

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061241

This is to certify that LOVELL JOAN MARY & ROBERT BIN T GROSS ITS/Sewall Associate

has permission to build an addition above garage w/ interior renovations to home

AT 110 CLIFTON ST

128 B030001

PERMIT ISSUED
SEP 21 2006
CITY OF PORTLAND

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 in this department.

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

Classification of inspection must be given and when permission procedure before this building or part thereof is started or work is closed-in 4 HOUR NOTICE 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

Thomas M. Markley 9/19/06
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: 06-1241	Issue Date:	CBL: 128 B030001
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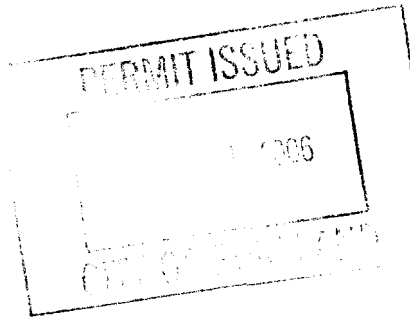
Location of Construction: 110 CLIFTON ST	Owner Name: LOVELL JOAN MARY & ROBIN	Owner Address: 110 CLIFTON ST	Phone:
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: 12077744755
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Existing Use: Single Family Home	Proposed Use: Single Family Home- build an addition above garage w/ interior renovations to home	Permit Fee: \$770.00	Cost of Work: \$74,650.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: build an addition above garage w/ interior renovations to home	Signature:	Signature: <i>Jm 9/19/06</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: 08/23/2006	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"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ARM</i>
Date <i>9/19/06 ARM</i>	Date:	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: 06-1241	Date Applied For: 08/23/2006	CBL: 128 B030001
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Location of Construction: 110 CLIFTON ST	Owner Name: LOVELL JOAN MARY & ROBIN	Owner Address: 110 CLIFTON ST	Phone:
Business Name:	Contractor Name: Sewall Associates	Contractor Address: P.O. Box 6610 Portland	Phone: (207) 774-4755
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home- build an addition above garage w/ interior renovations to home	Proposed Project Description: build an addition above garage w/ interior renovations to home
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/11/2006
Note: Addition meets the definition of a half story so the 8' side setback is met. Plot plan shows an illegal shed that was put up without a permit. It will have to be permitted after the fact and relocated to meet required setbacks or it will have to be removed.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
3) This permit is being issued with the understanding that the existing shed will be permitted after the fact and moved to fit the required setbacks or it will be removed. This must be done within thirty days of the date of the letter, 9/11/06.			

Dept: Building	Status: Approved	Reviewer: Tom Markley	Approval Date: 09/19/2006
Note:			Ok to Issue: <input type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
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.			
3) The design load spec sheets for any engineered beam(s) must be submitted to this office.			

Comments:
9/6/2006-amachado: Left a message with Stephen Sewall, the applicant. The proposed addition over the garage would make the garage a two story structure and it would not meet the required 14' side setback because the plot plan only shows a setback of 8'. I also informed him that there is no permit for the shed.
9/11/2006-amachado: Stephen Sewall brought in revised plans on 9/8/06. The addition now meets the definition of a half story and so it meets the side setback of 8'.



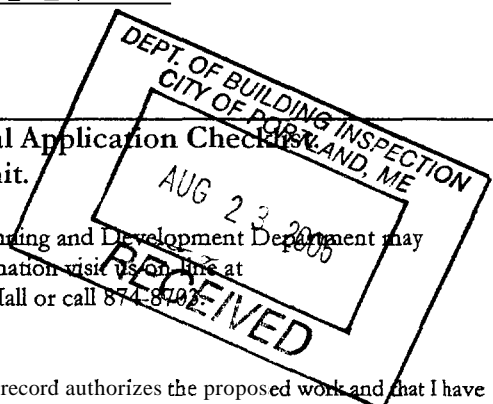
General Building Permit Application

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>110 CLIFTON STREET</u>		
Total Square Footage of Proposed Structure <u>24 ft BAY on 2-56th 2nd Floor</u> <u>1st Floor</u>	Square Footage of Lot <u>10,200 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>JOAN LOVELL</u> <u>ROBIN GROSS</u>	Telephone: <u>775-2795</u>
Lessee/Buyer's Name (If Applicable) <u>SAME</u>	Applicant name, address & telephone: <u>STEPHEN SEWALL</u> <u>SEWALL ASSOC INC</u> <u>PO BOX 6610</u> <u>PORTLAND, ME 04103</u>	cost Of Work \$ <u>74,650</u> Fee: \$ <u>770⁰⁰</u> C of O Fee: \$ _____
Current Specific use: <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>SINGLE FAMILY</u>		
Project description: <u>AN ADDITION WILL BE BUILT ABOVE THE</u> <u>ROOFED & WE TO PROVIDE A MASTER BATH AND STORAGE. THE</u> <u>KITCHEN WILL BE MOVED INTO THE NORTH END OF THE LIVING ROOM.</u> <u>A BAY WINDOW/DOOR PROTECTION WILL BE BUILT ON AN EXISTING FOUNDATION</u> <u>AT THE SOUTHWEST CORNER OF THE LIVING ROOM. EXISTING 2nd FLOOR BATHROOM</u> <u>WILL BE REMOVED.</u>		
Contractor's name, address & telephone: <u>SEWALL ASSOC INC</u> <u>PO BOX 6610, PORTLAND, ME 04103 774-4755</u>		
Who should we contact when the permit is ready: <u>STEPHEN SEWALL</u> Mailing address: _____ Phone: <u>838-7481</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 874-8707.



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>Stephen Sewall</u>	Date: <u>8--23-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES
 I HEREBY CERTIFY TO Douglas Title Co.

110 Clifton Street
 Portland, Maine

Job Number: 384-132
 Inspection Date: 08-24-06
 Scale: 1" = 30'

The monumentation is in harmony with current deed description.

The building setbacks are in conformity with town zoning requirements. 20' Side Street Setback *

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community panel # 23025 0007B

BUYER: oan Mary Lovell & Robin T. Gross
 SELLER: Richard & Patricia Low

R3 - lotsize 9910 sq ft

front 25' reg - 25' min

rear 25' reg OK

side 1 1/2 - 8' - OK
 1 1/2 - 8'

2 - 14'

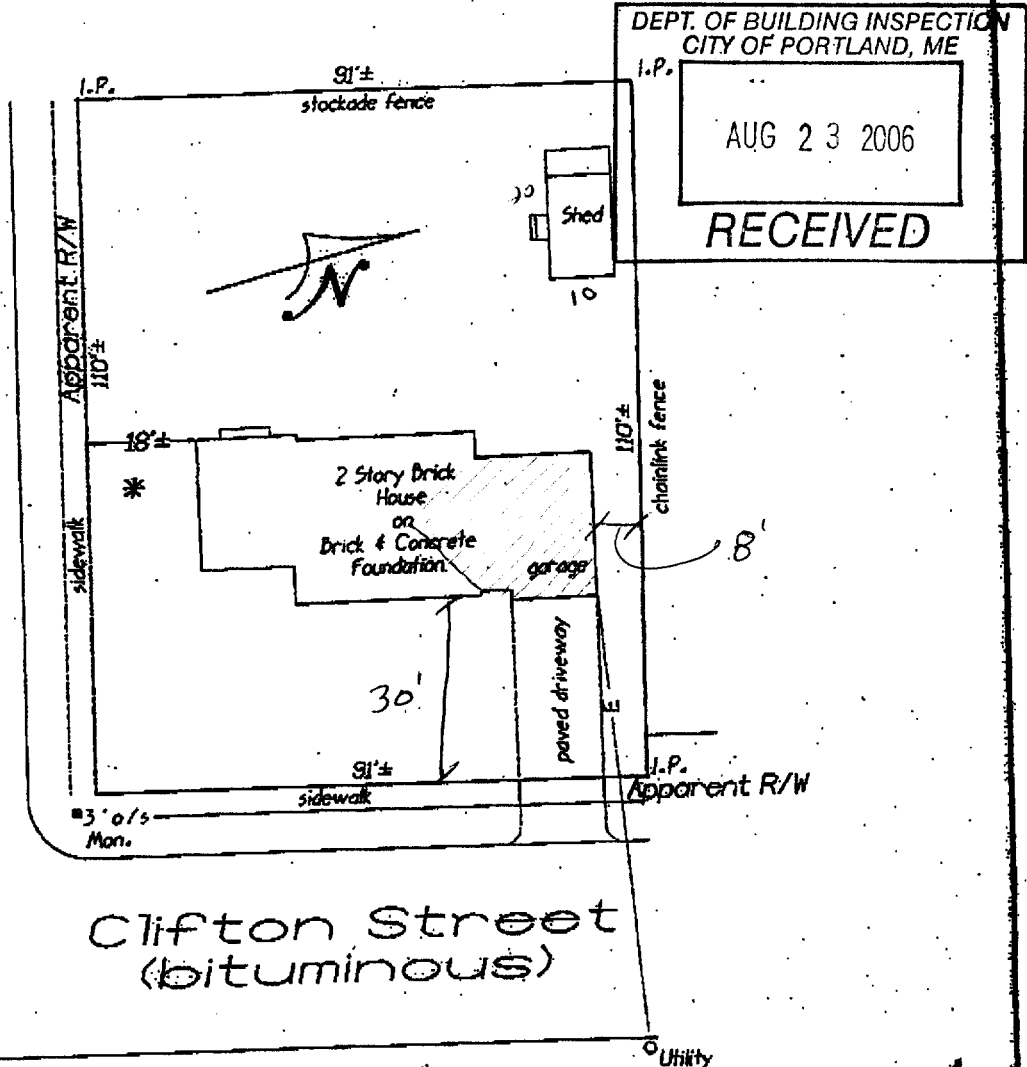
side street - 20'

lot coverage 31% = 3461 sq ft

height max 35'

- 20' setback
 OK

HERSEY STREET
 (BITUMINOUS)



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 AUG 23 2006
 RECEIVED

Clifton Street
 (bituminous)

RED LINES INDICATE THE 2ND FLOOR ADDITION

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJACENT DEEDS.

Douglas Title Co.
 INCORPORATED
 184 John Small Road
 Chebeague Island, Maine 04017
 Phone: (207) 846-1653
 Fax: (207) 846-1664

PLAN BOOK 17 PAGE 4 LOT 4648
 DEED BOOK PAGE COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: [Signature]

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 128 B030001
Location 110 CLIFTON ST
Land Use SINGLE FAMILY

Owner Address LOVELL JOAN MARY & ROBIN T GROSS JTS
 110 CLIFTON ST
 PORTLAND ME 04103

Book/Page 24004/062
Legal 128-B-30-31
 HERSEY ST 110-118
 CLIFTON ST 108-114
 9910 SF

Current Assessed Valuation

Land	Building	Total
\$227,000	\$203,800	\$430,800

Property Information

Year Built 1949	Style Colonial	Story Height 2	Sq. Ft. 2368	Total Acres 0.228	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	price	Book/Page
05/30/2006	LAND + BLDING	\$501,650	24004-062
11/01/1993	LAND + BLDING	\$178,000	11086-222

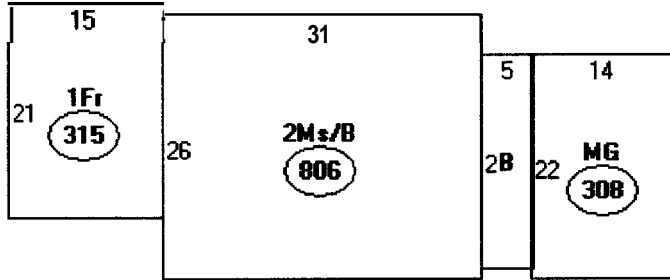
Picture and Sketch

Picture	Sketch	Tax Mp
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[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!



Descriptor/Area

A: 2Ms/B
806 sqft

B: 1Ms
105 sqft

C: MG
308 sqft

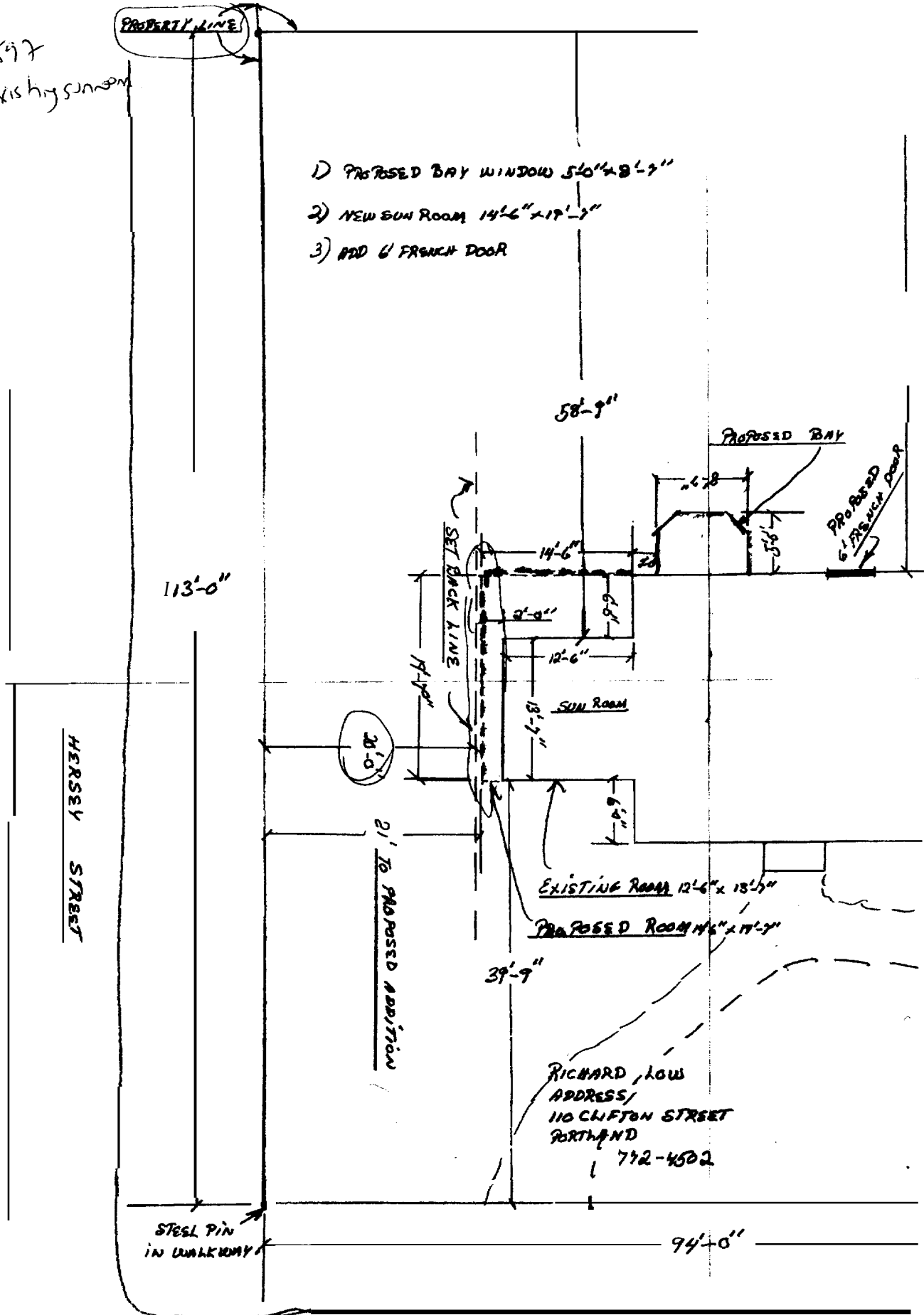
D: 1Fr
315 sqft



#00-0597
expand existing sunroom

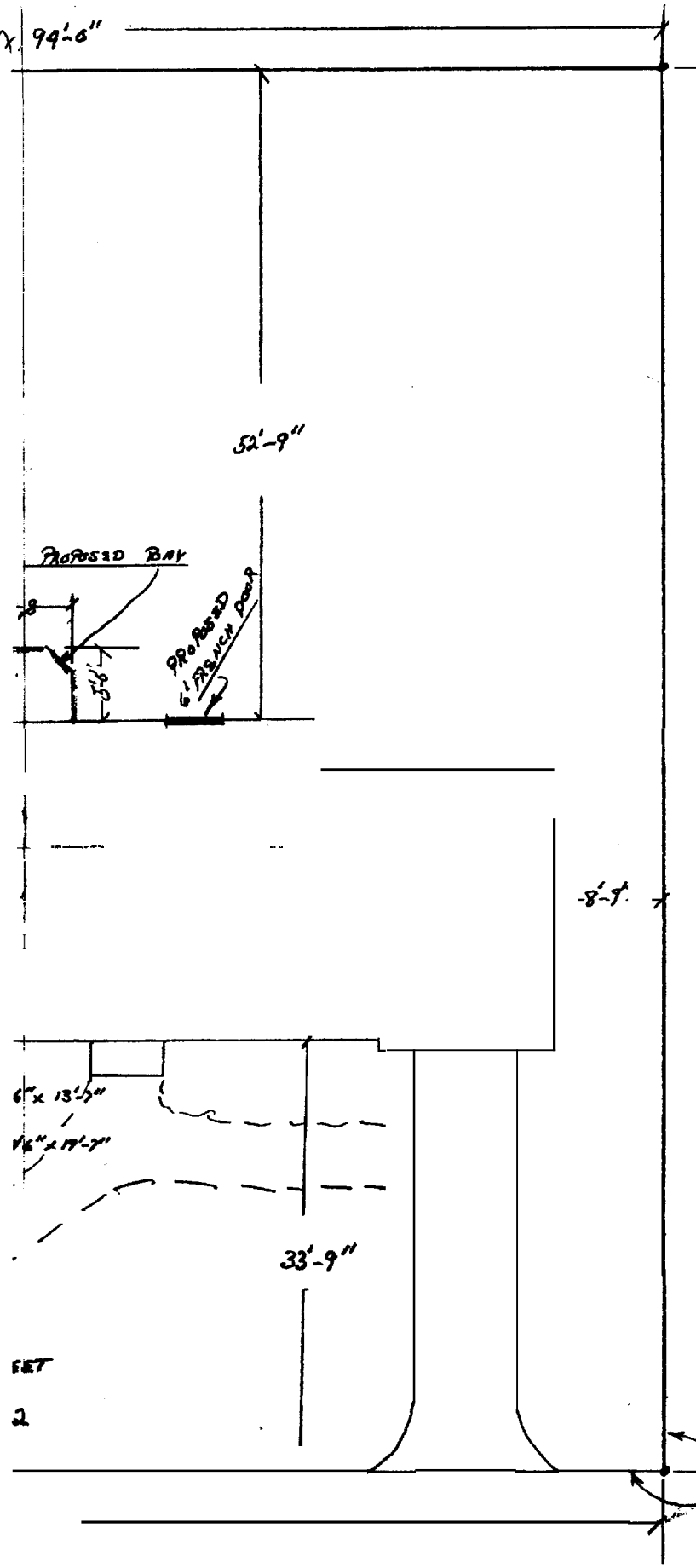
PROPERTY LINE

- 1) PROPOSED BAY WINDOW 5'-0" x 8'-3"
- 2) NEW SUN ROOM 14'-6" x 11'-3"
- 3) ADD 6' FRENCH DOOR



CLIFTON 5

#00-0597 94'-6"



R-3 Zone

Front: N/A

Side ydm: 20' req - 20' shown
Side St: 20' req - 20' shown

REAR: 25' req - 53' + shown

8'-7"

6' x 13'-5"

16' x 17'-2"

33'-9"

SET

2

PROPERTY LINE

CLIFTON STREET



(RAA) RESIDENCE ZONE - AA
APPLICATION FOR PERMIT

PERMIT ISSUED
 MAR 26 1948
 CITY OF PORTLAND

Class of Building or Type of Structure Third Class
 Portland, Maine March 19, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications if any, submitted herewith with the following specifications:

Location: Lot 46-48 Clifton Street Within Fire Limits? no Dist. No. _____
 corner Hersey
 Owner's name and address: Mary Fallona 21 Colonial Rd. Telephone _____
 Lessee's name and address: _____ Telephone _____
 Contractor's name and address: F. W. Cunningham & Sons 181 State St. Telephone 3-0246
 Architect: _____ Specifications _____ Plans yes No. of sheets 11
 Proposed use of building: Dwelling and garage. No. families 1
 Last use: _____ No. families _____
 Material: _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 10,000. Fee \$ 6.00

General Description of New Work

To construct 2 story frame dwelling 36'x25' with 14'x22' attached garage.
 brick veneer fr

The inside of the garage will be covered, where required by law, with perforated gypsum lath covered with one-half inch thickness gypsum plaster.

Self-closing Class C Und. Lab. fire door between dwelling and garage. 6" threshold.
 concrete floor in garage. 12" concrete foundation under garage.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 17'2" Height average grade to highest point of roof 24'
 Size, front 36' depth 26' No. stories 2 solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade at Thickness, top xx bottom 12" cellar yes
 Material of underpinning _____ to sill _____ Height _____ Thickness _____
 Kind of roof hip Rise per foot 7" Roof covering asphalt roofing Class C Und. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile _____ Kind of heat warm air fuel oil
 Framing lumber: Kind hemlock and spruce Dressed or full size? dressed
 Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
 Girders: yes Size 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 6'
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 3x9-2x8 2nd 3x9 - 2x8 3rd 2x6 ceiling _____ roof 2x6
 On centers: 1st floor 18" - 16" 2nd 18" 16" 3rd 24" roof 24"
 Maximum span: 1st floor 13' 2nd 13' 3rd _____ roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated 1 number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no