

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 060576

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 12 2006
CITY OF PORTLAND

This is to certify that Monaghan Joel B/Brackett Renovations
has permission to Install a bay window on 2nd floor, above 1st floor bay window
AT 57 Melbourne St 015 F016001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regarding 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 leased or closed-in. 4 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

[Signature]
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: 06-0576	Issue Date:	CBL: 015 F016001
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Location of Construction: 57 Melbourne St	Owner Name: Monaghan Joel B	Owner Address: 57 Melbourne St	Phone: 221-2980
Business Name:	Contractor Name: Brackett Renovations	Contractor Address: 52 Melbourne Portland	Phone: 2072324948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6
Current use: Four Family	Proposed Use: Four Family	Permit Fee: \$75.00	Cost of Work: \$6,000.00
Legal use: four (4) dwellings units		<p style="text-align: center;">PERMIT ISSUED MAY 12 2006 CITY OF PORTLAND</p>	
Proposed Project Description: Install a bay window on 2nd floor, above 1st floor bay window.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type 5B 5/10/06 Signature: <i>[Signature]</i>
		Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gad	Date Applied For: 04/19/2006	Zoning Approval		
<p>1.</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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK per section 14-4316</i> <input type="checkbox"/> Flood Zone <i>can increase 50%</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>5/19/06</i> <i>ABM</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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>ABM</i> Date: _____	

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: 06-0576	Date Applied For: 04/19/2006	CBL: 015 F016001
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Location of Construction: 57 Melbourne St	Owner Name: Monaghan Joel B	Owner Address: 57 Melbourne St	Phone: () 221-2980
Business Name:	Contractor Name: Brackett Renovations	Contractor Address: 52 Melbourne Portland	Phone: (207) 232-4948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Four Family	Proposed Project Description: Install a bay window on 2nd floor, above 1st floor bay window.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/09/2006
Note: Section 14 - 436(a) allows for 50% increase of first floor footprint. First floor footprint is approximately 1487 s.f., so 50% is 743.5 s.f. The increase for the bay window is 14 s.f. or a 2% increase of the 50% **Ok to Issue:**

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

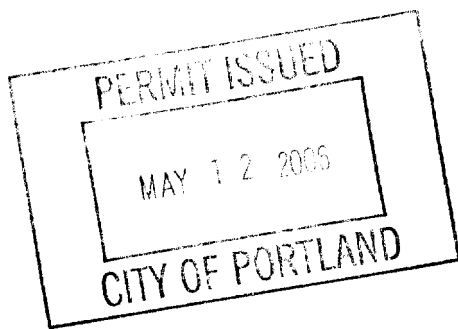
2) This permit is being approved with the understanding that the new bay window will not extend beyond the footprint of the existing bay window.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/10/2006
Note: **Ok to Issue:**

1) Fire separation assembly of one hour must be extended to the new floor ceiling assembly.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 05/10/2006
Note: **Ok to Issue:**

Comments:
5/8/2006-dmartin: Contractor called he is putting up staging for residing the bldg, and putting in replacement windows not associated with bay window. /dm





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.

Location/Address of Construction: <u>57 melBourne ST</u>		
Total Square Footage of Proposed Structure <u>no change in Foot Print</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>15 F 016</u>	Owner: <u>Ben monahan</u>	Telephone: <u>221-2980</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Brackett</u> <u>52 melBourne ST</u> <u>Portland me 04101</u> <u>207 232-4948</u>	Cost Of Work: \$ <u>6000</u> Fee: \$ <u>75</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>4 unit apt.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>4 unit apt.</u>		
Project description: <u>Build second Bay window on second Floor</u> <u>above 1st Floor Bay. no change in Foot Print</u> <u>1450 FT expansion on second Floor apt.</u> <u>ref- 05-0420 open permit</u>		
Contractor's name, address & telephone: <u>Brackett Renovation LLC</u>		
Who should we contact when the permit is ready: <u>David Brackett</u> Mailing address: _____ Phone: <u>207 232 4948</u> <u>52 melBourne ST</u> <u>Portland me 04101</u>		

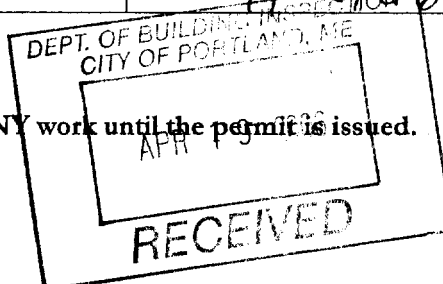
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

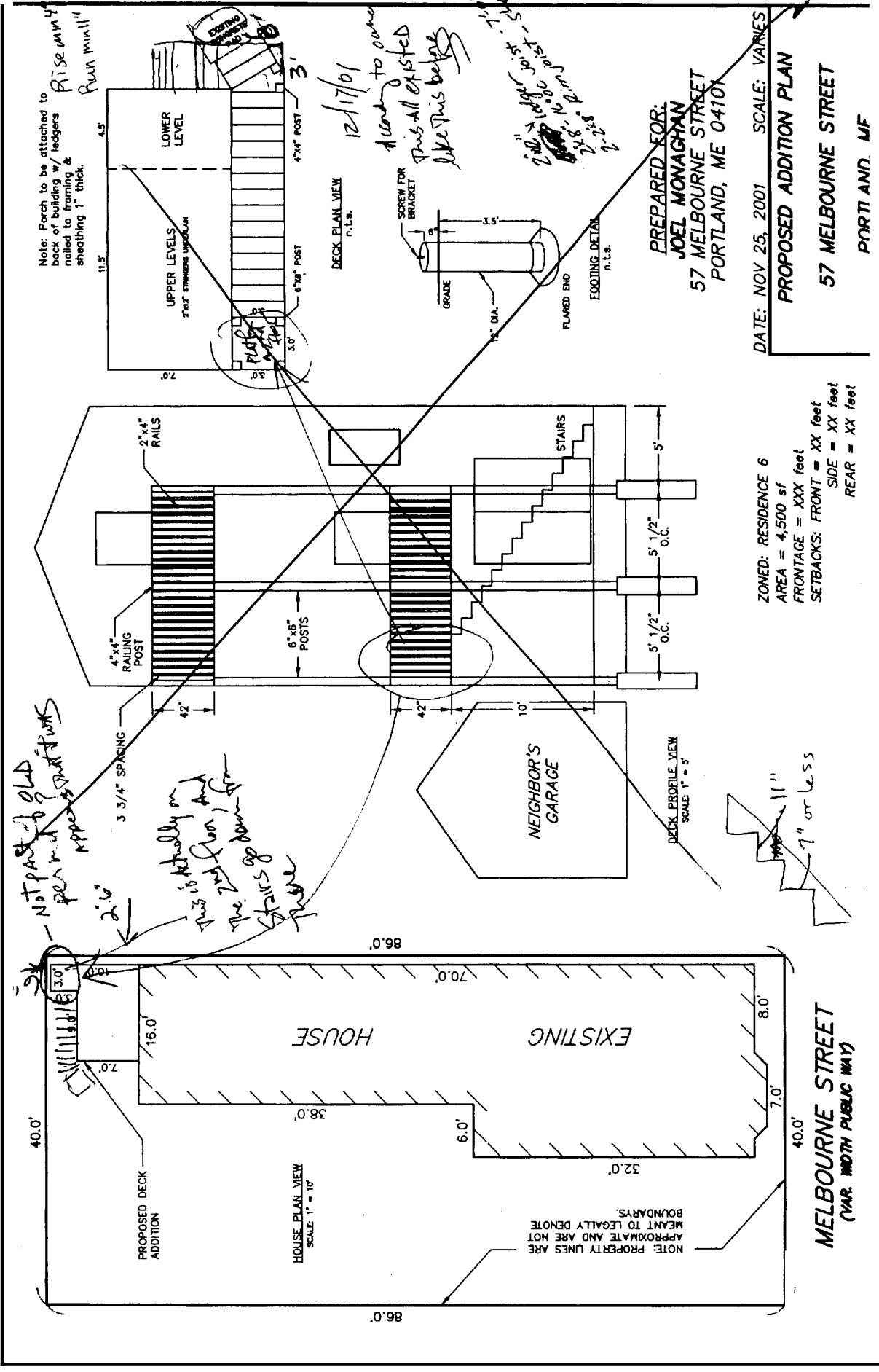
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 representatives 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: [Signature] Date: 4/20/06

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





Note: Porch to be attached to back of building w/ ledgers nailed to framing & sheathing 1" thick.

Not part of old per m.u.p. 9/20/01 works approx 3/4" posts

2x6 is actually on this 2nd floor and the 2nd floor is for stairs go down for porch

12/17/01 ready to come this all existed like this before

2 1/2" hole in 2x4 for 1/2" hole in 4x4 post
 2x4 stringer
 4x4 post
 1/2" hole in 4x4 post
 1/2" hole in 2x4 stringer

PREPARED FOR:
 JOEL MONAGHAN
 57 MELBOURNE STREET
 PORTLAND, ME 04101

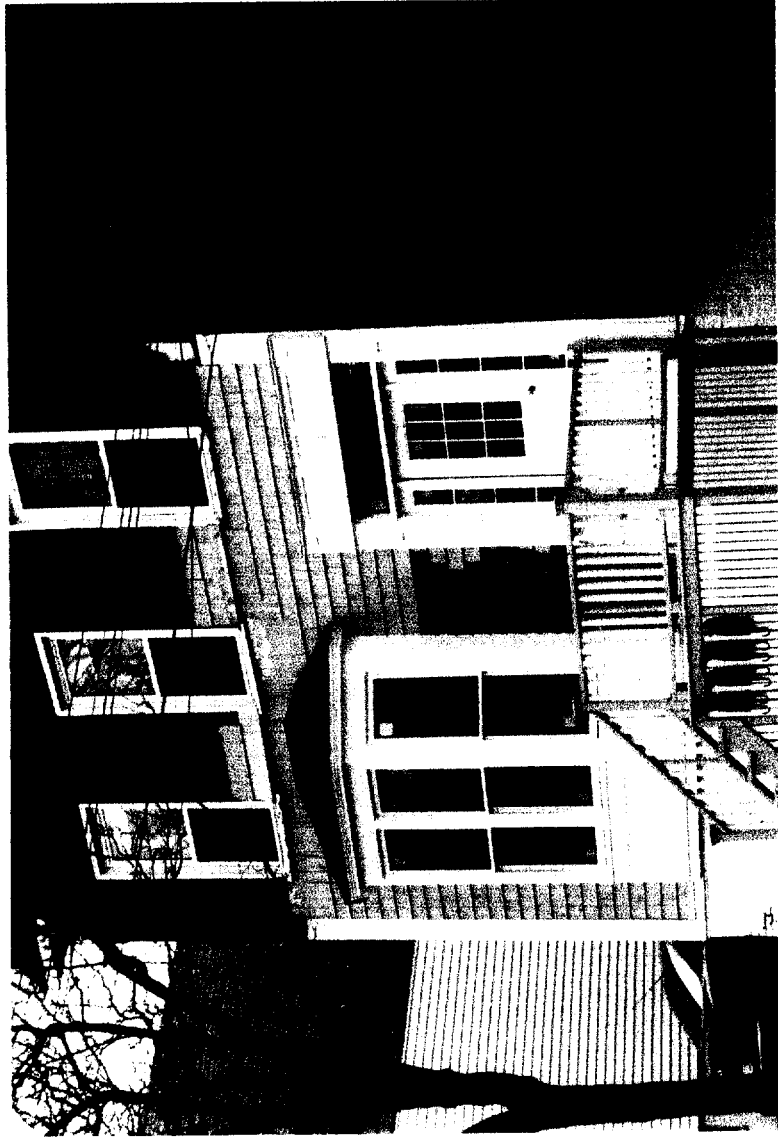
DATE: NOV 25, 2001 SCALE: VARIES
 PROPOSED ADDITION PLAN
 57 MELBOURNE STREET
 PORTLAND, ME

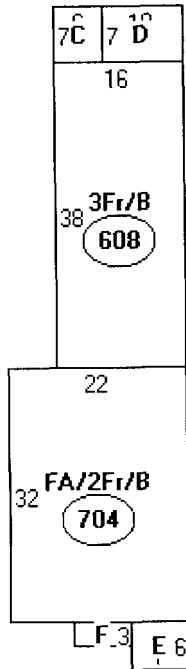
ZONED: RESIDENCE 6
 AREA = 4,500 sf
 FRONTAGE = XXX feet
 SETBACKS: FRONT = XX feet
 SIDE = XX feet
 REAR = XX feet

Rw - lot size 4500 - 3' Flag 10' req. S 10' req. need 4500 sq ft

not meet ~~setback~~ or setbacks. section 14-436(a) increase setback 1st floor footprint. footprint (assessing) 1st floor 743.5 - adding 14th will bring window.

Remove 2 windows,
Roof
Build 2nd Floor
Bay to ~~match~~
match 1st Floor
Bay.





Descriptor/Area

- A: FA/2Fr/B
704 sqft
- E: 3Fr/B
603 sqft
- C: WD
42 sqft
- D: WD/2sDP
70 sqft
- E: WD
42 sqft
- F: FBAY/B
21 sqft

1487 ϕ 50% 743.5

Bay 3 x 7

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

Card Number	1 of 1
Parcel ID	015 F016001
Location	57 MELBOURNE ST
Land Use	FOUR FAMILY
Owner Address	MONAGHAN JOEL B 57 MELBOURNE ST PORTLAND ME 04101
Book/Page	14945/27
Legal	15-F-16 MELBOURNE ST 57-59
	3425 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$70,380	\$168,910	\$239,290

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$108,100	\$219,700	\$327,800

* 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

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 3535	Total Acres 0.079	
Bedrooms 6	Full Baths 4	Half Baths	Total Rooms 20	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/30/1999	LAND + BLDING	\$200,000	14945-027
02/09/1998	LAND + BLDING	\$153,470	13589-335
12/16/1993	LAND + BLDING	\$106,000	11171-155

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

Permit No. 05-04; 0	Issue Date MAY	PERMIT ISSUED 015 F016001
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Location of Construction: 57 MELBOURNE ST	Owner Name: MONAGHAN JOEL B	Owner Address: 57 MELBOURNE ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Residential / 4 unit <i>legal use; four (4) residential dwelling units</i>	Proposed Use: 4 unit / Renovations interior/ 2 new doors and a wall	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: I
Proposed Project Description: Renovations interior/ 2 new doors and a wall		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>JUK PFD 4-29-05</i>	INSPECTION: Use Group <i>R-2</i> Type <i>5B</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 04/13/2005	Zoning Approval	
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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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/12/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>5/12/05</i>	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 Denied Date: <i>[Signature]</i>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE