

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 091084

This is to certify that GILL MARGARET A / Wright Can Construction Co

has permission to Replace failed foundation, Build new 11' x 16" Addition w/ porch interior renovations w/ 1/2 bath

AT 81 PITT ST CE 117 C014001

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.

RECEIVED

OCT - 1 2009

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 lath or other work is 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

Thomas M. Mackley 10/1/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

OCT - 1 2009

CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1084	Issue Date:	CBL: 117 C014001
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Location of Construction: 81 PITT ST	Owner Name: GILL MARGARET A	Owner Address: 81 PITT ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace failed foundation, Build new 11' x 12'6" Addition w/ porch interior renovations w/ 1/2 Bath	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 2	6,206#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Proposed Project Description: Replace failed foundation, Build new 11' x 12'6" Addition w/ porch interior renovations w/ 1/2 bath	Signature:	Signature: <i>pm 10/1/09</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: Ldobson	Date Applied For: 09/29/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>using A-433</i> <input type="checkbox"/> Wetland <i>for the 6' setback</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"/> <i>ok with conditions</i> Date: <i>9/30/09</i>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>RECEIVED</p> <p>OCT - 1 2009</p> <p>Dept. of Building Inspections City of Portland Maine</p>	<p>PERMIT ISSUED</p> <p>OCT - 1 2009</p> <p>CITY OF PORTLAND</p>	

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

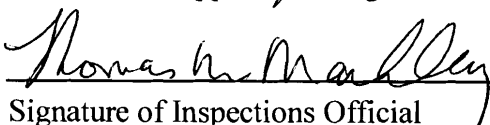
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

10/1/09

Date



Signature of Inspections Official

10/1/09

Date



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>81 Pitt</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>6206</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>C</u> Lot# <u>14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>MARGARET GILL</u> Address <u>81 PITT ST</u> City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ <u>95.00</u> Total Fee: \$ <u>845.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE FAILED FOUNDATION, BUILD NEW 11'x12'-6" ADDITION w/ PORCH, REMODEL KITCHEN AND ADD HALF BATH</u>		
Contractor's name: <u>WEIGHT - RYAN CONSTRUCTION</u> Address: <u>10 DANFORTH ST</u> City, State & Zip: <u>PORTLAND ME 04101</u> Telephone: <u>773-3625</u> Who should we contact when the permit is ready: <u>ANDY SEYMOUR</u> Telephone: <u>671-6502</u> Mailing address: <u>10 DANFORTH ST PORTLAND 04101</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: Andy Seymour Date: 9-9-2009

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

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SEP 29 2009

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1084	Date Applied For: 09/29/2009	CBL: 117 C014001
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Location of Construction: 81 PITT ST	Owner Name: GILL MARGARET A	Owner Address: 81 PITT ST	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Replace failed foundation, Build new 11' x 12'6" Addition w/ porch interior renovations w/ ½ Bath	Proposed Project Description: Replace failed foundation, Build new 11' x 12'6" Addition w/ porch interior renovations w/ ½ bath
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/30/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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.

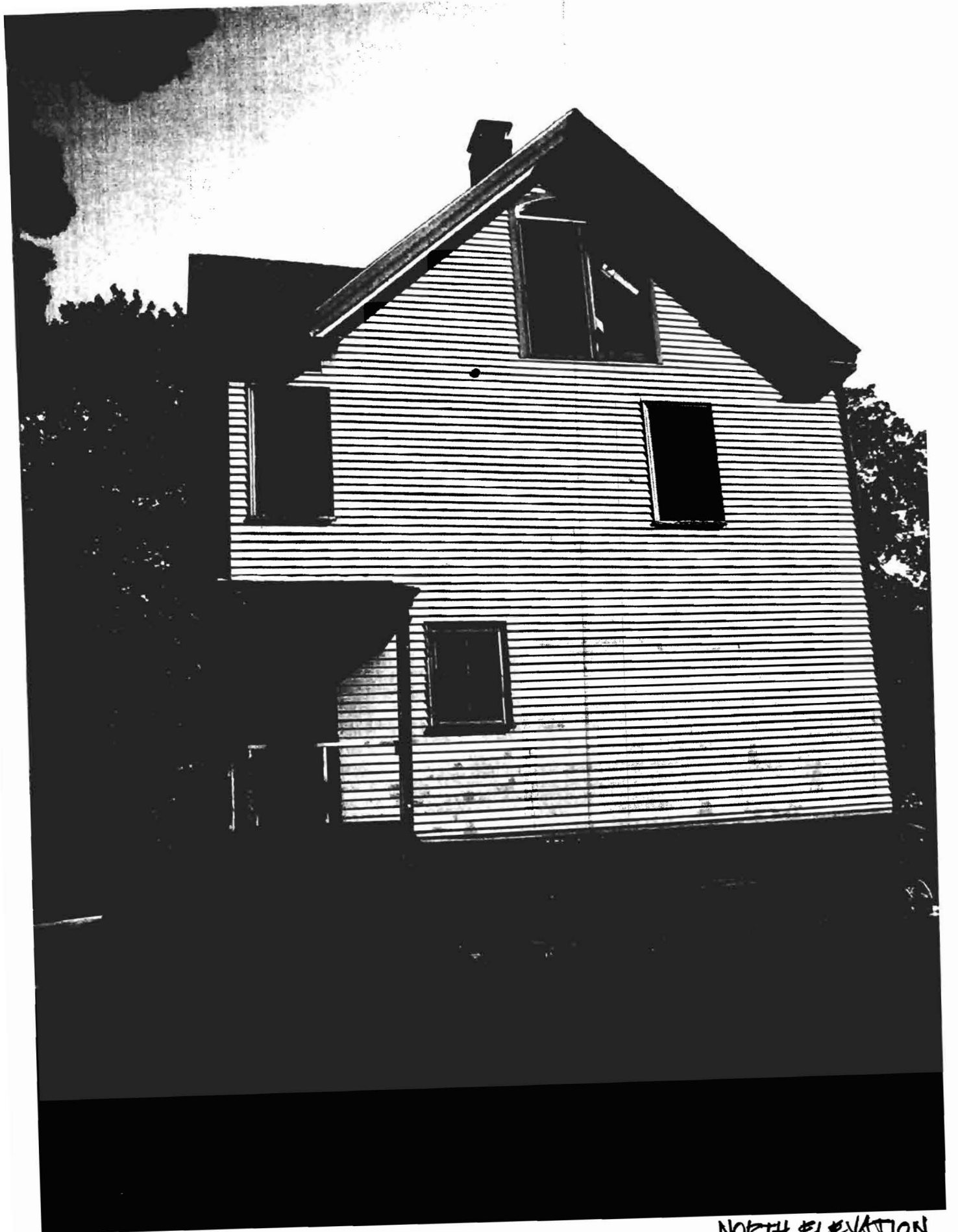
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/01/2009

Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

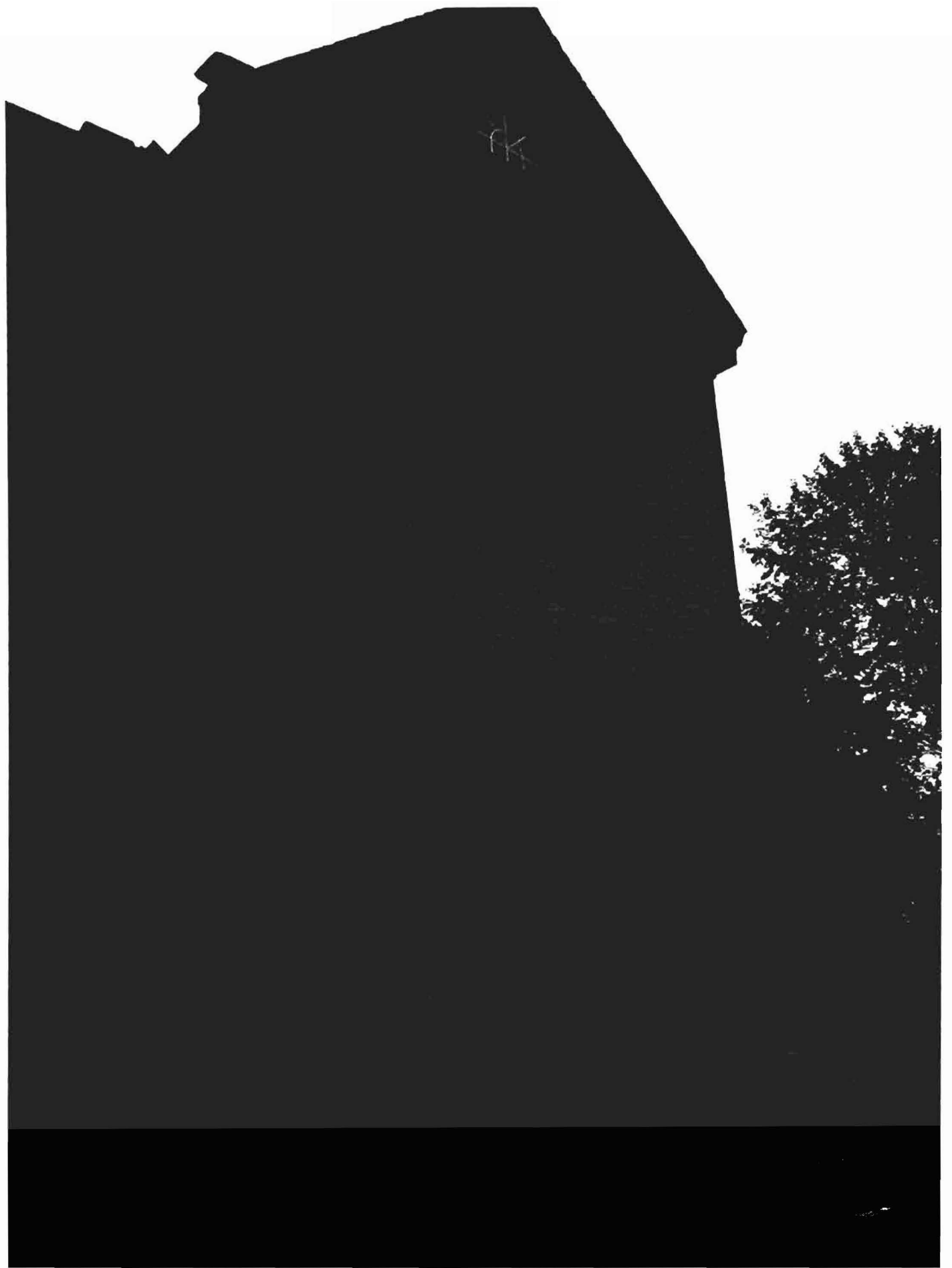
9/30/2009-mes: This was approved under 14-433 allowing the proposed 6' sideyard setback.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



City of Portland GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map

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City of Portland
389 Congress St.
Portland, Maine
04101

81 PDF ST

117-C-14 6206th -R-5

Carey Lamour @ Wright Ryan

met on this data - he ← 9/28/09

explained the interior - due to set back
14-433

A supporting exterior wall with a chimney is where the existing door opening was located. The 6' side yard setback is a reasonable accommodation.

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	117 C014001
Location	81 PITT ST
Land Use	SINGLE FAMILY
Owner Address	GILL MARGARET A 81 PITT ST PORTLAND ME 04103
Book/Page	15694/309
Legal	117-C-14 PITT ST 81-83 6206 SF

Current Assessed Valuation

Land	Building	Total
\$87,400	\$169,100	\$256,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1902	Old Style	2	1971	0.142	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		7	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	2004	8X8	C	A

Sales Information

Date	Type	Price	Book/Page
08/31/2000	LAND + BLDING	\$165,000	15694-309

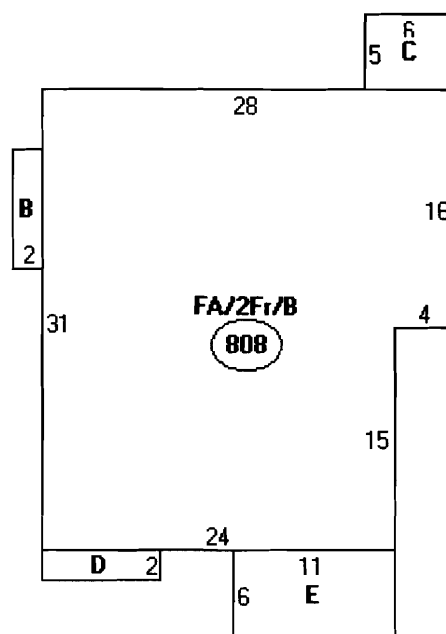
Picture and Sketch

[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!



Descriptor/Area	Area
A: FA/2Fr/B	808
808 sqft	
B: FBAY/B	16
16 sqft	
C: OFF	30
30 sqft	
D: FBAY/B	16
16 sqft	
E: EP	66
66 sqft	
	<hr/>
	936

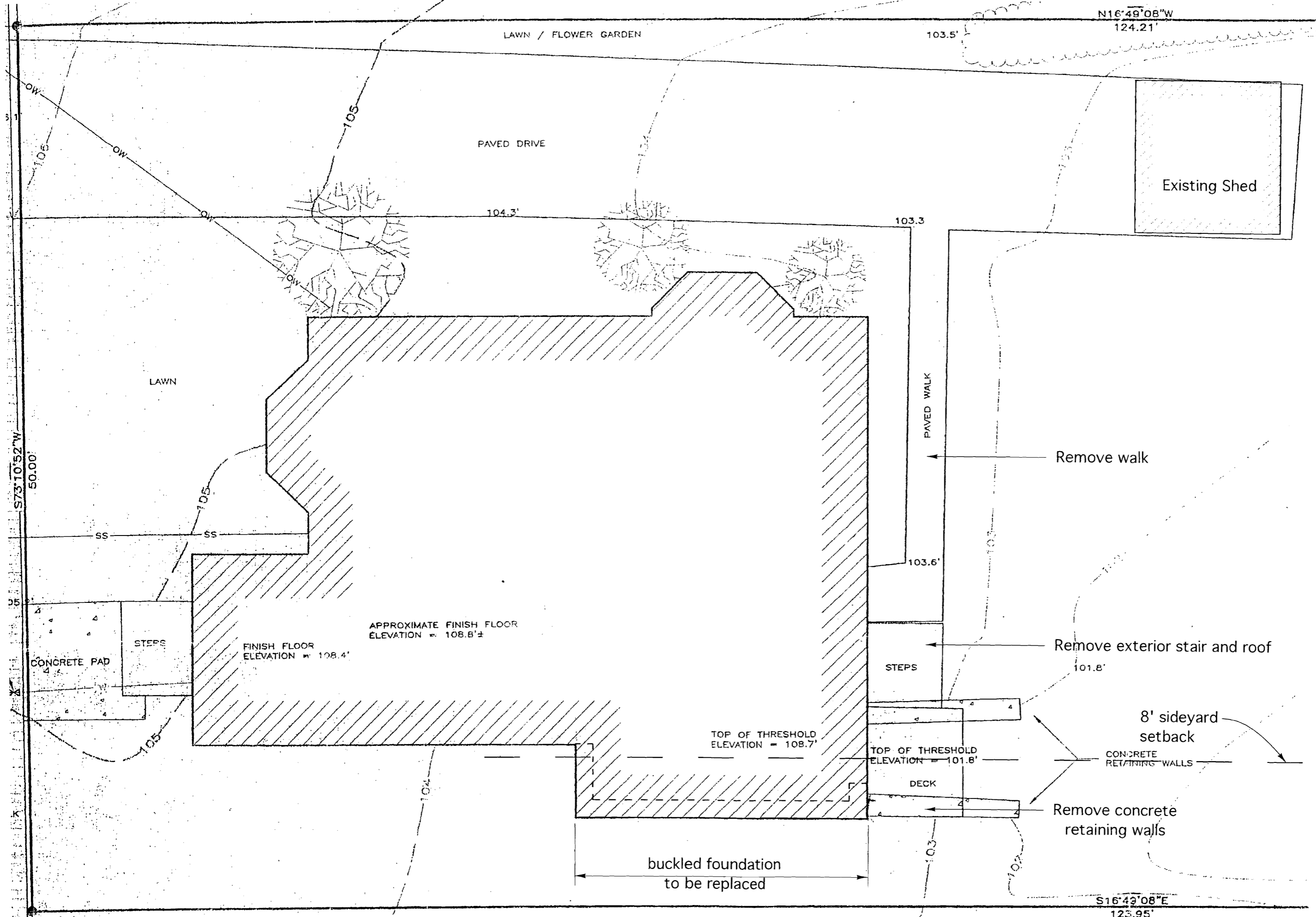
132

1068 + steps

11x12 New with steps

7-5200

$$6206 \text{ } \Phi \times 409 = 2482.4 \text{ } \Phi$$

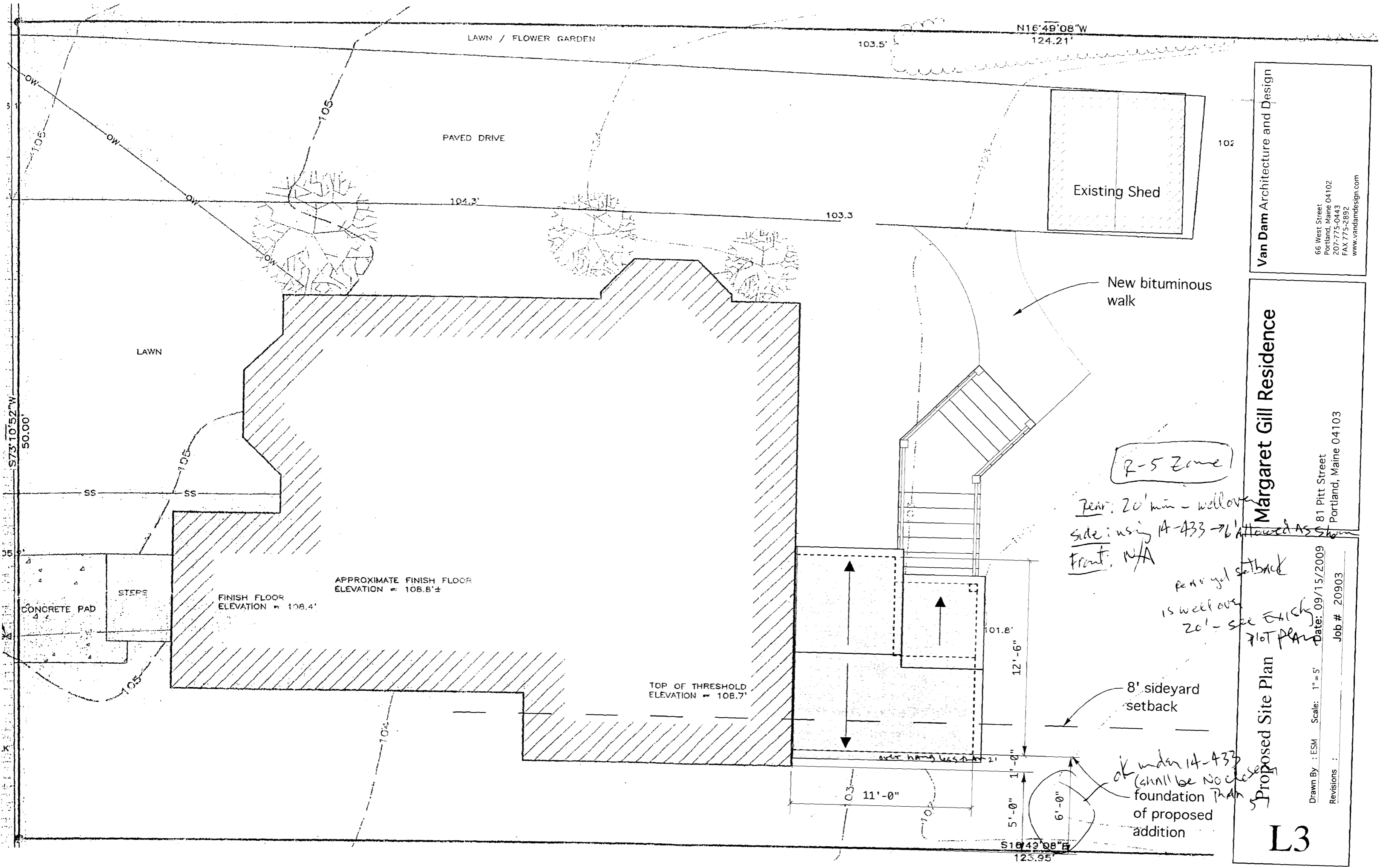


Van Dam Architecture and Design
 66 West Street
 Portland, Maine 04102
 207-775-0443
 FAX 775-2892
 www.vandamdesign.com

Margaret Gill Residence
 81 Pitt Street
 Portland, Maine 04103

Existing Site Plan
 Drawn By : ESM Scale: 1" = 5'
 Date: 09/15/2009
 Revisions : Job # 20903

L2



2-5 Zone

*rear: 20' min - well over
side using 14-433 - 76' allowed as shown
front: N/A*

*Per city setback
is well over
20' - see sketch
7/10/2009*

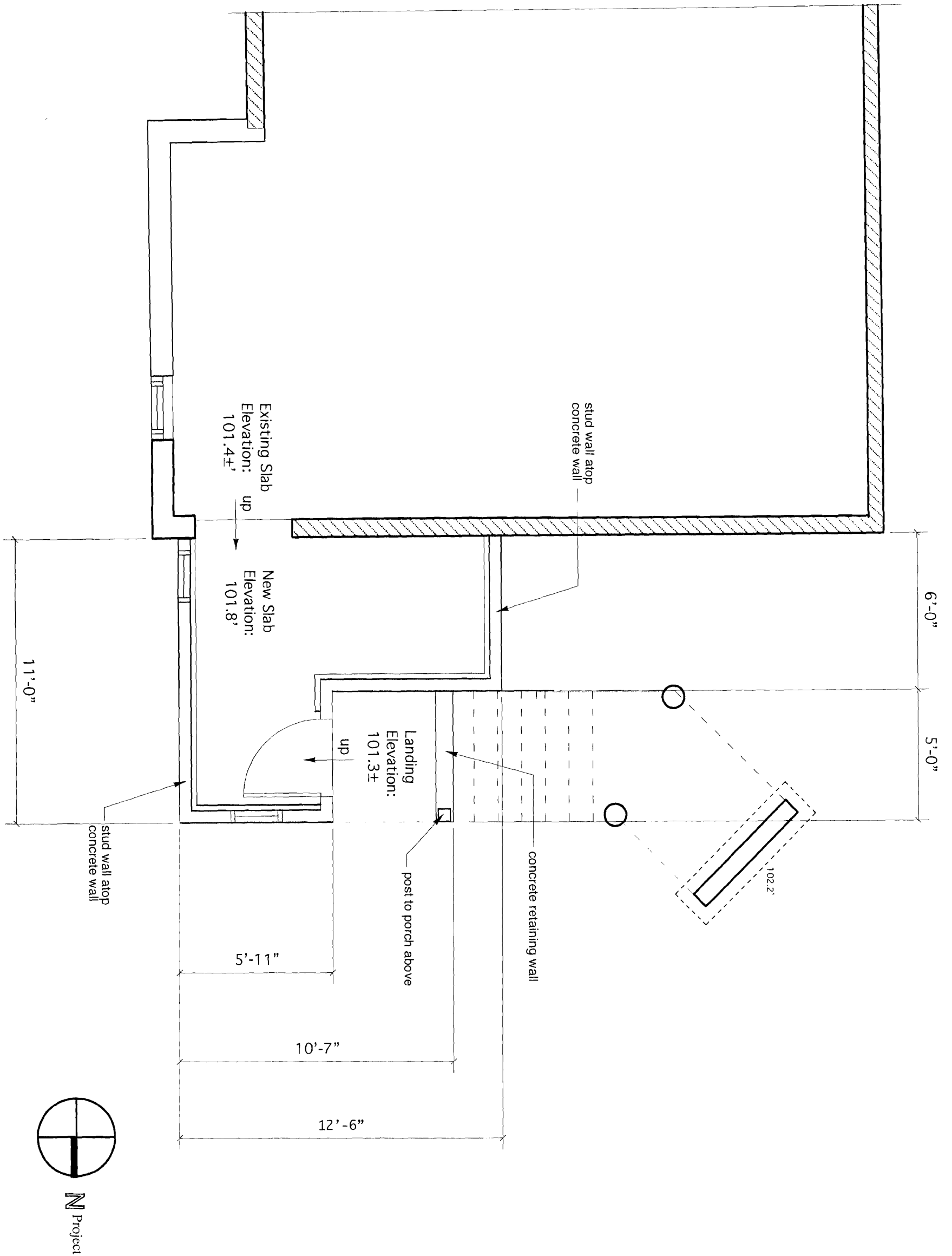
8' sideyard setback

*ok under 14-433
(shall be no closer
foundation than
of proposed
addition*

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Proposed Site Plan
L3
Drawn By : ESM Scale: 1" = 5'
Date: 09/15/2009
Job # 20903



A1.0

Basement Plan

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009

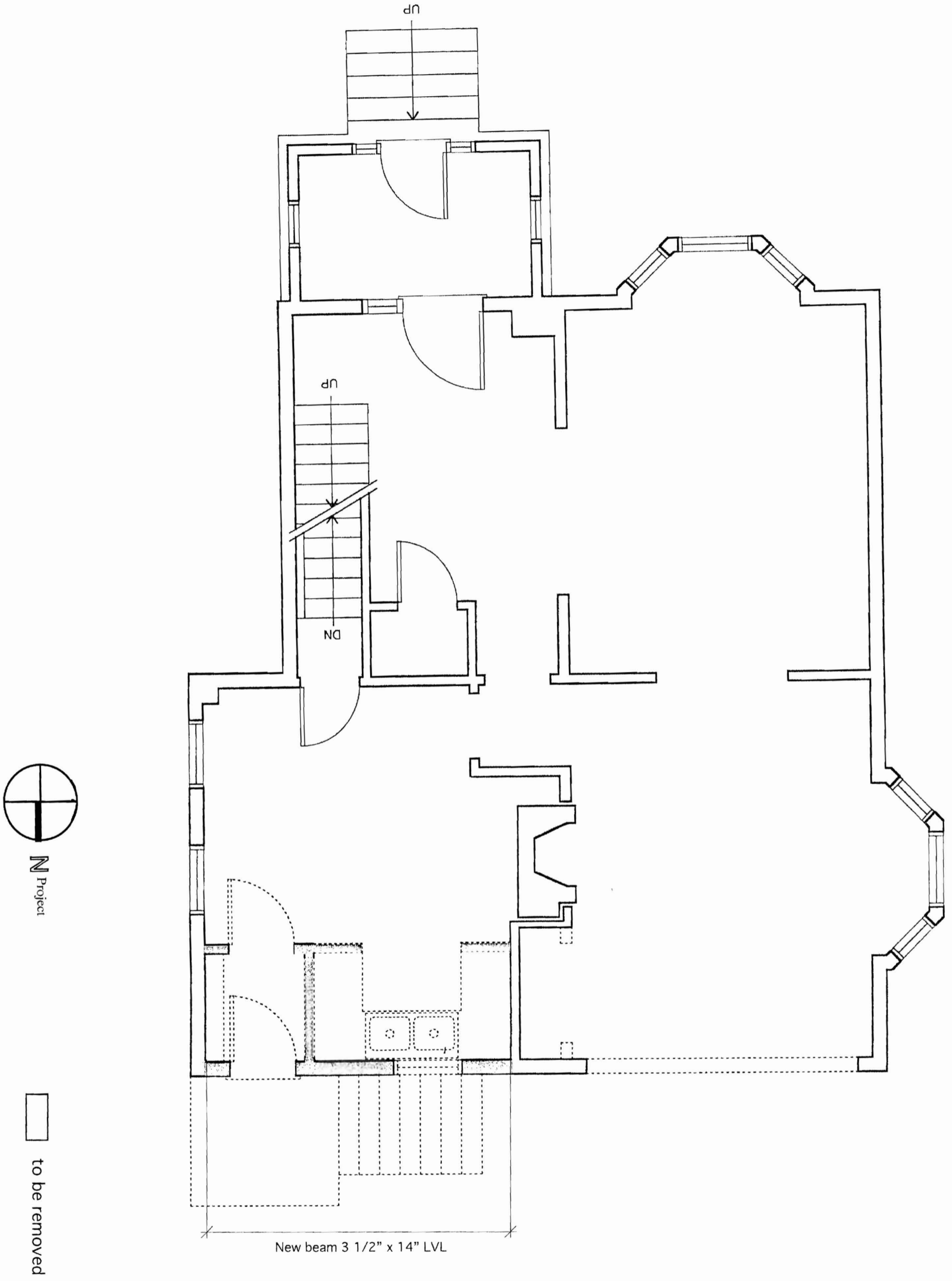
Revisions : _____ Job # 20903

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A1.1

Existing First Floor Plan

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009

Revisions : _____ Job # 20903

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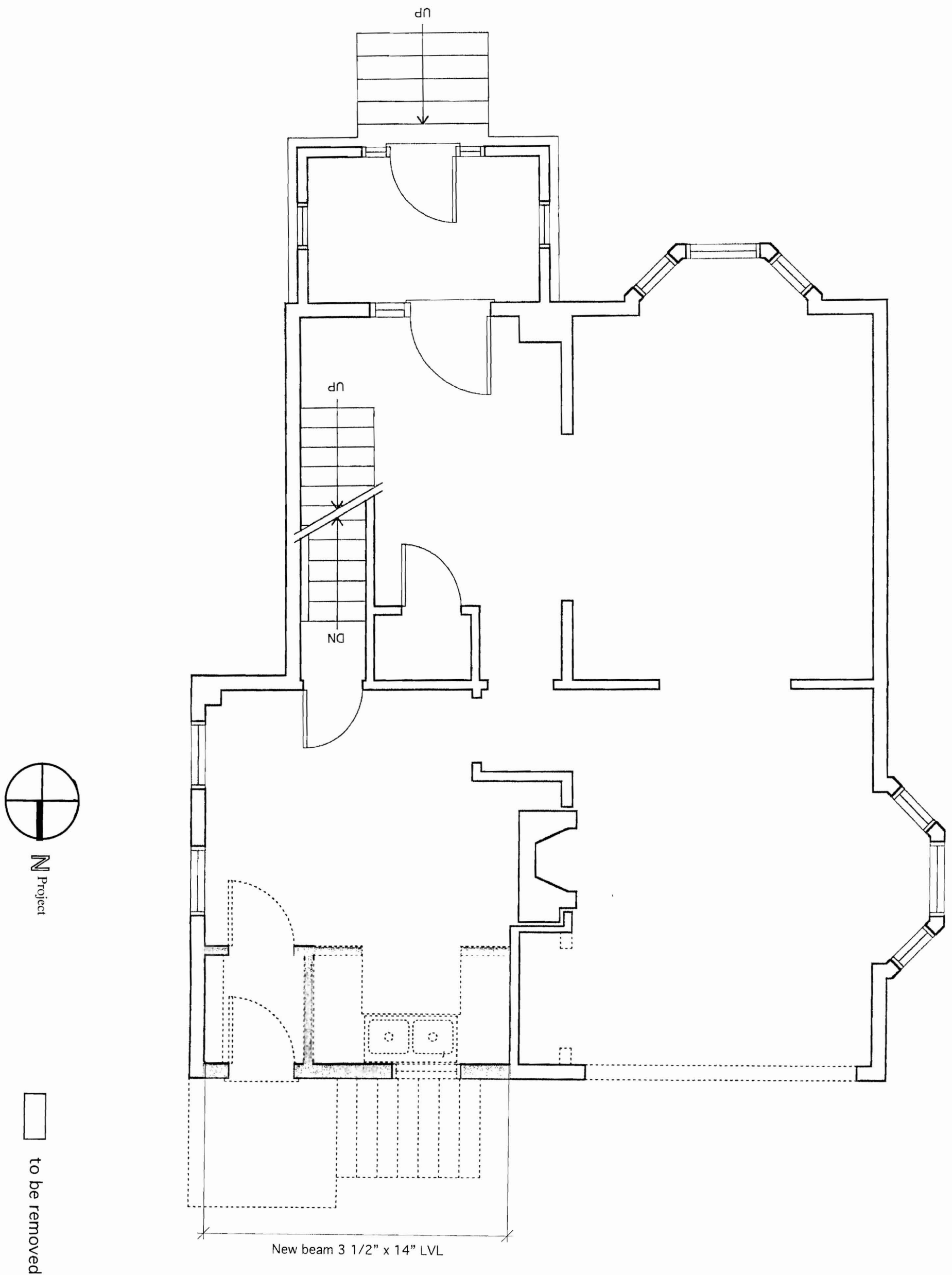
66 West Street
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1.2

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009
Revisions : Job # 20903

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A1.1

Existing First Floor Plan

Drawn By : ESM Scale: 1/4"=1'-0" Date: 09/15/2009

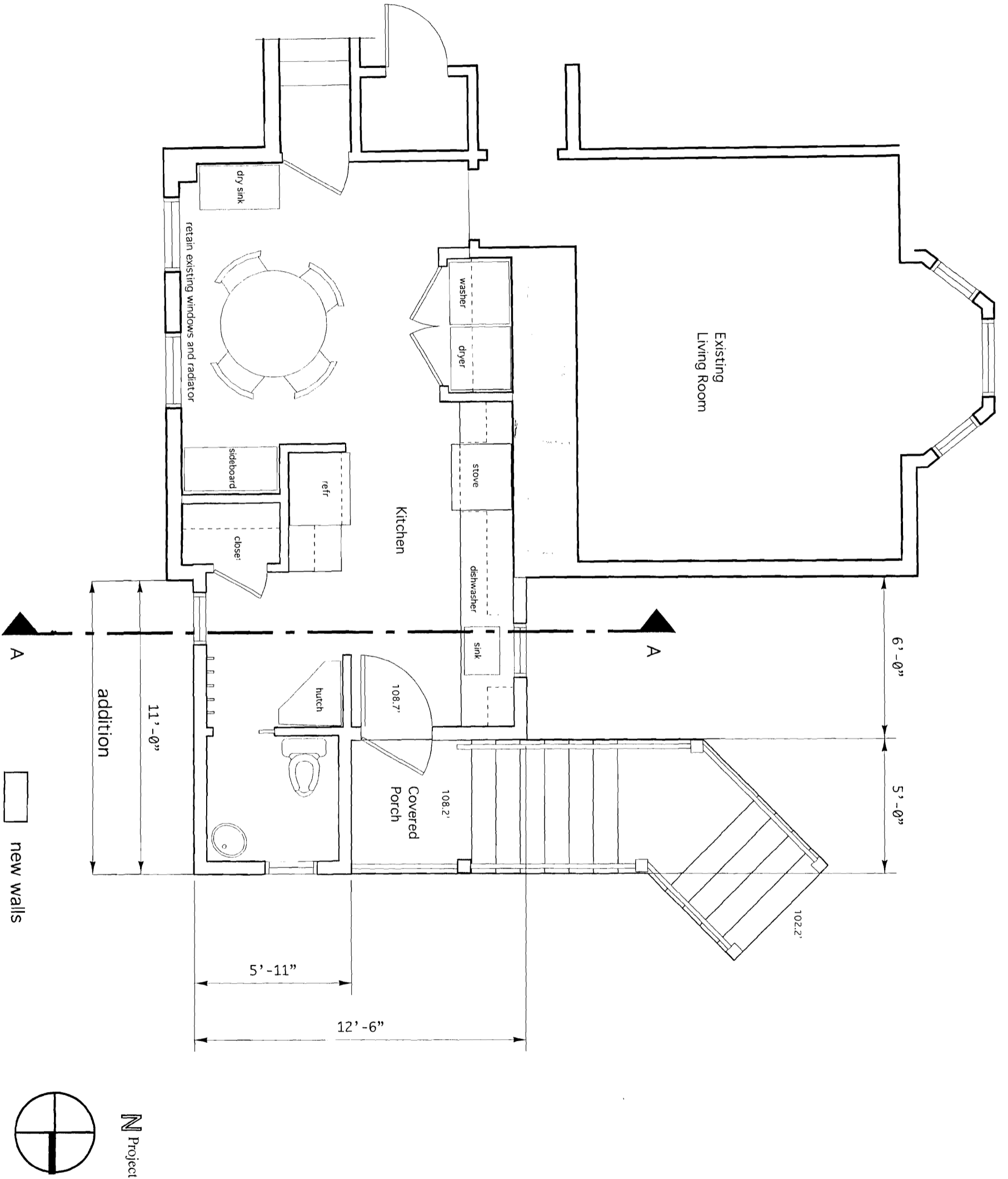
Revisions : _____ Job # 20903

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A1.2

First Floor Plan

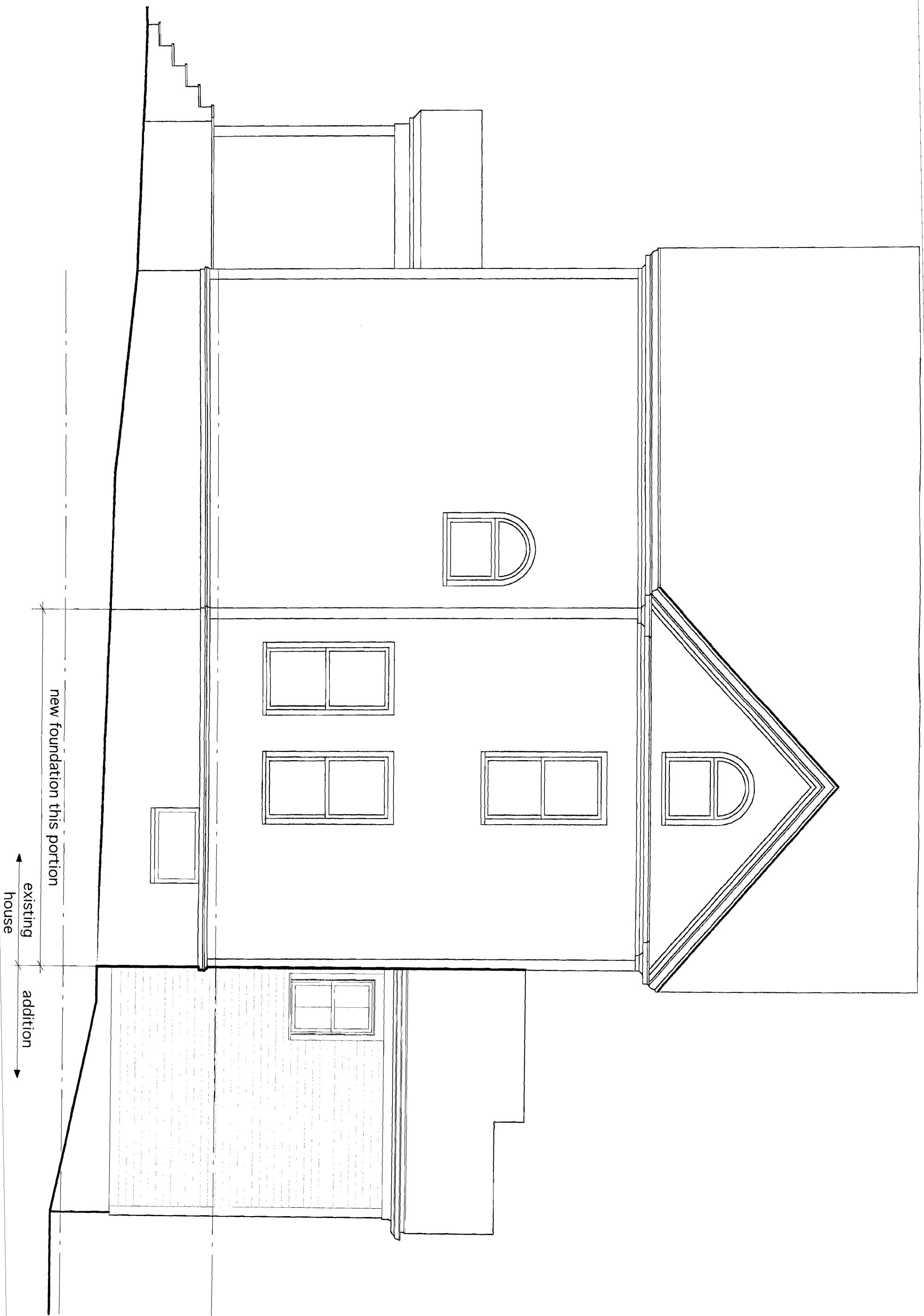
Drawn By : ESM Scale: 1/4"=1'-0" Date: 09/15/2009
 Revisions : Job # 20903

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A2.1

East Elevation

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009

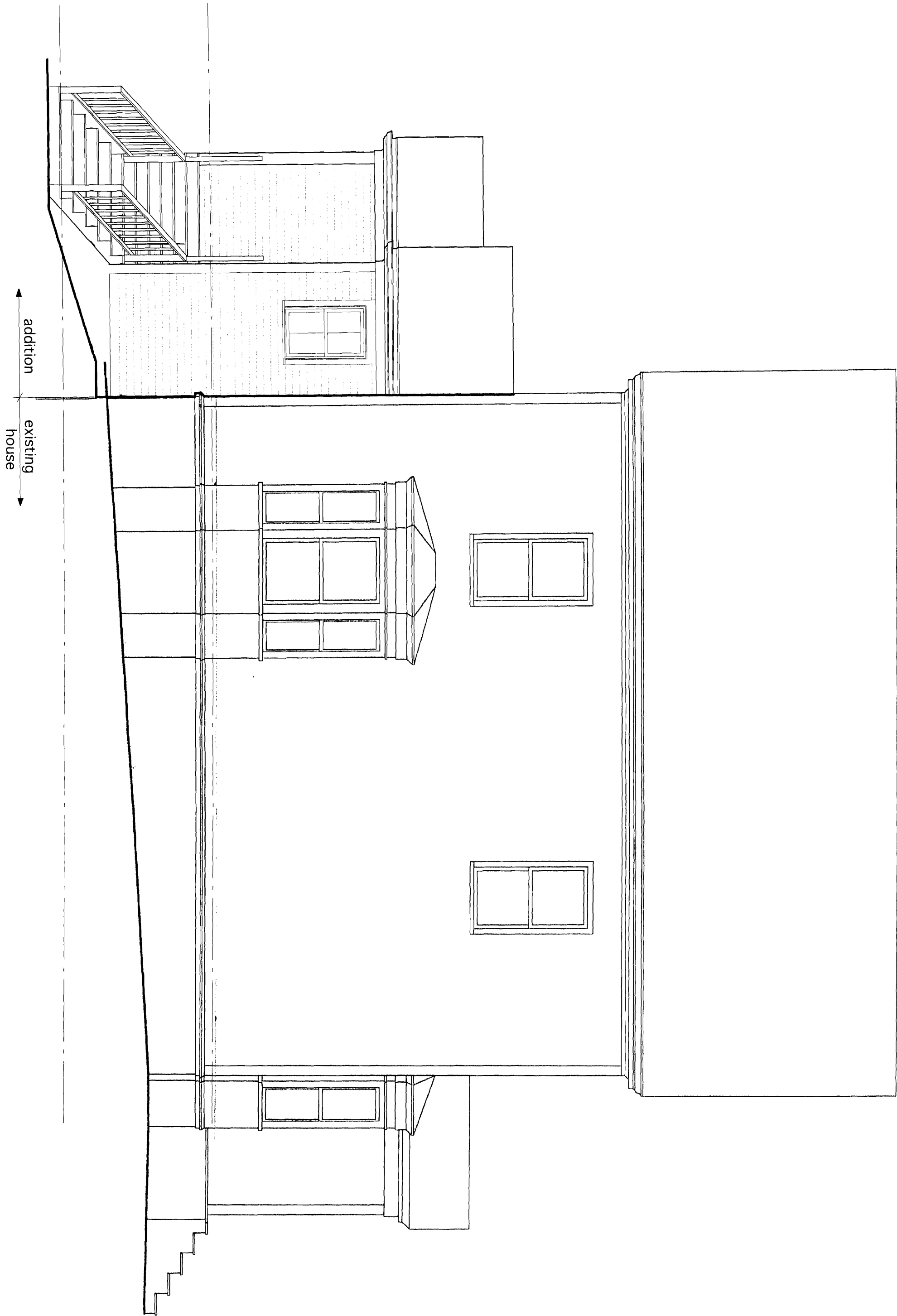
Revisions : Job # 20903

Margaret Gill Residence

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A2.2

West Elevation

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009

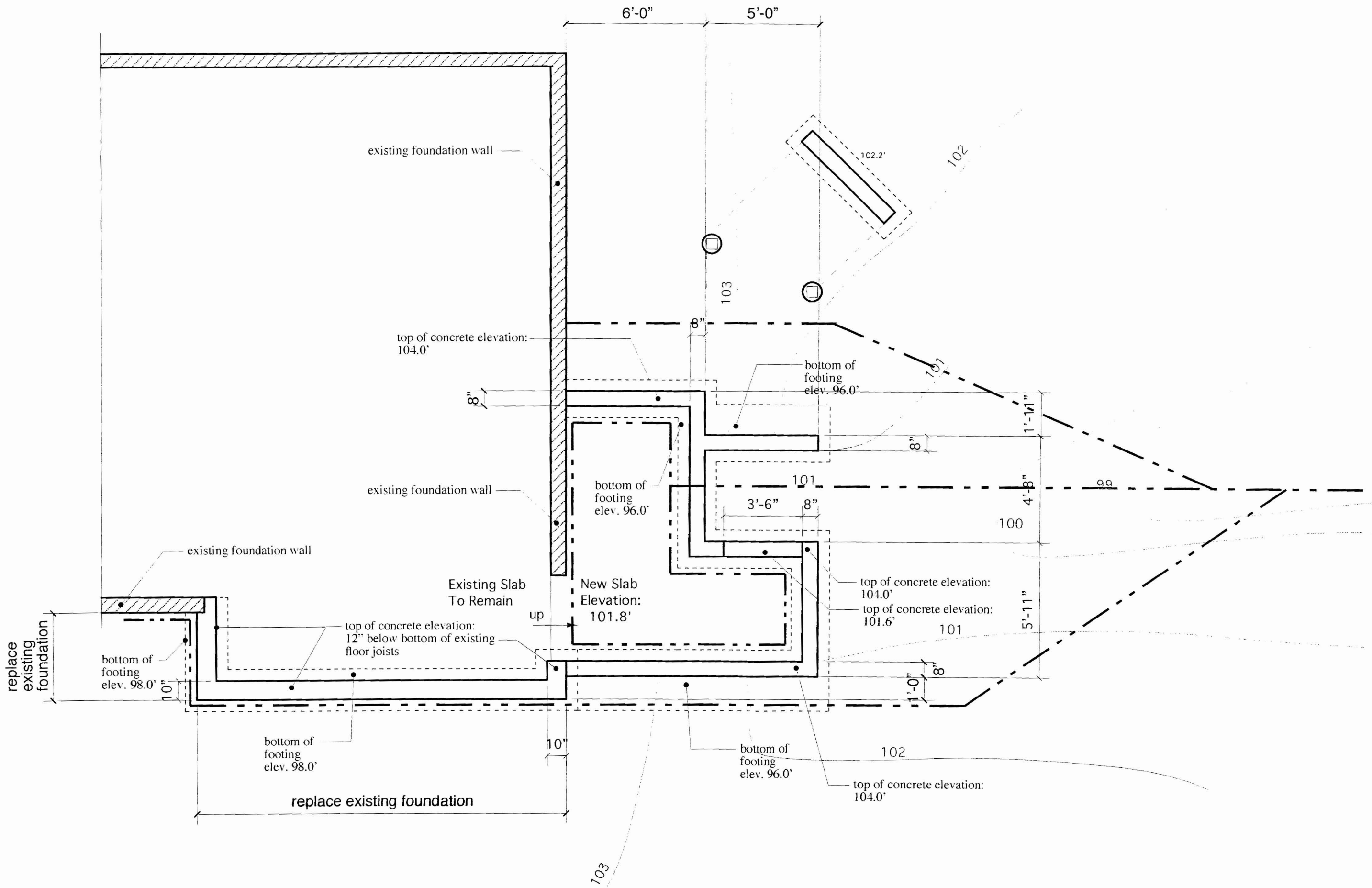
Revisions : Job # 20903

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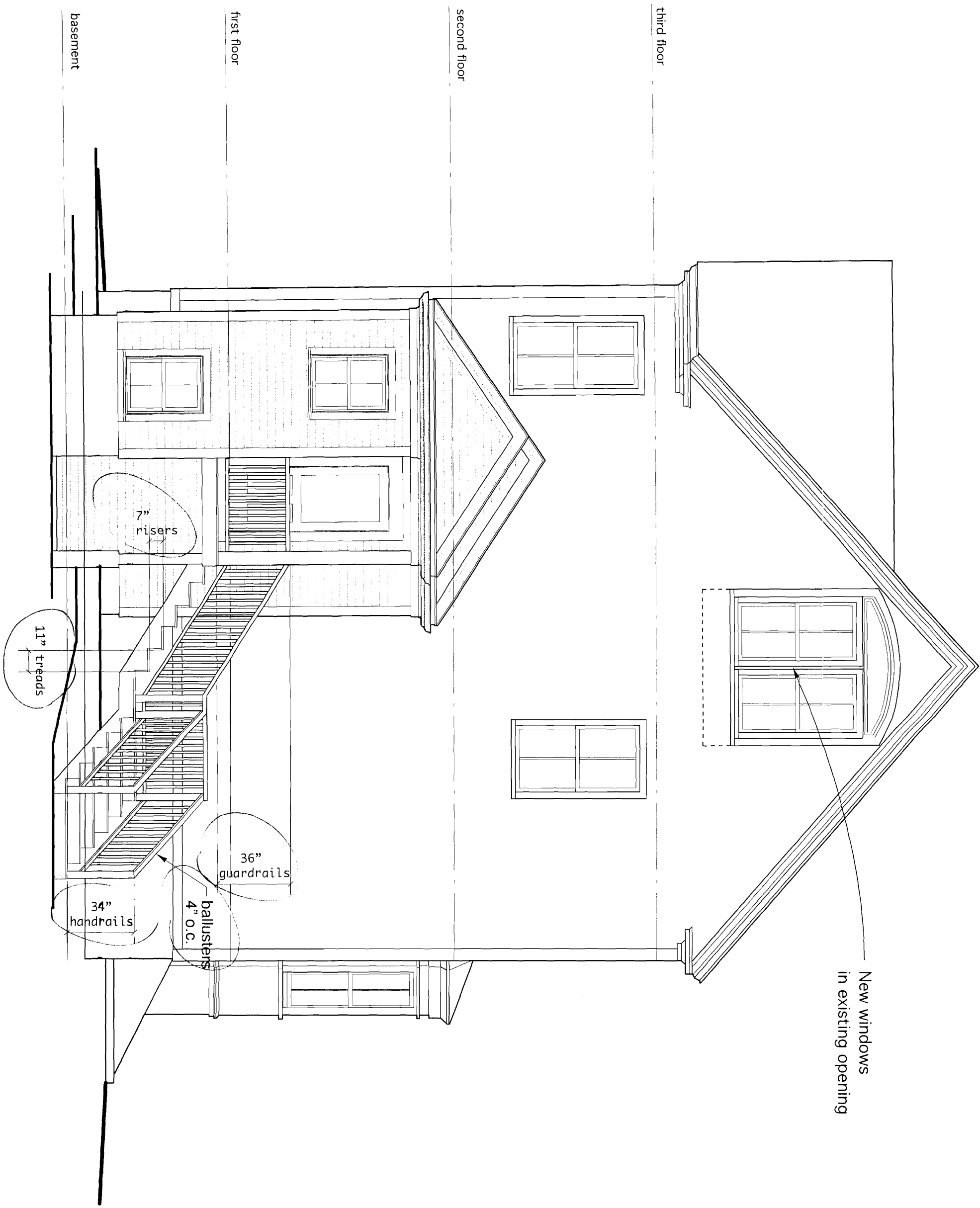
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Van Dam Architecture and Design
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 Portland, Maine
 775-044
 775-289
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Foundation Plan
 S1.0
 Drawn By : ESM Scale: 1/4"=1'-0" Date: 09/15/2009
 Revisions : Job # 20903



A2.3

North Elevation

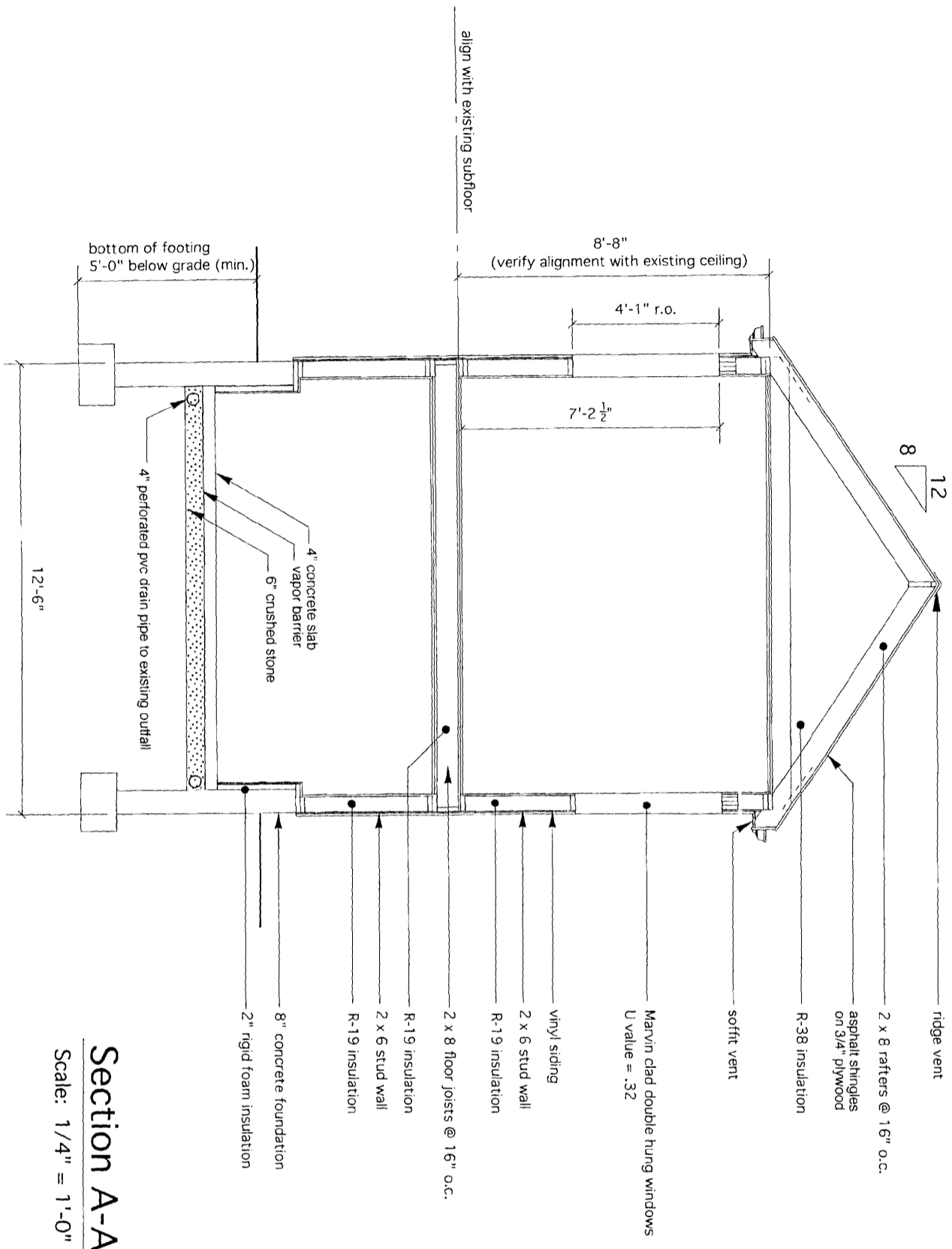
Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009
 Revisions : Job # 20903

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Section A-A
Scale: 1/4" = 1'-0"

S1.1 Sections

Drawn By : ESM Scale: 1/4" = 1'-0" Date: 09/15/2009

Revisions : _____ Job # 20903

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