

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 070959

AUG 31 2007

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that HESSELBART CARL S & ARNE I FREEDMAN JTS/Santa Ferr has permission to build new 8' x 16'-6" deck and build 6' AT 45 GLENWOOD AVE 123 D011001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is placed or 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

Handwritten signature of Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0959	Issue Date:	CBL: 123 D011001
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Location of Construction: 45 GLENWOOD AVE	Owner Name: HESSELBART CARL S & ANNE I	Owner Address: 45 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Santino Ferrante	Contractor Address: 48 Hammond St Portland	Phone 2072524043
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-5

Past Use: Single family	Proposed Use: Single family build new 8' x 16'-6" deck and rebuild 6' x 7' deck	Permit Fee: \$60.00	Cost of Work: \$3,300.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>JRC 2003</i>	

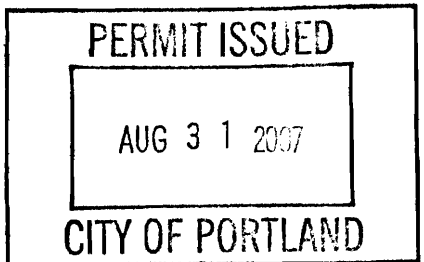
Proposed Project Description:
build new 8' x 16'-6" deck and rebuild 6' x 7' deck

Signature: *[Signature]*
Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 08/09/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> Date: <i>9/31/07</i>	<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 Date: _____	<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 Date: <i>9/31/07</i>



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0959	Date Applied For: 08/09/2007	CBL: 123 D011001
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Location of Construction: 45 GLENWOOD AVE	Owner Name: HESSELBART CARL S & ANNE I	Owner Address: 45 GLENWOOD AVE	Phone:
Business Name:	Contractor Name: Santino Ferrante	Contractor Address: 48 Hammond St Portland	Phone (207) 252-4043
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Single family build new 8' x 16'-6" deck and rebuild 6' x 7' deck	Proposed Project Description: build new 8' x 16'-6" deck and rebuild 6' x 7' deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/31/2007**Note:** **Ok to Issue:**

- 1) 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 height, 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/31/2007**Note:** **Ok to Issue:**

- 1) The 8" sauna tubes noted on the plans must be installed a minimum 4'- 0" below grade.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. 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)

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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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]
Signature of Applicant/Designee

8/31/07
Date

Conna Martin
Signature of Inspections Official

8-31-07
Date

CBL: 123 D 011

Building Permit #: 07-0959



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>45 Glenwood Ave</u>		
Total Square Footage of Proposed Structure <u>161 59 Ft. Deck</u>	Square Footage of Lot <u>6813.6</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>123</u> Block# <u>D</u> Lot# <u>11</u>	Owner: <u>Carl Hesselbaert</u> <u>Ann</u>	Telephone: <u>874 6606</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Carl Hesselbaert</u> <u>45 Glenwood Ave</u> <u>Portland Me. 04101</u>	Cost Of Work: \$ <u>3,300.00</u> Fee: \$ <u>60</u> C of O Fee: \$ <u>N/A</u>
Current legal use (i.e. single family) 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>Deck - 17 x 13.6</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> AUG . 9 2007 </div> RECEIVED </div>	
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>SANTINO FERRELLI</u> Mailing address: <u>48 Hammond St.</u> <u>Portland, Me. 04101</u> Phone: <u>252-4043</u> ← <u>Call</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

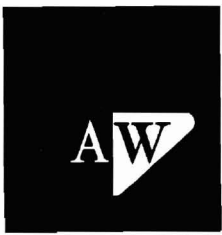
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 of applicant: <u>[Signature]</u>	Date: <u>AUG. 8, 2007</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

CRK



COMMERCIAL · RESIDENTIAL

Brockway-Smith Company

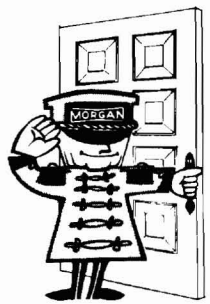
Brosco Architectural Group

Serving Greater Northeast Architects since 1890

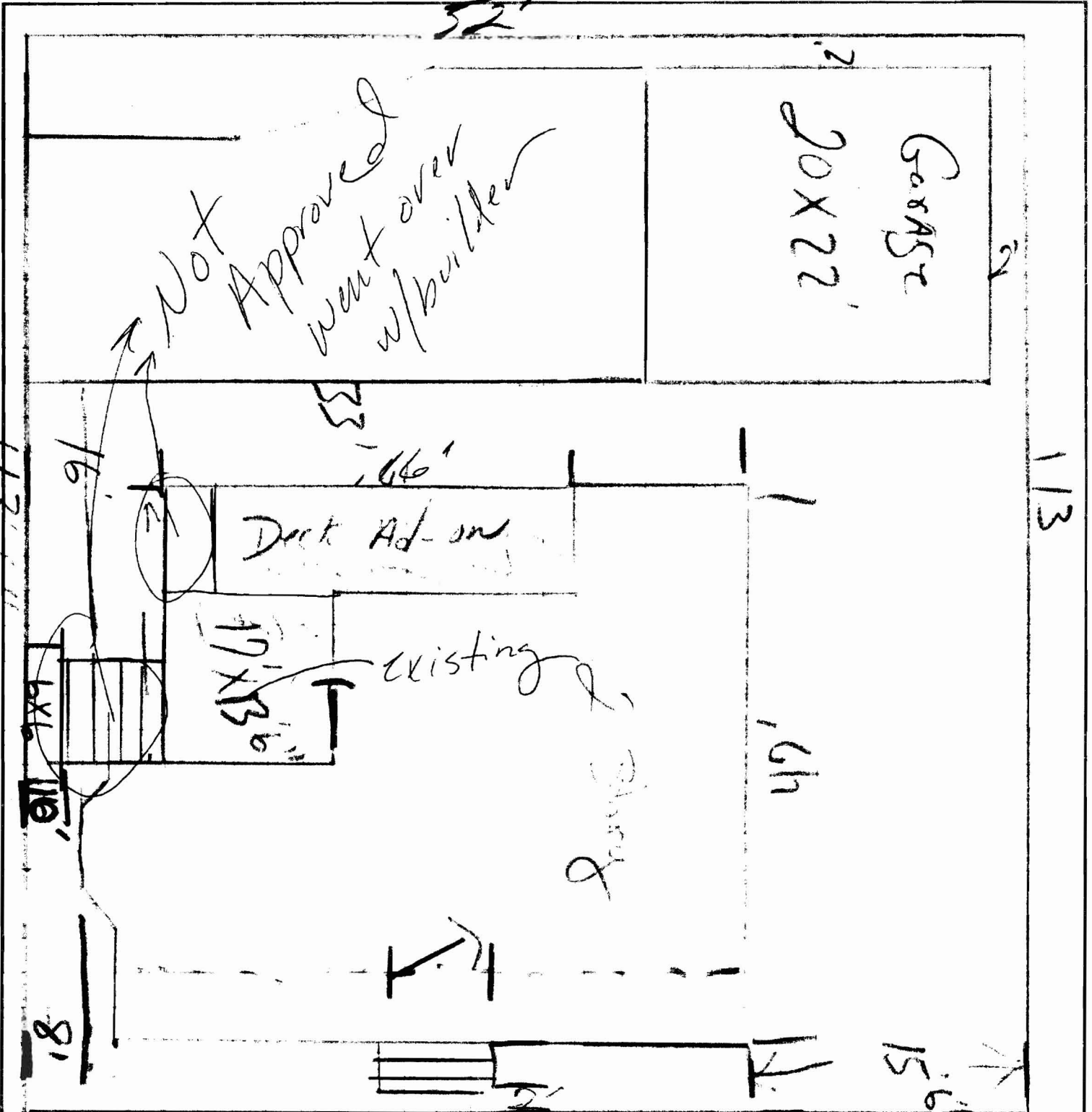
Office and Exhibit Area:
146 DASCUMB ROAD
(Route 93 - Exit 42)
ANDOVER, MA 01810

800-225-7912

FAX (24 hours) 800-242-4533



DATE _____ JOB _____

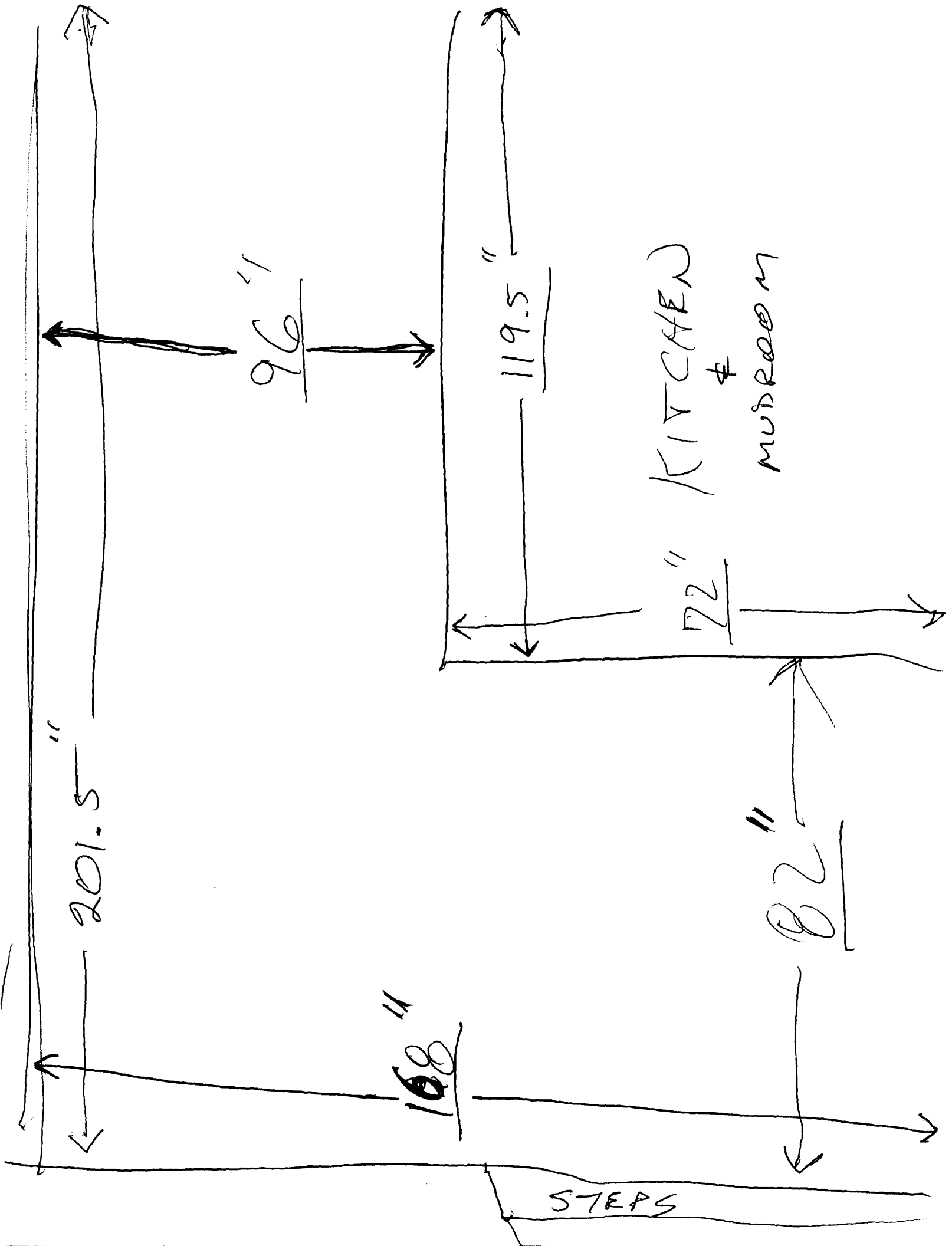


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ENTRY DOOR SYSTEM
Wood and Steel
Hinged French Patio Doors

Andersen "Rain Sensitized"
Automatic Closing
ROOF WINDOWS



KITCHEN

MUDROOM

STEPS

59' +

PAVED DRIVEWAY

52' +

12' +

Garage

2' +

24' +

REAR PORCH 114' +

16' +

Proposed Add-on Deck

Deck

10' +

8' +

ROOF 2 1/2

15' +

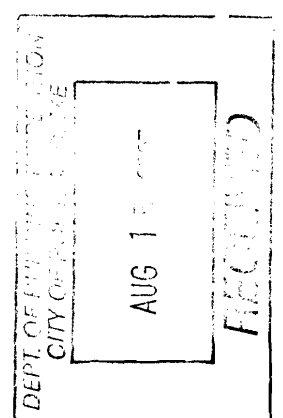
+111

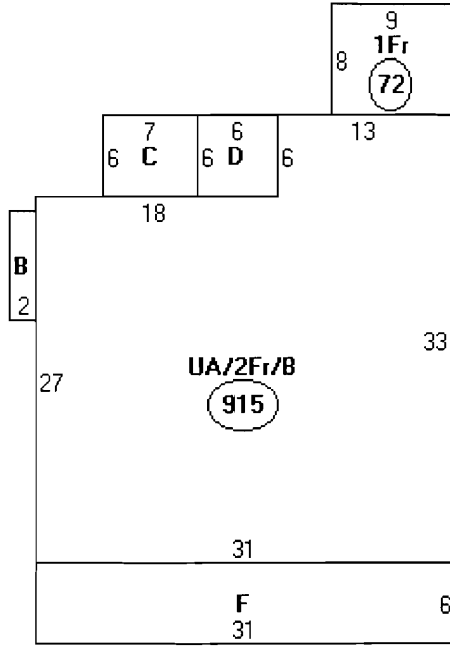
R.S.
Front + 20'
Side on street - 15'
Rear - 20'
Lot cov - OK

Sidewalk
50' +
Genwood

+17

Deck





Descriptor/Area

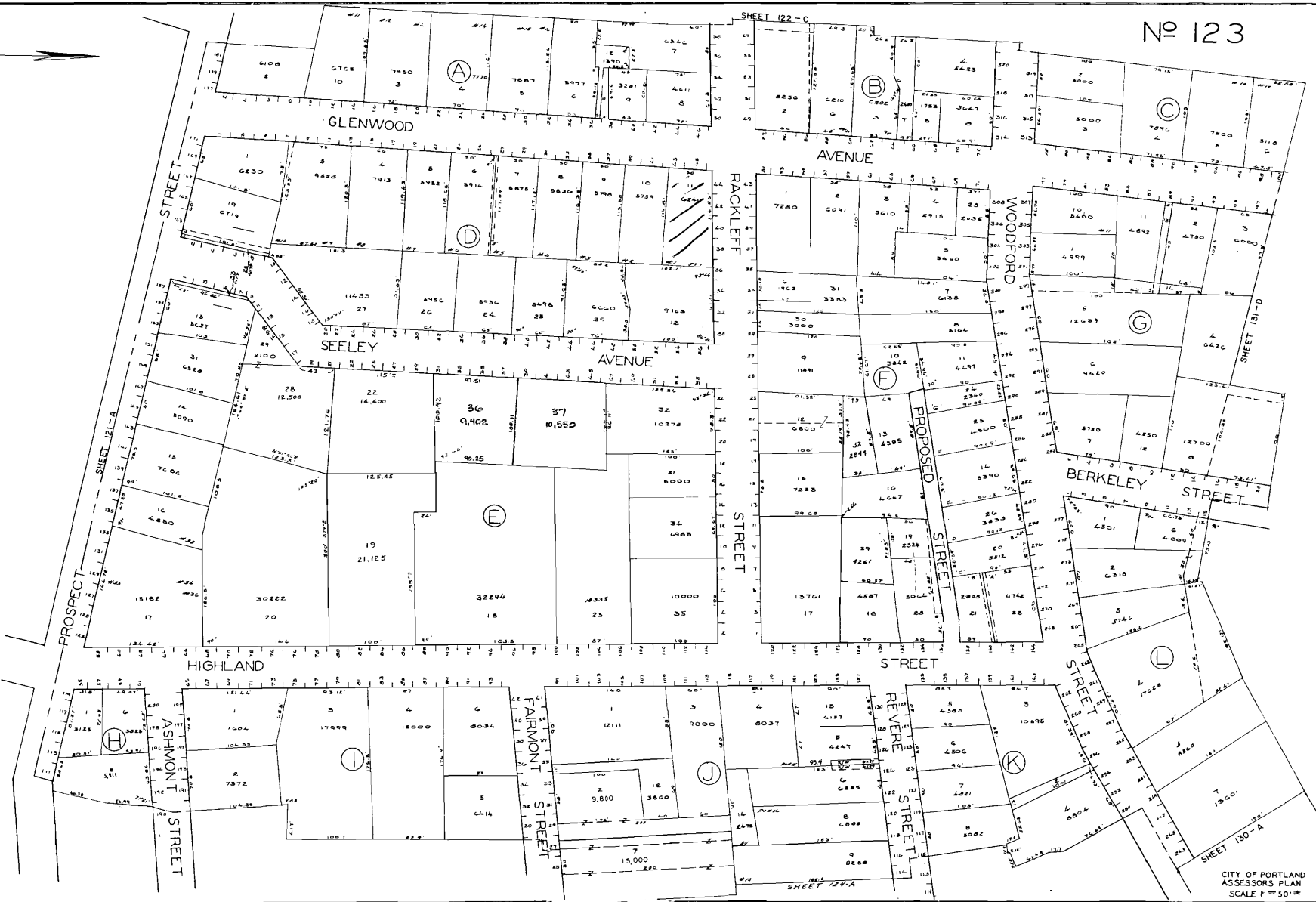
- A: UA/2Fr/B
915 sqft
- B: FBAY/B
16 sqft
- C: WD
42 sqft
- D: 1Fr
36 sqft
- E: 1Fr
72 sqft
- F: OFF
186 sqft

6240
x 40%

2496
- 1267
440

7891 sqft
OK





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	123 D011001
Location	45 GLENWOOD AVE
Land Use	SINGLE FAMILY
Owner Address	HESSELBART CARL S & ANNE I FREEDMAN JTS 45 GLENWOOD AVE PORTLAND ME 04103
Book/Page	15475/131
Legal	123-D-11 GLENWOOD AVE 43-45 RACKLEFF ST 38-44 6240 SF

Current Assessed Valuation

Land	Building	Total
\$134,200	\$154,400	\$288,600

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1954	Total Acres 0.143	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 7	Attic Unfin	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 20X22	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
05/16/2000	LAND + BLDING	\$169,900	15475-131
09/30/1994	LAND + BLDING	\$115,000	11649-239

Picture and Sketch

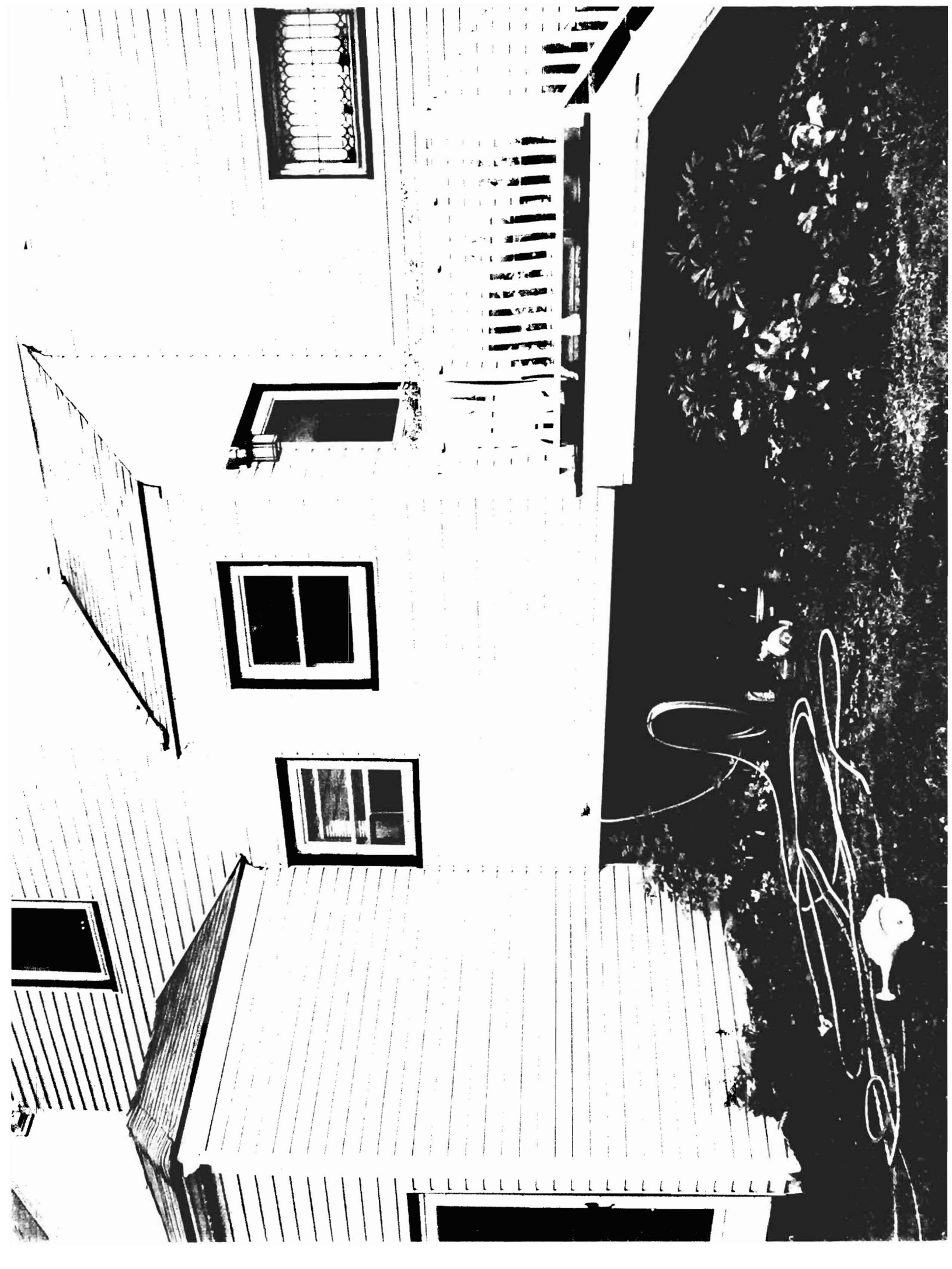
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

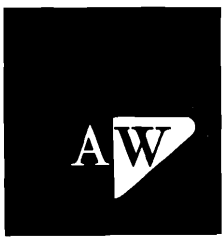
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!









COMMERCIAL · RESIDENTIAL

Brockway-Smith Company

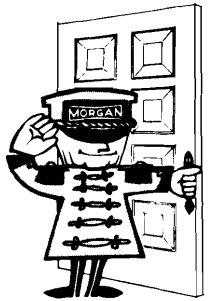
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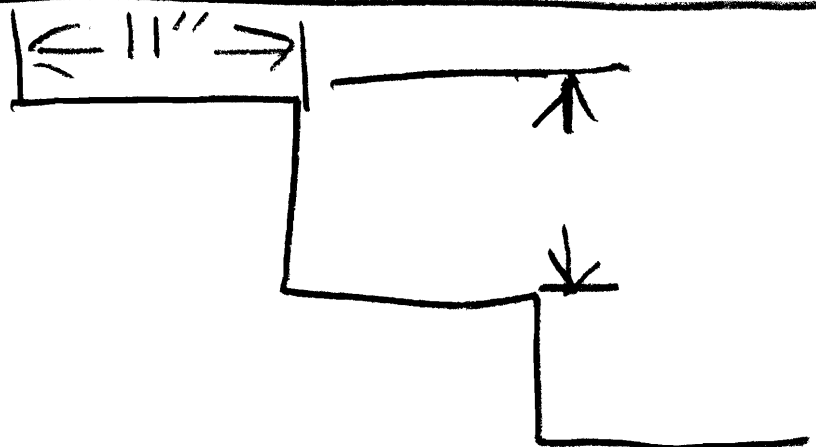
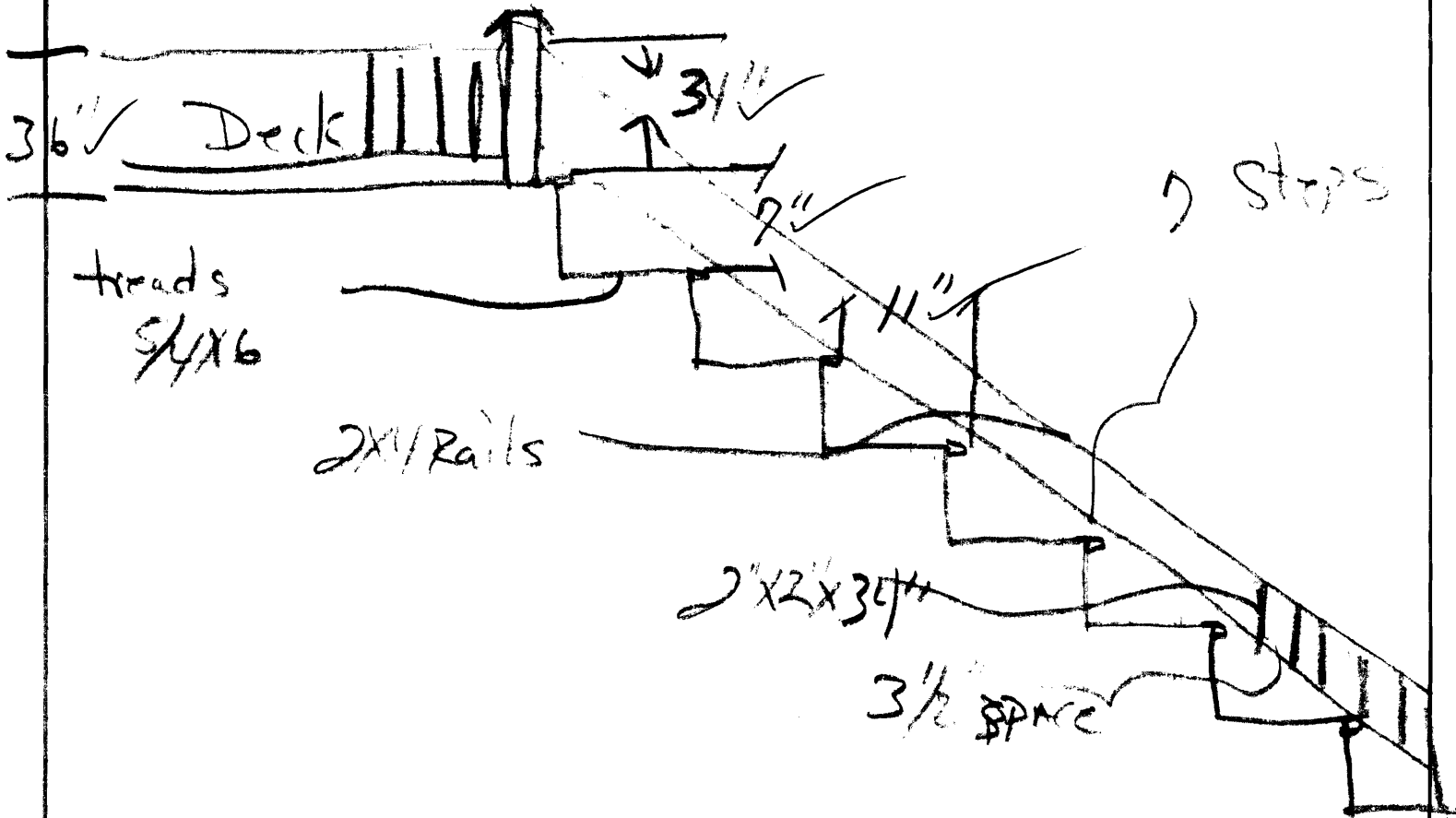
FAX (24 hours) 800-242-4533



DATE _____ JOB _____

Front Steps

Stairs 6' with

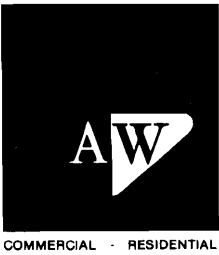


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ENTRY DOOR SYSTEM
Wood and Steel
Hinged French Patio Doors

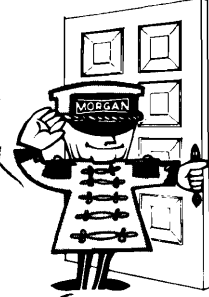
Andersen "Rain Sensitized"
Automatic Closing
ROOF WINDOWS



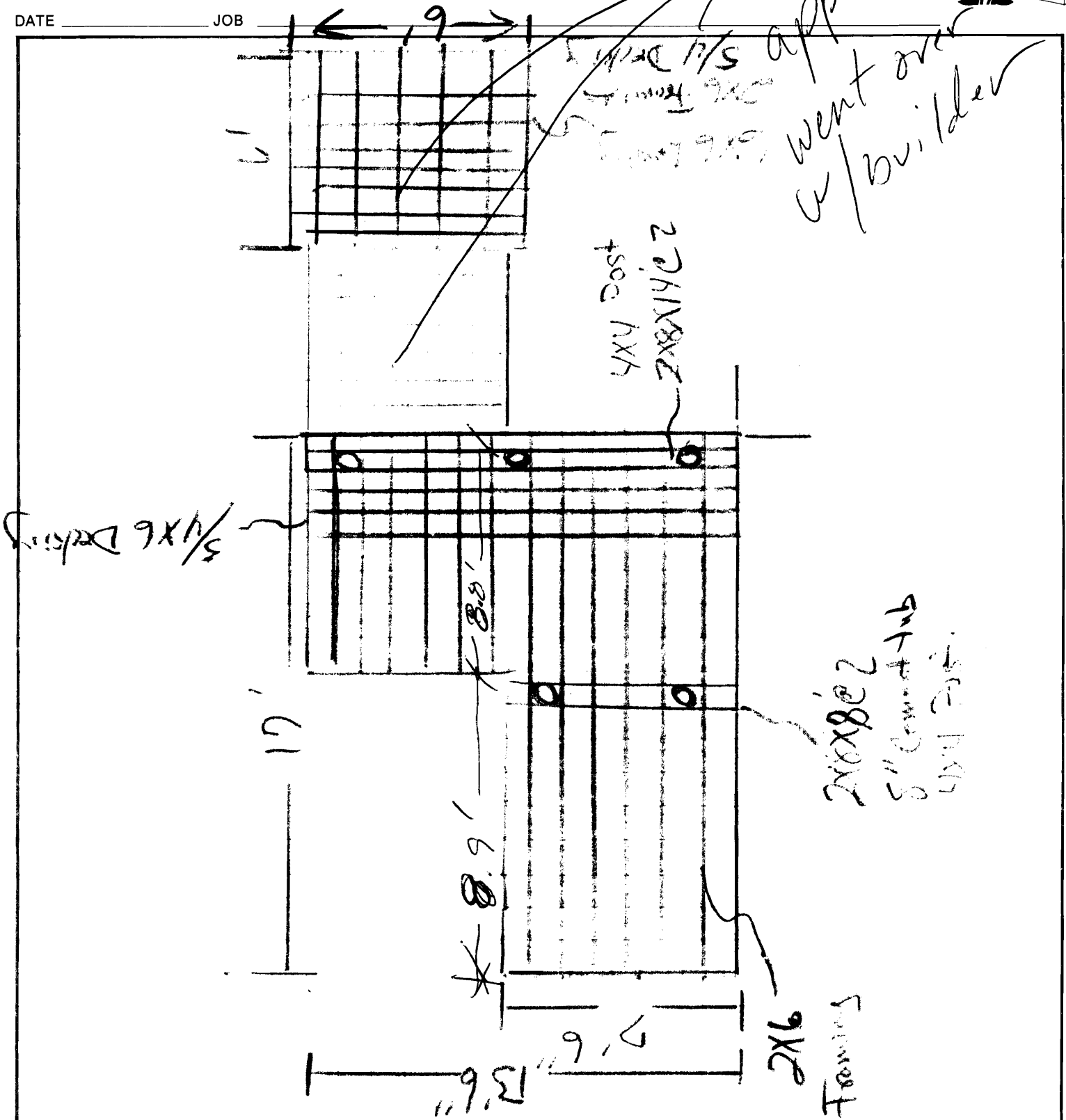
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