

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 060523

PERMIT

PERMIT ISSUED
MAY 1 9 2006
CITY OF PORTLAND

This is to certify that PULSIFER GRACE R & HENRIETTA OLD E IR/Joseph DiGenso

has permission to replace and rebuild 2 balconies on front of building

AT 278 WOODBURY ST

123 F026001

provided that the person or persons who perform or cause to be performed any work 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 with 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 altered or enclosed-in. 4 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 Cross Check 5-9-06

Health Dept. _____

Appeal Board _____

other _____

Department Name

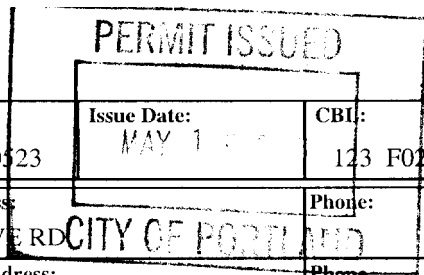
[Signature]
Director - Building & Inspection Services

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: 06-0523	Issue Date: MAY 1 2006	CBI: 123 F026001
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Location of Construction: 278 WOODFORD ST	Owner Name: PULSIFER GRACE R & HAROLD	Owner Address: 4 SEA COVER RD	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Joseph DiGenso	Contractor Address: 278 Woodfords Portland	Phone: 12072324024
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B1
Past Use: Multi-Family	Proposed Use: Multi-Family- replace and rebuild 2 balconies in front of building <i>legal use : 14 dwelling units</i>	Permit Fee: \$57.00	Cost of Work: \$4,000.00
		CE0 District: 3	INSPECTION: Use Group: R2 Type: 5B 5/19/06
Proposed Project Description: replace and rebuild 2 balconies in front of building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	Signature: <i>Craig Case</i>
		INSPECTION: Signature: <i>Ally C...</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: Idobson	Date Applied For: 04/19/2006	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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <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: _____	<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 Date: _____	<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 <i>ASB</i> Date: _____	

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: 06-0523	Date Applied For: 04/18/2006	CBL: 123 F026001
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Location of Construction: 278 WOODFORD ST	Owner Name: PULSIFER GRACE R & HAROLD	Owner Address: 4 SEA COVE RD	Phone:
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Business Name:	Contractor Name: Joseph DiGenso	Contractor Address: 278 Woodfords Portland	Phone: (207) 232-4024
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family
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Proposed Use: Multi-Family- replace and rebuild 2 balcony in front of building	Proposed Project Description: replace and rebuild 2 balcony in front of building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/08/2006

Note: **Ok to Issue:**

- 1) Since this building is legally nonconforming to setbacks, the replacement balconies must remain within the existing footprint.
- 2) This property shall remain as fourteen family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 05/09/2006

Note: **Ok to Issue:**

- 1) Means of egress shall not be blocked at any time

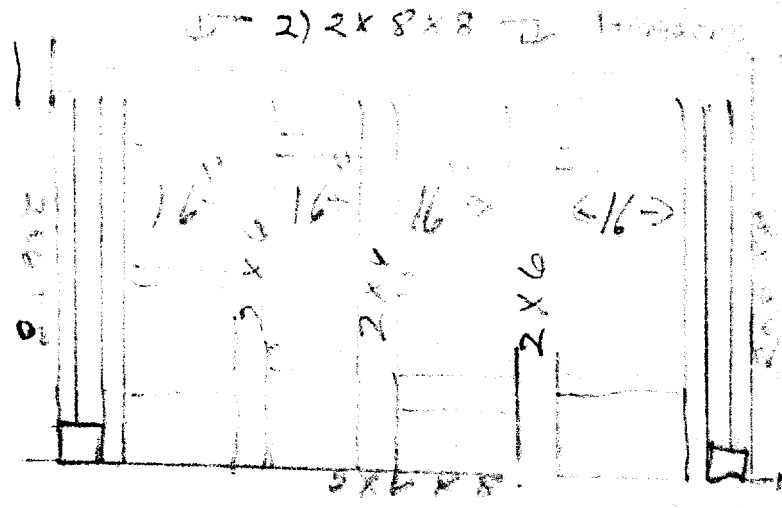
Comments:

4/18/2006-ldobson: Jeanie Looked over permit at counter

5/16/2006-mjn: Left message with the builder, have questions.

1 1 0
 3' X 8'

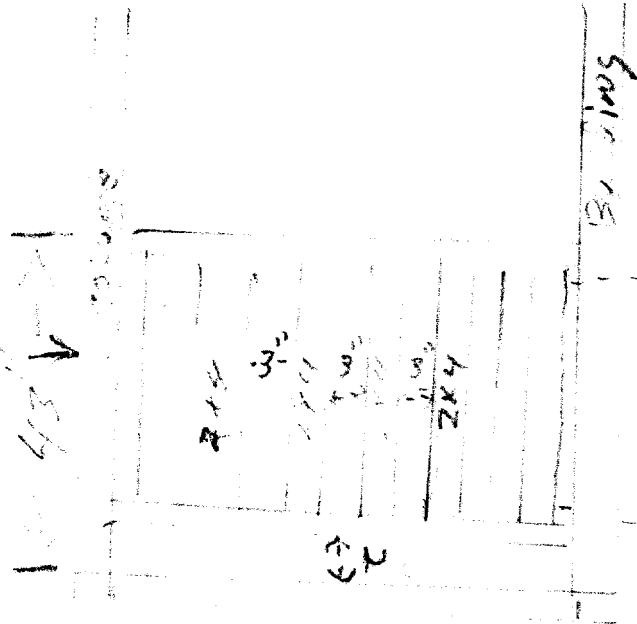
Secure Deck
 To Column
 5" Lags
 each side



Secure Deck
 To Building
 1st Header
 6" Lags screws
 2nd Header
 4" Lags screws

2X6 JOIST, MANGERS
 1" 5/8 GALV. SCREWS

2X4
 To Column
 WITH 3" LAGS
 SCREWS

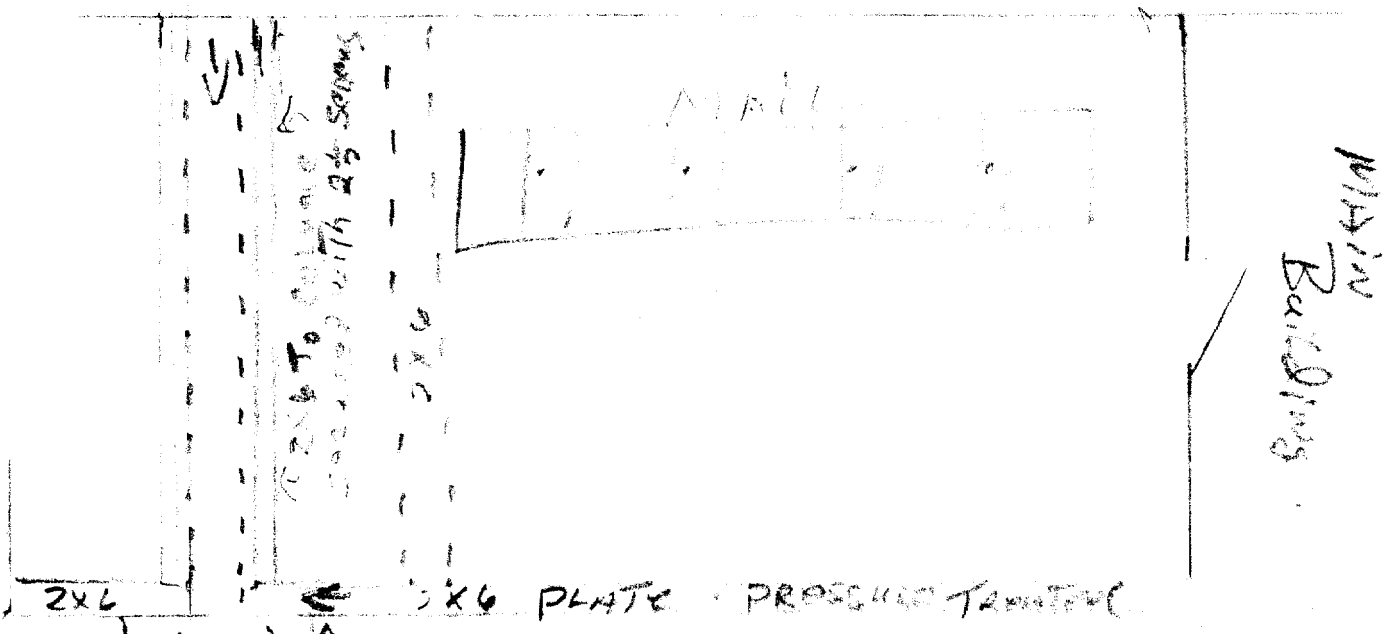


3" Baluster
 1" 5/8 GALV. SCREWS

2X4
 To Building
 WITH 3" LAGS
 SCREWS

6x6 Pressure Treated Column
 4x6 Lag Bolts
 16" ↑

side view



POST HANGER WITH THROUGH BOLTS

Existing - will check for depth and improve.



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>278 Woodside Boulevard</u>		
Total Square Footage of Proposed Structure <u>50 sq ft</u>	Square Footage of Lot <u>5246 sqs</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>HAROLD PULSIFER</u>	Telephone: <u>781-2939</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>HAROLD PULSIFER</u> <u>4 SOROSSE RD</u> <u>CUMBERLAND MA</u>	cost Of Work: \$ <u>4000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>3A code</u> <u>MULTI-FAMILY - 1 units</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>RENOVATION</u>		
Project description: <u>REPLACE & REBUILD 2 BALCONY IN</u> <u>FRONT OF BUILDING</u>		
Contractor's name, address & telephone: <u>Joseph VICKERS 278 WOODSIDE</u>		
Who should we contact when the permit is ready: <u>SABIN</u>		<u>04103</u>
Mailing address: _____		Phone: <u>825-6680</u> <u>cell - 232-4024</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.

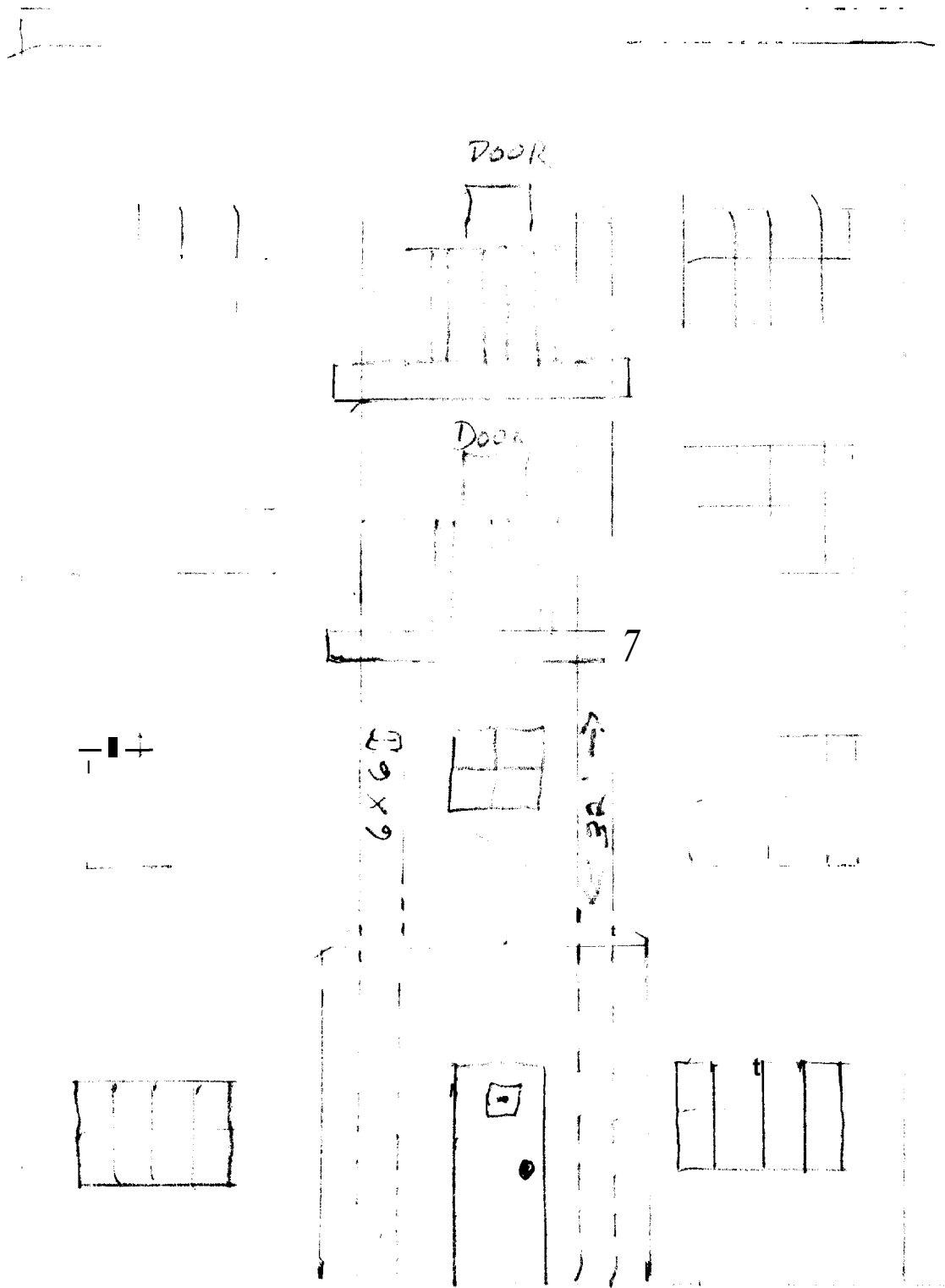
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8705.

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>4/1</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

FRONT of Building



STREET

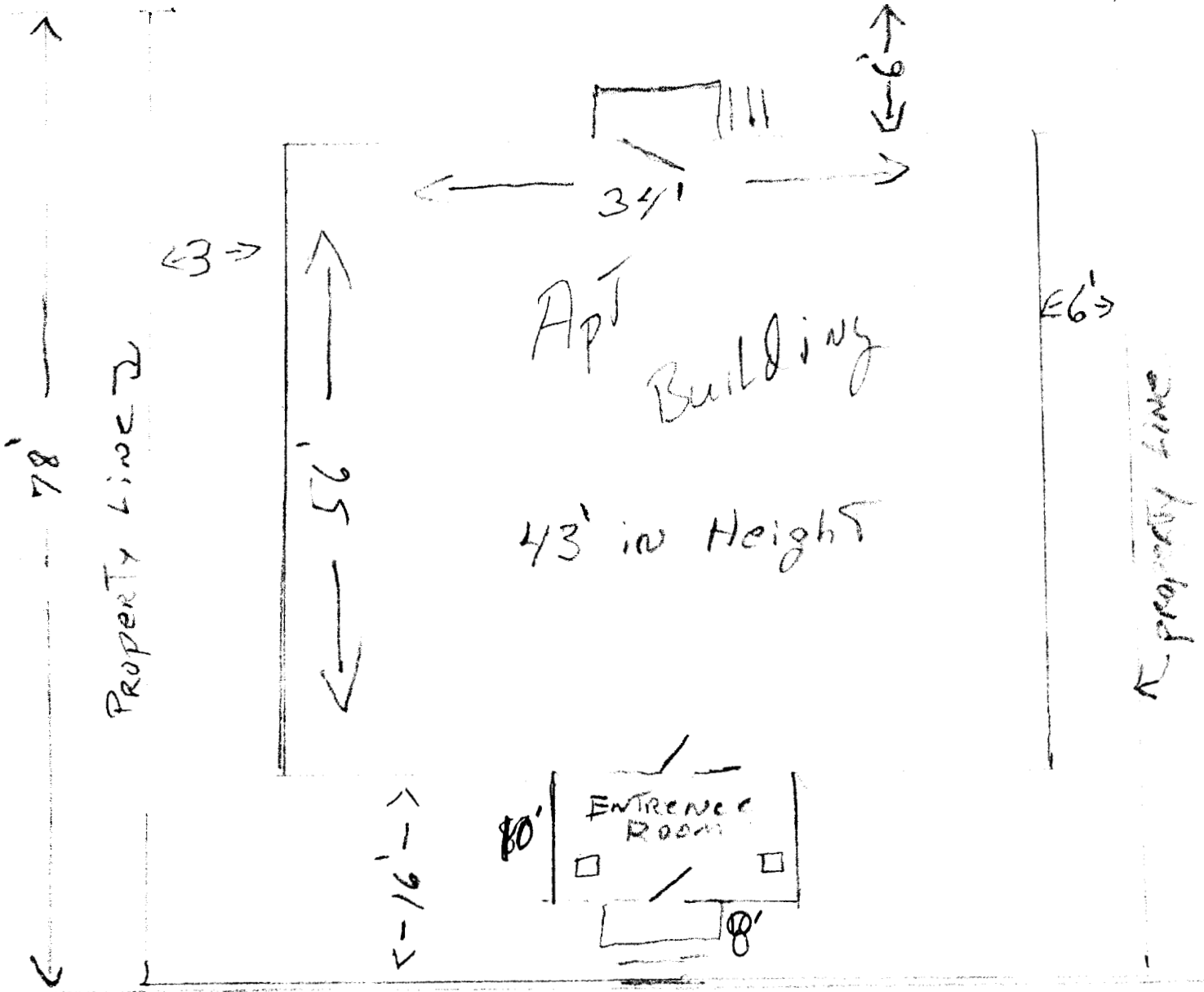
Chain Link Fence
50'

Property Line
50'

Chain Link Fence
50'

Parking Lot

Thruway



Side Walk

Woodford Street

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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 F026001
 Location 278 WOODFORD ST
 Land Use ELEVEN TO TWENTY FAMILY

Owner Address PULSIFER GRACE R & HAROLD E JR
 4 SEA COVE RD
 CUMBERLAND FORESIDE ME 04110

Book/Page
 Legal 123-F-26
 WOODFORD ST 278
 3833SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$46,600	\$427,860	\$474,460

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$63,800	\$544,600	\$608,400

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1920	14	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.088	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1140	SUPPORT AREA
1	B1/B1	1368	APARTMENT
1	01/01	2508	APARTMENT
1	02/03	2508	APARTMENT

Height	Walls	Heating	A/C
a		NONE	NONE
a		HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - ENCL	1
3	PORCH - COVERED UPPER	2
3	PORCH - COVERED UPPER	2



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

278-280 Woodford Street

February 23, 1989

Mr. Harold E. Pulsifer, Jr.
4 Sea Cove Road
Cumberland, Maine 04110

Dear Mr. Pulsifer:

This is to certify that there were fourteen apartment units in the building at 278-280 Woodford Street and because *these* units were there prior to March 1958, these fourteen apartment *are* therefore considered to be "grandfathered" and — recognized as legal for this particular building.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
William Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement officer

