

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1549	Issue Date:	CBL: 083B F009001
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Location of Construction: 83 DIAMOND AVE	Owner Name: BARTLETT NANCY W & NANCY	Owner Address: 11 SAWYER ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Vacant Land	Proposed Use: Single Family Home - New 1200 Sq Ft Single Family Home	Permit Fee: \$1,995.00	Cost of Work: \$190,000.00	CEO District: 1
Proposed Project Description: New 1200 Sq Ft Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 10/23/2006	Zoning Approval		
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Ma <input type="checkbox"/> Mino <input type="checkbox"/> M <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretati <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied
	Date: _____	Date: _____	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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

Location of Construction: 83 DIAMOND AVE	Owner Name: BARTLETT NANCY W & NANCY	Owner Address: 11 SAWYER ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/22/2006

Note: See letter dated 11/8/06.

Ok to Issue:

11/20/06 Received two affidavits that the lot is a lot of record, and with other information submitted, we determine that the lot meets the criteria of a lot of record.

11/20/06. The two parking spaces need to be located passed the front setback & the pre & post construction grade on the elevation plans needs to be more clear. I can't sign off until these are cleared up.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 setbacks 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/22/2006

Note: building portion done and waiting for DRC approval. Will sign off for approval when DRC done.

Ok to Issue:

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) 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.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 5) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 6) Fastener schedule per the IRC 2003
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

11/6/2006-amachado: Penny said that the ownership changes on the date that the land is signed over to the new owner. The deed for this lot was signed on May 27, 2004. Nancy deeded the abutting property to her son on June 7, 2004. Since she owned both lots for 11 days, her lot is not a lot of record and so it does not meet the required lot size for a lot in the IR1. See letter dated 11/8/06.

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11/14/2006-amachado: Received affidavit and exhibits fom Penny Littell from Nancy Bartlett and her attorney Brenda Buchanan documenting that the lot the house is being built on (083B F009 & 016) was transfered to Nancy Bartlett after she transferred her other property (083B F008 & 017) to her son.

11/14/2006-amachado: Spoke to Nancy Bartlett. We still need more information on the lot. We need documentation showing when Henry Picking, Elizbeth Hamill & Francis Helyar acquired the property.

10/30/2006-amachado: In the process of determining if this is a lot of record. Penny is checking if the transfer is when the deed is recorded or when signed. Left message with Nancy Bartlett; need chain of title since July 15, 1985 for her lot and the lot that Ryan Franklin Bartlett owns.

11/17/2006-amachado: Received documentation that the lot is a lot of record.

11/20/2006-amachado: Left message with Scott Teas. The two parking spaces need to be located passed the 30' front setback. Pre & post contruction grade on the elevation plans needs to be more clear. I will pass this permit on to the residential plan reviewers in the mean time.

11/20/2006-amachado: Spoke to Richard Lowe, architect. The pre & post construction grades are all set. They still need to address the parking spaces being located beyond the front 30' setback.

11/22/2006-tm: building and zoning done.

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