

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LAURA HNATOW

Located At 113 GRANT ST

Job ID: 2011-12-2854-ALTCOMM

CBL: 048- A-022-001

has permission to Remove existing Porch replace w/ smaller porch
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

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.**

REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



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: 2011-12-2854-ALTCOMM

Located At: 113 GRANT ST

CBL: 048- A-022-001

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. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The guardrail height SHALL BE 42" NOT 36" as shown on the plans.

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

All means of egress to remain accessible at all times.

All outstanding code violations shall be corrected prior to final inspection.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2854-ALTCOMM	Date Applied: 12/5/2011	CBL: 048- A-022-001	
Location of Construction: 113 GRANT ST	Owner Name: LAURA HNATOW & ROBERT VAN WERT	Owner Address: 10 KENDALL ST PORTLAND, ME 04103	Phone: 207-712-3590
Business Name:	Contractor Name: Portland Renovations	Contractor Address: 107 Anderson St., Portland, ME 04101	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Three family	Proposed Use: Same - Three family - rebuild rear entry - 4' x 5' landing with 6 steps (smaller footprint)	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R2 Type: SB IBC 09
Proposed Project Description: Remove existing Porch replace w/ smaller porch		Pedestrian Activities District (P.A.D.) 	
Permit Taken By:	Zoning Approval		

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>Or w/conditions</i> 12/5/11 ABW	Date:	Date: <i>ABW</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

R-6



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>113 GRANT STREET</u>		
Total Square Footage of Proposed Structure/Area <u>20 S.F.</u>	Square Footage of Lot _____	Number of Stories _____
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>48 A 22</u>	Applicant: (must be owner, lessee or buyer) Name <u>ROBERT VAN WERT</u> Address <u>10 KENDALL STREET</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207.712.3590</u>
Lessee/DBA	Owner: (if different from applicant) Name Address <u>SAME</u> City, State & Zip	Cost of Work: \$ <u>750.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MULTI-3 FAMILY</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE EXISTING PORCH, REPLACE W/ NEW SMALLER ONE SEE DRAWINGS</u>		
Contractor's name: XXXXXXXXXXXX <u>PORTLAND RENOVATIONS</u> Email: _____ Address: <u>107 ANDERSON STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>ROBERT VAN WERT</u> Telephone <u>207.712.3590</u> Mailing address: _____		

11-50-11

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: 12-5-11

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

4x ✓

RECEIVED
Dept. of Building Inspections
City of Portland, Maine

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

City Home Departments City Council E-Services Calendar Jobs

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 048 A022001
Land Use Type THREE FAMILY
Property Location 113 GRANT ST
Owner Information HNATOW LAURA & ROBERT VAN WERT JTS
 10 KENDALL ST
 PORTLAND ME 04103
Book and Page 22151/097
Legal Description 48-A-22
 GRANT ST 113
 2565 SF
Acres 0.059

Current Assessed Valuation:

TAX ACCT NO. 7566 **OWNER OF RECORD AS OF APRIL 2011**
 HNATOW LAURA &
 ROBERT VAN WERT JTS
 10 KENDALL ST
 PORTLAND ME 04103
LAND VALUE \$61,300.00
BUILDING VALUE \$245,100.00
NET TAXABLE - REAL ESTATE \$306,400.00
TAX AMOUNT \$5,601.00

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:

Building 1
Year Built 1910
Style/Structure Type OLD STYLE
Stories 3
Bedrooms 6
Full Baths 3
Total Rooms 15
Attic NONE
Basement FULL
Square Feet 3264

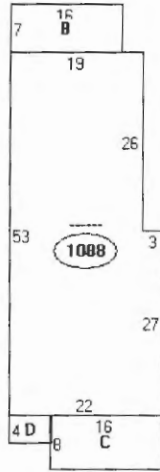
[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
12/22/2004	LAND + BUILDING	\$290,000.00	22151/097
8/1/2001	LAND + BUILDING	\$0.00	16691/197
4/4/2001	LAND + BUILDING	\$175,000.00	16169/247
8/1/1998	LAND + BUILDING	\$0.00	14083/262
3/1/1998	LAND + BUILDING	\$0.00	13644/219
2/1/1994	LAND + BUILDING	\$100,000.00	11300/5

[New Search!](#)



Descriptor/Area

- A: -----
1088 sqft
- ~~B: 3sOP
112 sqft~~
- C: 3sOP
128 sqft
- D: -----
24 sqft

1240