

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 05-1316	Issue Date: 09/12/2005	CBL: 133 D009001
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Location of Construction: 27 Alba St	Owner Name: Adams Gregg L &	Owner Address: 27 Alba St	Phone: 797-6656
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RS

Past Use: Single Family	Proposed Use: Single Family w/8' x 26' front porch w/roof and steps	Permit Fee: \$39.00	Cost of Work \$2,000.00	CEO District: 5
		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type SB IRC-2003 Signature: JMB 9/12/05

**Proposed Project Description:**  
Build a 8' x 26' front porch w/roof and steps

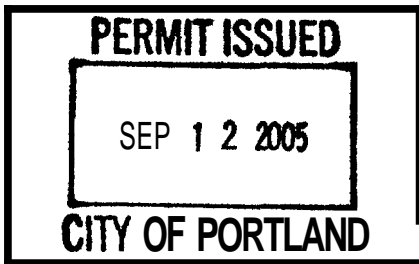
Signature: \_\_\_\_\_  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 09/12/2005
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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"/> 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: JMB 9/12/05	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation Approved <input type="checkbox"/> Denied Date: _____	<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: JMB

*Handwritten notes in Special Zone: OK w/conditions, Sec. 14-433, Side reduced to 5', Avg. of adjacent lots for front setback*



**CERTIFICATION**

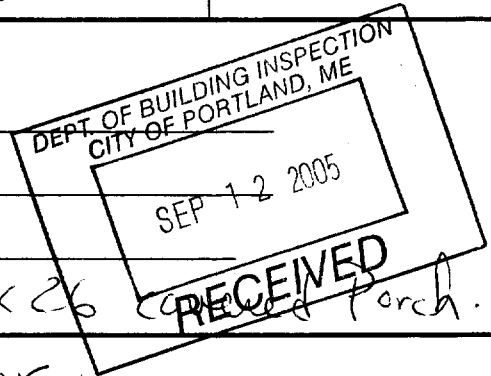
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

# All Purpose 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.

Total Square Footage of Proposed Structure <u>208 SF</u>		Square Footage of Lot <u>5000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>133</u> Block# <u>D</u> Lot# <u>9</u>		Owner: <u>Gregg &amp; Kathy Adams</u>	Telephone: <u>777-1838</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gregg + Kathy Adams</u> <u>27 Alba St.</u>	Cost Of Work: \$ <u>2,000.00</u> Fee: \$ <u>39.00</u>	
Current use: <u>Home / Single Family</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>REPLACING EXISTING PORCH</u>			
Project description: <u>Build 8x26 REAR PORCH.</u>			
Contractor's name, address & telephone: <u>Homeowner</u>			
Who should we contact when the permit is ready: <u>Applicant / Kathy or Gregg</u>			
Mailing address: _____			
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. <b>PHONE:</b> _____			



**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: [Handwritten Signature] | Date: 8/27/05

**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 4<sup>th</sup> floor of City Hall**

**City of Portland, Maine - Building or Use Permit**

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<b>Permit No:</b> 05-1316	<b>Date Applied For:</b> 09/12/2005	<b>CBL:</b> 133 D009001
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<b>Location of Construction:</b> 27 Alba St	<b>Owner Name:</b> Adams Gregg L &	<b>Owner Address:</b> 27 Alba St	<b>Phone:</b> ( ) 797-6656
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	
<b>Proposed Use:</b> Single Family w/8' x 26' front porch w/roof and steps		<b>Proposed Project Description:</b> Build a 8' x 26' front porch w/roof and steps	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/12/2005

**Note:** **Ok to Issue:**

- 1) Front setback is based on an average of the adjacent lots. Inspector, verify the dimensions of the front setback of the two lots to determine if the new porch is within the average of that distance.
- 2) Approved using Sec. 14-433 to reduce the side setback to min. 5'

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/12/2005

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.

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.

9/12  
2PM

**Current Owner Information**

Card Number	1 of 1
Parcel ID	133 0009001
Location	27 ALBA ST
Land Use	SINGLE FAMILY
Owner Address	ADAMS GREGG L & KATHLEEN D JTS 27 ALBA ST PORTLAND ME 04103
Book/Page	16327/194
Legal	133-D-9 ALBA ST 27-29 5000 SF

#1316

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$58,020	\$89,490	\$147,510

RS

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$85,800	\$110,200	\$196,000

\* 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.

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1947	Garrison	2	1274	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1947	14x22	C	A

**Sales Information**

Date	Type	Price	Book/Page
05/22/2003	LAND + BLDING	\$150,000	16327-194
09/15/1995	LAND + BLDING	\$97,500	12116-099

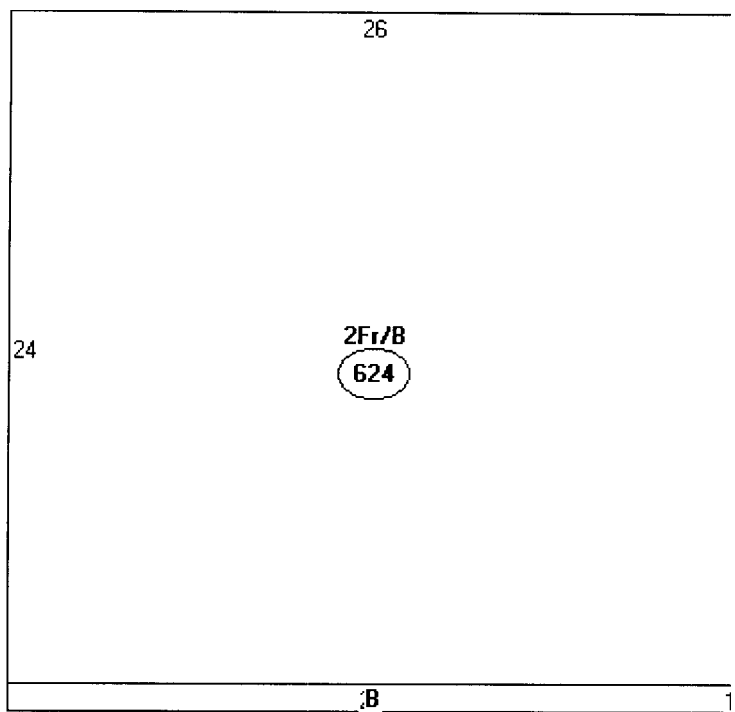
**Picture and Sketch**

Picture	Sketch	Tax Map
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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-





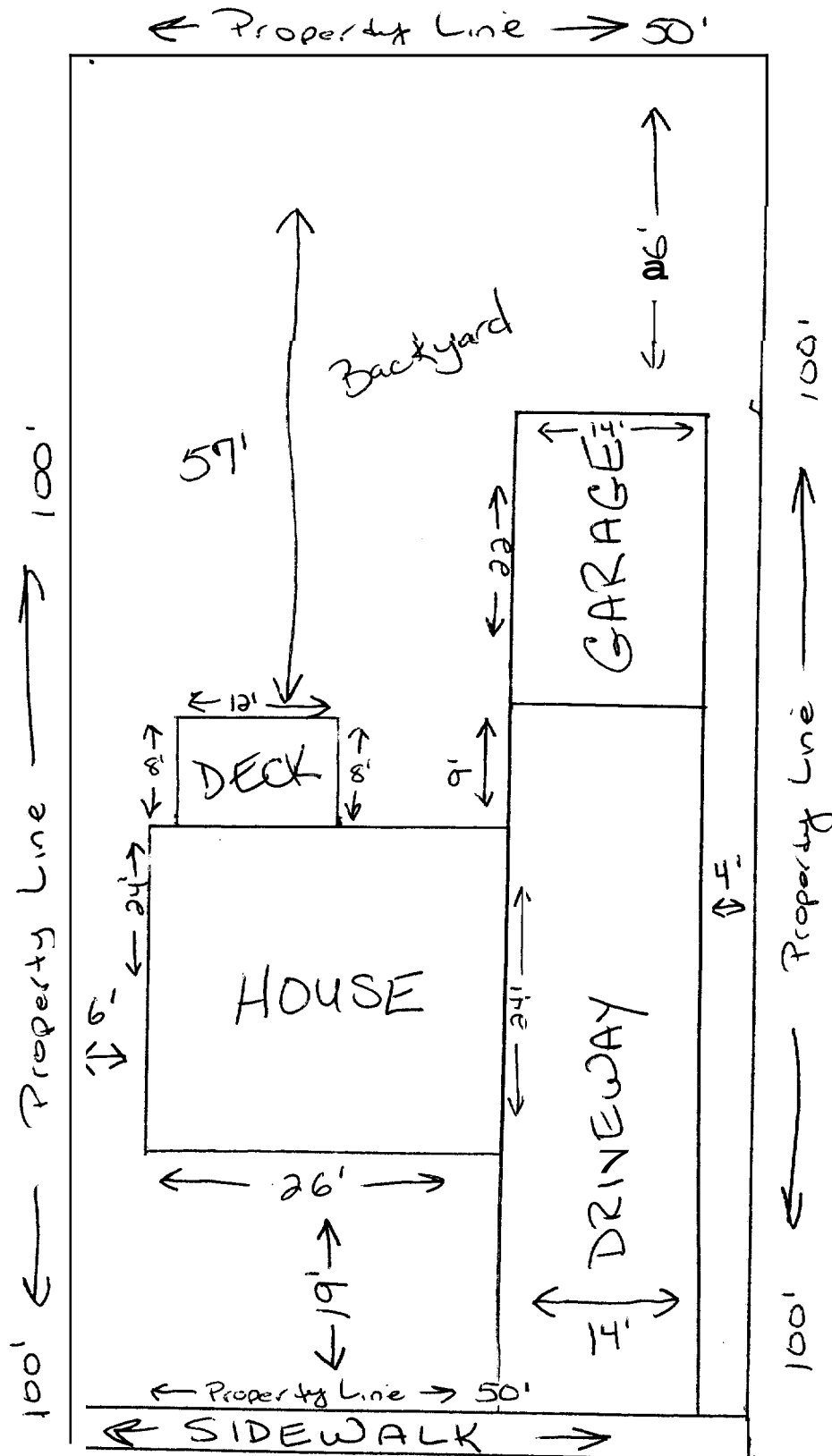
Descriptor/Area  
A: 2Fr/B  
624 sqft  
E: FOH  
26 sqft

No 133



CITY OF PORTLAND  
ASSESSORS' PLAN  
SCALE 1" = 50'

RETRAC ED 4-6-67



← ALBA STREET →



26' ← HOUSE → 26' DOOR

↕

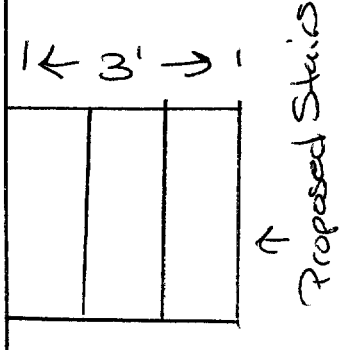
8' Proposed Porch

↕

↕

8'

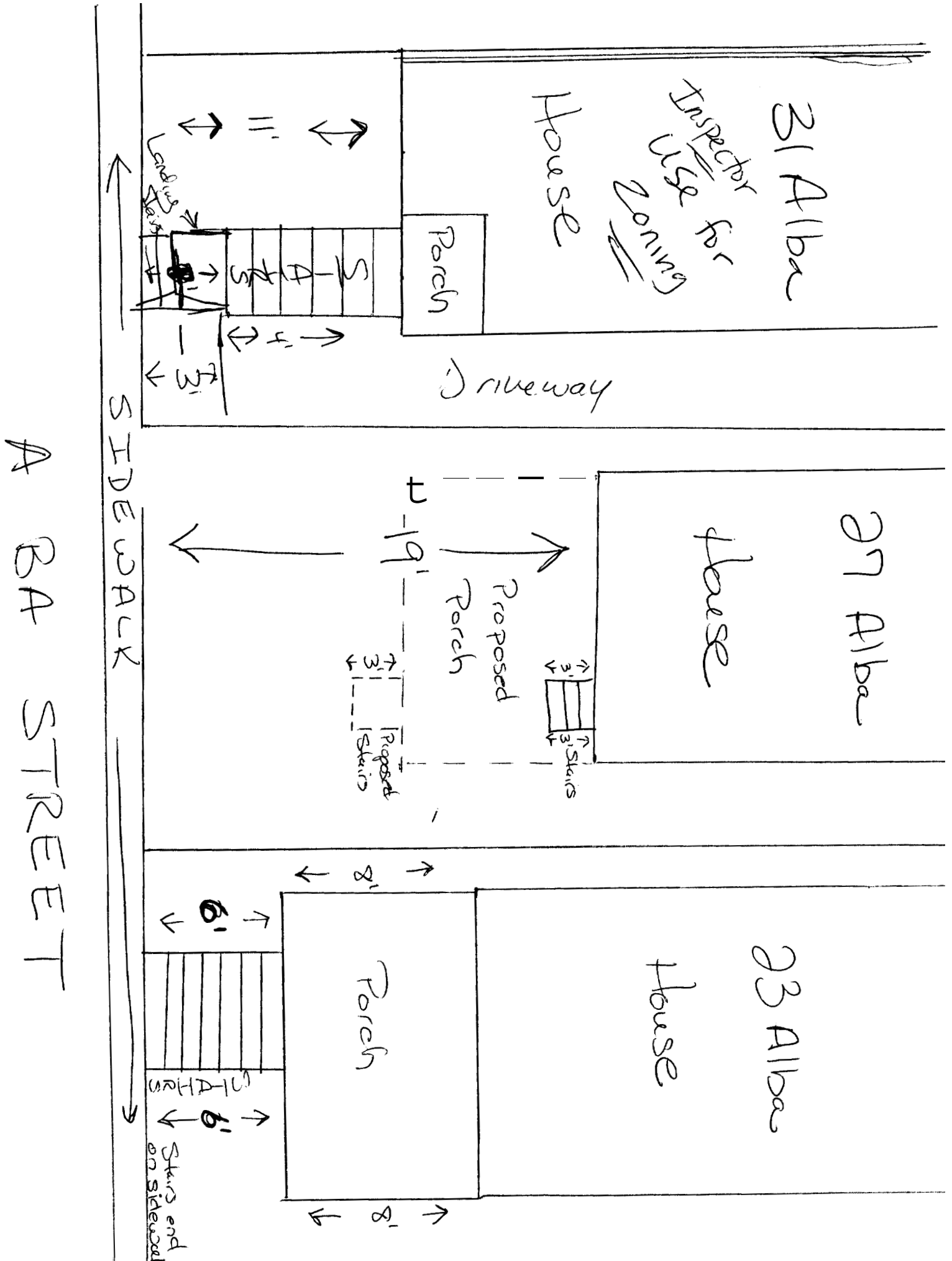
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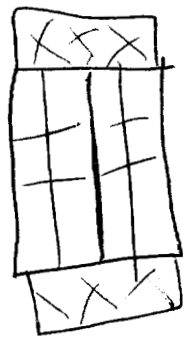
RS Zone That  
 Front yard need not exceed  
 front yard depth of the adjacent  
 lots  
 The average depth = 11'  
 Left side =  $\frac{6}{17}$ '  
 Right setback shows 11'  
 Minimum front 8'6" allows  
 can be 14-433 reduce to 5'  
 Side yard to reduce to 6' shows 6'

KRICEBURY

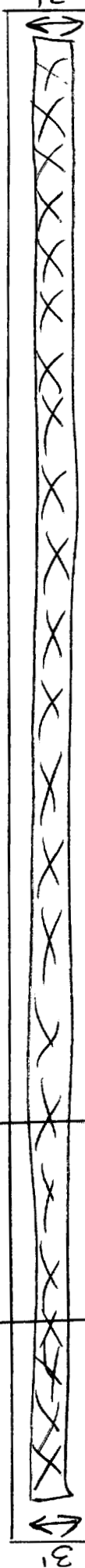
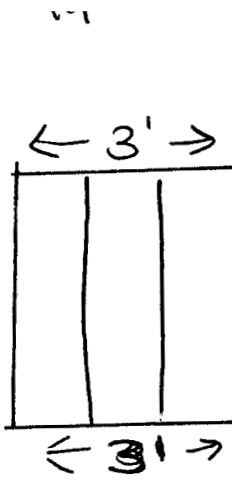
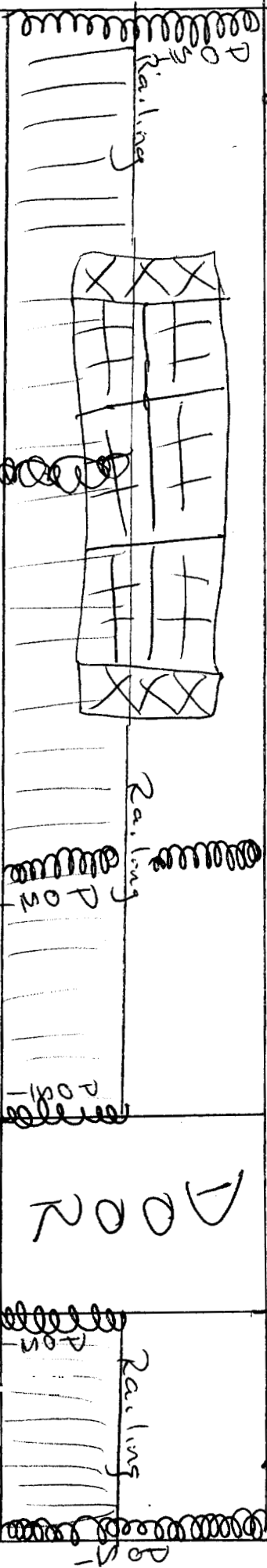
← SIDEWALK →



HOUSE → 26'



Proposed Paralel Roof



5/21 Deck King

F/DOSE

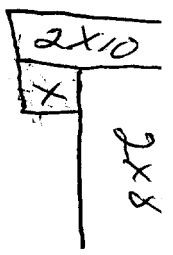
Joist hangers

Lagged screws

Hot dipped fasteners

2x8 Joist 16" o.c.

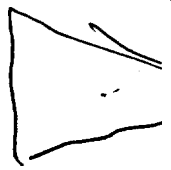
2x10 PT



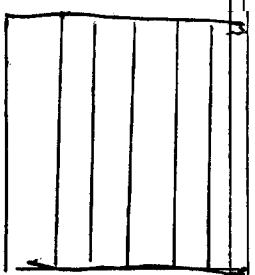
X Ledger's Strip

Concrete Pyramid 4' depth

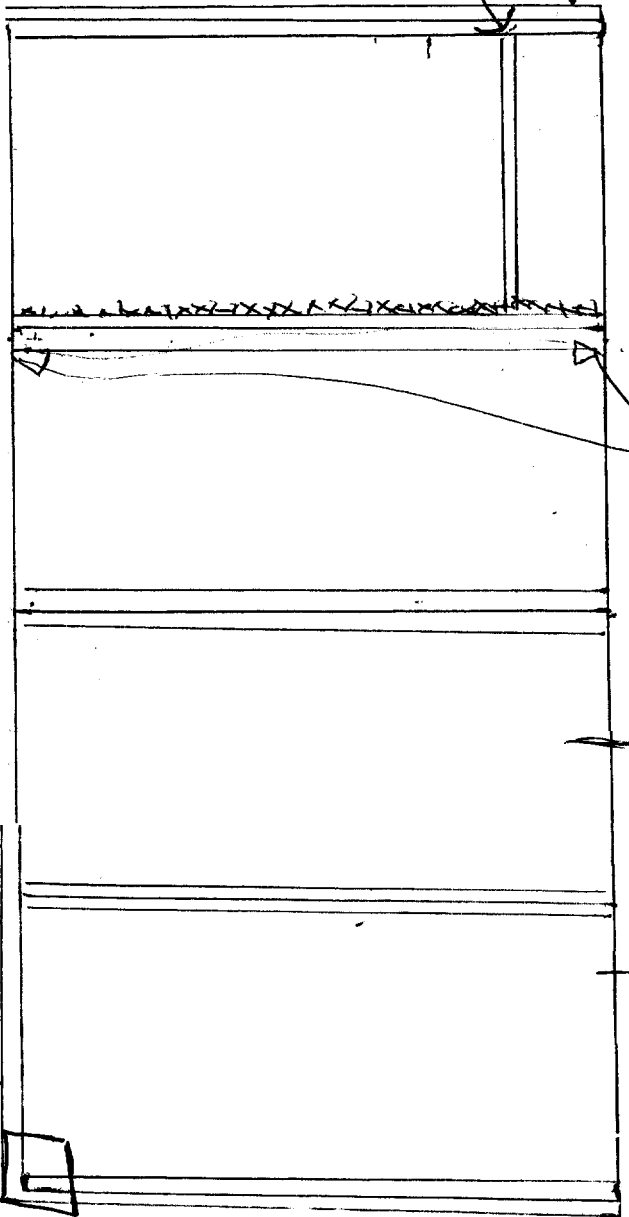
Add 1 pier for max span of 9'6"

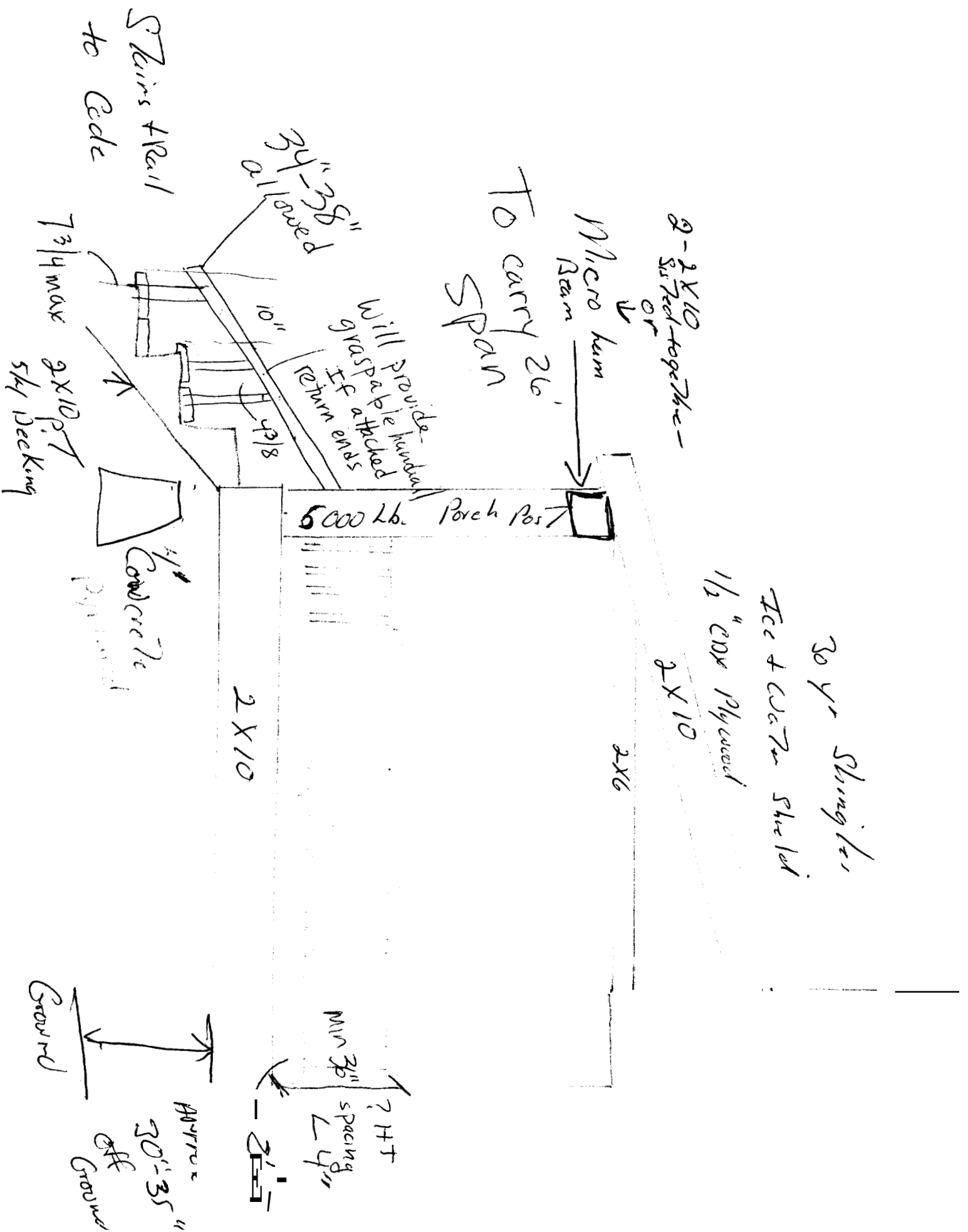


4' 5" Steins to code



6x6 PT to concrete pyramid





2-2x10  
5/8" tied together  
or

Micro lum  
Beam  
To carry 26'  
Span

30 yr Stringer  
Ice + Cedar Shield  
1/2" CDX Plywood  
2x10

Will provide  
grassable handrail  
if attached  
return ends

Stairs + Rail  
to Edge  
7 3/4" max  
2x10 PT  
5/4 Decking

5000 Lb. Porch Post

2x10

2x6

? HT  
MIN 3/8"  
spacing  
4"

MIN 30'-35"  
off  
Ground

# BUILDING PERMIT INSPECTION PROCEDURES

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 *Over*

NA 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 inspection:** do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]*  
Signature of Applicant/Designee  
*[Signature]*  
Signature of Inspections Official

Date 9/12/05

Date

CBL: 133-D-9

Building Permit #:

05-1316

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF P O R T L A N D

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 051316

SEP 12 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Adams Gregg L. & /self

has permission to Build a 8' x 26' front porch w of and s

AT 27 Alba St

133 D009001

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 procured before this building or part thereof is started or otherwise closed-in. 4 HOUR NOT 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

Jamie Bonke 9/12/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD