

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041137

PERMIT ISSUED

This is to certify that Cabot Susan B/Thomas William

has permission to add new 12x13 deck with second level deck attached

SEP 15 2004

AT 56 St Lawrence St 16' 13' 041137 016 I002001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. HEAR 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

*Jamie Banks* 9/15/04  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD



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

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

<b>Permit No:</b> 04-1137	<b>Date Applied For:</b> 08/10/2004	<b>CBL:</b> 016 I002001
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<b>Location of Construction:</b> 56 St Lawrence St	<b>Owner Name:</b> Cabot Susan B	<b>Owner Address:</b> 56 St Lawrence St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thomas Williams	<b>Contractor Address:</b> 28 Mallison St Gorham	<b>Phone</b> (207) 807-3948
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> duplex	<b>Proposed Project Description:</b> add new 12x13 deck with second level deck attached
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/15/2004

**Note:** 9/2/04 left a vm w/Sue C. For further information on submitted plans.

**Ok to Issue:**

9/7 Tom W. Came in to clarify dimensions and submitted a scaled copy of the survey. The side setback is close and the rear setback is less than the required 20'. He will revise the plan and resubmit, also need guard/handrail details.

9/14 submitted new plans, ok to issue.

- 1) The approved deck is right on the setback requirements. It is the responsibility of the owner/contractor to string the lines for the setback inspection. The inspector may require a survey to verify the structures compliance to required setback.
- 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/15/2004

**Note:**

**Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

## 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>56 St Lawrence</u>		
Total Square Footage of Proposed Structure <u>224</u>	Square Footage of Lot <u>3284</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>I</u> Lot# <u>2</u>	Owner: <u>Susan Cabot</u>	Telephone: <u>780-0351</u>
Lessee/Buyer's Name (if Applicable) <u>NA</u>	Applicant name, address & telephone: <u>56 St. Lawrence St. Portland</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ <u>66.00</u>
Current use: <u>Deck</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>new Deck</u>		
Project description: _____		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Thomas Williams</u> Mailing address: <u>28 Mallison St. Gorham ME</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. PHONE: <u>807-3948</u>		

**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>Thomas Williams</u>	Date: <u>8/5/04</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 4<sup>th</sup> floor of City Hall**

2# 817

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

TW Footing/Building Location Inspection: Prior to pouring concrete  
NIA Re-Bar Schedule Inspection: Prior to pouring concrete  
NIA Foundation Inspection: Prior to placing ANY backfill  
TW Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
TW Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.  
*NO CFO needed*

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.**

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

*[Signature]* \_\_\_\_\_  
Signature of Applicant/Designee Date 9/16/04  
*[Signature]* \_\_\_\_\_  
Signature of Inspections Official Date  
CBL: 016 T002 Building Permit #: 041137

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

TO: FILE

FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Verification of Legal Number of Units

DATE: 9/18/00

C-B-L Number: 16-I-2

ADDRESS: 56 St Lawrence Street

The legal number of unit(s) allowed under Zoning Requirements is/are: 2 Dwelling units  
(1955 Directory shows 2 returns)

Verified by: Marge Schmuckal Title: Zoning Admin.

CC TO: FILE

m:\marge\unitveri.wpd



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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	016 I002001
<b>Location</b>	56 ST LAWRENCE ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	CABOT SUSAN B 56 ST LAWRENCE ST PORTLAND ME 04101
<b>Book/Page</b>	16129/113
<b>Legal</b>	16-1-2 ST LAWRENCE ST 56 3200 SF

R6

## Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$32,240	\$94,290	\$126,530

## Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1850	Old Style	2	3446	0.073	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	2		6	Unfin	Full

## Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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## Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
03/26/2001	LAND + BLDING	\$299,000	16129-113
10/19/2000	LAND + BLDING	\$153,000	15795-003

## Picture and Sketch

[Picture](#)[Sketch](#)

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

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

**New Search!**



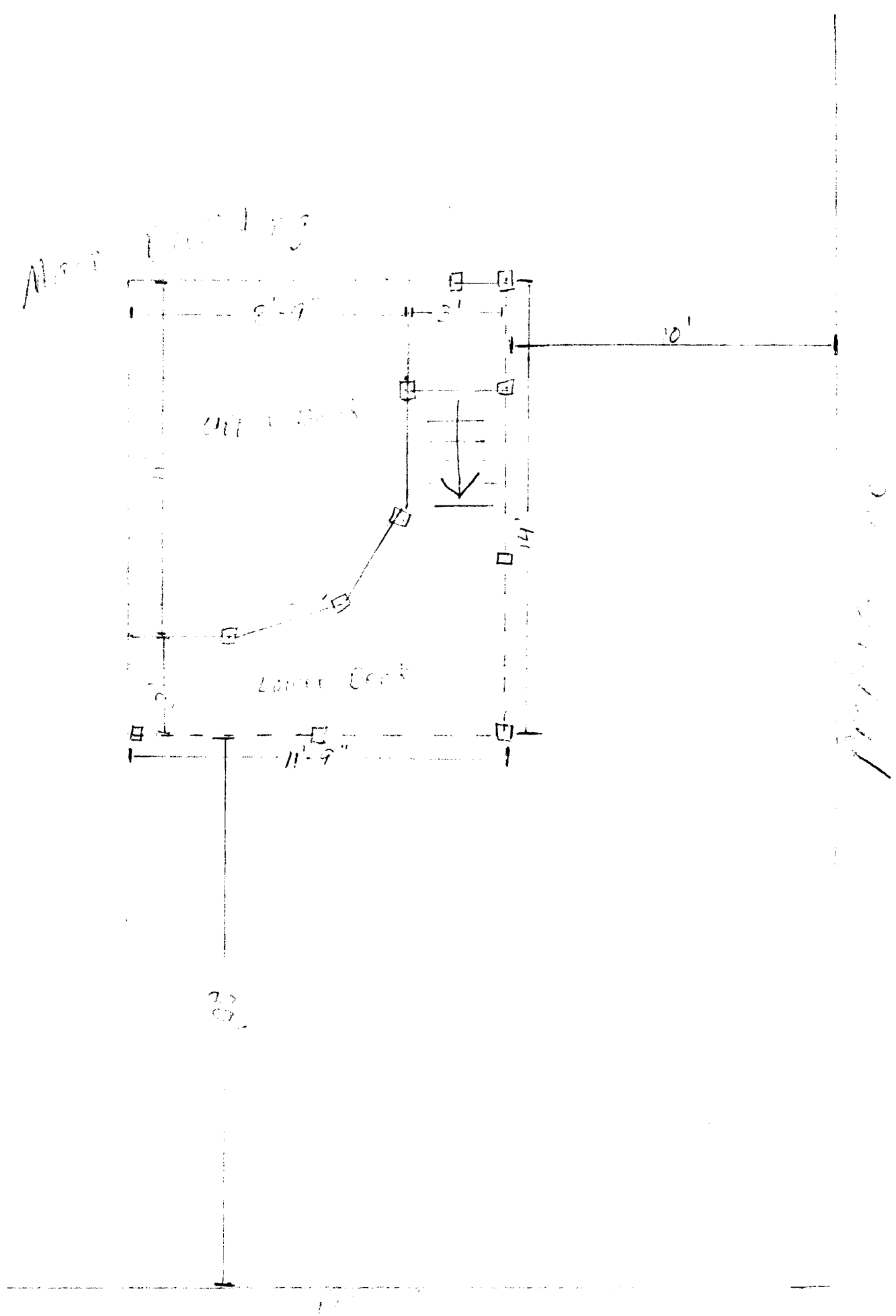
SUSAN CABOT  
56 ST. LAWRENCE STREET  
PORTLAND, ME 04101

SEP 1 11

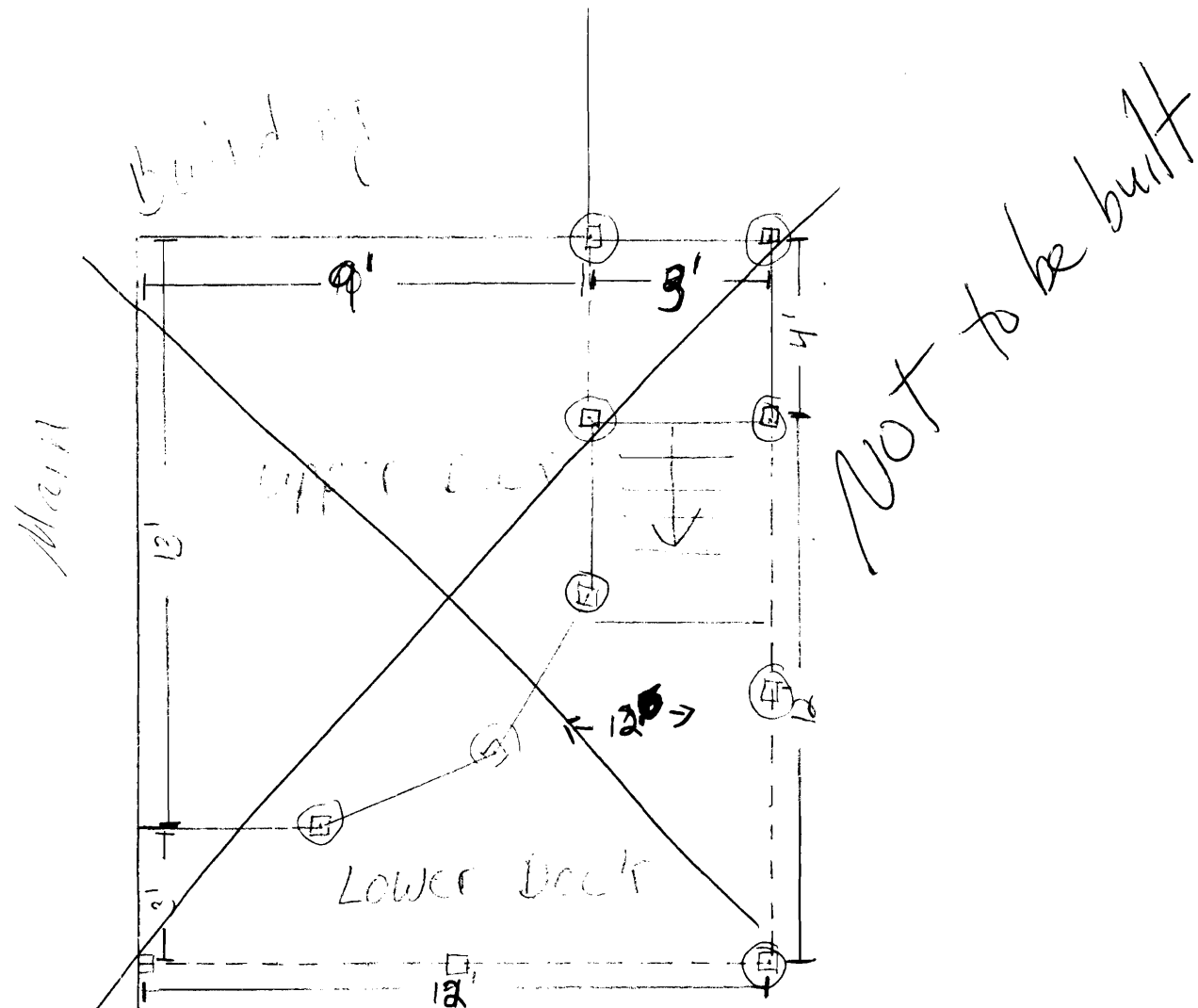
#### DECK PROPOSAL CONSTRUCTION OVERVIEW

1. 2X8 PRESSURE TREATED SILL SECURED TO MAIN BUILDING EVERY 16" UTILIZING 2) 3/8" X 8" LAG BOLTS
2. UPPER AND LOWER DECK JOISTS 2 X 8 EVERY 16" ON CENTER
3. DOUBLE 2 X 8 CARRYING FRAME ON UPPER DECK
4. UPPER DECK VERTICAL SUPPORTS ARE 4 X 4 PRESSURE TREATED DRESSED OUT TO 5 X 5, 62" HIGH SET ON CONCRETE PILINGS 4' BELOW GRADE
5. LOWER DECK AT GRADE LEVEL SET ON 6" CONCRETE PILINGS 4' BELOW GRADE
6. STAIRS – 11" TREAD, NOT MORE THAN 7.5" RISE
7. STAIR RAILING, TOP RAIL 2 X 4, 36" HIGH, BALLISTERS NO MORE THAN 4" BETWEEN, 1 1/4" HAND RAIL SECURED TO SIDE OF TOP RAIL.

BUILDER: TOM WILLIAMS, TEL. 807-3948

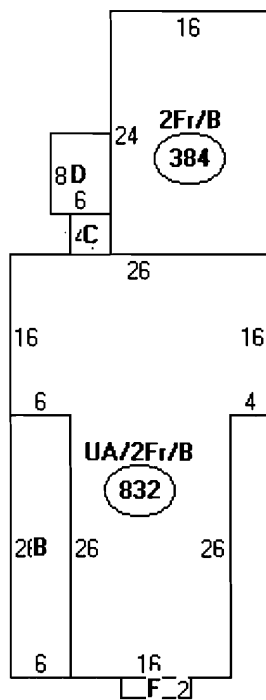


56 St. Lawrence St.



- ① 2x2 inches to be installed every 16" at using 2-4x8x2 lags
- ② Upper & Lower deck joists - 2x8 - 12' on center
- ③ Upper deck vertical supports - 4x4 PT treated wood joists 62" high set on concrete piers 4' below grade
- ④ Lower deck at grade level set on 6" concrete piers 4' below grade
- ⑤ Stairs - 10" material with metal nosing on the Solid Riser
- ⑥ Beam 2-2x8
- ⑦ No rail on lower deck < 15 1/2"
- ⑧ Existing steps to be removed





- Descriptor/Area
- A: UA/2Fr/B  
832 sqft
  - B: OFP  
156 sqft
  - C: FUB  
16 sqft
  - D: WD  
48 sqft
  - E: 2Fr/B  
384 sqft
  - F: FBAY/B  
14 sqft

1,450  
~~130~~ New

1,580 SF

OK

9/15/04  
 revised  
 164.5 New  
 - 48  
 - 19.5  
 -----  
 97 SF New

Lot = 3,200 sq ft  
 x 50%

1,600 SF

6x16 = 96  
 2x3.5 = 7  
 6x4.5 = 27  
 -----  
 130 SF

MIN. Lot size 4,500  
 50% expansion

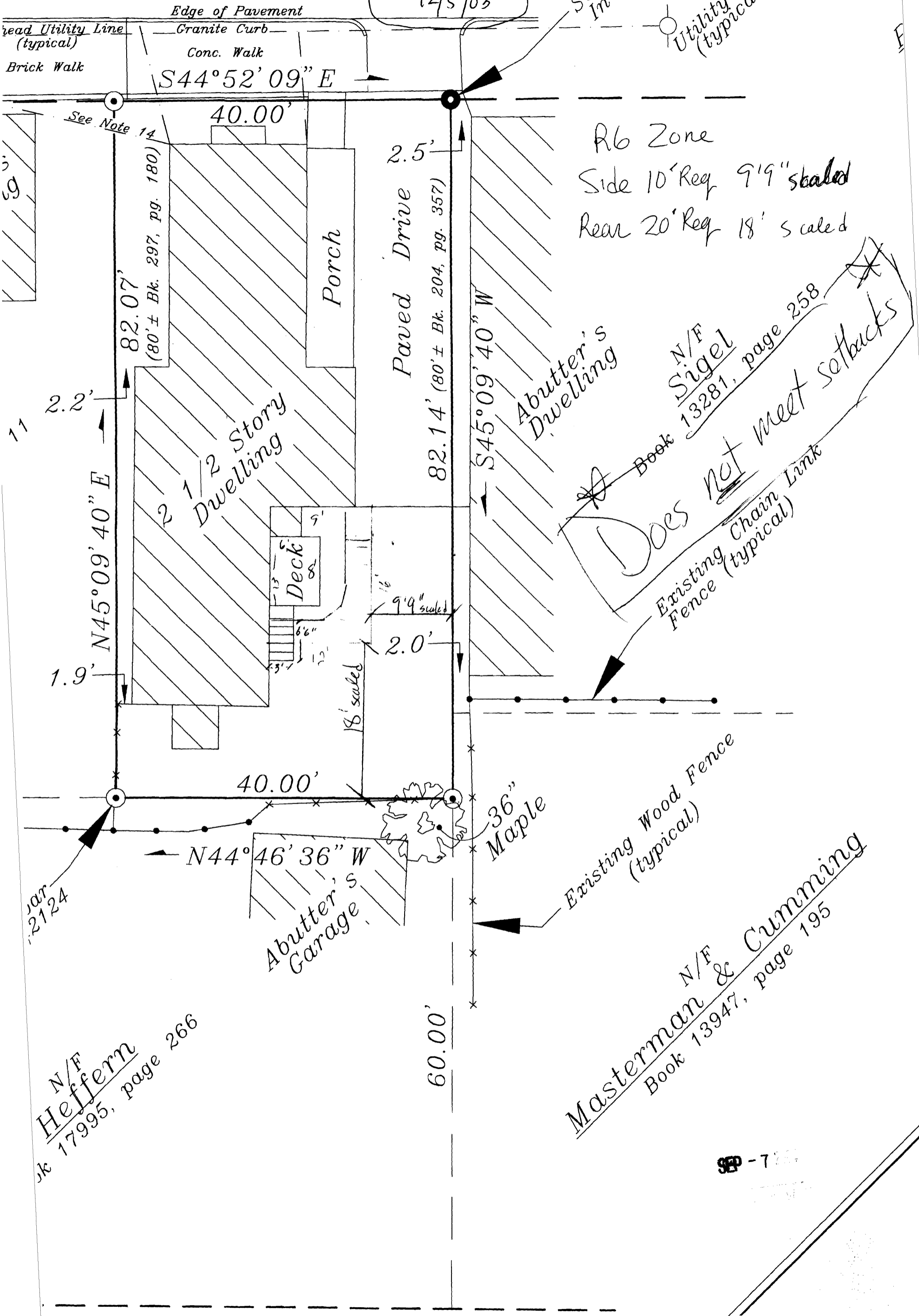
1450  
 97  
 -----  
 1,547 SF

Lawrence

Street

From original survey  
Set "PK" Nail In Pavement  
1" = 10' scale

Nadeau & Sons  
12/5/03



R6 Zone  
Side 10' Req 9'9" scaled  
Rear 20' Req 18' scaled

Does Not meet setbacks  
Existing Chain Link Fence (typical)

Existing Wood Fence (typical)

N/F Masterman & Cumming  
Book 13947, page 195

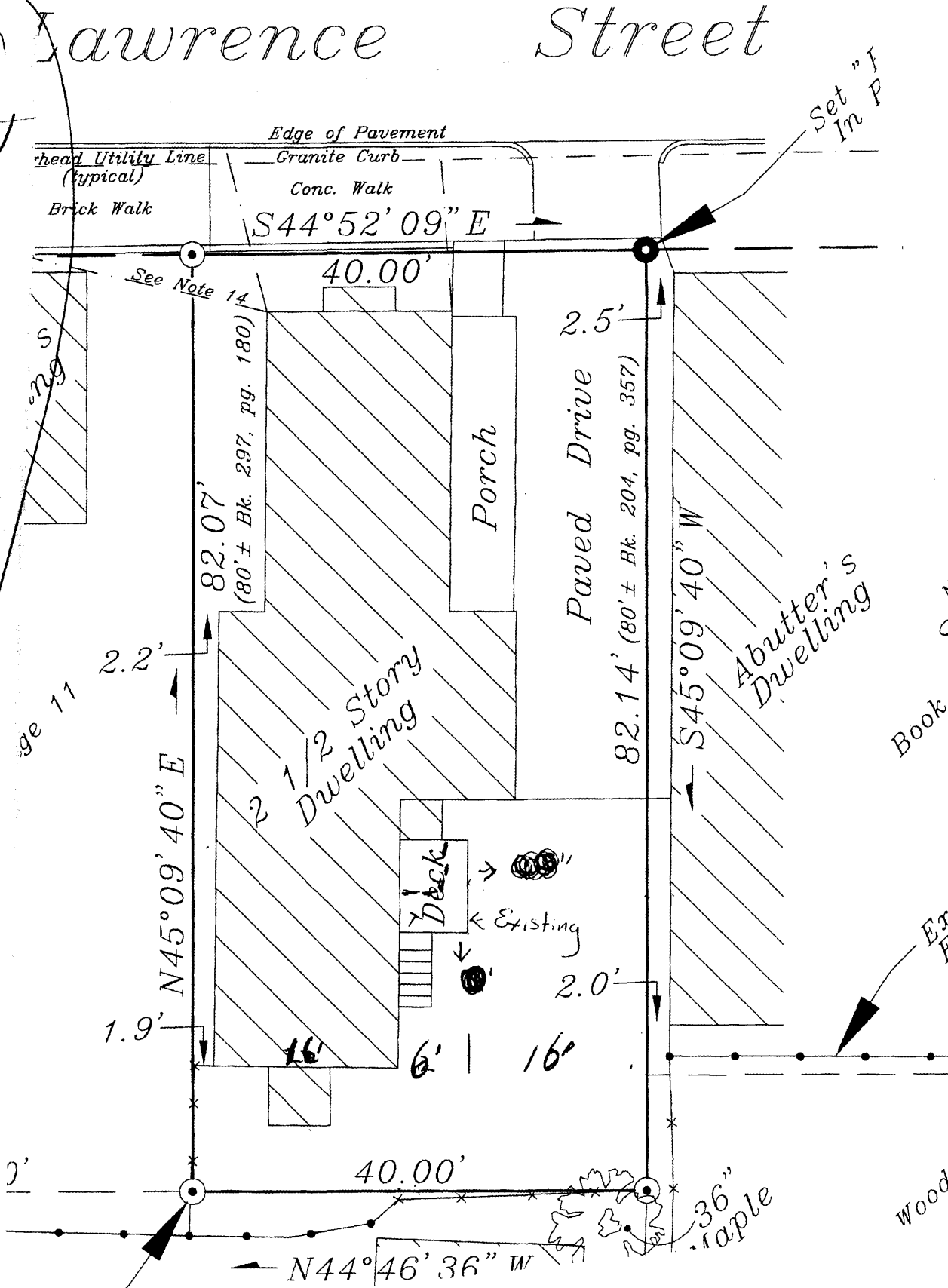
N/F Heffern  
Book 17995, page 266

SEP-725

dimensions figured = per 30 scale  
Shows deck is 6' x 8'

Original submission 10.

Do Not Use





**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

\_\_\_\_\_ 20 \_\_\_\_\_

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (IL) \_\_\_\_ Plumbing (I5) \_\_\_\_ Electrical (I2) \_\_\_\_ Site Plan (U2) \_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy