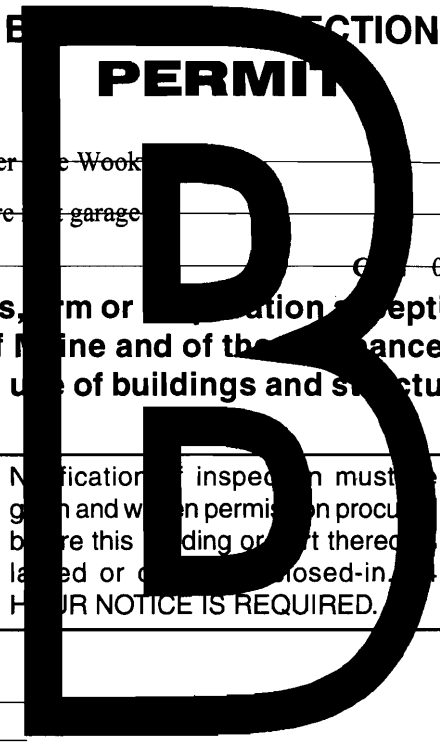


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached



PERMIT ISSUED
Permit Number: 07143
DEC 27 2002
CITY OF PORTLAND

This is to certify that RUSSO LOUIS /MR Brewer the Work

has permission to Construct a new 1749 square garage

AT 122 PITT ST

City - 081 C001001

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 when permission is procured before this building or part thereof is lapped or closed-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

12/27/02 *[Signature]*
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: 07-1435 | Issue Date: 12/27/07 | CBL: 081 C001001 |
|-----------------------|-------------------------|---------------------|

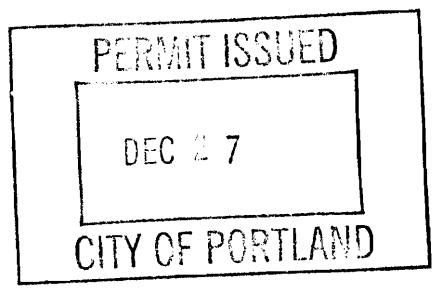
| | | | |
|------------------------------------------|------------------------------------------------|------------------------------------------------|---------------------|
| Location of Construction: 122 PITT ST | Owner Name: RUSSO LOUIS | Owner Address: 122 PITT ST | Phone: |
| Business Name: | Contractor Name: MR Brewer Fine Wookworking | Contractor Address: 91 Bell Street Portland | Phone 7977977534 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R-3 |

| | | | | |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------|--------------------|
| Past Use: Residential Single Family Home. | Proposed Use: Residential Single Family Home with attached garage. | Permit Fee: \$1,620.00 | Cost of Work: \$160,000.00 | CEO District: 2 |
| Proposed Project Description: Construct a new 1749 square foot garage. | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: 5B IRI-2003 | |
| | | Signature: | Signature: 12/27/07 [Signature] | |

| | |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 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: lmd | Date Applied For: 11/27/2007 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>OK per section 14-42F.</i> <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"/> Date: 12/13/07 <i>ABU</i> | <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: _____ | <input checked="" 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: _____ |

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: <u>122 Pitt Street</u> | | |
| Total Square Footage of Proposed Structure/Area <u>944 + 825 = 1749 sq ft</u> | | Square Footage of Lot <u>15,550 sf</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>81 C 001</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Lou Russo</u> Address <u>122 Pitt Street</u> City, State & Zip <u>Portland, ME 04103</u> | Telephone: _____ |
| Lessee/DBA (If Applicable) <u>NOV 21 2007</u> | Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____ | Cost Of Work: \$ <u>160,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage - ATTACHED</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: _____ | | |
| Contractor's name: <u>M.R. Brewer Fine Woodworking</u> Address: <u>91 Bell Street</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>797-7534</u> Who should we contact when the permit is ready: <u>Matthew Brewer</u> Telephone: <u>959-8853</u> Mailing address: <u>Same As Above</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, 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: 11/20/07

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 07-1435 | Date Applied For: 11/27/2007 | CBL: 081 C001001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|------------------------------------------|------------------------------------------------|------------------------------------------------|-------------------------|
| Location of Construction: 122 PITT ST | Owner Name: RUSSO LOUIS | Owner Address: 122 PITT ST | Phone: |
| Business Name: | Contractor Name: MR Brewer Fine Wookworking | Contractor Address: 91 Bell Street Portland | Phone (797) 797-7534 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------|
| Proposed Use: Residential Single Family Home with attached garage. | Proposed Project Description: Construct a new 1749 square foot garage. |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/13/2007

Note: **Ok to Issue:**

- 1) This permit is being issued with the understanding that the room over the new garage addition will be used for a garage workshop and storage as labeled on the plan.. Any change to this use will require a permit.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 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 approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/27/2007

Note: Need eng. Detail of roof rafter and collar ties. Called Matt he will send via fax. **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 5) Fastener schedule per the IRC 2003
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The attic scuttle opening must be 22" x 30".

Comments:

12/13/2007-lmd: I have called requesting more information regarding this permit on three occasions. I have decided to put it through with the hope that maybe they will return someone elses calls.

Applicant: Lou Russo

Date: 12/13/07

Address: 122 Pitt St.

C-B-L: 81-C-001
permit # 07-1435

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built \approx 1920 -

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 33' 10" given

Rear Yard - 25' min - ~~existing garage is already on rear line~~ 15' to addition but can use corner lot 14-428. - need 14' - 15' given.

Side Yard - 2 1/2 story 14' min ^{right} side 22' 6" given

Projections - ^{2 story 14' min} side yard side street. - 20' min. - 67.5' scaled.

Width of Lot -

Height - 35' max - 25.75' scaled.

Lot Area - 15,540 (assessing)

Lot Coverage/Impervious Surface - 35% = 5439 ft²

Area per Family - 6,500 OK.

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel B - Zone C

| | | | |
|-----------------|----------------|---|-------------|
| existing garage | 15' x 20.5' | = | 307.5 |
| existing base | 44' x 26.5' | = | 1166 |
| | 44' x 7' | = | 308 |
| | 14.5' x 10' | = | 145 |
| new | 31' x 33' | = | 1023 |
| | 7' x 7' | = | 49 |
| | 2 (1.5' x 15') | = | 45 |
| | 5' x 8.5' | = | 42.5 |
| | 2.5' x 4' | = | 10 |
| | | | <u>2892</u> |

30205

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

| | |
|----------------------|------------------------------------------------------|
| Card Number | 1 of 1 |
| Parcel ID | 081 C001001 |
| Location | 122 PITT ST |
| Land Use | SINGLE FAMILY |
| | |
| Owner Address | RUSSO LOUIS 122 PITT ST PORTLAND ME 04103 |
| | |
| Book/Page | 14842/290 |
| Legal | 81-C-1 PITT ST 122-126 DEERING AVE 15540 SF |

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$96,700 | \$282,700 | \$379,400 |

Property Information

| | | | | | |
|---------------------------|---------------------------|--------------------------|-------------------------|-----------------------------|-------------------------|
| Year Built 1900 | Style Old Style | Story Height 2 | Sq. Ft. 2706 | Total Acres 0.357 | |
| Bedrooms 5 | Full Baths 2 | Half Baths 1 | Total Rooms 9 | Attic Part Finsh | Basement Full |

Outbuildings

| | | | | | |
|-----------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|
| Type GARAGE-WD/CB | Quantity 1 | Year Built 1900 | Size 16X20 | Grade D | Condition P |
|-----------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|

Sales Information

| | | | |
|-------------|---------------|--------------|------------------|
| Date | Type | Price | Book/Page |
| 06/01/1999 | LAND + BLDING | \$289,000 | 14842-290 |
| 07/01/1995 | LAND + BLDING | \$231,500 | 12031-084 |
| 06/01/1993 | LAND + BLDING | | 10772-274 |

Picture and Sketch

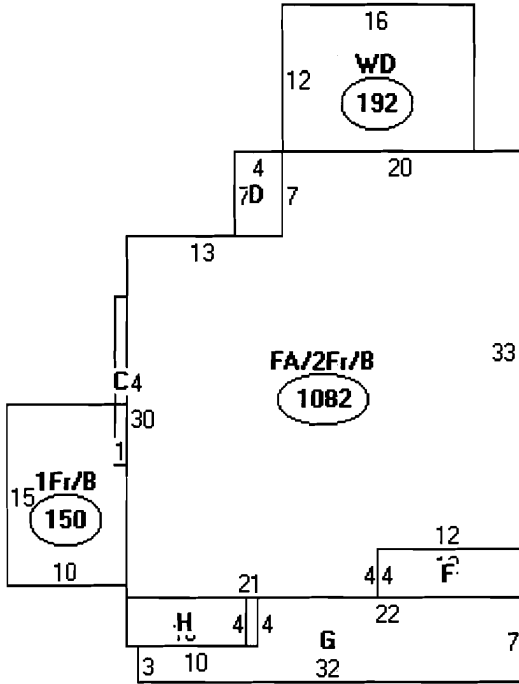
[Picture](#) [Sketch](#) [Tax Map](#)

[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!

Deery



Descriptor/Area

- A: FA/2Fr/B
1082 sqft
- B: 1Fr/B
150 sqft
- C: N/A
14 sqft
- D: FUB
28 sqft
- E: WD
192 sqft
- F: 1Fr/OP
48 sqft
- G: OFP
184 sqft
- H: 1Fr/B
40 sqft

Front.

9th

1619

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

| Existing facing long side- aggregate of yards | | Required setbacks if facing on short side | |
|-----------------------------------------------|------------|-------------------------------------------|---------|
| Front yard | 33.83 feet | Front yard | 25 feet |
| Rear yard | 0 feet | Rear yard | 25 feet |
| Side yard -rt | 22.5 feet | Side yard -rt | 14 feet |
| Side yard -lft | 56.5 feet | Side yard -lft | 20 feet |
| TOTALS 106.83 feet | | is greater than 84 feet | |



M. R. BREWER
FINE WOODWORKING, INC.

91 BELL ST.

PORTLAND, ME 04103

PHONE: 207-797-7534 FAX: 207-797-0973

LETTER OF TRANSMITTAL

| | |
|------------------------------------|--------------------------------|
| TO: City of Portland | FROM: Matthew Brewer |
| COMPANY: | DATE: 12/13/07 |
| RE: Russo Carriage House | JOB NUMBER |

WE ARE SENDING YOU: ATTACHED UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS

- Shop Drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change Order

| COPIES | DATE | NO. | DESCRIPTION |
|--------|----------|-----|---------------------------------------------------|
| 1 | 11/28/07 | | Revised Architectural Drawings |
| 1 | 11/28/07 | | CD containing PDF Files of Architectural Drawings |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

- | | | |
|--------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> _____ | |

REMARKS: