

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION
PERMIT

Permit Number: 081005

PERMIT ISSUED

AUG 29 2008

This is to certify that COYNE KEVIN M /David Pietro

has permission to Demolish old garage rebuild w 24' x 12' garage

AT 26 CHENERY ST

129 K005001

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 of inspection must be given and when permission procedure is complete this building or part thereof is closed or services closed-in. 4
 YOUR NO. 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

Thomas R. Marpley 8/28/08
 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

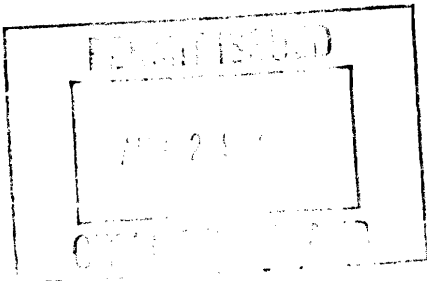
Permit No: 08-1005	Issue Date:	CBL: 129 K005001
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Location of Construction: 26 CHENERY ST	Owner Name: COYNE KEVIN M	Owner Address: 26 CHENERY ST	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Demolish old garage rebuild new 24' x 22' Garage	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 4	8172#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:		

Proposed Project Description: Demolish old garage rebuild new 24' x 22' Garage	Signature:	Signature:
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: ldobson	Date Applied For: 08/14/2008	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> Mjnr <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/26/08</i>	Zoning Appeal <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:	Historic Preservation <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:
			

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

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 or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

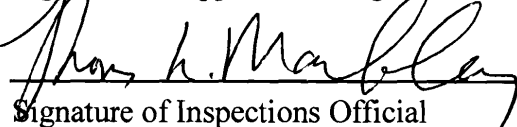
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.

X 
Signature of Applicant/Designee

Date


Signature of Inspections Official

8/28/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1005	Date Applied For: 08/14/2008	CBL: 129 K005001
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Location of Construction: 26 CHENERY ST	Owner Name: COYNE KEVIN M	Owner Address: 26 CHENERY ST	Phone:
Business Name:	Contractor Name: David DiPietro	Contractor Address: 221 Virginia Street Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family Home - Demolish old garage rebuild new 24' x 22' Garage	Proposed Project Description: Demolish old garage rebuild new 24' x 22' Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/26/2008**Note:** **Ok to Issue:**

- 1) Please note that the rear setback of the replacement garage shall meet a minimum of 20 feet to the rear property line. There shall be a field inspection by the Code Enforcement Officer PRIOR to a pour. It is the responsibility of the owner/contractor to call for this inspections.
- 2) 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.
- 3) This permit is being approved on the basis of revised plans submitted on 8/26/08. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/28/2008**Note:** **Ok to Issue:**

- 1) A waiver for size of structure not requiring frost protection was applied for and granted. IRC 2003 requires frost protection for detached structures 400 sq ft or less and IRC 2006 requirement is 600 sq ft or less. Division Director granted waiver to use IRC 2006 for this condition only.
- 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) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

8/22/2008-mes: The site plan does not match the request - The site plan shows a 22' x 22' new garage - the request is for 22' x 24' - A rear pin is very close - I called David DiPietro and let him know that we need a new site plan.

8/26/2008-mes: received revised site plan showing the garage to be 22' x 24'.



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>26 Cheney Street</u>		
Total Square Footage of Proposed Structure/Area <u>528 SF</u>	Square Footage of Lot <u>8,192 SF</u>	Number of Stories <u>1 - one</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>129-K-005-001</u>	Applicant <u>"must be owner, Lessee or Buyer"</u> Name <u>Kevin M Coyne</u> Address <u>26 Cheney Street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>415-8200</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>garage</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>garage</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>garage 24' x 22' Demolish Old garage Rebuild</u>		
Contractor's name: <u>David DiPietro</u> Address: <u>221 Virginia Street</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>David DiPietro</u> Telephone: <u>831-7914</u> Mailing address: _____		

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.

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.

Kevin M Coyne 8/12/08 AUG
Signature: Date:

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

David D. DiPietro
General Contractor

Top Quality Workmanship • Free Estimates • Commercial & Residential

221 Virginia Street • Portland, Maine • (207) 797-9531

August 11, 2008

City of Portland
Building Inspection Division
Portland, ME 04101

Re: Request for Waiver

To Whom It May Concern:

I am writing this request for waiver from the 2003 IRC Rules to construct a detached 24 x 22 foot garage, which is allowed in the 2006 rules, for my client Keven Coyne of 26 Chenery Street, Portland, ME 04103, who would like a waiver to the 2003 rules.

Thank you,



David DiPietro

OL per Jamie Bourke 8/28/08
Jm

August 11, 2008

Valerie,

I am writing to inform you that I will be tearing down my existing garage and building a new one in its place. I will be obtaining a permit from the City of Portland and will conform to their rules and regulations. The City of Portland requests that a letter be written to my adjoining neighbors to inform them of the upcoming construction that will be taking place. Enjoy the rest of your summer!

Regards,
Kevin