

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that CHERYL A GREANEY

Located At 76 PITT ST.

Job ID: 2011-08-2116-ALTR

CBL: 117 - - B - 019 - 001 - - - -

has permission to build a new Sunroom & Deck.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

\_\_\_\_\_  
09/13/2011  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY**  
**PENALTY FOR REMOVING THIS CARD**

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

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

|   |   |   |  |
|---|---|---|--|
| Job No:<br><b>2011-08-2116-ALTR</b>   | Date Applied:<br><b>8/29/2011</b>   | CBL:<br><b>117 - B - 019 - 001 - - - -</b>  |  |
| Location of Construction:<br><b>76 PITT ST</b>  | Owner Name:<br><b>CHERYL A GREANEY</b>  | Owner Address:<br><b>76 Pitt St.<br/>PORTLAND, ME 04101</b>   | Phone:   |
| Business Name:  | Contractor Name:<br><b>Jeff Marxhausen, Landmarx Construction</b>   | Contractor Address:<br><b>2 Val Terrace, Scarborough, ME 04074</b>  | Phone:<br><b>207-400-7247</b>  |
| Lessee/Buyer's Name:  | Phone:  | Permit Type:<br><b>Building - Addition</b>  | Zone:<br><b>R-5</b>  |
| Past Use:<br><br><b>Single Family</b>   | Proposed Use:<br><br><b>Same - Single Family - remove existing deck and build new sunroom &amp; mudroom (276 sf) &amp; new deck (232 sf).</b> | Cost of Work:<br><b>45000.00</b>  | CEO District:  |
|   |   | Fire Dept:<br><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input checked="" type="checkbox"/> N/A | Inspection:<br>Use Group: <b>RS</b><br>Type: <b>SB</b><br><b>IRC, 2009</b><br>Signature: |
| Proposed Project Description:<br><b>New Mudroom, Sunroom, Deck &amp; Kitchen Reno</b> |   | Pedestrian Activities District (P.A.D.)   |  |

|  |  |   |   |
|--|--|---|---|
| Permit Taken By:   | <b>Zoning Approval</b>   |   |   |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building Permits do not include plumbing, septic or electrical work.<br>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work. | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetlands<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM<br>Date: <b>OK w/condition 8/30/11 ABM</b> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <b>ABM</b> |

## 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 appication 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 |       |

**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

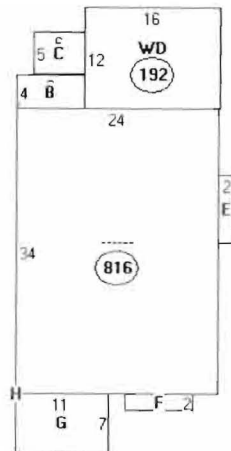
Effective immediately all temporary erosion control measures as shown on submitted site plans or building permit applications, or as made part of a conditional approval of a site plan or building permit application shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing, hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer, Development Review Coordinator or Code Enforcement Officer to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection (<http://www.maine.gov/dep/blwq/docstand/escbmps/>). Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer, the Development Review Coordinator, or the Code Enforcement Officer.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy; otherwise the request for a Certificate will be refused.

The City of Portland Planning & Urban Development Department, and Public Services Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive water bodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan and/or building permit. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



Descriptor/Area

A .....  
816 sqft  
B: Fr/B  
32 sqft  
C: EUB  
30 sqft  
D: WD  
192 sqft  
E: FBAY  
16 sqft  
F: 2FBAY/B  
16 sqft  
G: OFF  
77 sqft  
H: RS2  
70 sqft

R-5 Zone  
 lots size 61816  
 front MA  
 rear - 20' min  
 side - 5' min

11' on left  
 17' on right  
 lot coverage 45%  
 = 2472.44

existing basement  
 9' x 9'

sun room (276)

10 x 22 22

4 x 12 48

2 x 4 = 8

deck = (232)

16 x 12 = 192

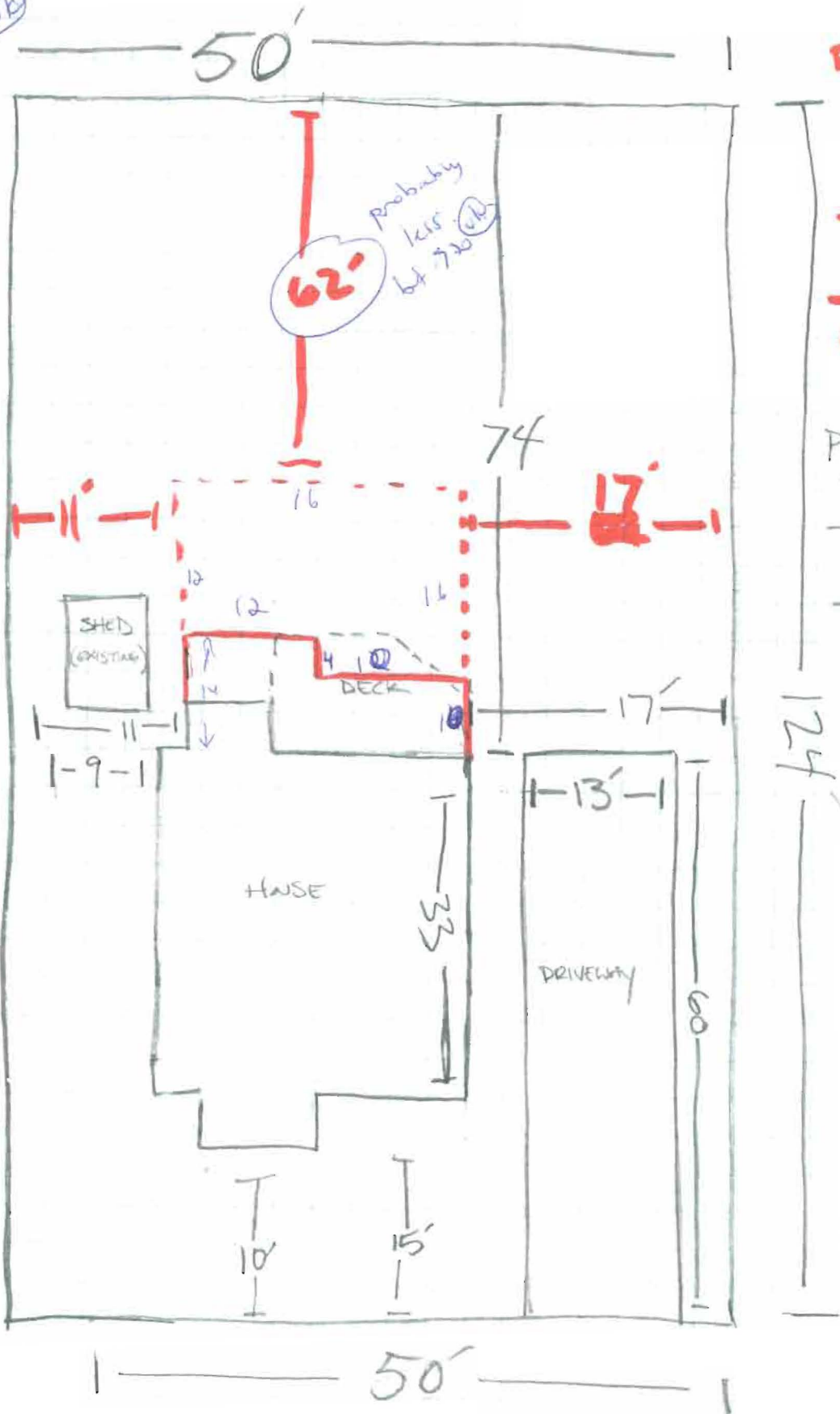
10 x 4 = 40

15034  
 2nd fl

RECEIVED

AUG 29 2011

Dept. of Building Inspections  
 City of Portland Maine



RED = NEW

.....  
 DECK

—  
 ADDITION

PENCIL =  
 EXISTING

---  
 DECK

—  
 HOUSE  
 DRIVEWAY  
 PROP. LINE

76 PITT ST

FRONT

117 B-19





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

20 11

Received from Mark Hansen

Location of Work 76 P. 11

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 470

Building (IL) \_\_\_\_\_ Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 117 B 19

Check #: 1010 Total Collected \$ 470

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>76 PITT ST</u>   |  |   |  |
| Total Square Footage of Proposed Structure/Area<br><u>460 INCLUDING DECK</u>  |  | Square Footage of Lot<br><u>6,181</u>   | Number of Stories<br><u>1</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>117</u> Block# <u>B</u> Lot# <u>19</u>   |  | Applicant: (must be owner, lessee or buyer)<br>Name <u>LANDMAX CONSTRUCTION</u><br>Address <u>2 VAL TERRACE</u><br>City, State & Zip <u>SCARBOROUGH, ME</u> |  |
| Telephone: <u>207-400-7247</u>  |  |   |  |
| Lessee/DBA  |  | Owner: (if different from applicant)<br>Name <u>CHARYL GREENY</u><br>Address <u>76 PITT ST</u><br>City, State & Zip <u>PORTLAND, ME 04074</u>               | Cost of Work: <u>\$45,000</u><br>C of O Fee: \$<br>Historic Review: \$<br>Planning Amin.: \$<br>Total Fee: \$ <u>470</u> |
| Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u>  |  |   |  |
| If vacant, what was the previous use? _____   |  |   |  |
| Proposed Specific use: <u>SINGLE FAMILY</u>   |  |   |  |
| Is property part of a subdivision? <u>NO</u> If yes, please name _____  |  |   |  |
| Project description: <u>BUILD A NEW MOD ROOM AND SMUZZOOM OFF THE BACK OF THE HOUSE. WE WILL ALSO INSTALL NEW KITCHEN CABINETS AND BUILD A BACK DECK.</u> |  |   |  |
| Contractor's name: <u>JEFF MARXHAUSEN</u> <u>LANDMAX CONSTRUCTION</u> Email: <u>LANDMAX11@YAHOO.COM</u>   |  |   |  |
| Address: <u>2 VAL TERRACE SCARBOROUGH, ME</u>   |  |   |  |
| City, State & Zip <u>SCARBOROUGH, ME 04074</u>  |  | Telephone: <u>207-400-7247</u>  |  |
| Who should we contact when the permit is ready: <u>JEFF MARXHAUSEN</u>  |  | Telephone: <u>207-400-7247</u>  |  |
| Mailing address: <u>2 VAL TERRACE SCARBOROUGH, ME 04074</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](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: [Signature]

Date: 8/29/11

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-08-2116-ALTR

Located At: 76 PITT

CBL: 117 - - B - 019 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/Setbacks
2. Close-In: Elec/Plmb/Framing
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.