

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ALISON J PRAY

Located At 272 SPRING ST

Job ID: 2012-10-5146-ALTR

CBL: 056-1-011-001

has permission to Replace existing rear steps off deck w/ new stairs & landing  
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 ~~in~~ 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**

10/17/2012

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

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

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

Job No: 2012-10-5146-ALTR	Date Applied: 10/10/2012	CBL: 056-1-011-001	
Location of Construction: 272 SPRING ST	Owner Name: ALISON J PRAY	Owner Address: 272 SPRING ST  PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Vincent Veligor - Fix-It Man	Contractor Address: 61 Sherman St., Portland ME 04101	Phone:  (207) 771-0202
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-6
Past Use:  Single family	Proposed Use:  Same - Single family - replace existing rear steps off deck with new stairs & landing	Cost of Work: 6000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: add stairs & landing to rear of existing deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: 06/12/12 10/12/12 APR</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved <i>PCW 10/11/12</i></p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	<b>CERTIFICATION</b>		

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5146-ALTR

Located At: 272 SPRING ST

CBL: 056- I-011-001

## **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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the side setback of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

R-6  
Hisbic.



# General Building Permit Application

Entered 10/10/12

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.

# 2012-10-5146-ALTR

(8)

Location/Address of Construction: <u>272 Spring St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4,519</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>056    1041</u>	Applicant: (must be owner, lessee or buyer) Name Address City, State & Zip	Telephone:
Lessee/DBA	Owner: (if different from applicant) Name <u>Allison Play</u> Address <u>272 Spring St.</u> City, State & Zip <u>Portland</u>	Cost of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Historic Review: \$ <u>50</u> Planning Amin.: \$ _____ Total Fee: \$ <u>130-</u> <u>\$ 650</u>
<p>RECEIVED OCT 10 2012 Dept. of Building Inspections City of Portland Maine</p> <p>Current legal use (i.e. single family) <u>single</u>      Number of Residential Units <u>ONE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>NO</u>      If yes, please name _____ Project description: <u>stairs and platform</u> <u>Building</u></p>		
Contractor's name: <u>FIX-IT MAN</u>		Email: <u>FIXITMAN@</u>
Address: <u>61 Sherman St.</u>		<u>maine.rr.com</u>
City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>771-0202</u>
Who should we contact when the permit is ready: <u>VINCENT VELIGOR</u>		Telephone: _____
Mailing address: <u>61 SHERMAN ST. PORTLAND, ME 04101</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Vincent Veligor      Date: 10-10-2012

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 650

**Tender Amount:** 130.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 10/10/2012

**Receipt Number:** 49103

## Receipt Details:

Referance ID:	8308	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-10-5146-ALTR - Building stairs and platform (deck-add) no demo			
Additional Comments: 272 Spring			

Referance ID:	8309	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-10-5146-ALTR - Building stairs and platform (deck-add) no demo			

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** 056 I011001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 272 SPRING ST  
**Owner Information** PRAY ALISON J & MATTHEW V JAMES JTS  
 272 SPRING ST  
 PORTLAND ME 04102  
**Book and Page** 24028/299  
**Legal Description** 56-1-11  
 SPRING ST 272-274  
 4519 SF  
**Acres** 0.1037

**Current Assessed Valuation:**

browse city services a-z

browse facts and links a-z

**TAX ACCT NO.** 9002 **OWNER OF RECORD AS OF APRIL 2012**  
 PRAY ALISON J &  
 MATTHEW V JAMES JTS  
 272 SPRING ST  
 PORTLAND ME 04102  
**LAND VALUE** \$150,100.00  
**BUILDING VALUE** \$119,300.00  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$259,400.00  
**TAX AMOUNT** \$4,881.92



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

**Building Information:**

Best viewed at 800x600, with Internet Explorer

**Building 1**  
**Year Built** 1832  
**Style/Structure Type** OLD STYLE  
**# Stories** 1.5  
**# Units** 1  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 7  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1848

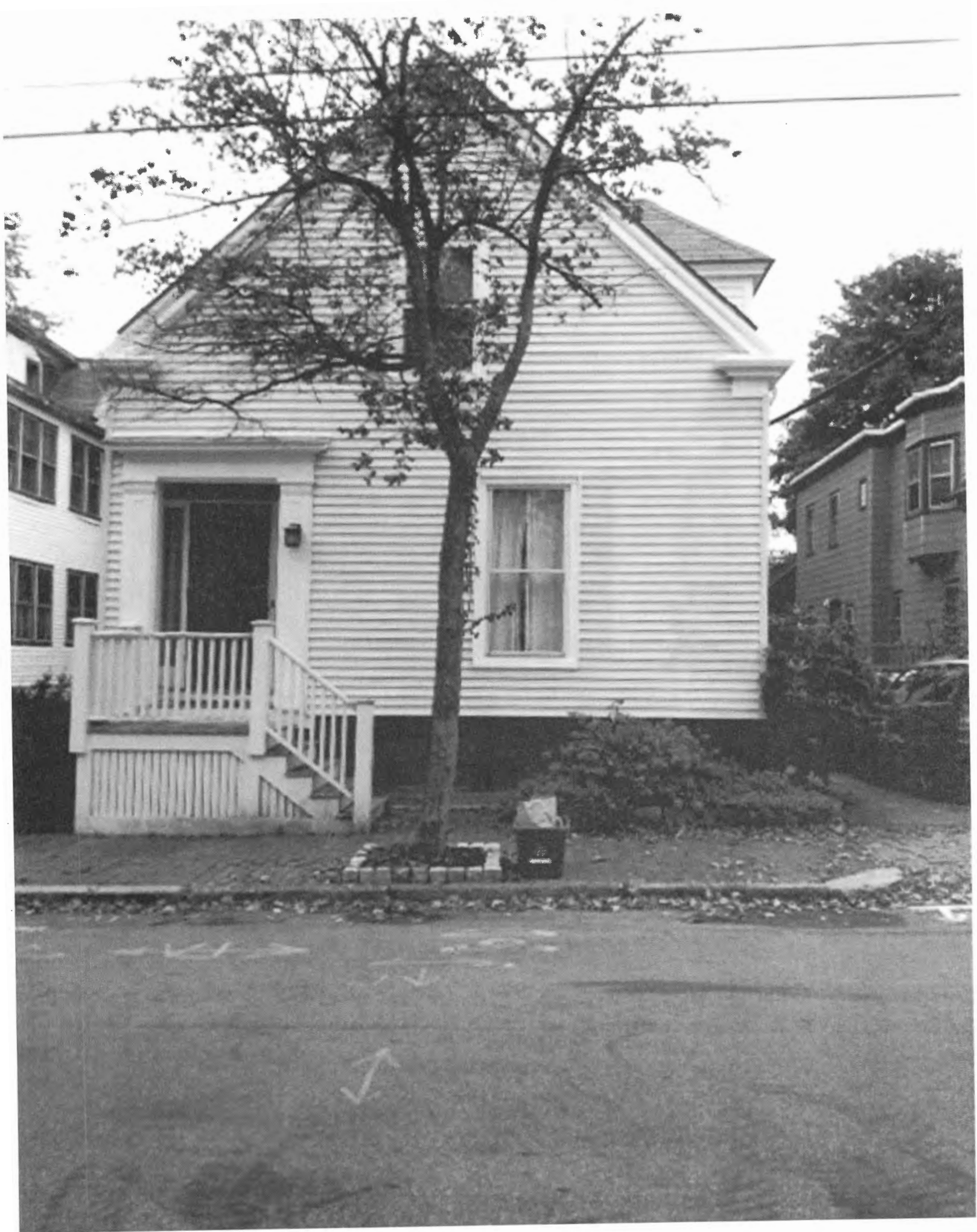
[View Sketch](#) [View Map](#) [View Picture](#)



**Sales Information:**

Sale Date	Type	Price	Book/Page
6/5/2006	LAND + BUILDING	\$340,000.00	24028/299
5/1/1996	LAND + BUILDING	\$85,900.00	12518/103

[New Search](#)

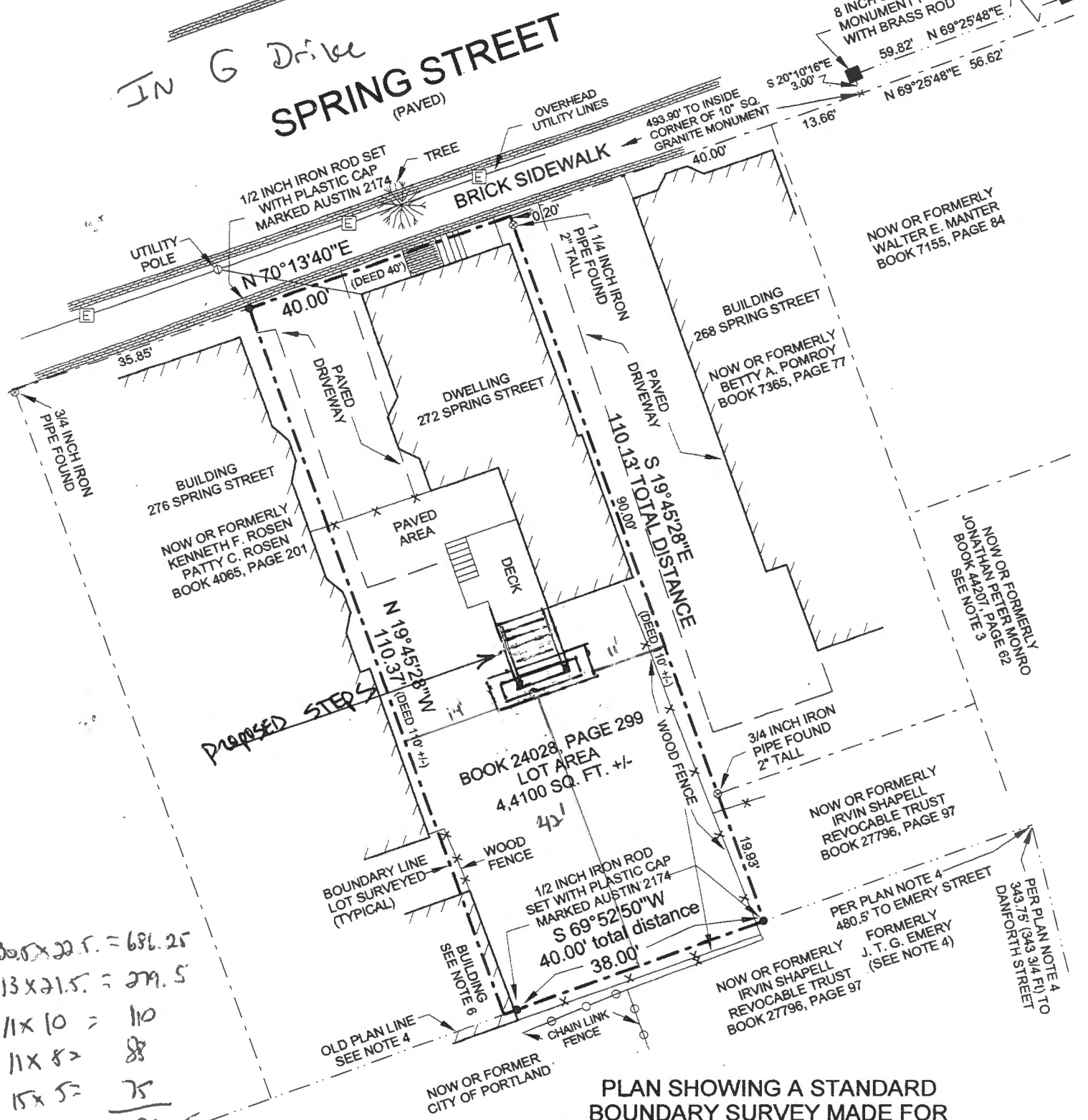








IN G Drive  
**SPRING STREET**  
 (PAVED)



$20.5 \times 22.5 = 686.25$   
 $13 \times 21.5 = 279.5$   
 $11 \times 10 = 110$   
 $11 \times 8 = 88$   
 $15 \times 5 = 75$   


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 $1238.75$

*[Handwritten signature]*

WILLIAM G. AUSTIN  
 STATE OF MAINE  
 PROFESSIONAL LAND SURVEYOR 2174

R-1 zone  
 lot size - 4410  
 front - N/A  
 rear - 20' min - 42' scaled (OK)  
 side - 10' min - 11' scaled on left (OK)  
 - 14' scaled on right (OK)

lot coverage -  $\frac{800}{10} = 220$  22054 - 1238.75 (OK)  
 open space - 20% 882 min - 40x42 = 1680 (OK)

**PLAN SHOWING A STANDARD  
 BOUNDARY SURVEY MADE FOR  
 ALISON J. PRAY  
 OF PROPERTY LOCATED AT  
 272 SPRING STREET, PORTLAND, MAINE  
 SCALE: 1 INCH = 20 FEET AUGUST 30, 2012  
 SURVEYED BY:  
 WILLIAM G. AUSTIN, PLS 2174  
 82 ELDERBERRY LANE  
 NEW GLOUCESTER, MAINE 04260  
 (207) 632-2959**