

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 48 Pitt St		Owner: Harro Jakel/Elizabeth Whigman		Phone: 772-7389		Permit No: 9 80877	
Owner Address: SAA 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 10 1998 CITY OF PORTLAND </div>	
Past Use: 4-fam		Proposed Use:		COST OF WORK: \$ 7,000.00 PERMIT FEE: \$ 55.00			
Proposed Project Description: Replacement of sills		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: Type: BOCA94 <i>Hoffman</i>		Zone: CBL: 116-C-021	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zoning Approval: <i>OK-3</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: NG		Date Applied For: 30 July 1998				Zoning Appeal: <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	

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 information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

30 July 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

2

COMMENTS

10/5/01

OK

AK

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

LAND USE - ZONING REPORT

ADDRESS: 48 Pitt Street DATE: 8/5/98

REASON FOR PERMIT: replace sills

BUILDING OWNER: Harro Jakel C-B-L: 116-C-21

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The carriage house is restricted from

An apartment use per a previous appeal decision.
Any use other than a carriage house for the housing of vehicles, shall necessitate a separate permit for approvals.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: <i>48 Pitt Street</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>116</i> Block# <i>C</i> Lot# <i>021</i>		Owner: <i>Hanno JAKEL Elizabeth Whitman</i>	
Owner's Address: <i>04101 48 Pitt Str. Portland</i>		Telephone#: <i>772-7384</i>	
Lessee/Buyer's Name (If Applicable)		Cost Of Work: <i>\$ 7000</i>	Fee: <i>\$ 55</i>
Proposed Project Description:(Please be as specific as possible) <i>replacement of sills</i>			
Contractor's Name, Address & Telephone		Rec'd By: <i>MY</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

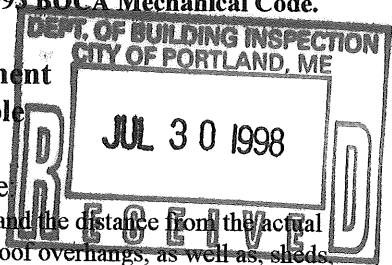
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks



4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>Hanno Jakel</i>	Date: <i>7/30/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Harro Jakel
48 Pitt Street
Portland, ME 04102

July 29, 1998

RE: Application for Building Permit:

Problem: rotten sills sitting on top of concrete block foundation *on carriage house*

Job discription:

Lifting of existing carriage house 24 " above current foundation
Removal of existing 4 x 8 sill

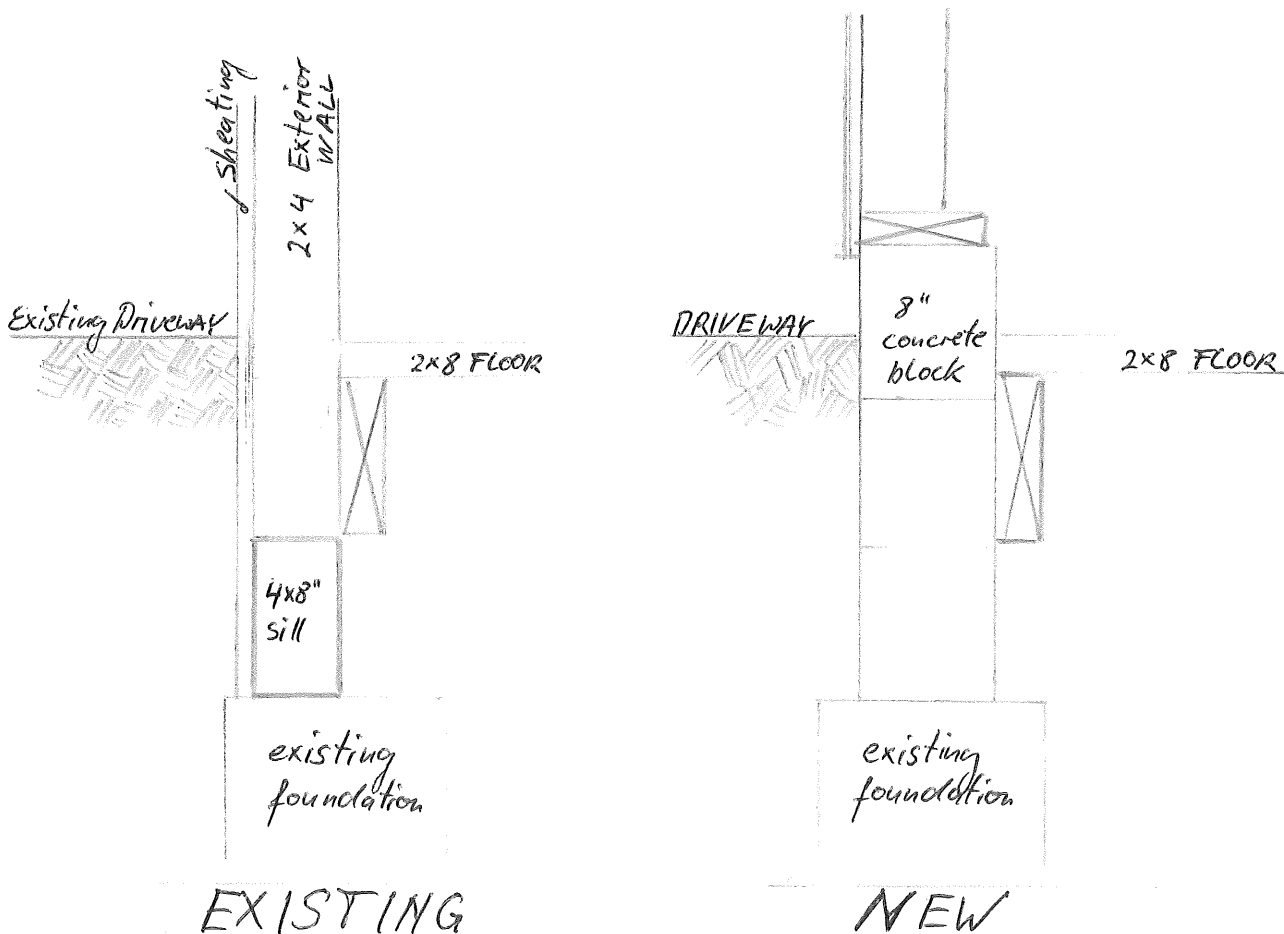
Installation of one additional new course of 8" concrete block on
northern, eastern, and southern foundation walls.

Installation of 2 new courses of concrete block on the western foundation
wall towards the driveway.

Installation of moisture barrier

Installation of a 2" x 8" pressure treated sill around complete perimeter
of foundation

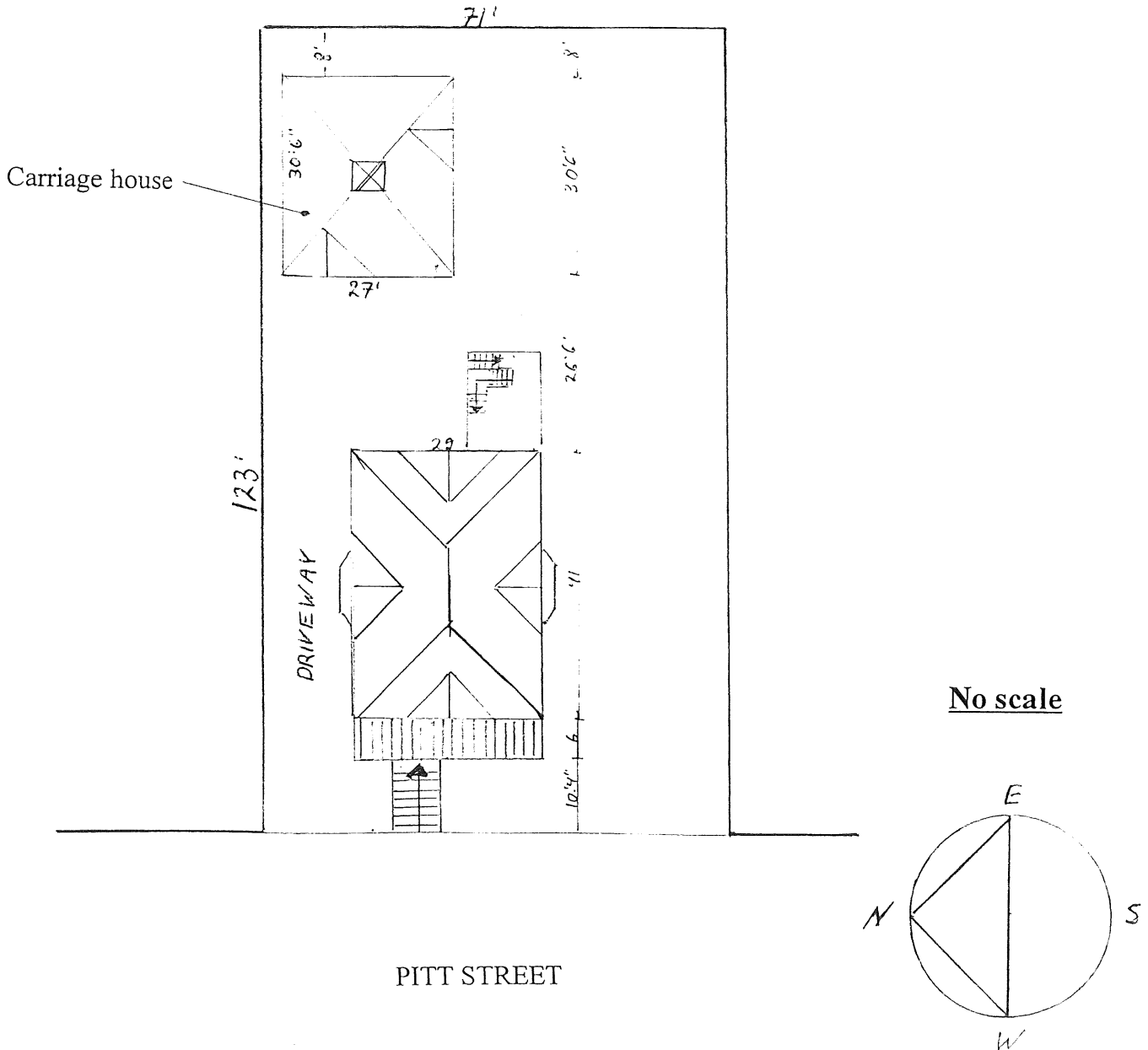
Lowering of carriage house structure onto new sill and securing both.



LOT-PLAN

46 /48 Pitt Street.
Portland, Maine

Owner:
Harro Jakel
Elizabeth Whitman
48 Pitt Street
Portland 04103
Tel: 772-7389



025172

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Thomas M. Courtney and Deborah E. Courtney

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Harro F. Jakel and Elizabeth L. Whitman

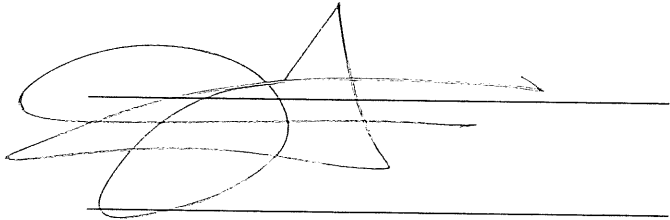
of Portland, County of Cumberland, State of Maine,

whose mailing address is 37 Exeter Street, Portland, Maine 04102

with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

WITNESS our/my hand(s) and seal(s) this 30th day of April, 1998.

Signed, Sealed and Delivered in presence of:



Thomas M. Courtney
Thomas M. Courtney

Deborah E. Courtney
Deborah E. Courtney

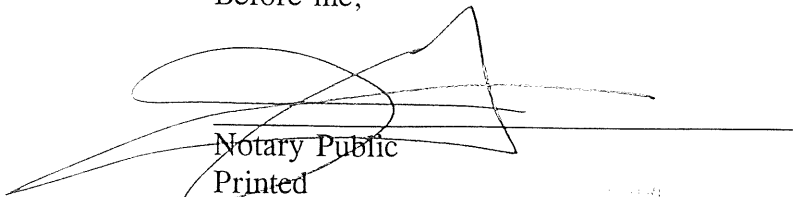
STATE OF MAINE

April 30, 1998

COUNTY OF Cumberland

Then personally appeared the above named Thomas M. Courtney and Deborah E. Courtney and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public
Printed

Name: _____

My Commission Expires: _____

NOTARY PUBLIC COMMISSION EXPIRES DECEMBER 22, 1998

MAINE REAL ESTATE TAX FILE