

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOHN & MARY FOWLER

Located At 18 ORLAND ST

Job ID: 2011-08-2056-ALTR

CBL: 119 - - C - 011 - 001 - - - -

has permission to Demolish existing 19'x20' detached garage, re-build in existing footprint with 4'x10' bump out addition provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

*[Signature]* 9/14/11  
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: <b>2011-08-2056-ALTR</b>	Date Applied: <b>8/22/2011</b>	CBL: <b>119 - - C - 011 - 001 - - - - -</b>	
Location of Construction: <b>18 ORLAND ST</b>	Owner Name: <b>JOHN &amp; MARY FOWLER</b>	Owner Address: <b>18 ORLAND ST PORTLAND, ME 04103</b>	Phone:
Business Name:	Contractor Name: <b>Schwarz, Mark</b>	Contractor Address: <b>241 BlackPoint RD SCARBOROUGH ME 04074</b>	Phone: <b>(207) 838-1372</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>Building - Demo &amp; rebuild</b>	Zone: <b>R-3</b>
Past Use:  Single Family	Proposed Use:  Same - Single Family - demo 19' x 20' garage & rebuild adding 4' x 10' bump out & changing pitch on roof	Cost of Work: <b>20000.00</b>	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group <b>R-3</b> Type <b>1</b> <b>JRC 2009</b> Signature: <b>JMB</b> <b>9/13/11</b>
Proposed Project Description: <b>Demo Ext Garage 19x20 &amp; rebuild w/ 4'x10 bump out</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands <i>legally necessary</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>Ok w/ conditions</i> <b>8/29/11</b> <i>ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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

## 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, if needed or underground feeds.
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 OCCU0PIED.



# 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: 2011-08-2056-ALTR

Located At: 18 ORLAND

CBL: 119 - - C - 011 - 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. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same volume, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
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 issued with the understanding that the volume of the structure will remain the same. The roof is changing from a flat roof to an 8/12 pitch but the walls are being lowered from 12.5' to 9'. The height of the ridge may not go above 16'.

### **Building**

1. Application approval based upon information provided by applicant, including additional details submitted as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans, including 4' frost protection all around and graspable handrail to code.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

P-3

X<sup>4</sup>/5



# 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>18 ORLAND STREET</u>		
Total Square Footage of Proposed Structure/Area <u>420</u>	Square Footage of Lot <u>9204</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>119</u> Block# <u>C</u> Lot# <u>11</u>	Applicant *must be owner, Lessee or Buyer* Name <u>MARK SCHWARZ</u> Address <u>241 BLACK POINT RD</u> City, State & Zip <u>SCAR. ME 04074</u>	Telephone: <u>838-1372</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JOHN+MARY FOWLER</u> Address <u>18 ORLAND ST</u> City, State & Zip <u>PORT, ME</u>	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u>220</u> Total Fee: \$ <u>220</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>GARAGE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remodel &amp; Rebuild 19 x 20 w/ 4 x 14 Bump</u>		
Contractor's name: <u>MARK SCHWARZ</u> Address: <u>241 BLACK POINT RD.</u> City, State & Zip <u>SCAR. ME 04074</u> Telephone: <u>838-1372</u> Who should we contact when the permit is ready: <u>MARK SCHWARZ</u> Telephone: <u>SAME</u> Mailing address: <u>SAME</u>		

11.25.11

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: 8/17/11

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



# Demolition Call List & Requirements

Site Address: 18 ORLAND ST

Owner: JOHN + MARY FOWLER

Structure Type: GARAGE

Contractor: MARK SCHWARZ

## Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	8/22 BEN X-4403 # 3-871780
Unitil	1-207-541-2533	8/19 LEFT MESSAGE / 8/22 BARBARA MONTE
Portland Water District	761-8310	HEATHER FIELDS 8/19 11:20 AM
Dig Safe	1-888-344-7233	SHERI 8/22 TICKET # 20113501095

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	8/22 UNABLE TO LEAVE VOICE MAIL KEVIN THOMAS
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	CAROL MERRITT 8/22
Historic Preservation	874-8726	8/22 <del>MISSING</del> SHUKRIA WIAR
DEP - Environmental (Augusta)	287-2651	SANDY MOODY

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 8/22/11

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

MARK SCHWARZ BUILDERS

Fine Home Building & Custom Cabinetry

Professional Home Inspections

•  
241 Blackpoint Rd  
Scarborough, ME 04074  
838-1372

8/15/11

To Whom It May Concern:

This notice is written on behalf of John and Mary Fowler at 18 Orland Street. As required by Code Enforcement, we are notifying the adjoining neighbors that we have applied for a building permit to demolish and rebuild the garage, which is accessed from Deblois Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'MS', written over a faint rectangular stamp.

128  
B

R-3 zone

lots inc. 9204

front - 21' min N/A

rear - 21' - N/A bump out beyond  
existing footprint

side - 8' - 14' on left

- 78' on right (20)

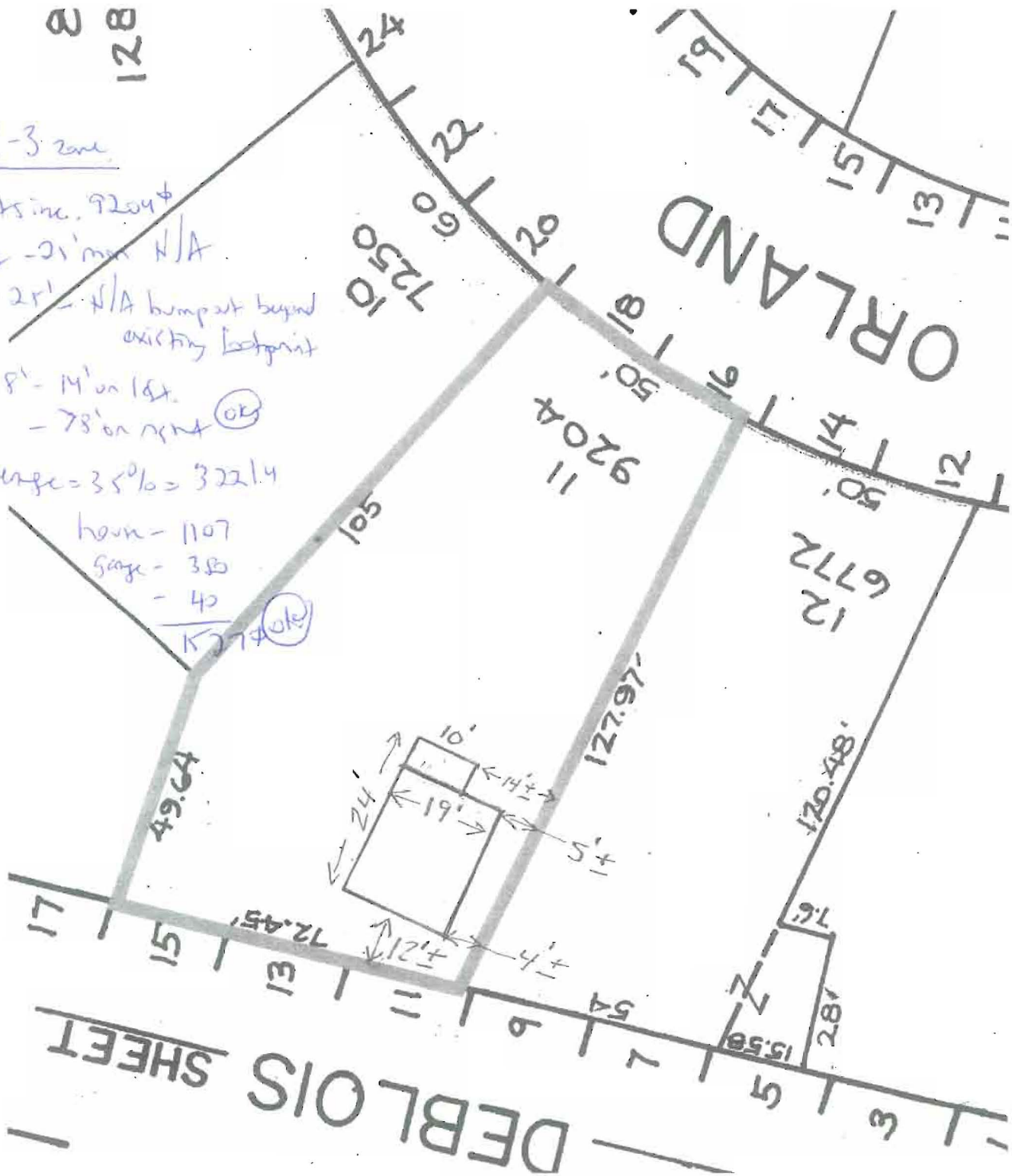
lot coverage = 35% = 322.14

area - 1107

sq ft - 38

ch - 40

1577 (ok)

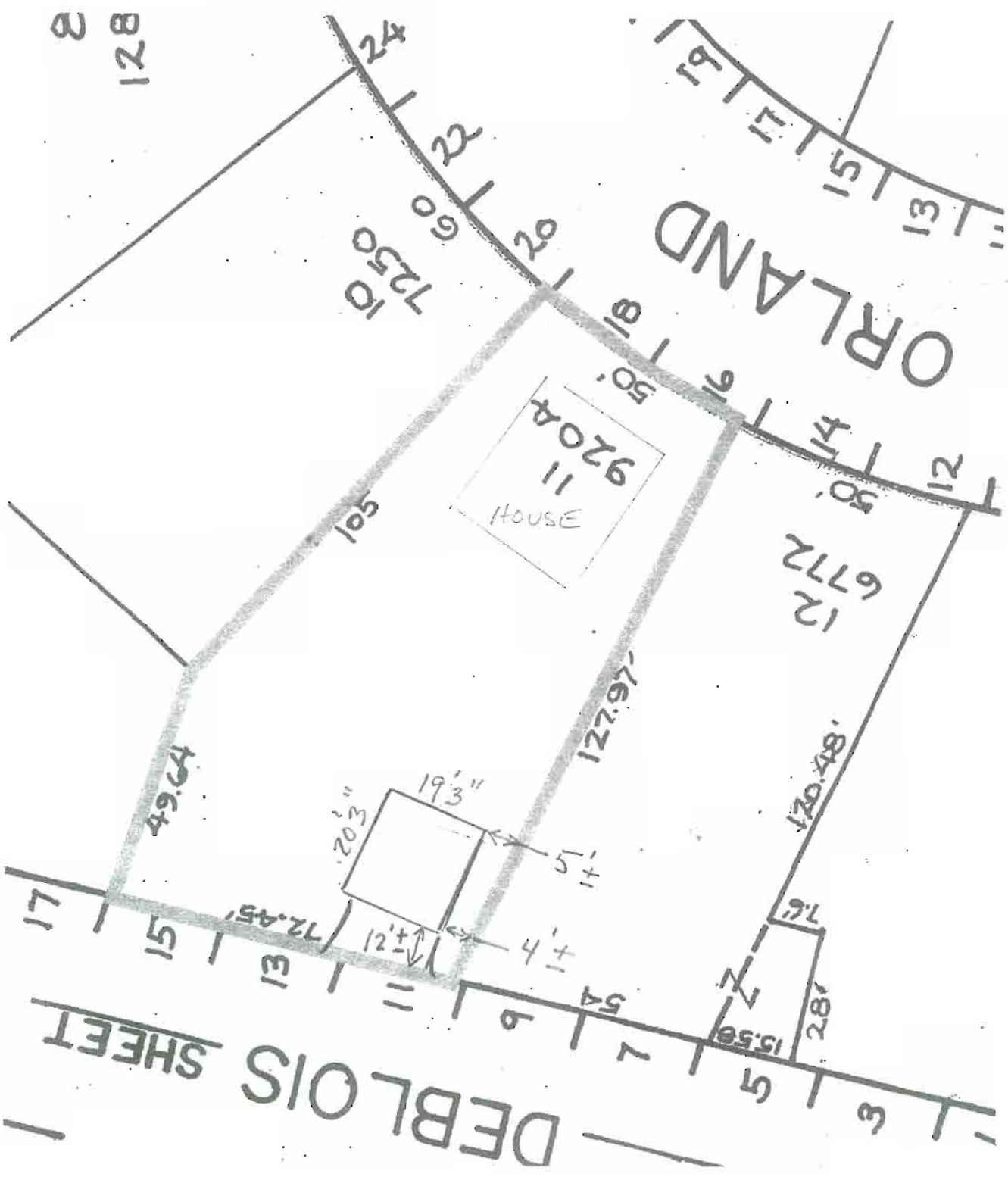


DEBLOIS SHEET

N

PROPOSED GARAGE





Garage

## Demo Inspection:

Address/Permit#: 18 Orland St Garage 2011-08-2056

- Inspector visits site prior to issuance to inspect for hazards. Verify with owner that they are aware that permit expires in 30 days
- Record size and location, if applicable (Length, width, and height)
- Call or e-mail utilities & verify removal of utilities and any hazardous conditions:

Utility Approvals	Number	Contact Name/Date
<input checked="" type="checkbox"/> Central Maine Power	800-750-4000-2-0-3	<u>Doesn't show 9-1 Service to house then garage</u>
<input checked="" type="checkbox"/> Unitil 866-933-3821 Rick Bellemare Mob 252-2488 Office 541-2504 <a href="mailto:Bellemare@Unitel.com">Bellemare@Unitel.com</a>	541-2533	<u>NO gas util. in structure</u>
<input checked="" type="checkbox"/> Portland Water District	761-8310	<u>no water " "</u>
<input checked="" type="checkbox"/> Dig Safe	888-344-7233	<u>Cathleen Aug 25</u>
<input type="checkbox"/> DPW/ Traffic(L. Cote)	874-8891	<u>9-1 1:18 unable to leave msg</u> <u>9-1 2:44 " " " "</u>
<input checked="" type="checkbox"/> DPW/ Sealed Drain (C. Merritt) Greg Vining 8838 or John Emerson 8468 Mob 318-0239	874-8822	<u>NO plumbing</u>
<input checked="" type="checkbox"/> Historic Preservation	874-8726	<u>9-1-11:20 left msg Deb</u> <u>Le1</u>
<input type="checkbox"/> DEP Environmental	287-2651	<u>9-1 1:22 left msg sandy</u> <u>9-13 11:13 " " "</u>
<input checked="" type="checkbox"/> Cable services	<i>N/A</i>	
<input checked="" type="checkbox"/> Fuel tanks	<i>N/A</i>	
<input type="checkbox"/> Lead/Asbestos Environmental Issues		
<input checked="" type="checkbox"/> Clutter/Pests (don't want rodents going in neighbors yards)		

128  
128

24

10  
7250  
60  
22  
20

ORLAND  
19  
15  
13

9204  
11  
HOUSE

12  
6772

Inspection  
8-30-11  
4' to Gate post.

49.64

127.97

170.48



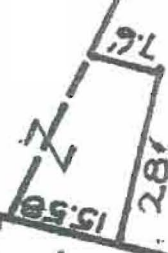
17  
15  
13  
11

72.45

14

12'±

4



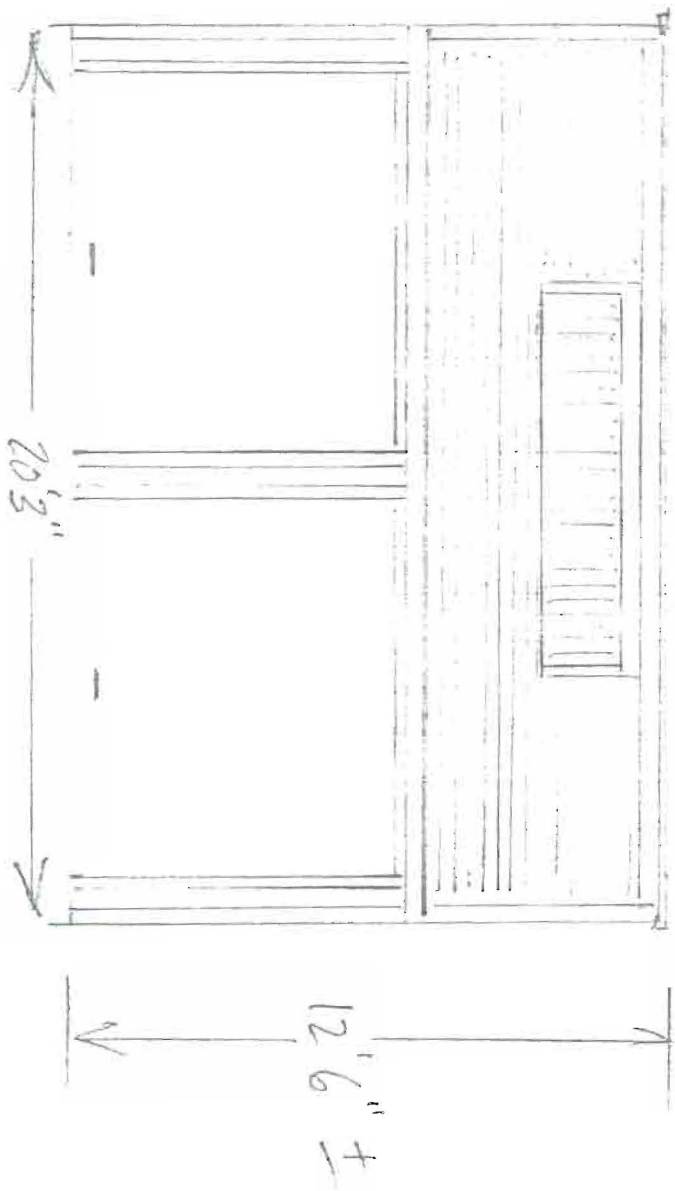
DEBLOIS SHEET

5  
7

3

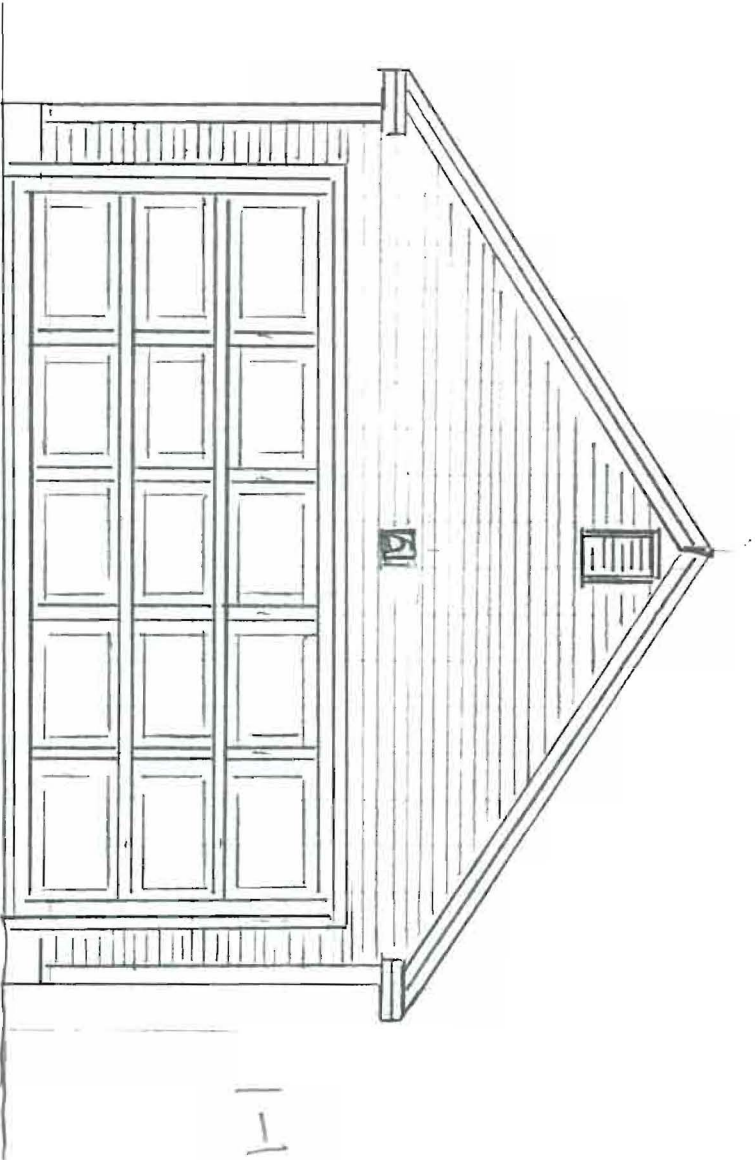


Empty GARAGE



EXISTING GARAGE  
DECKING ST. ENTRANCE

18 OCEANO



1-16' x 7'  
OVERHEAD  
DOOR

FRONT

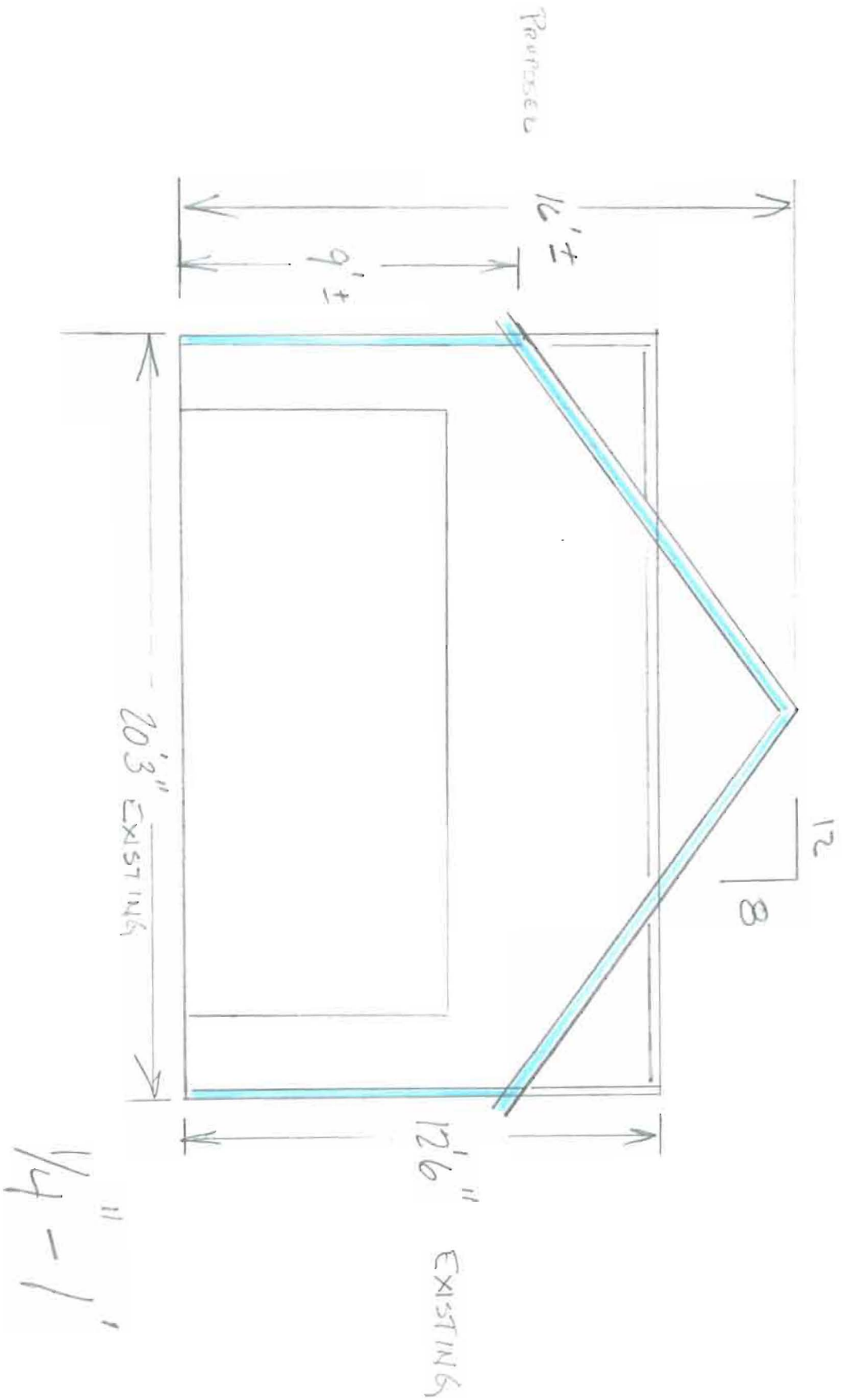
ENTRANCE FROM DEBLOIS ST  
1/4" = 1'

RECEIVED

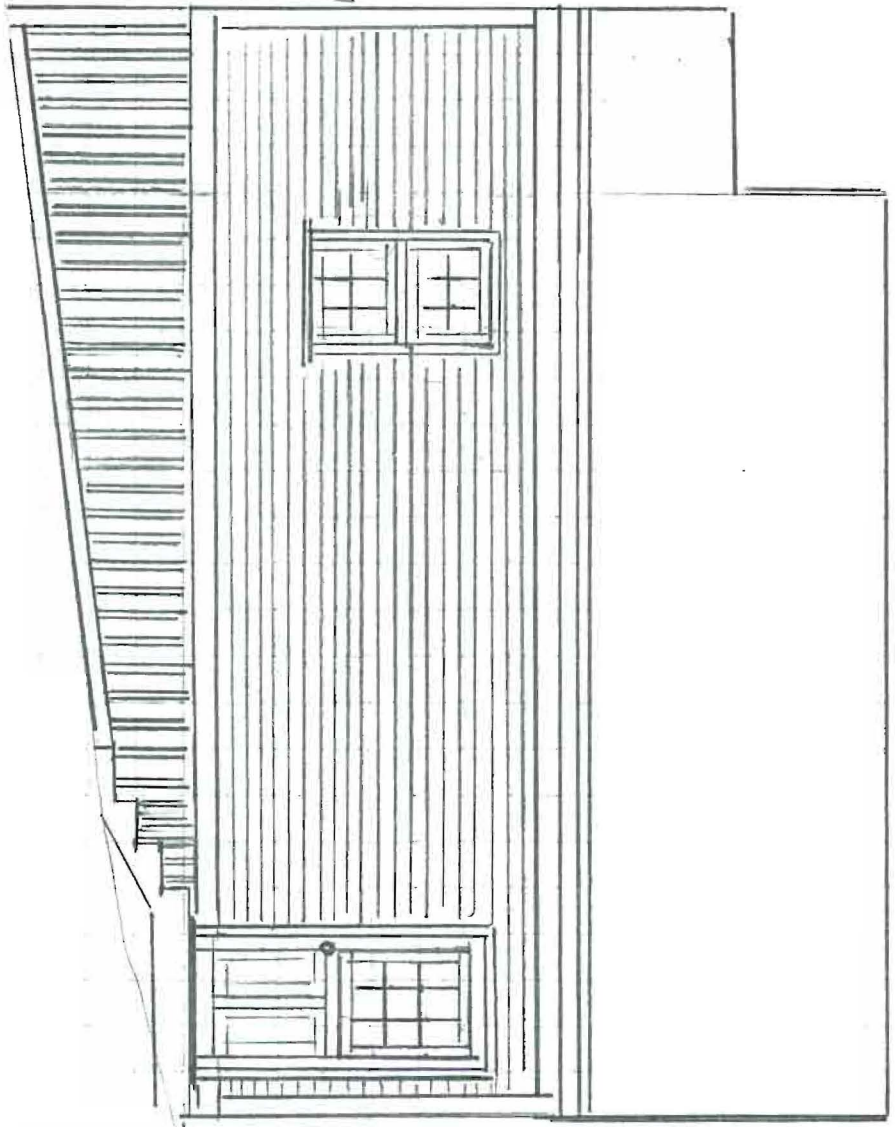
AUG 29 2011

Dept. of Building Inspections  
City of Portland Maine

18 ORCAUID ST



1-3248  
DH WINDOW  
1-3068 9LITE  
ENTRANCE  
DOOR



1/4" = 1'

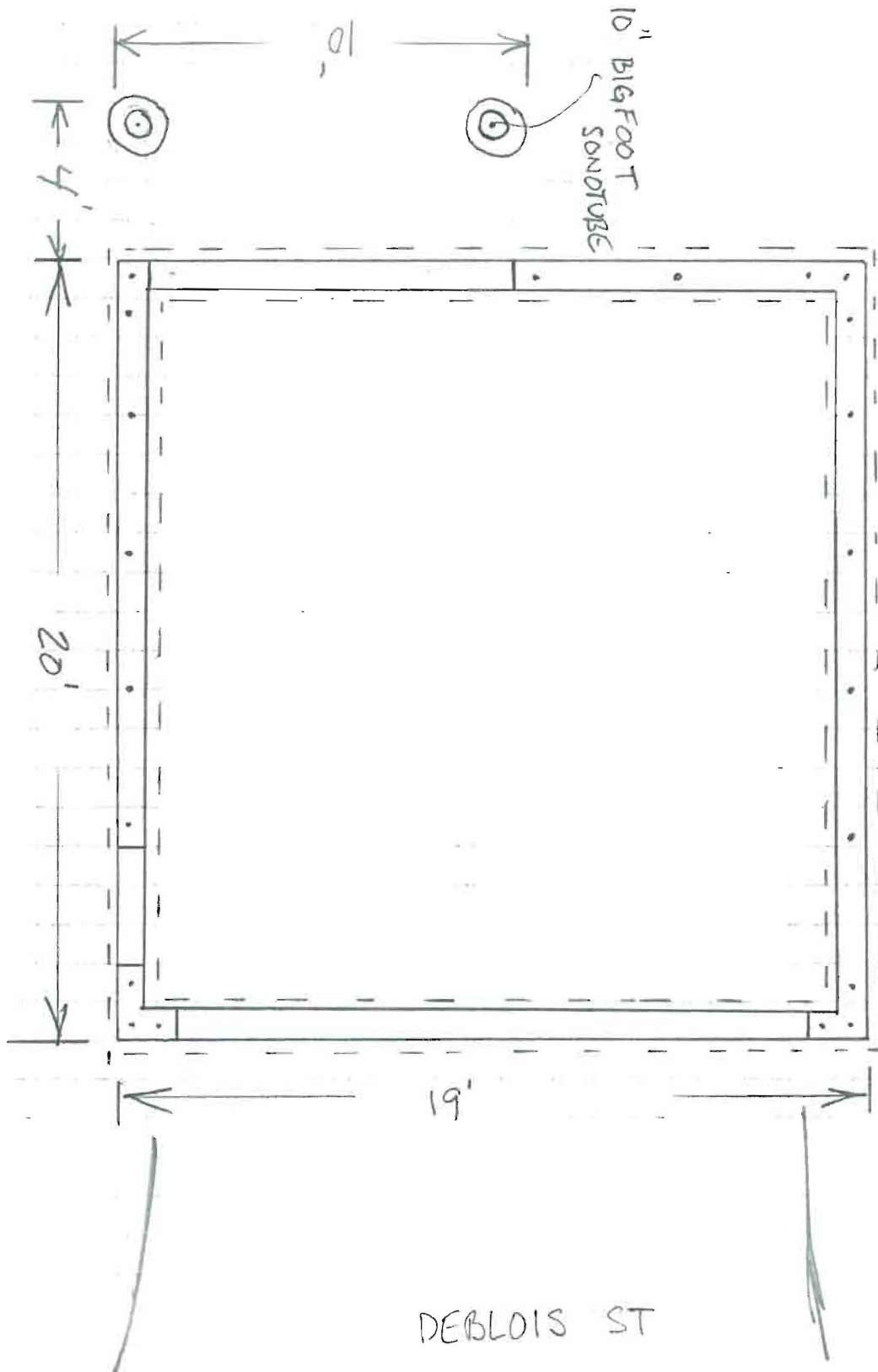
LEFT  
ELEV.

REAR





# 18 ORLAND



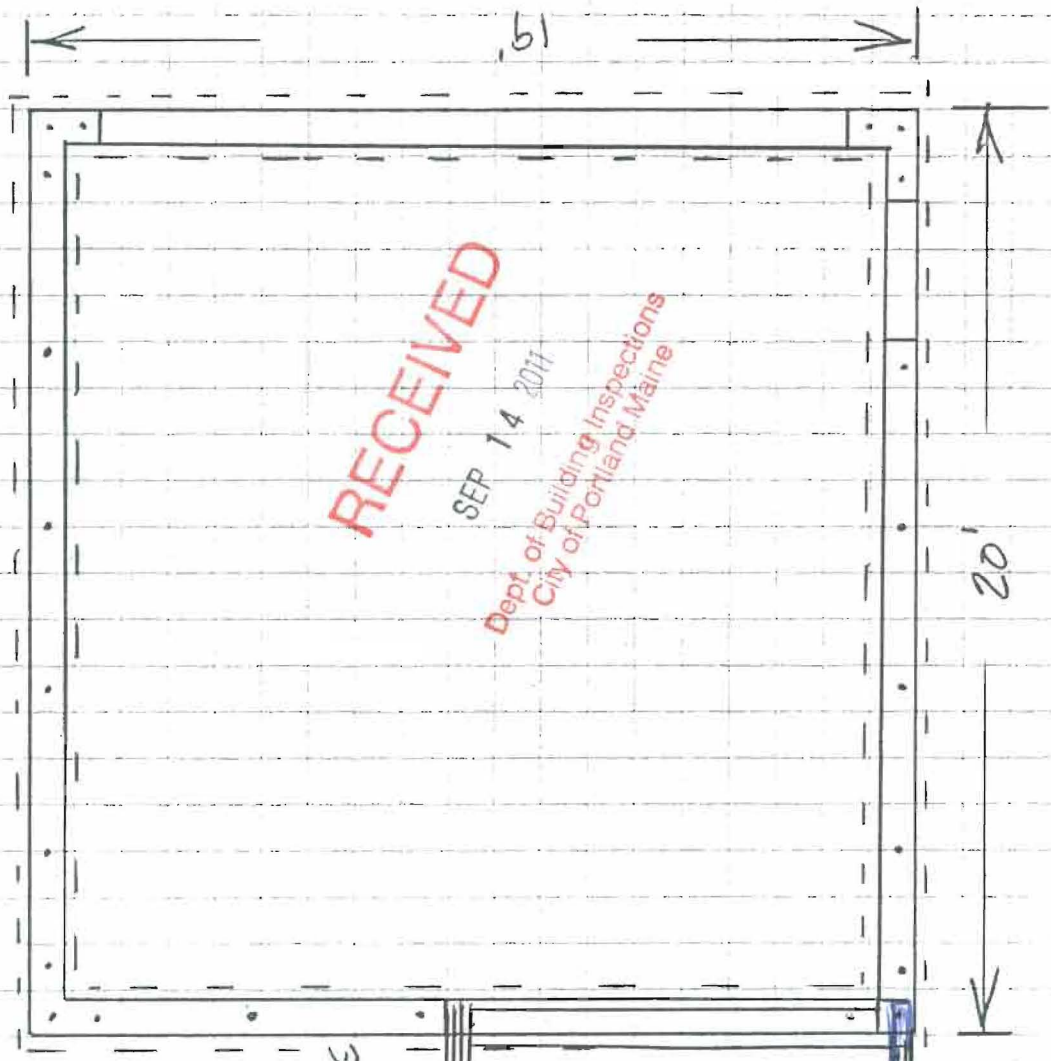
FOUNDATION

DEBLOIS ST

18 ORLAND

DEBLOIS ST

FOUNDATION



**RECEIVED**  
 SEP 14 2011  
 Dept. of Building Inspections  
 City of Portland, Maine

10" BIG FOOT SONOTUBE

3-2x8 BEAM

2x8 16" OC

3/4" ADVANTAGE SUBFLOOR

Joist Hemlocks

3-2x8 BEAM

4x4 PT POST w/ base Anchor

18'

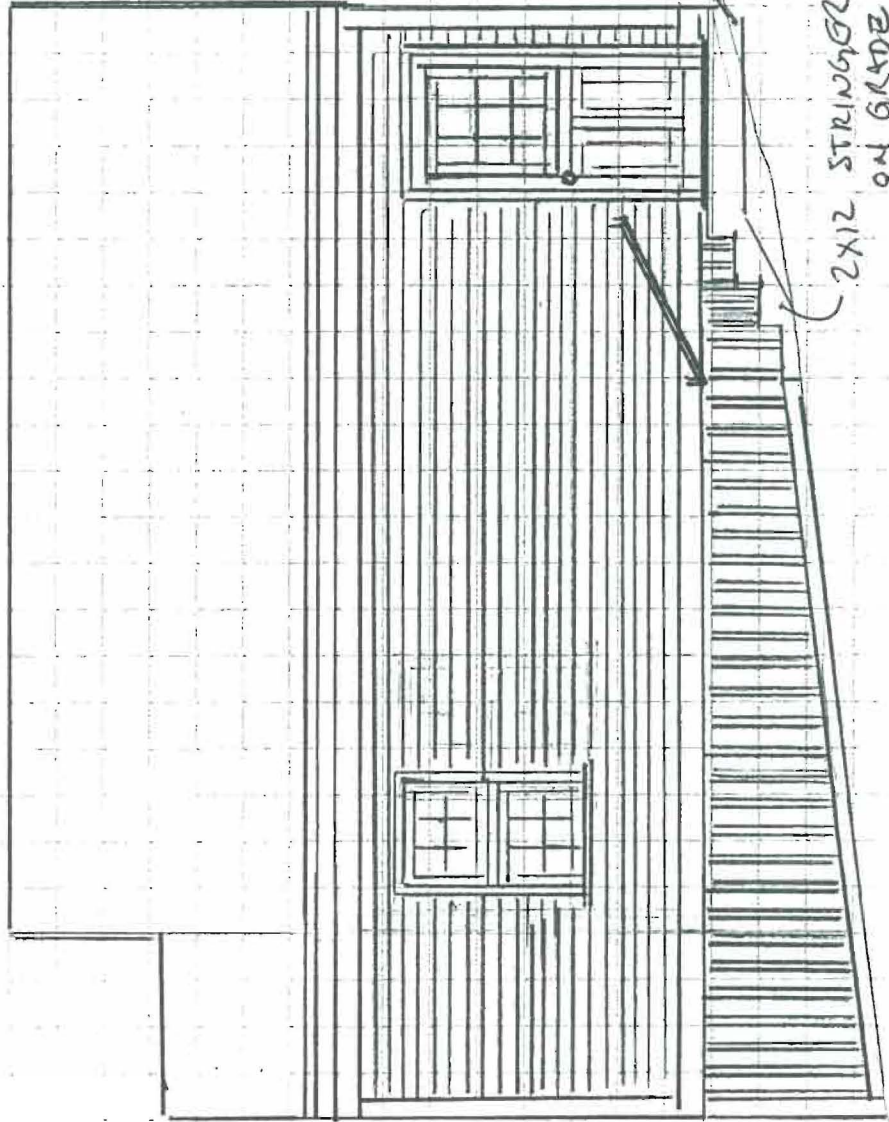
20'

18 ORLAND

RECEIVED

SEP 14 2011

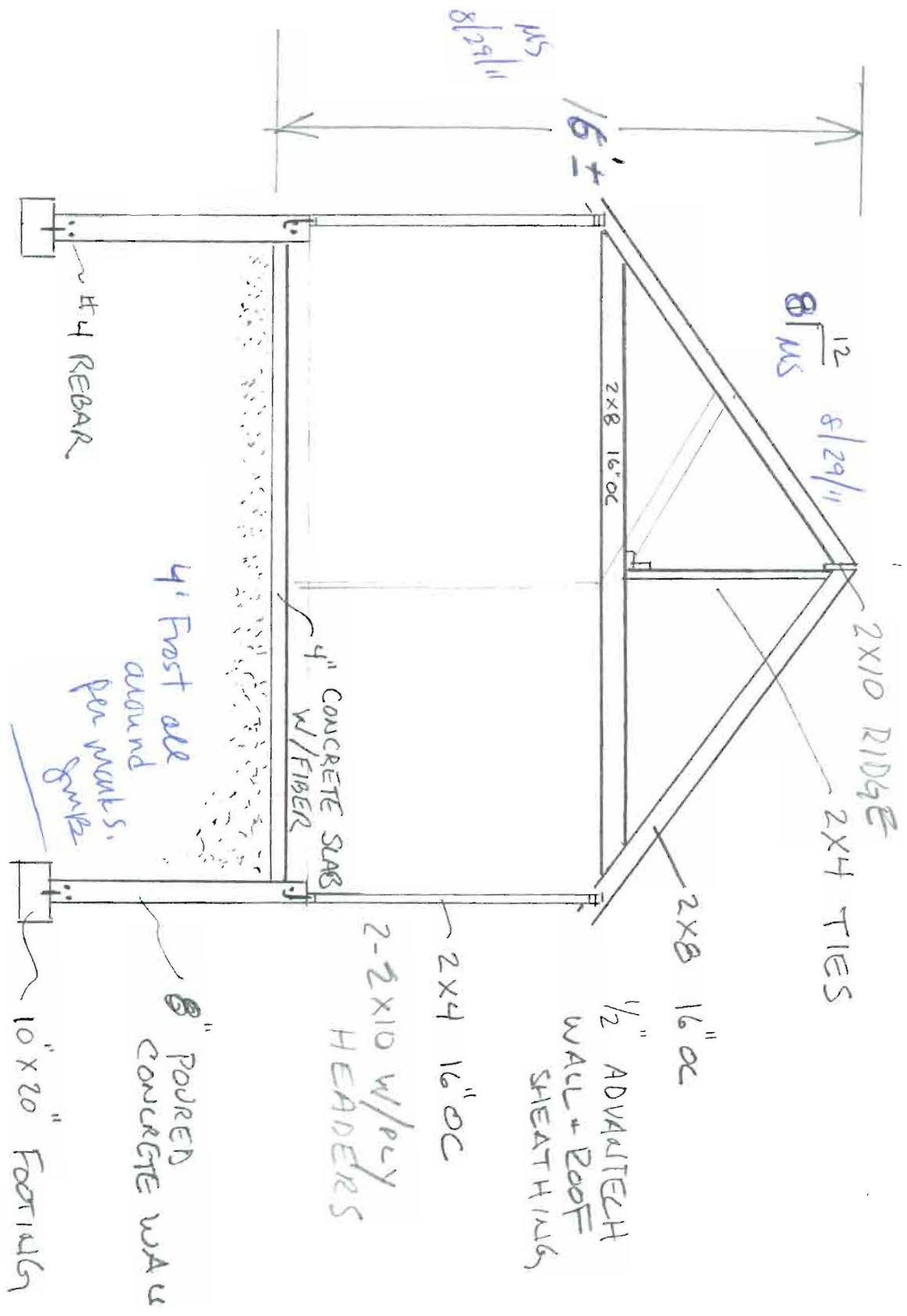
Dept. of Building Inspections  
City of Portland Maine



16" oc  
2x8 FC JOISTS  
ON GRADE

2x12 STRINGER  
ON GRADE LEFT

1/4" = 1' 16" oc ELEV.





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

20 11

Received from Charles

Location of Work 130 Kent St

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

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

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

Total: 225

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 111-2-11

Check #: 1345 Total Collected \$ 225

**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