOUND VAL.	TAX VAL.
Dwg GAR	A 2 1/2 FR	B	Old		F	8610	50%	4305	10A	3870	2325
	B 2C/FR 18X20	C	13		F	340	30%	240	-P	240	150
	C					8890	50	4450	10C	4010	2475
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951					1951 TOTAL BLDGS.	4110	2475
TAX VAL.						1957 2550		
OLD VAL.	2475							
CHANGE								

INT. at Door by SW



BUILDING PERMIT INSPECTION PROCEDURES

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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Final inspection required at completion of work.

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.

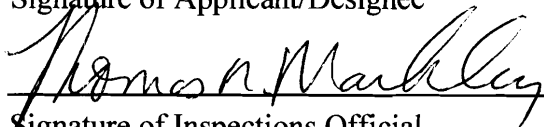
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

6/23/09

Date

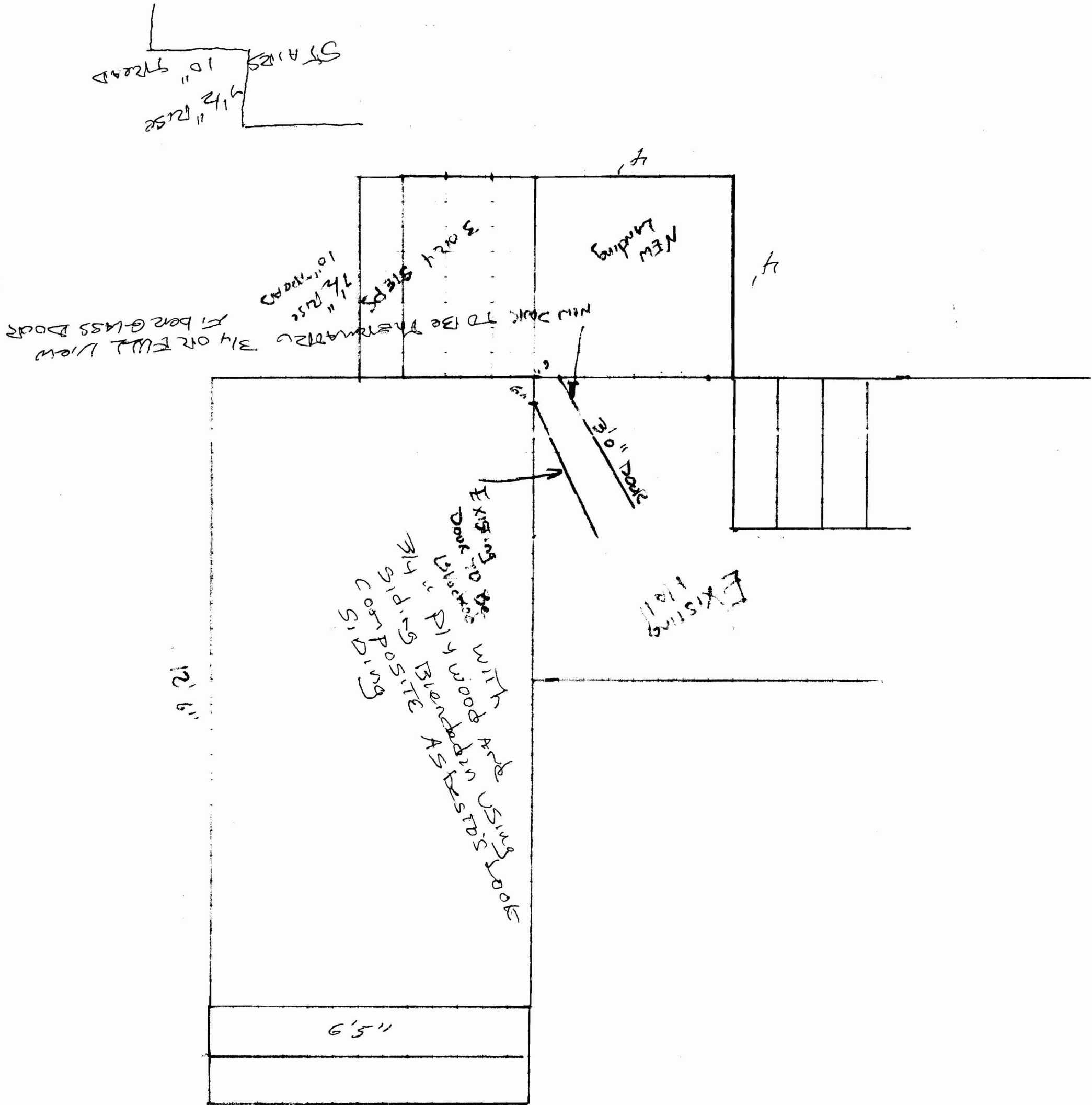


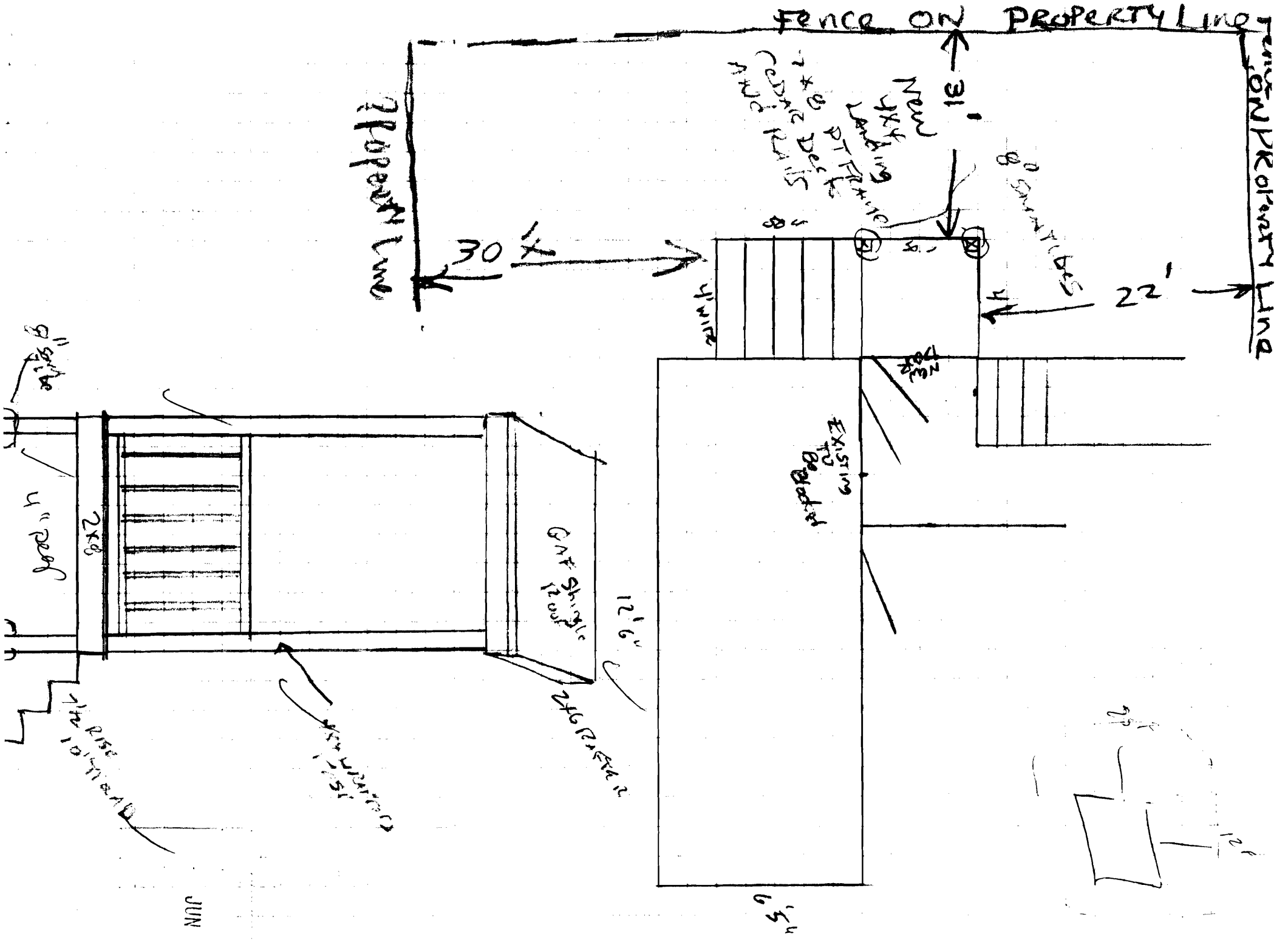
Signature of Inspections Official

6/22/09

Date

JUN 01 1970





JUN 4 2009

