

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0310	Issue Date: APR 13 2004	CBL: 016 B017001
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Location of Construction: 73 Atlantic St	Owner Name: Cross Leah A &	Owner Address: 73 Atlantic St	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Dipeitro, David	Contractor Address: 221 Virginia Street Portland	Phone: 2077979531
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R6

Past Use: Duplex	Proposed Use: Duplex w/ rear exterior stairway to 2nd floor replaced in existing footprint	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 1
Proposed Project Description: Replace rear exterior stairway to 2nd floor in existing footprint <i>legal use: 2 family D.U.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999	
		Signature:	Signature: <i>JMB 4/12/04</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: gg	Date Applied For: 03/26/2004	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"/> Date: <i>3/12/04</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 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: _____
	<i>shall not increase the size of the existing footprint</i>		<i>ok with conditions</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 040310

This is to certify that Cross Leah A & /Dipeitro, D
has permission to Replace rear exterior stairway 2nd floor in exist footprint
AT 73 Atlantic St 016 B017001

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 laid or occupied. CLOSED-IN. HOURS 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 _____

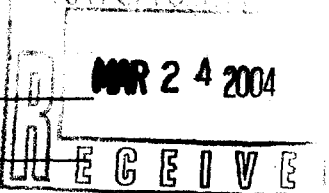
James Burke 4/12/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

04 0310

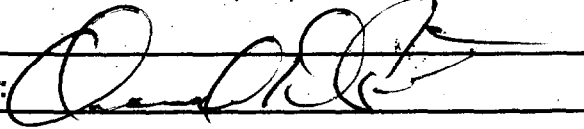
All Purpose Building Permit Application

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>73 ATLANTIC ST</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3150 +</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>10</u> Block# <u>B</u> Lot# <u>17</u>	Owner: <u>ALISON KAMAR</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>ALISON KAMAR</u>	Applicant name, address & telephone: <u>DAVID DIPIETRO</u> <u>221 VIRGINIA ST</u> <u>PORTLAND</u>	Cost Of Work: \$ <u>600.00</u> Fee: \$ <u>30.00</u>
Current use: <u>2 FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>EXIT FROM 2ND FLOOR</u>	Project description: <u>STAIRS</u>	
Contractor's name, address & telephone: <u>DAVID DIPIETRO 221 VIRGINIA S.</u> <u>PORTLAND</u>		
Who should we contact when the permit is ready: <u>SAME</u>		<u>04103</u>
Mailing address: _____		
<p>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. PHONE: <u>207 797 9531</u> <u>831 7914</u></p>		

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: 	Date: <u>3-23-04</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 4th floor of City Hall

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/02/2004

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/12/2004

Note: 4/8/04 left vm for David D. Clarify items **Ok to Issue:**
4/12 returned call to clarify, ok to issue

73 ATLANTIC ST

STAIRS

per David D.
4/12/04 will be 36"
w/ graspable

32"-35"

3 1/2" SPACE

7 3/4

10 1/2

2X2
BALISTER

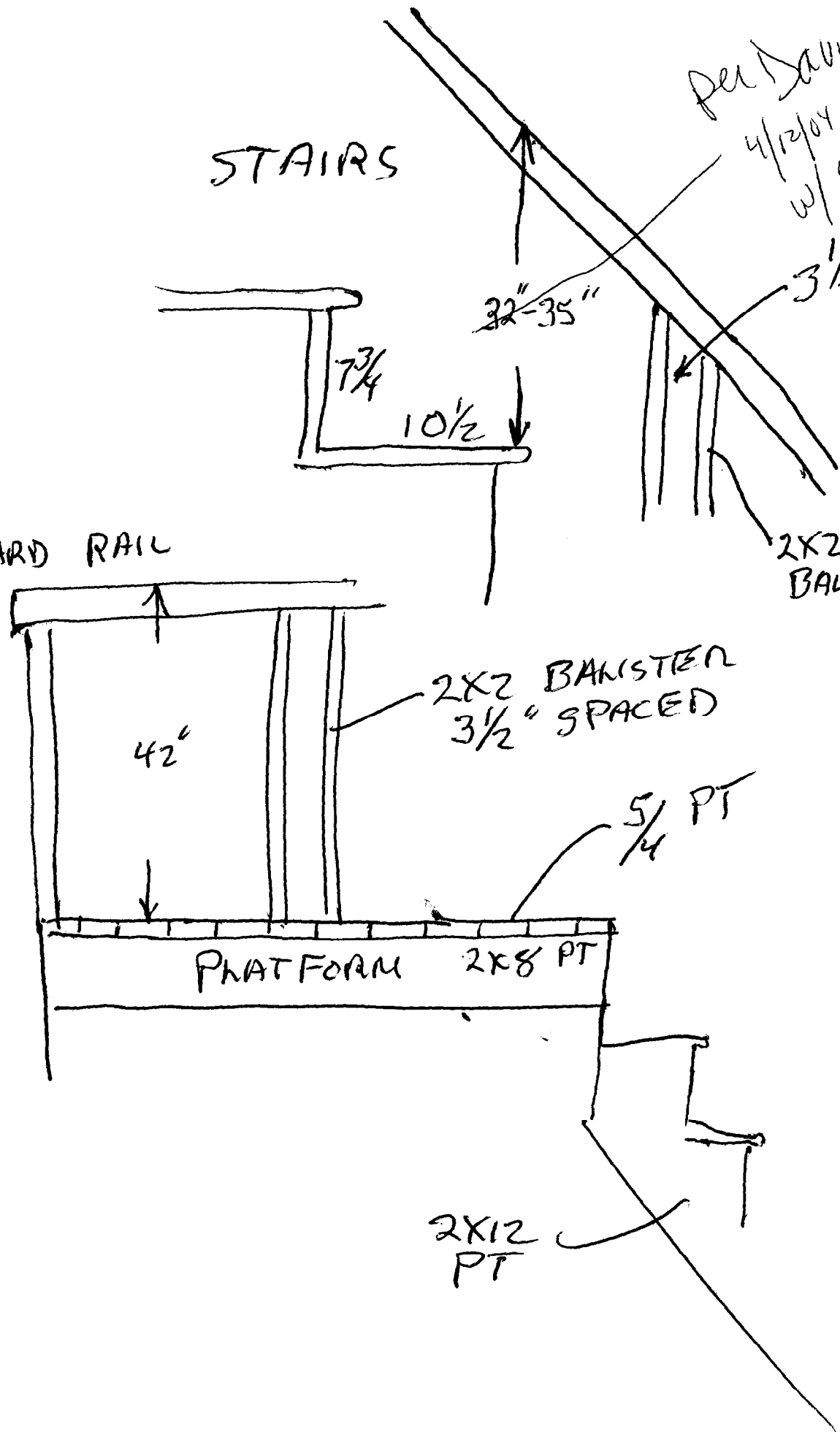
42" GUARD RAIL

2X2 BALISTER
3 1/2" SPACED

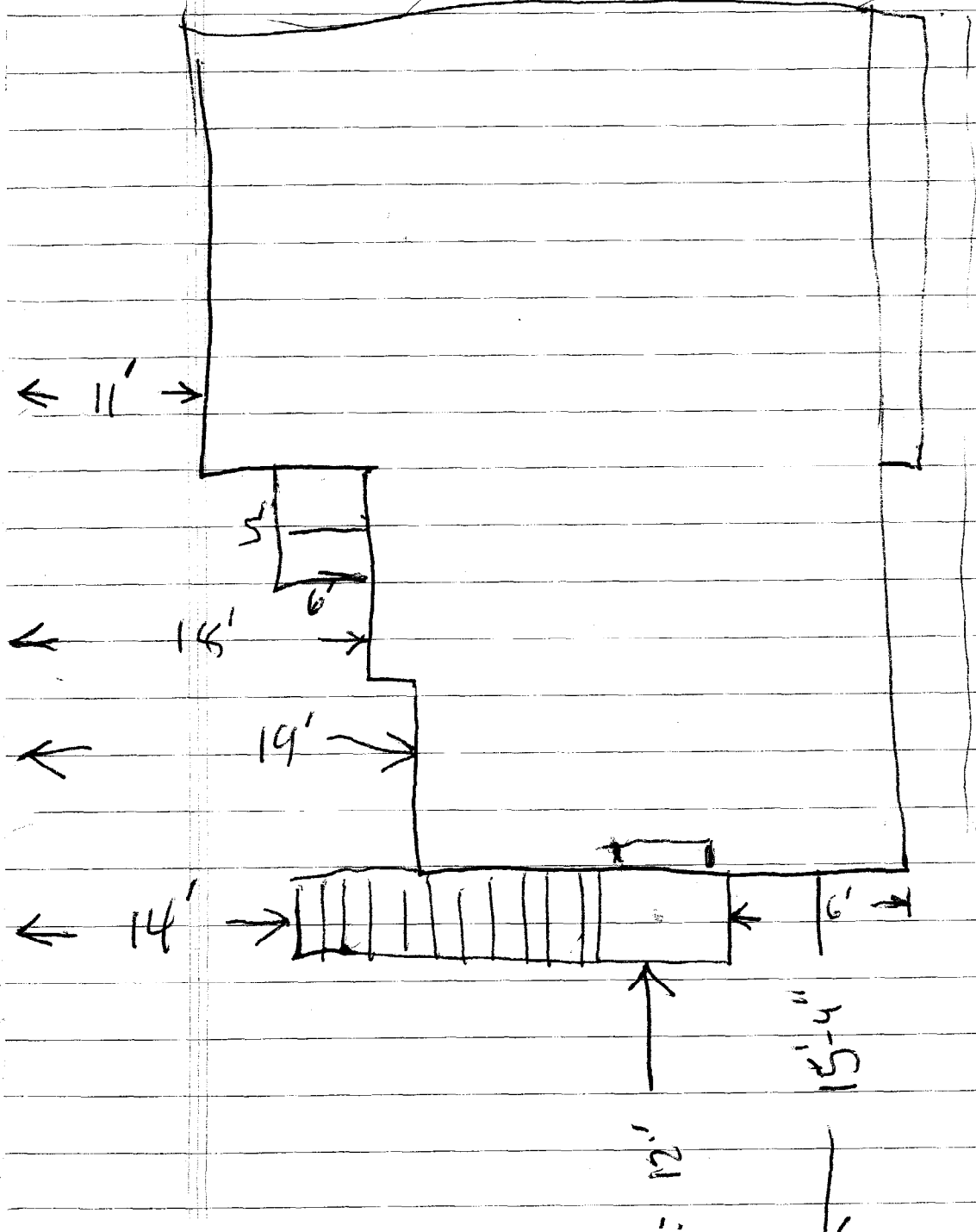
5/4 PT

PLATFORM 2X8 PT

2X12
PT



73 ATLANTIC



remove existing stairway
~~to~~ replace existing
stairway from ground
to 2nd floor - in
existing footprint

7.3/4 - 10

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 12901 PAGE 232 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 73 Atlantic Street, Portland, Maine

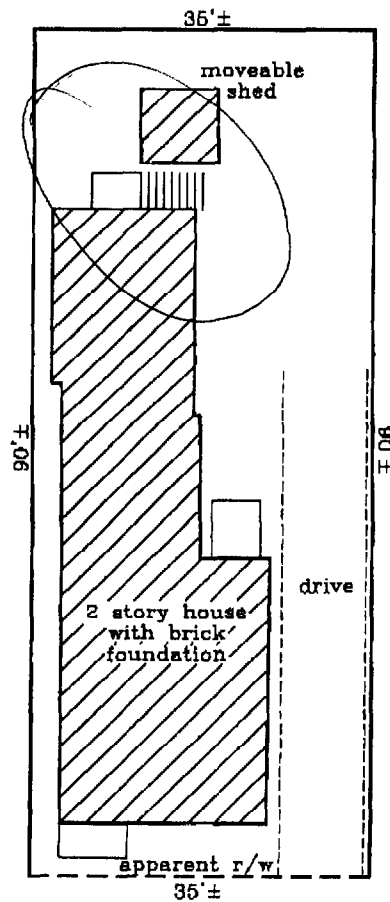
Job Number: 318-37

Inspection Date: 03-07-01

Scale: 1" = 20'

Buyers: Leah A. Cross & Alison Kamar

Seller: Shannon I. Ganneau



Atlantic Street

I HEREBY CERTIFY TO: Hopkinson, Abbondanza & Backer, Creative

Lending and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors & Foresters

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone

207-967-4831 fax