

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 041388

PERMIT ISSUED

This is to certify that Hinkens Andrew G /Stephen wall

has permission to install concrete deck

AT 106 Codman St

128 A022001

CITY OF PORTLAND

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 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 inspection must given and when permission procured before this building or part thereof altered or closed-in.
48 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 _____

DepartmentName

[Signature]
9/17/04
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: 04-1138	Issue Date:	CBL: 128 A022001
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Location of Construction: 106 Codman St	Owner Name: Hinkens Andrew G	Owner Address: 106 Codman St	Phone:
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: 2077744755
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family	Permit Fee: \$795.00	Cost of Work: \$85,420.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group. R-3 Type. SB BOCA 1999
Signature:	Signature:

Proposed Project Description:
24x22 expansion to existing home

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 08/10/2004	Zoning Approval
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<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/8/04</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 District 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: 9/8/04</p>
	<p><i>OK Part under 14-436B</i></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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1388	Date Applied For: 09/17/2004	CBL: 128 A022001
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Location of Construction: 106 Codman St	Owner Name: Hinkens Andrew G	Owner Address: 106 Codman St	Phone:
Business Name:	Contractor Name: Stephen Sewall	Contractor Address: P.O. Box 6610 Portland	Phone (207) 838-7981
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home / install concrete deck	Proposed Project Description: install concrete deck
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Dept: Zoning Status: Approved Reviewer: Tammy Munson Approval Date: 09/17/2004
Note: ok under 14-425 Ok to Issue:

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 09/17/2004
Note: Ok to Issue:

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 10'		Square footage of Lot 7403 S.F.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 128 A022001		Owner: ANDREW HINKENS	
Lessee/Buyer's Name (If Applicable) 		Telephone: CELL 838-7981	
Applicant name, address & telephone: SEWAN ASLOC STEPHEN SEWAN		cost of Work: \$ 300 Fee: \$	

Current use: SINGLE FAMILY

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: 1---

Proposed use: same

Project description:

Contractor's name, address & telephone:

Who should we contact when the permit is ready: STEPHEN SEWAN C-838-7981

Mailing address: PO BOX 6610 PORTLAND, ME 04103

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 838-7981

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:	Date: 9-14-04
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This is NOT a permit, you may not commence ANY work until the permit is Issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

- Sec. 14-413. Reserved.
- Sec. 14-414. Reserved.
- Sec. 14-415. Reserved.
- Sec. 14-416. Reserved.
- Sec. 14-417. Reserved.
- Sec. 14-418. Reserved.
- Sec. 14-419. Reserved.
- Sec. 14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.
(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.
(Code 1968, § 602.19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.
(Code 1968, § 602.19.B)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.
(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

Any yard may be occupied by a one-story entrance porch not

SEE
→
SEC
14-425

enclosed, with ~~or~~ without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed six (6) feet. A basement bulkhead of similar size, but not more than twenty four (24) inches in height, is also permitted. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

(Code 1968, § 602.19.D; Ord. No. 78-03/04, 10-20-03)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height unless said fence is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard, subject to the provisions of section 14-434.

(Code 1968, § 602.19.E; Ord. No. 247-97, 4-9-97)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

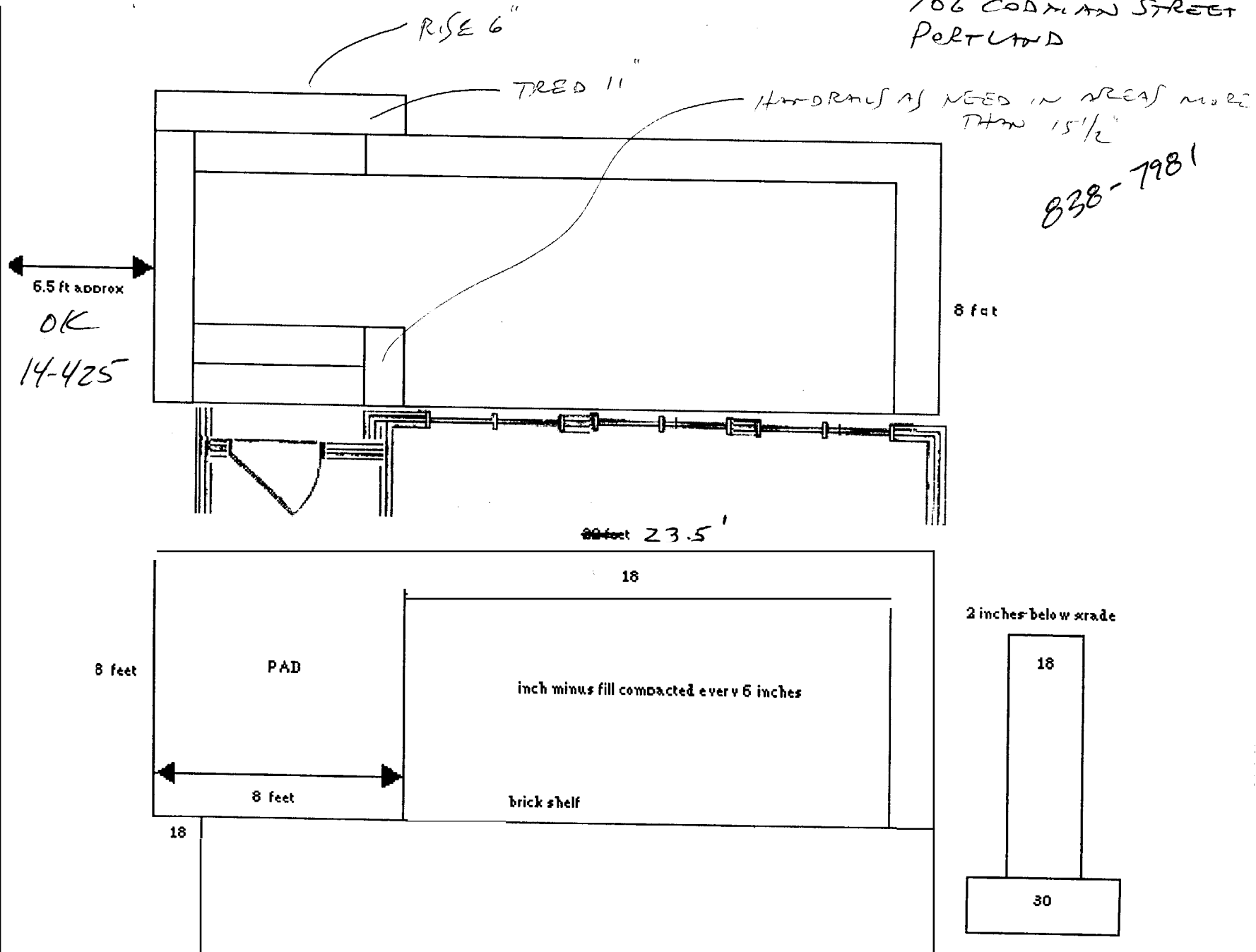
Sec. 14-429. Lot surrounded by streets or alleys.

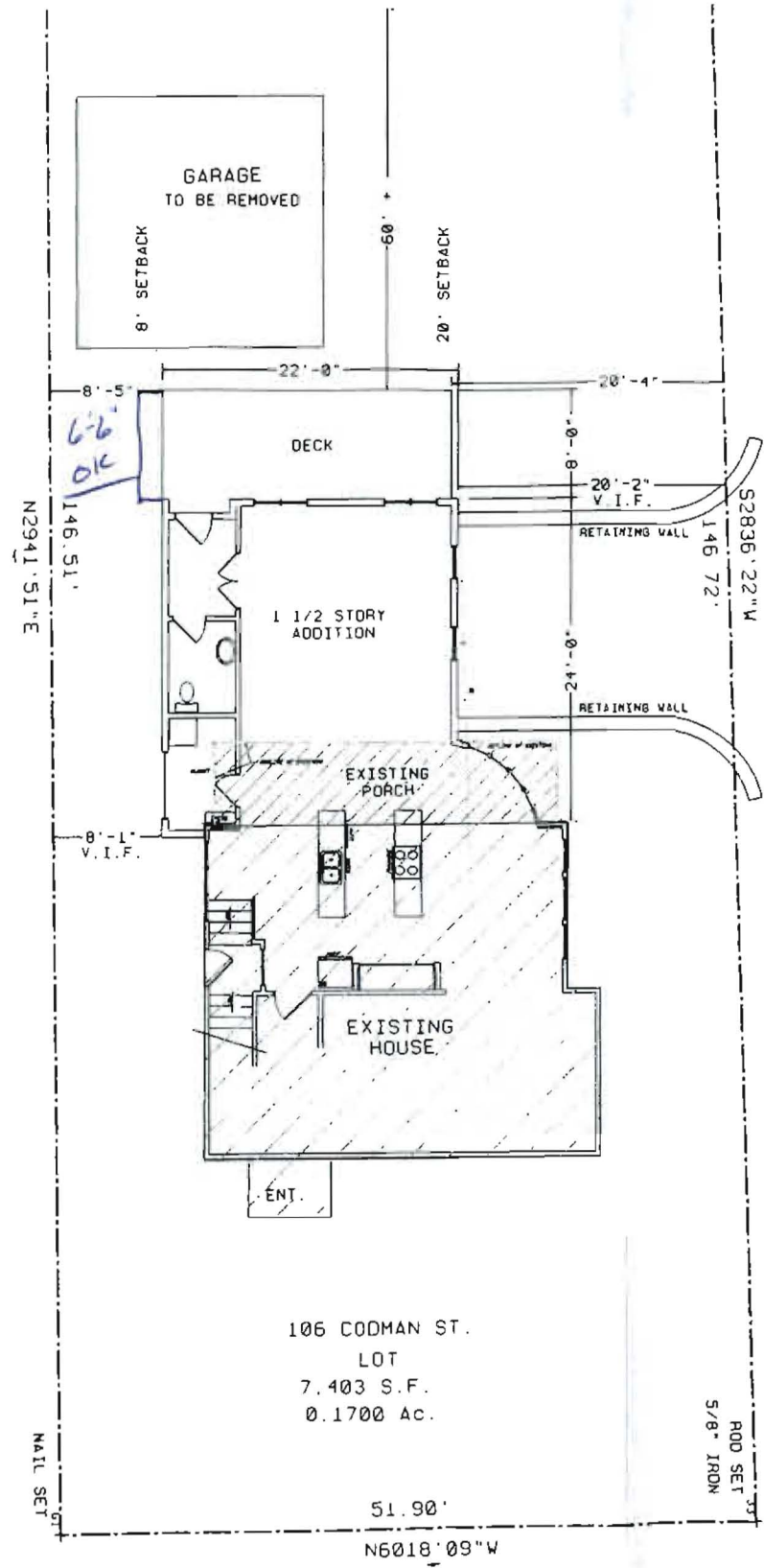
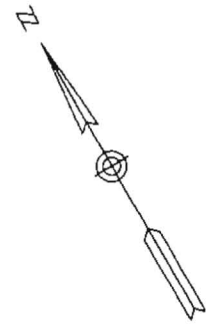
Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

SEYALL ASSOCIATES
HINKONS RESIDENCE
106 CORDMAN STREET
PORTLAND





PLOT PLAN

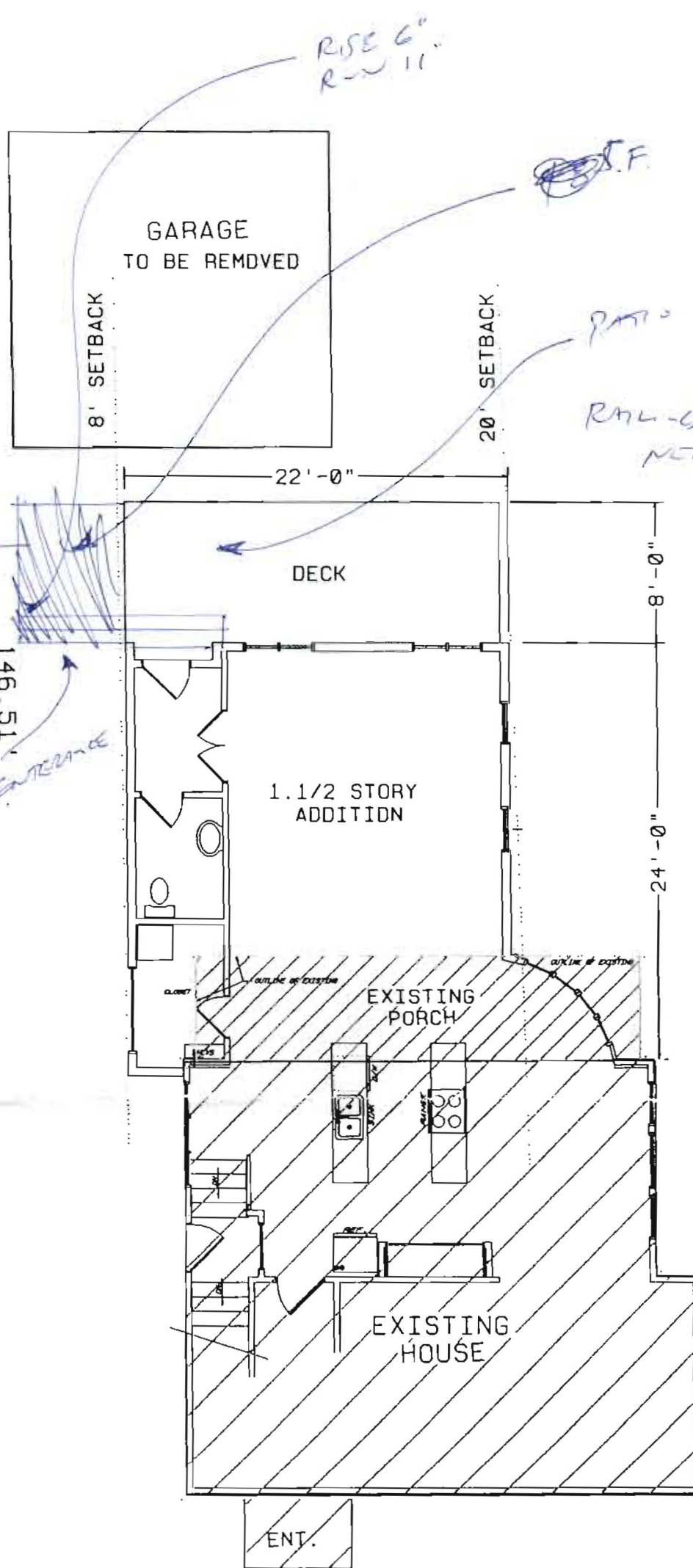
CHART #128
BLOCK #A022
LOT #001

106 CODMAN ST.
LOT
7,403 S.F.
0.1700 Ac.

NOTICE:
THIS DRAWING IS PROVIDED FOR
INFORMATIONAL PURPOSES ONLY. IF
USED FOR CONSTRUCTION, THE CON-
TRACTOR ASSUMES ALL RESPONSIBILITY
FOR LOCAL CODE COMPLIANCE.
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 CUSTOM HOME DESIGNER	<i>HINKENS RESIDENCE</i>	
	106 CODMAN STREET PORTLAND, MAINE	
	22' x 24' ADDITION	
BY	M. Meier	PROJECT #
SCALE	1/8" = 1'-0"	04014
DATE	AUG. 5, 2004	SHEET #

P.O. Box 359
Yarmouth, Maine 04096
207-846-3749



14-425
Porches -
6'-5" on side
OK

SEE
ATTACHED
SHEET
#1

Rise of
as
needed

CLIFTON ST.

PLOT PLAN

106 CODMAN ST.
LOT
7,403 S.F.
0.1700 Ac.

NAIL SET

ROD SET
5/8" IRON

51.90'
N6018'09"W

CODMAN ST.

GLB

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CITY OF PORTLAND, MAINE

Department of Building Inspections

9.14 20 04

Received from

Sewall Assoc

Location of Work

106 Colman

Cost of Construction

\$ _____

Permit Fee

\$ 300.00

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL:

126 A 022

Check #:

9826

Total Collected \$

300.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy