

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 081511

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 262 BRACKETT ST LLC / David Dipietro

has permission to Replace front stairs & Porch deck on the same footprint

AT 262 BRACKETT ST CB 063-D004001

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 lathed or otherwise red-in. 24 HOUR 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

*Thomas H. MacFarley* 12/16/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 08-1511	Issue Date:	CBL: 063 D004001
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Location of Construction: 262 BRACKETT ST	Owner Name: 262 BRACKETT ST LLC	Owner Address: 583 WARREN AVE	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone 2078317914
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Multi-family Home	Proposed Use: Multi-Family Home - Replace front stairs & Porch deck in the same footprint  <i>legal via - 5 div (per 1957 assessment)</i>	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Replace front stairs & Porch deck in the same footprint (stairs & entry porch shared w/ 262 Brackett #08-1512)	Signature:	Signature: <i>Jan 12/16/08</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: Idobson	Date Applied For: 12/03/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> <i>Kwl condition</i> Date: <i>12/3/08 ABU</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <i>yes</i> <input 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>12/4/08 STA</i>
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### 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



# 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: <sup>262-</sup> 262 BRACKET ST		
Total Square Footage of Proposed Structure STAIRS	Square Footage of Lot 3523	
Tax Assessor's Chart, Block & Lot Chart# 63 Block# D Lot# 004	Owner: PETER BOUCHARD 262 BRACKET LLC	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 583 WARREN AVE PORTLAND	Cost Of Work: \$ 3000 Fee: \$ C of O Fee: \$
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	MULTI FAMILY    REPLACE FRONT STAIRS & PORCH DECK IN THE SAME FOOT PRINT	
Contractor's name, address & telephone:	DAVID DIPIETRO 221 VIRGINIA ST PORTLAND	
Who should we contact when the permit is ready: Mailing address:	DAVID Phone: (831 7914)	
DEC 3 2008		

Please submit all of the information outlined in the Commercial Application 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. 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: 12-4-8
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This is not a permit; you may not commence ANY work until the permit is issued.

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

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

<b>Permit No:</b> 08-1511	<b>Date Applied For:</b> 12/03/2008	<b>CBL:</b> 063 D004001
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<b>Location of Construction:</b> 262 BRACKETT ST	<b>Owner Name:</b> 262 BRACKETT ST LLC	<b>Owner Address:</b> 583 WARREN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> David Dipietro	<b>Contractor Address:</b> 221 Virginia Street Portland	<b>Phone</b> (207) 831-7914
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Multi-Family Home - Replace front stairs & Porch deck in the same footprint (stairs & entry porch shared with 260 Brackett #08-1513)	<b>Proposed Project Description:</b> Replace front stairs & Porch deck in the same footprint
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<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Scott Hanson	<b>Approval Date:</b> 12/04/2008	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/03/2008	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that all the work will take place within the existing footprint.</li> <li>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</li> <li>3) This property shall remain a five family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>					
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 12/16/2008	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This is in Historic District and is not required to meet cuurrent building code.</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.</li> </ol>					

<b>Comments:</b> 12/3/2008-ldobson: Told him he needs to have a plot plan
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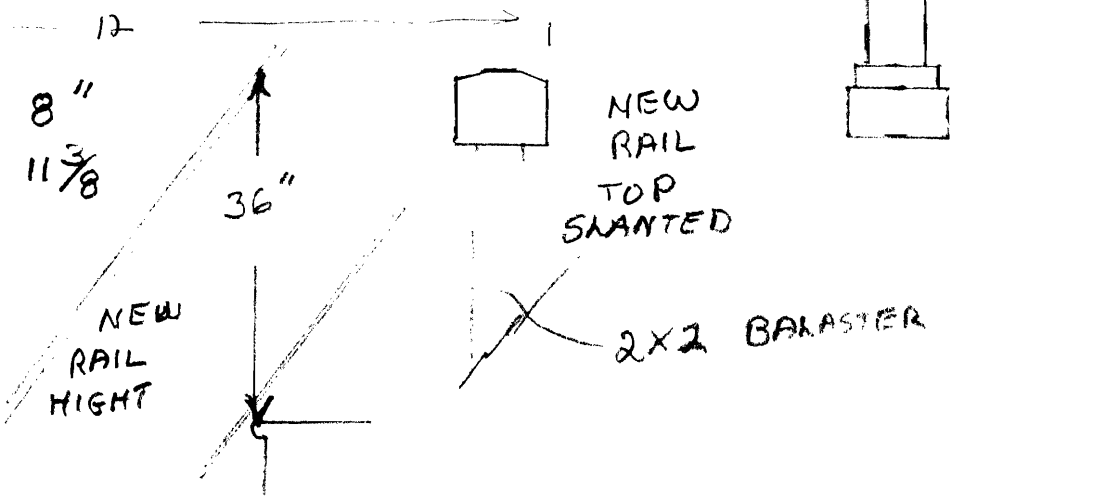
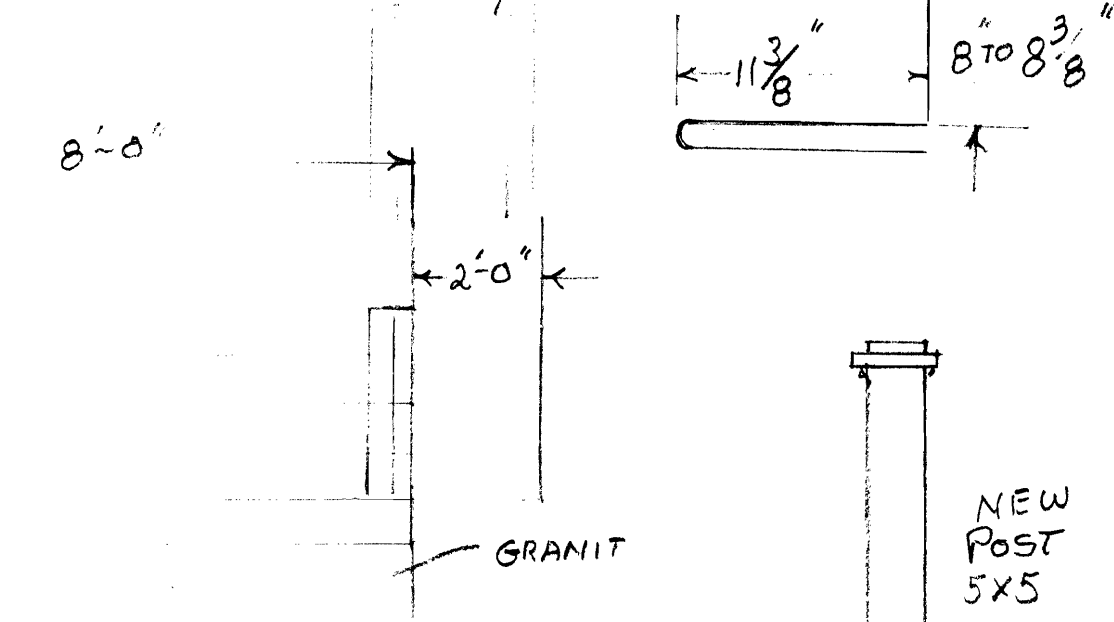
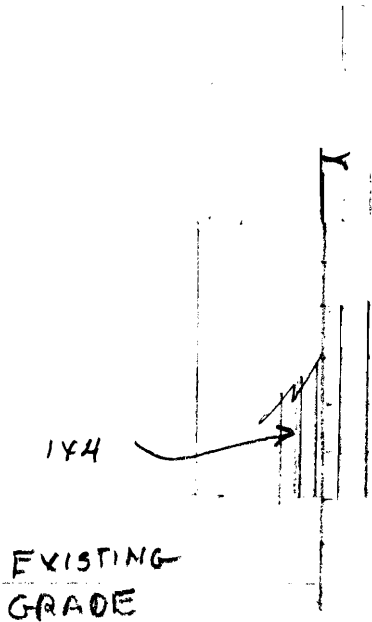
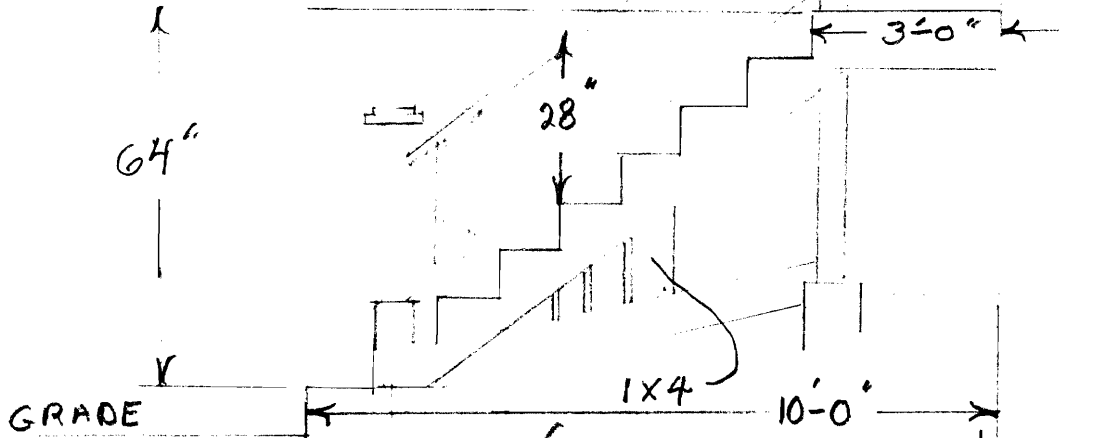
# David D. DiPietro General Contractor

Top Quality Workmanship • Free Estimates • Commercial & Residential

221 Virginia Street • Portland, Maine • (207) 797-9531

262 BRACKET  
ST.

EXISTING



NEW RISE  
NEW TREAD  
TREADS FIR  
RISERS PINE

NEW RAIL  
TOP SWANTED  
2x2 BALASTER  
NEW POST 5x5  
GRANIT

# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS.

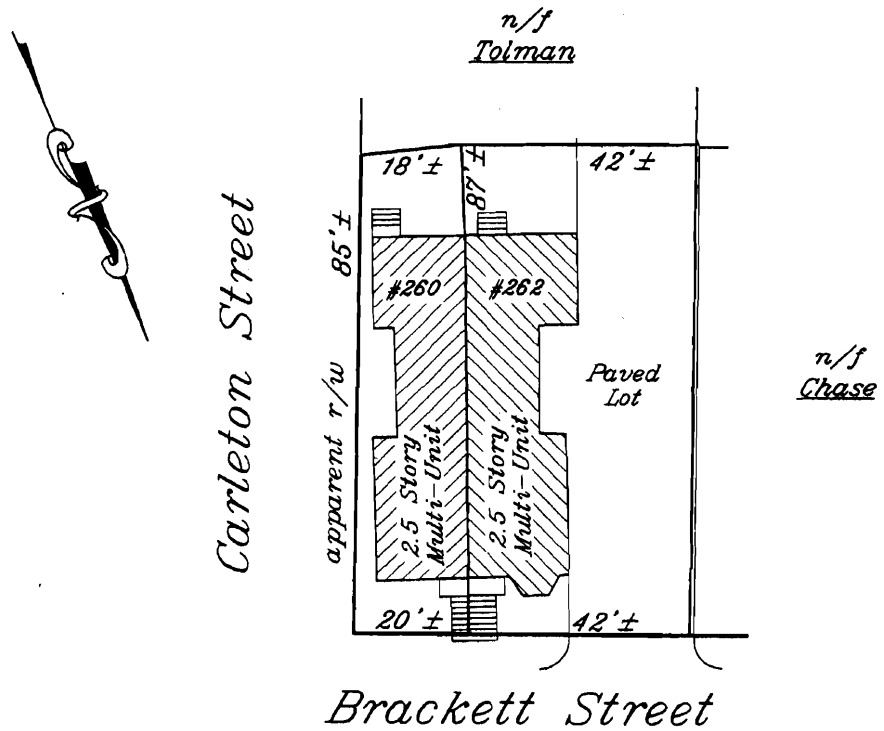
REV. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES  
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 260 & 262 Brackett Street  
Portland, Maine

INSPECTION DATE: 12/13/2006

SCALE: 1" = 25'



Notes:

