

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070528

This is to certify that CHANDLER CHRISTIAN JOLANTA GRODZKA JTS Supirhas permission to Add 4' x 6' addition to existing 16' x 6' deck and add second floor over 20' x 6' area. Remove existing deckAT 61 LAWN AVE

131 F010001

provided that the person or persons who perform or supervise the 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 is procured before this building or part thereof is occupied or services 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 _____

Department Name

6/14/07 *Christina A. Ad*
 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

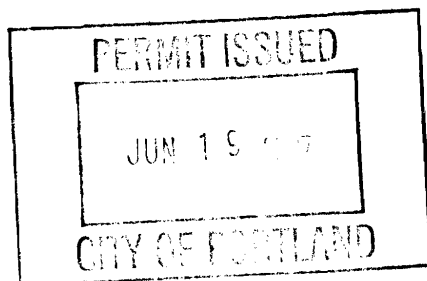
Permit No: 07-0528	Issue Date: 6/14/07	CBL: 131 F010001
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Location of Construction: 61 LAWN AVE	Owner Name: CHANDLER CHRISTIAN T & JO	Owner Address: 61 LAWN AVE	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P.O. Box 1067 Kennebunk	Phone: 2077749000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family	Proposed Use: Single Family Home - Add 4' x 6' addition to existing 16' x 6' single story and add second floor over 20' x 6' area. Remove existing deck replace w/ smaller covered porch	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 4
Proposed Project Description: Add 4' x 6' addition to existing 16' x 6' single story and add second floor over 20' x 6' area. Remove existing deck replace w/ smaller covered porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: 6/14/07 CHNL	
		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: 05/10/2007	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 <i>US-14-486(b)</i> <input type="checkbox"/> Flood Zone <i>US-13</i> <input type="checkbox"/> Subdivision <i>allowable per business</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 6/14/07	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 <i>AA</i> Date:
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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

Please call 874-8703 or 874-8693 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

A. Auld 6/19/07
Signature of Applicant/Designee Date

Dele... 6-19-07
Signature of Inspections Official Date

CBL: 131-F-10 Building Permit #: 070528

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0528	Date Applied For: 05/10/2007	CBL: 131 F010001
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Location of Construction: 61 LAWN AVE	Owner Name: CHANDLER CHRISTIAN T & JO	Owner Address: 61 LAWN AVE	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P.O. Box 1067 Kennebunk	Phone: (207) 774-9000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Add 4' x 6' addition to existing 16' x 6' single story and add second floor over 20' x 6' area. Remove existing deck replace w/ smaller covered porch	Proposed Project Description: Add 4' x 6' addition to existing 16' x 6' single story and add second floor over 20' x 6' area. Remove existing deck replace w/ smaller covered porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/12/2007

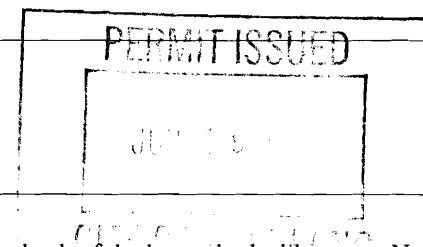
Note: Section 14-436(b) allows for an 80% increase on existing footprint. First floor footprint is 1387.31 sf. 80% is 1109.85 s.f. Adding 217.8 sf or 20% of allowable 80%. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/14/2007

Note: **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) 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.
- 4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) Fastener schedule per the IRC 2003

**Comments:**

5/24/2007-amachado: Left message for Chris Chandler. Need pictures of what the back of the house looks like now. Need addition to be put on the plot plan. Need to know what the left side setback is to the existing 6' x 16' single story part on the back. Need to know what the setback will be to the addition that is going on on the right rear side to square off the back.

5/29/2007-amachado: Spoke to Chris Chandler. Told him we need a plot plan done by a surveyor that is scalable and shows the existing conditions and what is proposed.

6/11/2007-amachado: Chris Chandler brought in revised plans.



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>61 Lawn Ave</u>		
Total Square Footage of Proposed Structure <u>Current = 2400</u> <u>Improved = 2800</u>		Square Footage of Lot <u>5,250</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131 F 010</u>	Owner: <u>Christian Chandler</u> <u>Jolanta Grodzka</u>	Telephone: <u>774-5737</u> <u>774-9000 (w)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>61 Lawn Ave</u> <u>Portland ME</u> <u>04103</u>	Cost Of Work: \$ <u>75,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>Same</u>	Is property part of a subdivision? <u>NO</u> If yes, please name _____	
Project description: <u>Small addition to the rear of the house. Removal of existing deck, replace with smaller covered porch, add 1 1/2 story 20x6' addition. (revised)</u>		
Contractor's name, address & telephone: <u>Empire Builders, P.O. Box 1067</u> <u>Kennebunk ME 04043</u>		
Who should we contact when the permit is ready: <u>Chris Chandler</u>		
Mailing address: _____ Phone: <u>774-9000</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.

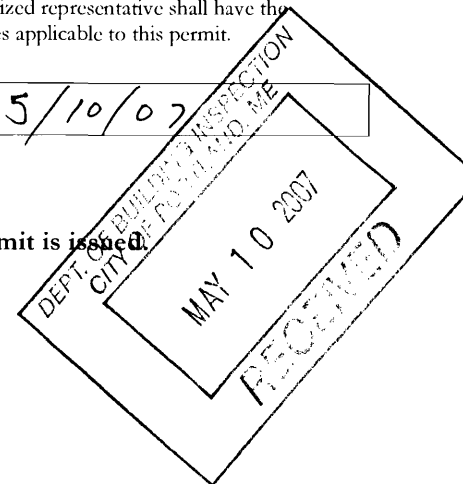
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room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

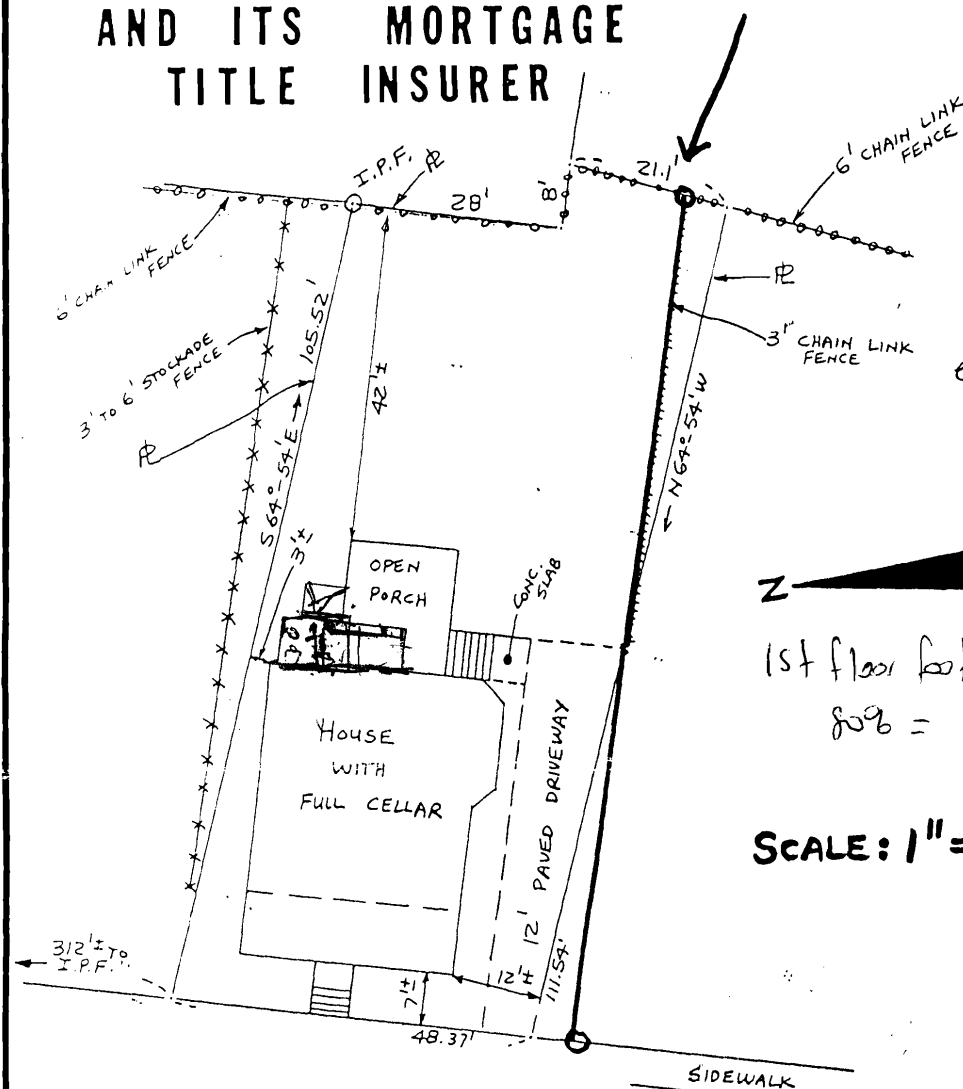
Date: 5/10/07

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



**CERTIFICATION PLAN
FOR
MAINE SAVINGS BANK
AND ITS MORTGAGE
TITLE INSURER**

Line reset by deed
Transfers 4/85



RS
lot size 5248
rear setback 20' OK
sidesetback 2 1/2 14' OK
lot coverage 40% 2099.2
(1565.31) OK

existing structure not meet
sidesetback
-section 14-436(b)



1st floor footprint =
808 = 1109.85 sq ft

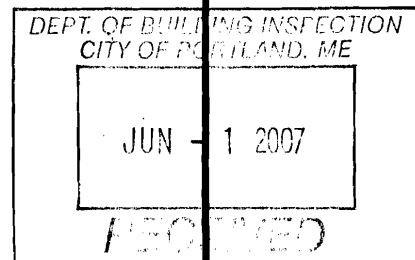
SCALE: 1" = 20'

adding

1387.31 sq ft
~~1486.3~~

121.8
96

217.8 sq ft



Notes:

1. This plan shows existing conditions as of the date shown below.
2. This plan was not made from an instrument survey and is not for recording purposes.
3. Certification of this plan is for mortgage purposes only.
4. The municipality has determined that these premises conformed with the local zoning ordinances at the time of construction.
5. In accordance with the local municipality, these premises do not fall within a flood hazard zone.
6. I hereby certify to Maine Savings Bank and its title insurer that this plan depicts the results of a current examination of the premises described in Book 4360, Page 39 of the Cumberland County Registry of Deeds and that all easements, encroachments and buildings are located on the ground as shown thereon.

LAWN AVENUE

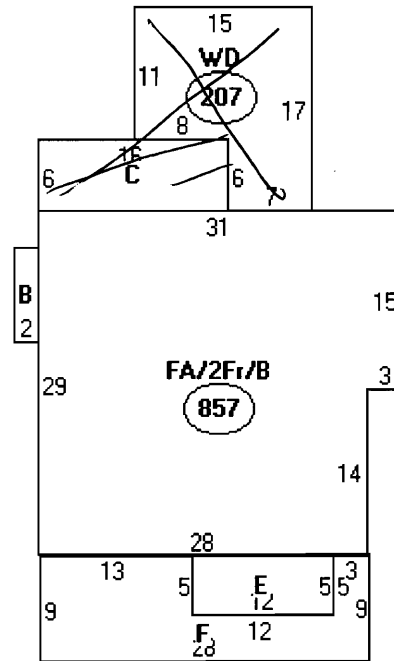
**E. LYLE FLYNN
ELIZABETH A. STEVENS
61 LAWN AVENUE
PORTLAND, MAINE**

PREPARED BY

**R. A. MANTHORNE
REGISTERED LAND SURVEYOR *653**

R. A. Manthorne

3-26-85



Descriptor/Area

A: FA/2Fr/B
857 sqft

B: FBAY
16 sqft

~~C: 1Fr/B
96 sqft~~

~~D: WD
207 sqft~~

E: OFP
60 sqft

F: UA/1SFR/FBAY
192 sqft

1125
+ 79 shed

1224
+ 62.31

1486.31 existing
+ 79 adding

1565.31

From: "Christian Chandler" <cchandler@curtisthaxter.com>
To: <amachado@portlandmaine.gov>
Date: 5/25/2007 12:28:46 PM
Subject: 61 Lawn

Hi Anne:

Thanks for speaking with me this morning. When you raise the issue concerning 14-433 with Marge please let her know that the amount of reduction we are looking for is about 1 foot in total. It seems to me that the intent of the ordinance is too accommodate this type of situation. Please let me know if it would be helpful for me to meet with you and Marge on this

*can't use this
using 14-436(b)*

Thanks.

Christian T. Chandler
Curtis Thaxter Stevens Broder & Micoleau
One Canal Plaza
P.O. Box 7320
Portland, Maine
04112
(207) 774-9000
(207) 775-0612(fax)

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Subject Photo Page

Borrower/Client Client: Edward L. Flynn			
Property Address 61 Lawn Avenue			
City Portland	County Cumberland	State ME	Zip Code 04103
Lender Client: Lyle Flynn			



Subject Front

61 Lawn Avenue
Sales Price
Gross Living Area 1,930
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 1.5
Location Good
View 5,248 SF/Ave
Site
Quality
Age 94 Years



Subject Rear

