

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PETER BOGDANOVICH

Located At 225 BRADLEY ST

Job ID: 2012-05-4044-ALTR

CBL: 121-B-005-001

has permission to Build 10' x 10' 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

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4044-ALTR

Located At: 225 BRADLEY ST

CBL: 121- B-005-001

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

The main carrying beam must be 3- 2" x 12"-s

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4044-ALTR	Date Applied: 5/18/2012	CBL: 121- B-005-001	
Location of Construction: 225 BRADLEY ST	Owner Name: JONATHAN & JULIE BELL	Owner Address: 225 BRADLEY ST PORTLAND, ME 04103	Phone: 908-783-0815
Business Name:	Contractor Name: Owner	Contractor Address:	Phone: (908) 783-0815
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - build 10' x 10' deck	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: new 10' x 10' deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</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: Okw/condition 5/25/12 ARM</p>	<p>Zoning Appeal</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>Historic Preservation</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: ARM</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

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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

R-3

Antenna PDF

2012 05 4044 66



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>225 Bradley</u>		
Total Square Footage of Proposed Structure/Area <u>100 sq ft</u>	Square Footage of Lot <u>10,530</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>121</u> Block# <u>B</u> Lot# <u>5</u>	Applicant: (must be owner, lessee or buyer) Name <u>Jon Bell</u> Address <u>225 Bradley</u> City, State & Zip <u>Portland, 04103</u>	Telephone: <u>908-783-0815</u>
Lessee/DBA RECEIVED MAY 18 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>3000</u> C of O Fee: \$ <u>50</u> Historic Review: \$ <u>—</u> Planning Amin.: \$ <u>—</u> Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>Single Fam</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>No</u> If yes, please name <u>—</u> Project description: <u>Build a 10 x 10 Deck with stairs to ground,</u>		
Contractor's name: <u>Owner Built</u> Email: <u>—</u> Address: <u>225 Bradley St</u> City, State & Zip <u>Portland 04103</u> Telephone: <u>908-783-0815</u> Who should we contact when the permit is ready: <u>Jim Gray</u> Telephone: <u>415-7881</u> Mailing address: <u>143 Craig St - Portland, ME 04103</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.

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Signature: Jon Bell Date: 5-10-12

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

WARRANTY DEED
(Maine Statutory Short Form)

2W, Inc., a Maine corporation, with a place of business at Westbrook, Maine, for valuable consideration, grants to **Jonathan L. Bell and Julie M. Bell**, with a mailing address of 65 St. Paul Road, Red Hook, NY 12571, as Joint Tenants, with Warranty Covenant, the following described real property known as 225 Bradley Street, Portland, Cumberland County, Maine:

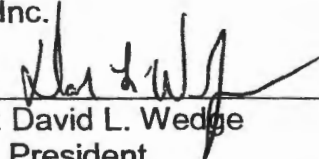
A certain lot or parcel of land with any improvements thereon, situated in said City of Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

For Grantors source of title see deed from Edward Bogdanovich, Paul Bogdanovich and Peter Bogdanovich dated January 13, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29281, Page 18.

In Witness Whereof, 2W, Inc. has caused this instrument to be signed by its duly authorized officer this 27th day of April, 2012.



Witness

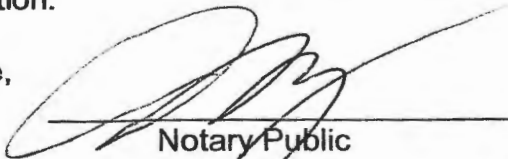
2W, Inc.


By: David L. Wedge
Its: President

State of Maine
Cumberland County, ss

April 27, 2012

Personally appeared the above named David L. Wedge, President of 2W, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me, 

Notary Public

MATTHEW J. MCDONALD

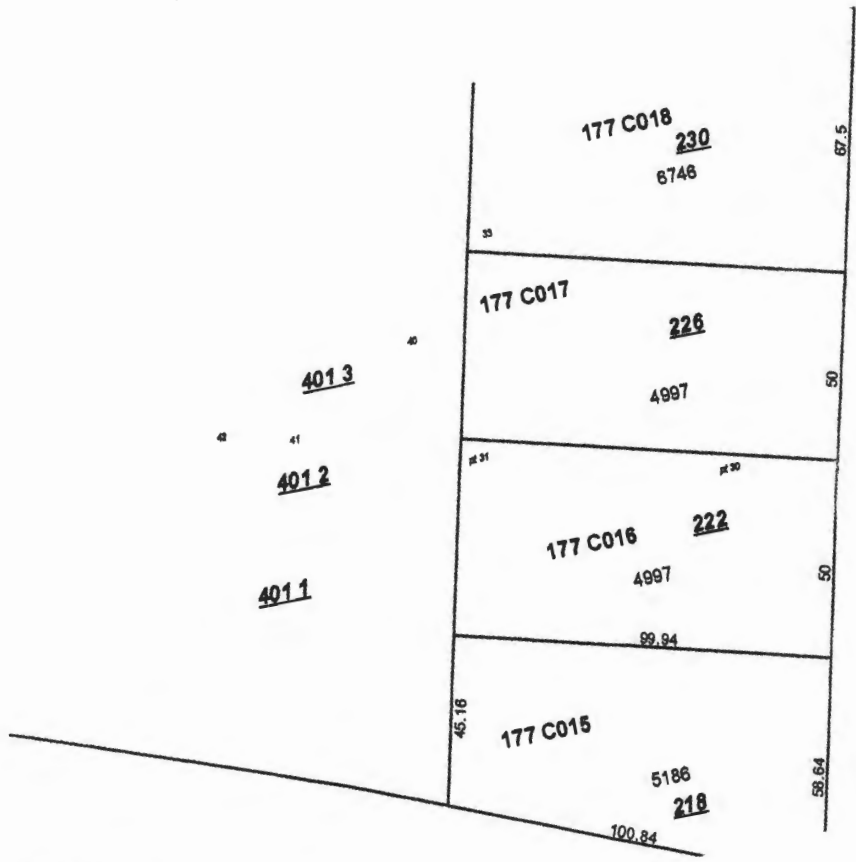
Print Name
MAINE ATTORNEY AT LAW

(Seal)

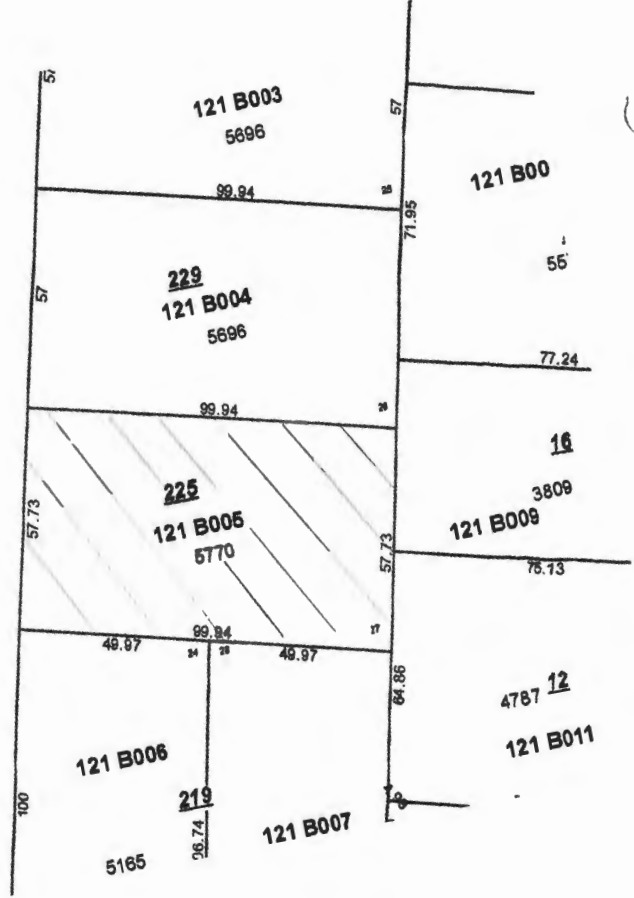
EXHIBIT A

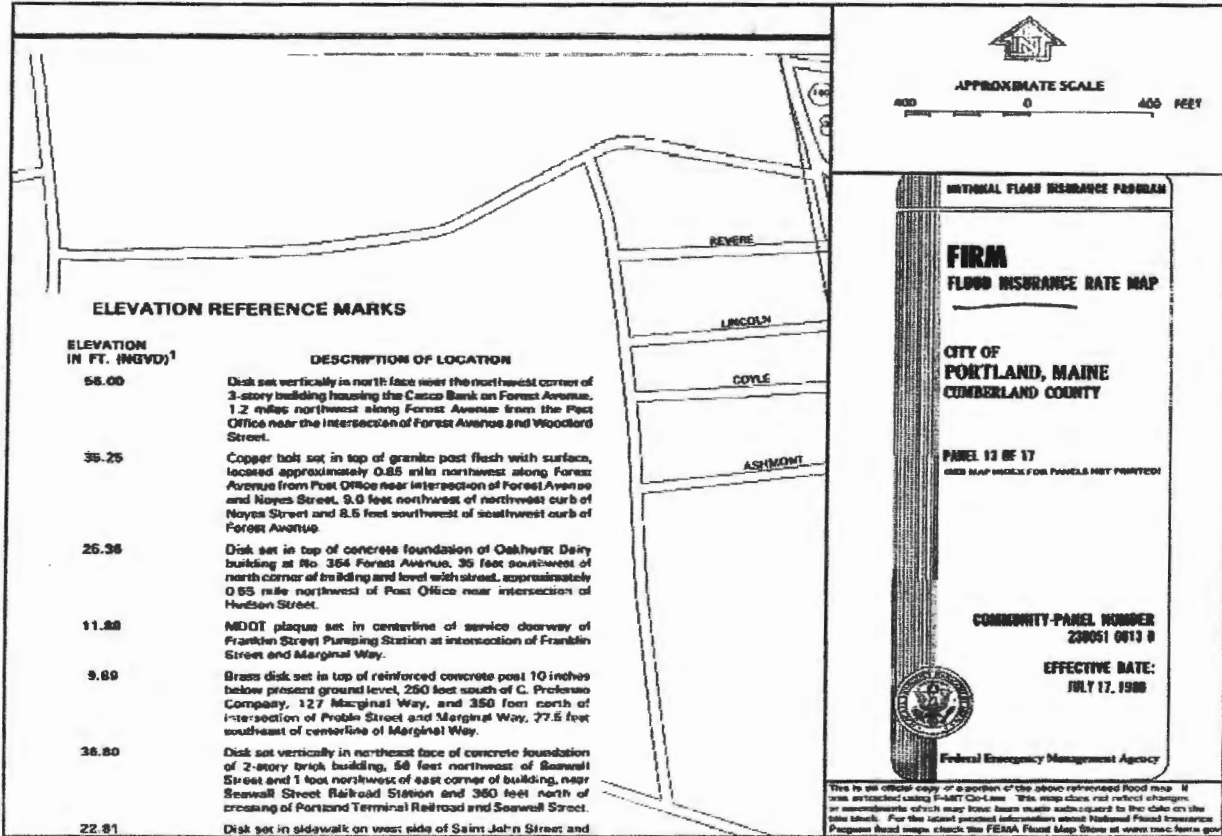
A certain lot or parcel of land, with the buildings thereon, situated on Bradley Street, in the City of Portland, County of Cumberland and State of Maine, and being lot numbered 27 as shown on Plan of Almonte, dated August 29, 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 109, said lot being described as follows:

Beginning at a point in the easterly line of Bradley Street and distant from the northeasterly intersection of Brighton Avenue and Bradley Street one hundred (100) feet; thence running northerly along the easterly side of Bradley Street about fifty- seven and seventy-three hundredths (57.73) feet to lot numbered 26 on said plan; thence easterly at right angles with Bradley Street and along the southerly side of said lot 26 on said plan ninety-nine and ninety-four hundredths (99.94) feet; thence southerly about fifty-seven and seventy-three hundredths (57.33) feet to lot 28 on said plan; thence westerly along the northerly side of lots numbered 28 and 29 on said plan ninety-nine and ninety-four hundredths (99.94) feet to Bradley Street at the point of beginning.



210 - 25
209 - 24





Zone C



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Receipts Details:

Tender Information: Check , BusinessName: Jim Gray, Check Number: 5
Tender Amount: 50.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 5/21/2012
Receipt Number: 44142

Receipt Details:

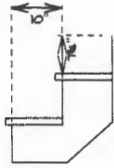
Referance ID:	6592	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-05-4044-ALTR - new 10' x 10' deck			
Additional Comments: Jon Bell			

Thank You for your Payment!

TREAD DEPTH MEASURED:
LEADING EDGE TO LEADING EDGE
MINIMUM 10" NET TREAD

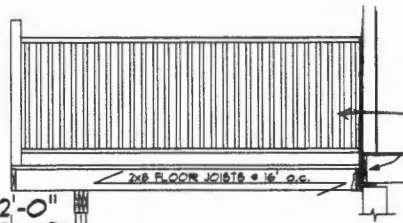
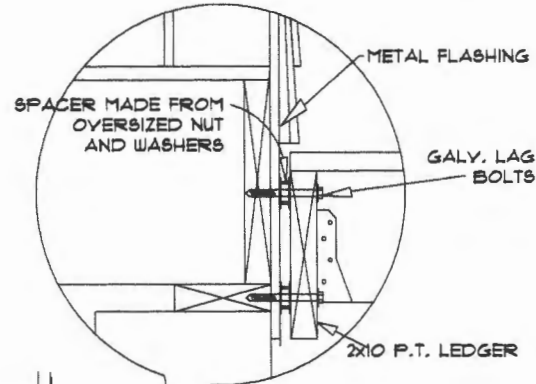
STAIRS TO BE 36" WIDE MIN.

MAX. RISER HEIGHT TO BE 7 3/4"
MIN. WILL BE 4"
THIS IS MEASURED FROM STEPPING
SURFACE TO STEPPING SURFACE

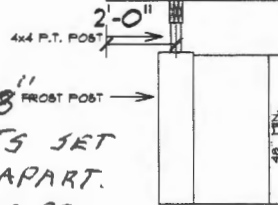


PLEASE NOTE: TO ACHIEVE A MINIMUM 10" NET TREAD
OF THE STRINGER MUST BE CUT TO 10"

3/4" TO 1 1/4" NOBING REQUIRED ON
TREADS WHICH ARE LESS THAN 11"



RAIL SPACING
MAX 4"



POSTS SET
8' APART.
UNDER BEAM

R-3

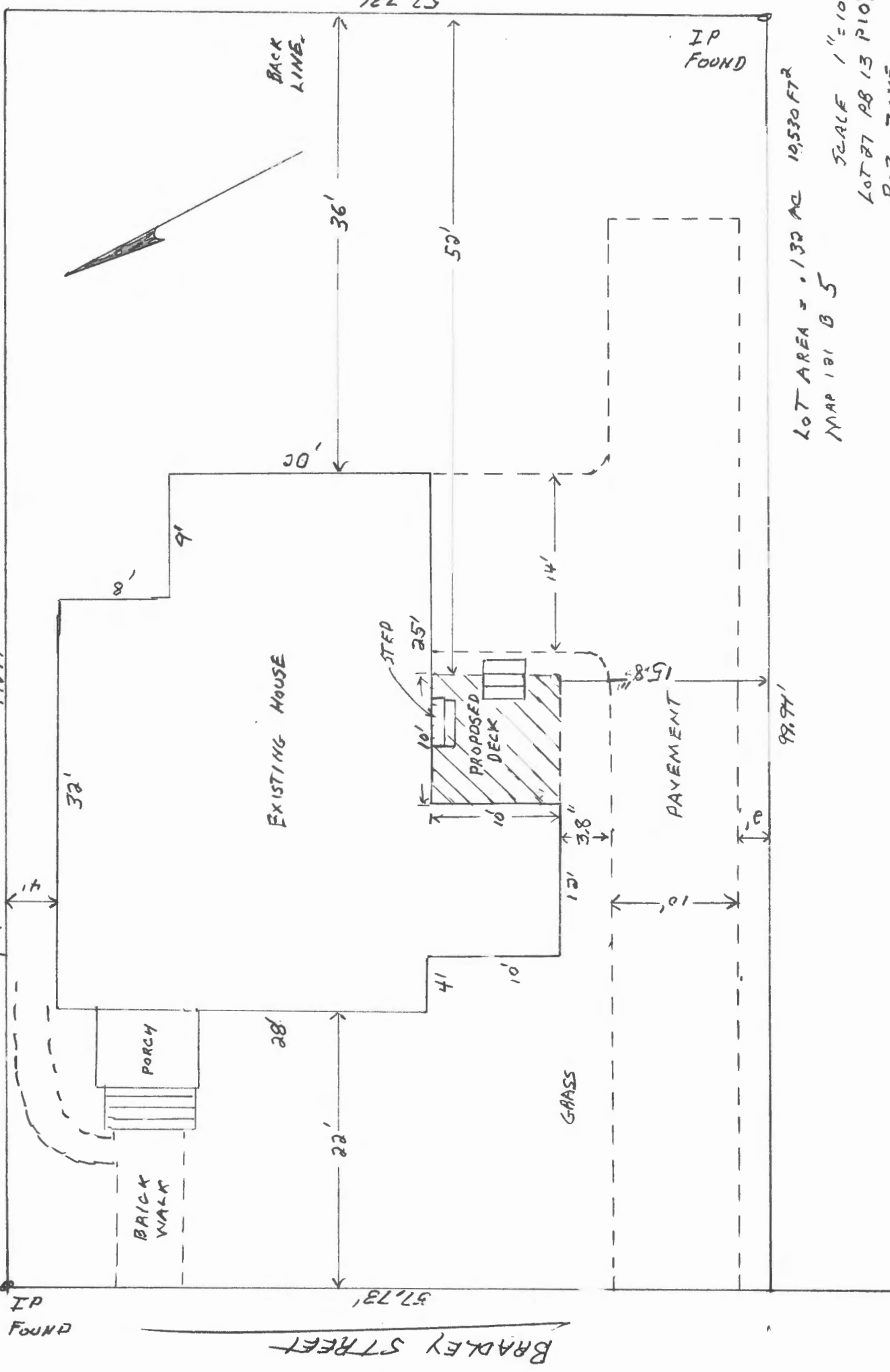
built 1930

lotsize - 5760 sq ft

lot coverage = 20.1% - existing 12.4% proposed -

PROPOSED PLAN
285 BRADLEY

front - 1/4 A
rear - 25' min. - 52.5 min. (0.2)
side - 8' min. - 15' 8" 6 min. (0.2)

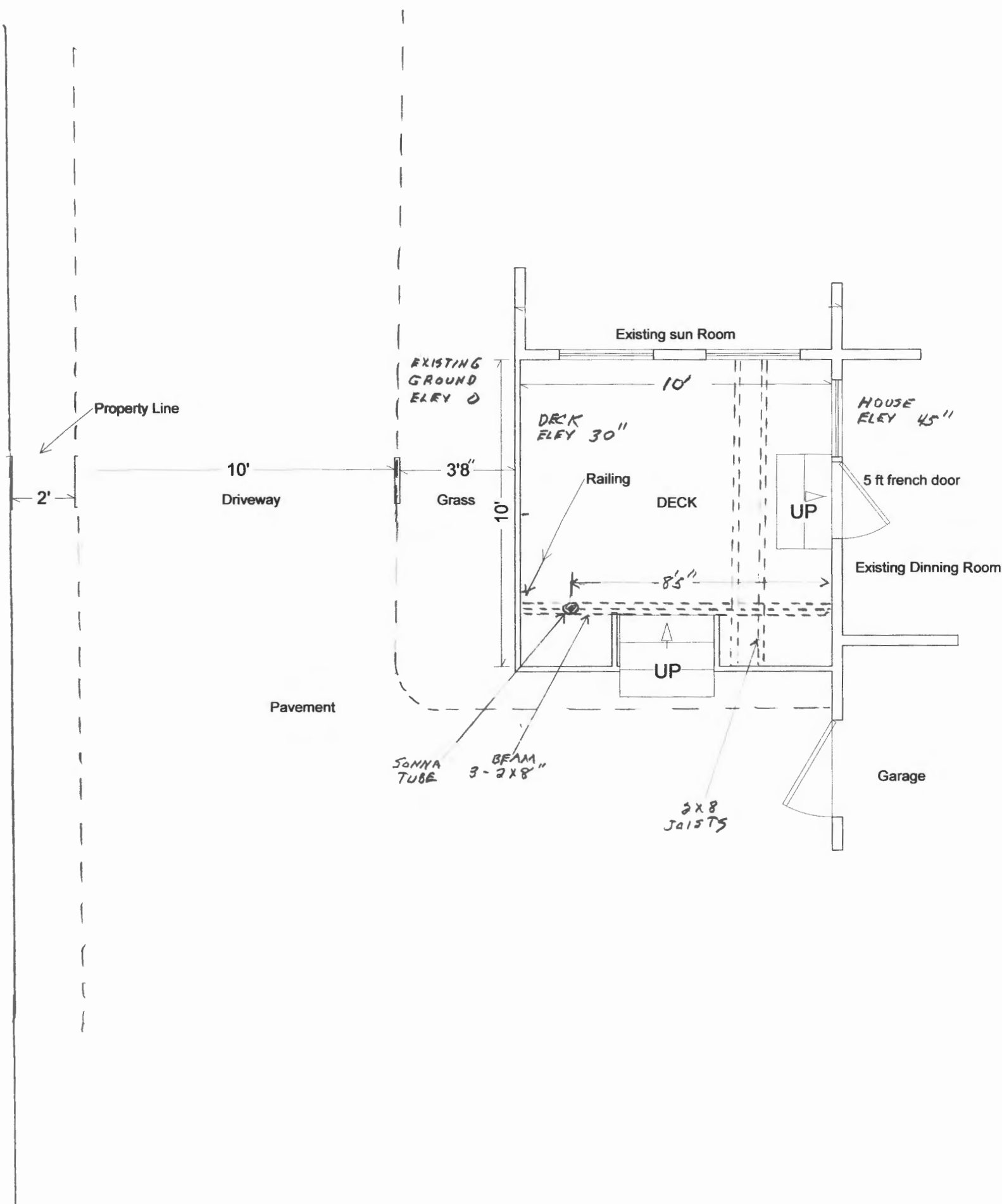


LOT AREA = .132 AC 10,530 FT²
MAP 181 B 5

SCALE 1" = 10'
LOT 87 P8 13 P109
R-3 ZONE

BRADLEY STREET

FOUND
IP



Property Line

10'
Driveway

2'

EXISTING
GROUND
ELEV 0

3'8"
Grass

10'

Existing sun Room

DECK
ELEV 30"

10'

HOUSE
ELEV 45"

Railing

DECK

UP

5 ft french door

8'5"

Existing Dining Room

UP

Pavement

SONNET
TUBE

BEAM
3-2x8"

2x8
JOISTS

Garage