

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
OCT 29 2007  
Permit Number: 0713449  
CITY OF PORTLAND

This is to certify that MANZO JOETTA M /Prop Solutions LLC/ Paul Kenne

has permission to Replace front porch

AT 46 LEONARD ST 134 F001001

provided that the person or persons who apply for and accept 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.

Notification of inspection must be given and when permission procured before this building or part thereof is leased or otherwise 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

*Thomas R. Markley* 10/29/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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
- 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.**

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

<u>Paul A. L...</u>	<u>10/29/2007</u>
Signature of Applicant/Designee	Date
<u>[Signature]</u>	<u>10/29/07</u>
Signature of Inspections Official	Date

CBL: 134 F001 Building Permit #: 07 1344



# 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>46 LEONARD ST</u>		
Total Square Footage of Proposed Structure/Area <u>284 SF</u>		Square Footage of Lot <u>0.097 AC (4232 SF)</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>134      F001      001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JOETTA MANZO</u> Address <u>46 LEONARD</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone:  <u>871 9241</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JOETTA MANZO</u> Address <u>46 LEONARD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE FRONT PORCH</u>		
Contractor's name: <u>PROPERTY SOLUTIONS LLC - PAUL KENNEDY</u> Address: <u>74 BEST ST</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>207 632 6098</u> Who should we contact when the permit is ready: <u>SAME</u> Telephone: <u>207 632 6098</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](http://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 rules and regulations. In addition, if a permit for work described in this application is issued, I certify that the Code Official's office will have the right to enter all areas covered by this permit at any reasonable hour to enforce the rules and regulations.

Date: 10/24/07  
Do not commence ANY work until the permit is issued

**PROPERTY SOLUTIONS LLC**

RESTORATION, REMODELING AND REPAIRS

207.632.6098  
SWTPAK@MSN.COM

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

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

Permit No: 07-1344	Issue Date:	CBL: 134 F001001
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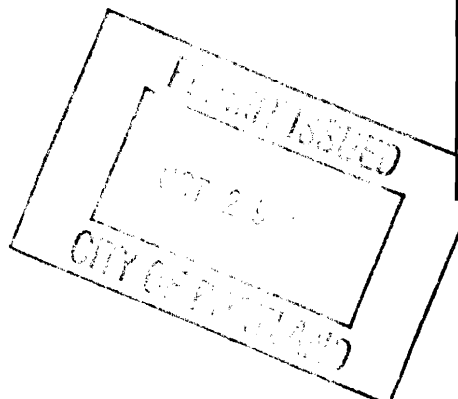
Location of Construction: 46 LEONARD ST	Owner Name: MANZO JOETTA M	Owner Address: 46 LEONARD ST	Phone:
Business Name:	Contractor Name: Property Solutions LLC/ Paul Kenn	Contractor Address: 74 Best Street Portland	Phone 2076326098
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R5

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace front porch	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Replace front porch	Signature:	Signature: <i>Jm 10/29/07</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: 10/24/2007	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></p> <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: <i>Jm 10/29/07</i>	<p><b>Zoning Appeal</b></p> <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:	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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:
	<p><i>See 14-425 (C)</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

<b>Permit No:</b> 07-1344	<b>Date Applied For:</b> 10/24/2007	<b>CBL:</b> 134 F001001
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<b>Location of Construction:</b> 46 LEONARD ST	<b>Owner Name:</b> MANZO JOETTA M	<b>Owner Address:</b> 46 LEONARD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Property Soulutions LLC/ Paul Kenn	<b>Contractor Address:</b> 74 Best Street Portland	<b>Phone</b> (207) 632-6098
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Replace front porch	<b>Proposed Project Description:</b> Replace front porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 10/29/2007**Note:**      **Ok to Issue:** 

- 1) porch not to exceed 50sq ft. And the projection from the building not to exceed 6 ft. Section 14-425.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 10/29/2007**Note:**      **Ok to Issue:** 

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure (REPLACE)
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

**Inspections are still required per City Code of Ordinance.**

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: <i>Paul A. Kenny</i>	Date: 10/24/07
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This is not a permit; you may not commence ANY work until the permit is issued.

**PROPERTY SOLUTIONS LLC**

74 BEST STREET  
PORTLAND, MAINE 04103  
207.632.6098

October 24, 2007

City of Portland  
Inspections Division  
Room 315, City Hall, Portland, Maine

RE: Building Permit 46 Leonard Street, Portland

To Whom it may Concern:

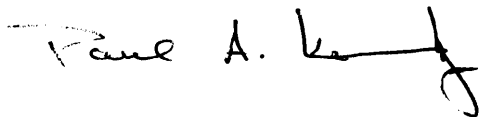
The requested building permit is for the replacement of the front porch and steps of the above address. The scope of work includes the following:

- Removal and disposal of the existing pre-cast concrete stairs and rails
- Construction of a pressure treated (PT) lumber framed porch approximately 4 feet deep by 6 feet wide set on two 4 foot below grade concrete piers. (see attached diagram)
  - Decking is to be PT 5/4 inch decking, painted white
  - White vinyl handrails, guardrails and posts are to be installed on both sides @ 36" and not such that a 4" sphere could pass at any point
  - The porch base is to be enclosed on either side with painted upright lattice trim to match the existing side porch

Should you have any questions or concerns regarding this application, please do not hesitate to contact me at the above telephone number.

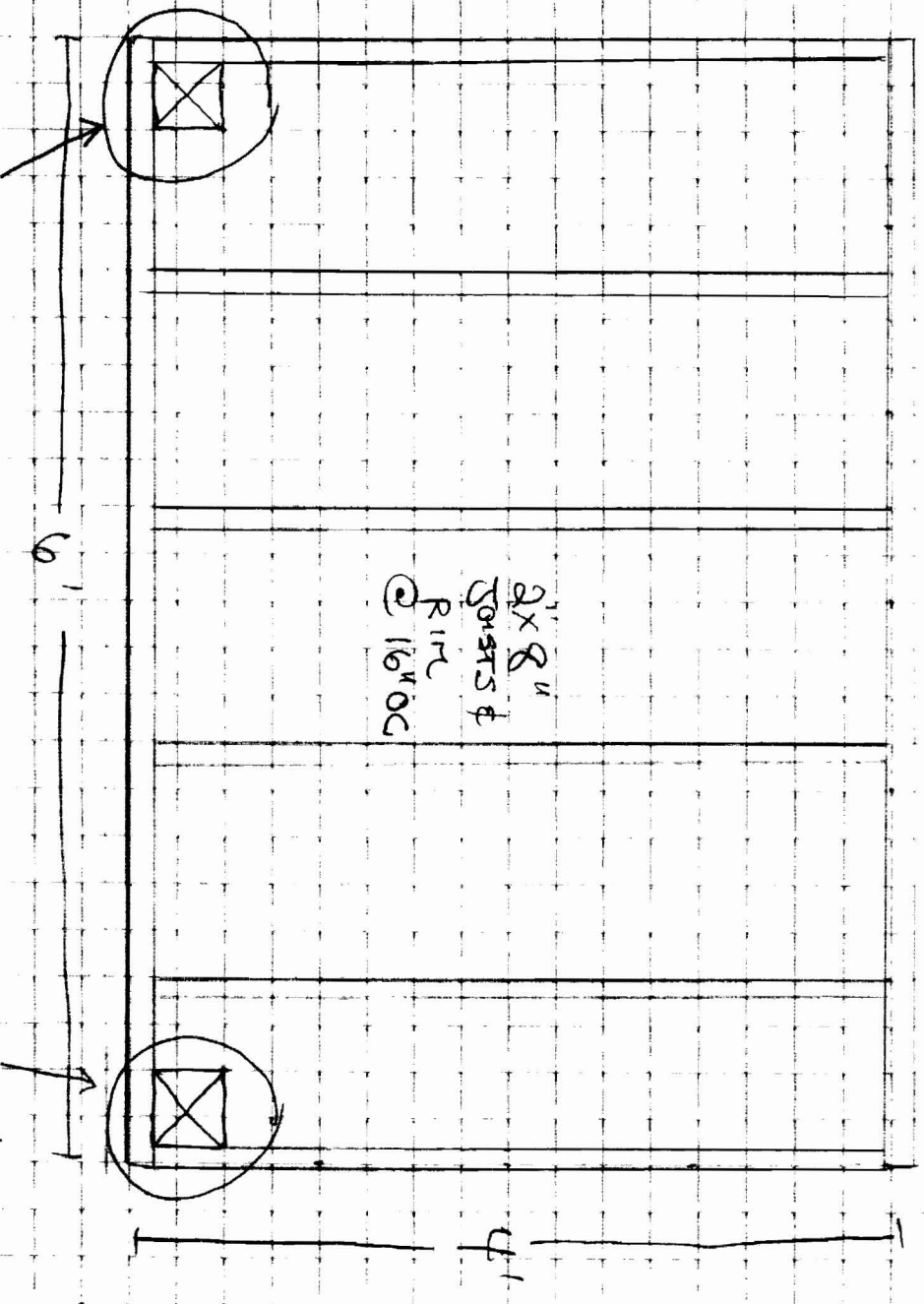
Thank you.

Sincerely,



Paul Kennedy  
Owner / Carpenter  
Property Solutions LLC

2" x 8" PT LEDGER (LAGGED TO HOUSE) ←



- 4x4 POSTS ON 8" SONNET TUBES 4' DEEP
- 3/4 PT DECKING

36" VINYL CAPRENT

36" VINYL

HANDRAIL /

7" RISE  
10 3/4" RUN

2" x 8" JOISTS

UNCOVERED  
LEDGER

2" x 8" PT  
STRIPS (5 TOTAL)

← 4x4" POST (3)

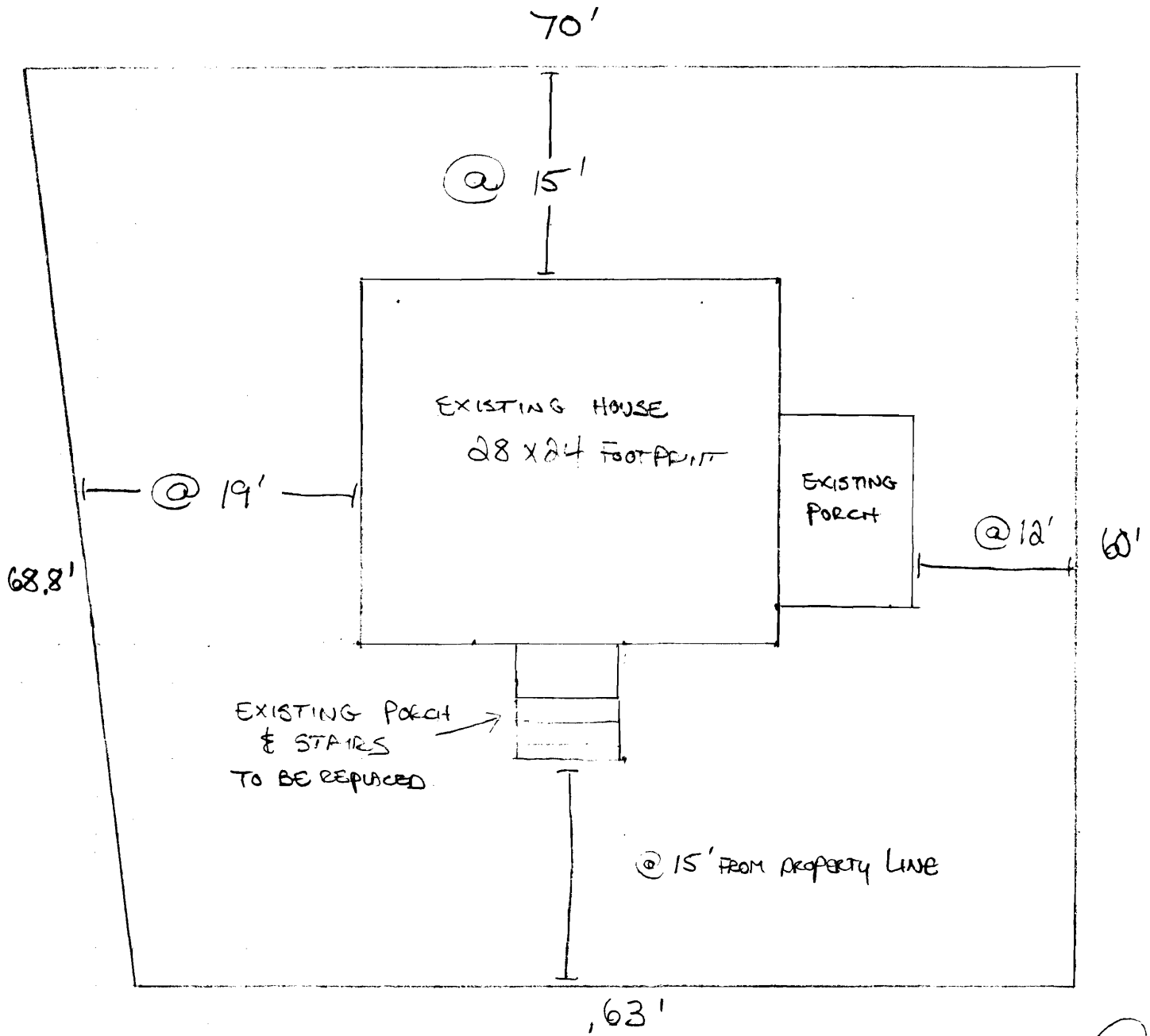
GRADE

← 8" SONNET TUBE 4' DEEP

GRADE →



PLOT PLAN @ 46 LEONARD.



LEONARD STREET

FRONT 20-15 FT @  
PLAN 20 OK  
SIDES 8 OK

SCALE 1" = 10'

21  
6 to  
88