

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that JOHN C VN VET & GUNDERSDORF

Located At 58 THOMAS

Job ID: 2011-07-1804-ALTR

CBL: 062 - - B - 016 - 001 - - - -

has permission to Raise existing garage & add slab under garage  
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**



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1804-ALTR

Located At: 58 THOMAS

CBL: 062 - - B - 016 - 001 - - - -

## Conditions of Approval:

### **Zoning**

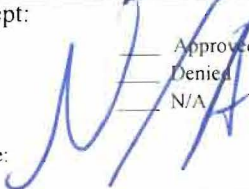
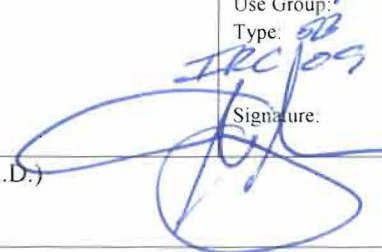
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that the footprint and the shell of the garage will remain the same.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. Anchor bolts must be ½" diameter and placed a maximum spacing 6'-0" oc and must be within 12" of each corner.

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

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

Job No: <b>2011-07-1804-ALTR</b>	Date Applied: <b>7/27/2011</b>	CBL: <b>062 - - B - 016 - 001 - - - -</b>
Location of Construction: <b>58 THOMAS ST</b>	Owner Name: <b>BETTY &amp; JOHN GUNDERSDORF VN VET</b>	Owner Address: <b>58 THOMAS ST PORTLAND, ME 04102</b>
Business Name:	Contractor Name: <b>James Conrad – Conrad &amp; Olsen Woodworks</b>	Contractor Address: <b>85 Mountfort Road, North Yarmouth, ME 04096</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>Building</b>
Past Use:  <b>Single family</b>	Proposed Use:  <b>Same - Single family – raise existing 18' x 20' garage and place concrete slab &amp; lower garage</b>	Cost of Work: <b>17000.00</b>
		Fire Dept:  <b>Approved</b> <b>Denied</b> <b>N/A</b>
		Signature: 
		Inspection: Use Group: <b>R-316</b> Type: <b>SB</b> <b>IRC 109</b> Signature: 
Proposed Project Description: <b>Place concrete slab for 18' x 20' garage</b>		Pedestrian Activities District (P.A.D.)
Permit Taken By:		<b>Zoning Approval</b>

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 informatin may invalidate a building permit and stop all work.

## Special Zone or Reviews

☐ Shoreland  
☐ Wetlands *all work within same footprint*  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan  
☐ Maj ☐ Min ☐ MM  
 Date: *OK w/ conditions*  
*8/4/11 ASB*

## Zoning Appeal

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied  
 Date:

## Historic Preservation

☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☒ Approved  
☐ Approved w/Conditions  
☐ Denied  
 Date: *8/19/11*

## 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 appication 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





# 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: 58 Thomas Street, Portland, ME		
Total Square Footage of Proposed Structure/Area 360 SF - Existing Garage Structure		Square Footage of Lot 4400 SF
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 62              B              16	Applicant * <u>must</u> be owner, Lessee or Buyer* Name John Gundersorf Address 58 Thomas Street City, State & Zip Portland, ME 04102	Telephone: 207-899-2262
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 17,000 C of O Fee: \$ Total Fee: \$ 190
Current legal use (i.e. single family) <u>Garage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Placement of Concrete Pad under existing 18x20 garage structure.</u> <u>raise garage - place pad! lower sign -</u>		
Contractor's name: <u>James Conrad - Conrad &amp; Olsen Woodworks</u> Address: <u>85 Mountfort Road</u> City, State & Zip <u>North Yarmouth, ME 04096</u> Telephone: <u>207-240-5705</u> Who should we contact when the permit is ready: <u>Owner</u> Telephone: <u>207-899-2262</u> Mailing address: <u>58 Thomas Street, Portland, ME 04102</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.

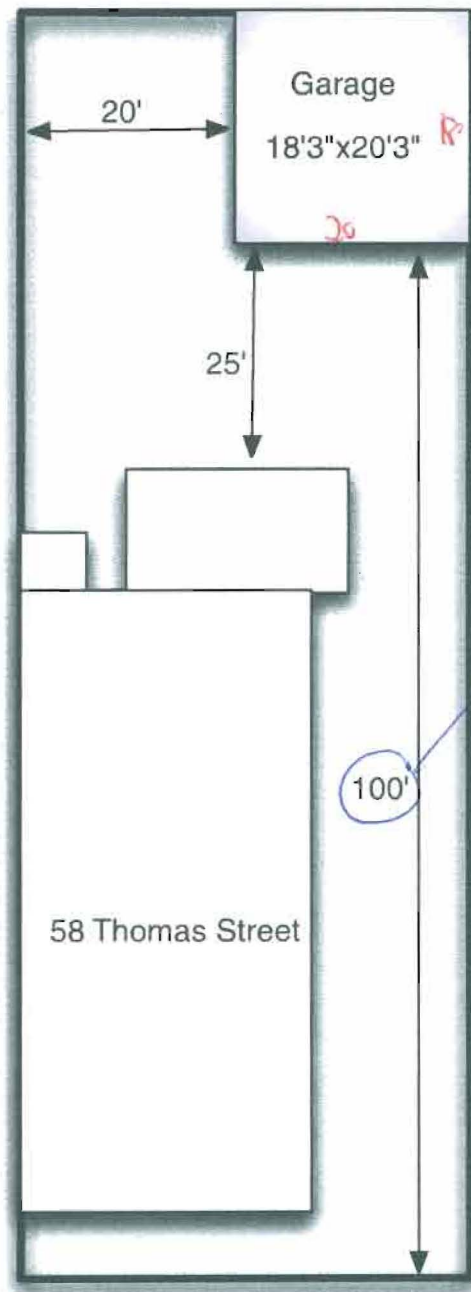
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent, here to conform to all applicable laws of this jurisdiction. In addition, if 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: 7/27/2011

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

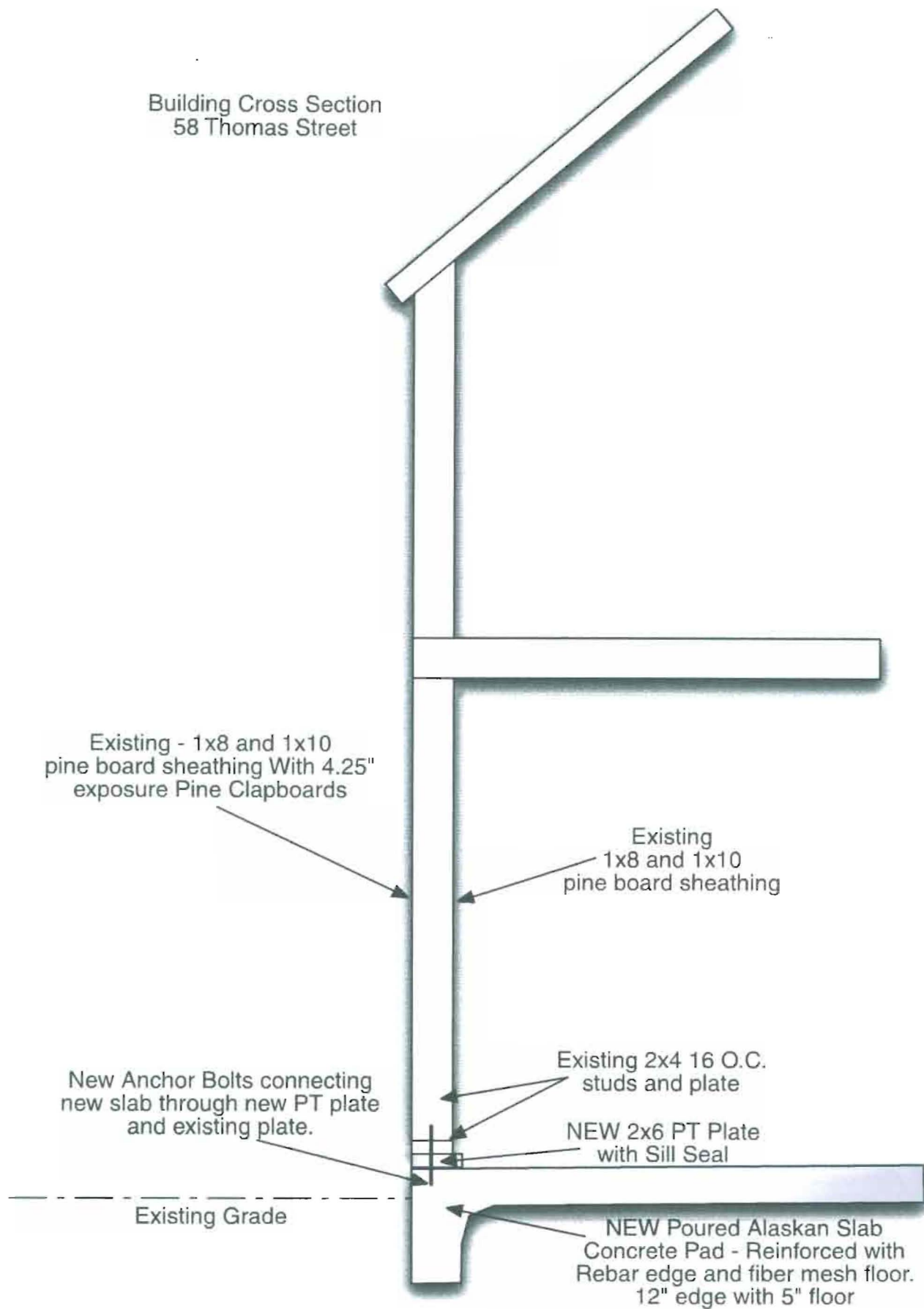
Plot Plan - 58 Thomas Street



property is 110' deep.  
95'?

Thomas Street

Building Cross Section  
58 Thomas Street













# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

17-2-11 20 11

Received from

Location of Work

Cost of Construction \$ Building Fee:

Permit Fee \$ Site Fee:

Certificate of Occupancy Fee:

Total: 192 240

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

Other

CBL: 62-3-16

Check #: 2843

Total Collected \$ 192 240

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

## 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.**

1. Location inspection required prior to raising garage.
2. Setback inspection required prior to pouring concrete.
3. Final inspection required upon completion of work.

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.