

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 135 Clinton St		Owner: Zappia, Justine		Phone:		Permit No: 970331	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Tim Bowring Building & Remodeling		Address: 12 Avalon Terrace Portland, ME 04103		Phone: 878-9634		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR 22 1997 CITY OF PORTLAND </div>	
Past Use: 2-fam		Proposed Use: Same		COST OF WORK: \$ 3,500.00		PERMIT FEE: \$ 40.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Make Interior & Exterior Renovations as per plans				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval:	
Permit Taken By: Mary Gresik		Date Applied For: 15 April 1997				Zone: CBL: 136-A-002 136-A-001	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Special Zone or Reviews:

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan maj minor mm

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: <i>Tim Bowring</i>		ADDRESS: <i>12 Avalon Terrace Portland ME 04103</i>		DATE: <i>15 April 1997</i>		PHONE: <i>878-9634</i>	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE: <i>878-9634</i>	

Action:

Approved

Approved with Conditions

Denied

Date: _____

CEO DISTRICT

6

COMMENTS

4-28-97 Shaking on the new dome. Stopped today because of rain.

4-29-97. Shunders have all been put in except the sea which is framed. New bathroom to be installed. Counters are being put in for a bar only with small pay seat.

6-16-97 Shk. is all completed. This is sleeping space only.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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Permit Taken By: Mary Gresik		Date Applied For: 15 April 1997				Zoning Approval: <i>2 units of per micro (rich)</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>with conditions</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>NO Third limit</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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SIGNATURE OF APPLICANT <i>Tim Bowring</i>		ADDRESS: <i>12 Avalon Terrace Portland ME 04103</i>		DATE: <i>15 April 1997</i>		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Tim Bowring Contractor</i>						PHONE: <i>878-9634</i>	

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *4/15/97*
K. Gallot for D. Andrews

CEO DISTRICT 6
M. Leary

LAND USE - ZONING REPORT

ADDRESS: 135 Clinton St. DATE: 4/18/97

REASON FOR PERMIT: interior & exterior renovations

BUILDING OWNER: Justine Zappia C-B-L: 136-A-1 & 2

PERMIT APPLICANT: Tim Bowring (contractor)

APPROVED: with condition DENIED: _____
6 & #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.

7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition This Floor is not being approved AS A Third unit. No kitchen equipment shall be installed

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

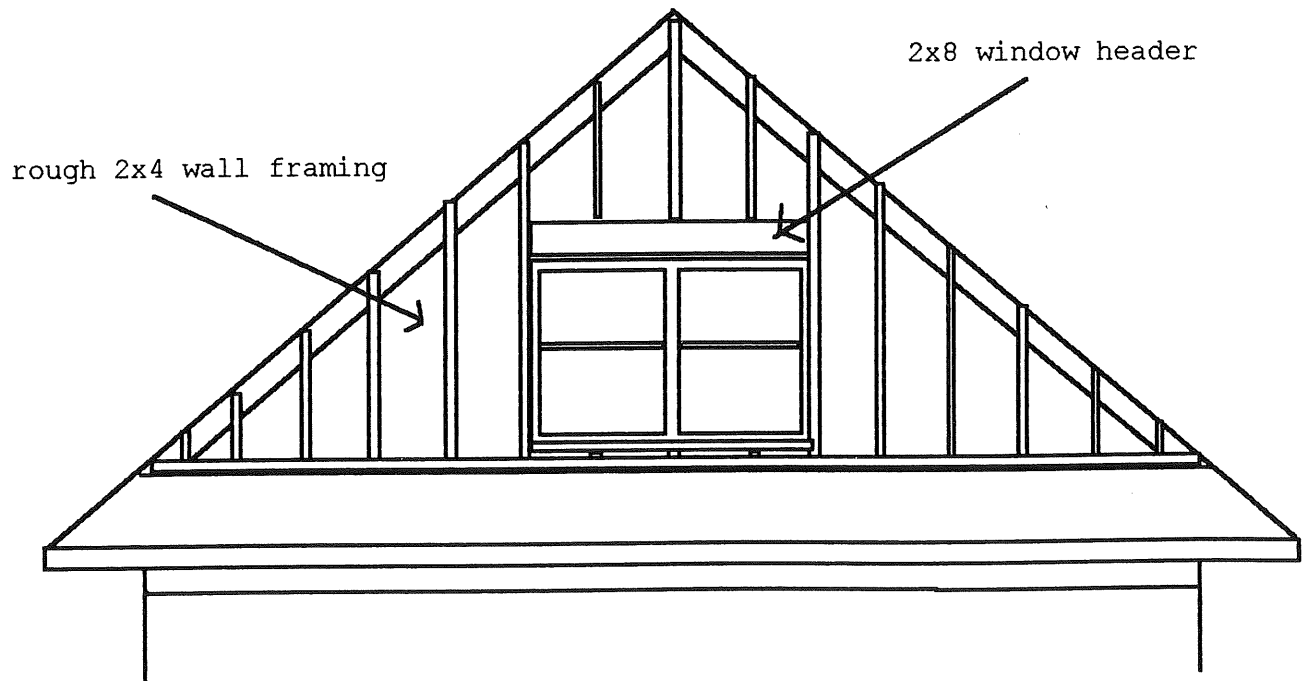
1/4" = 1'

existing dormer
back of house



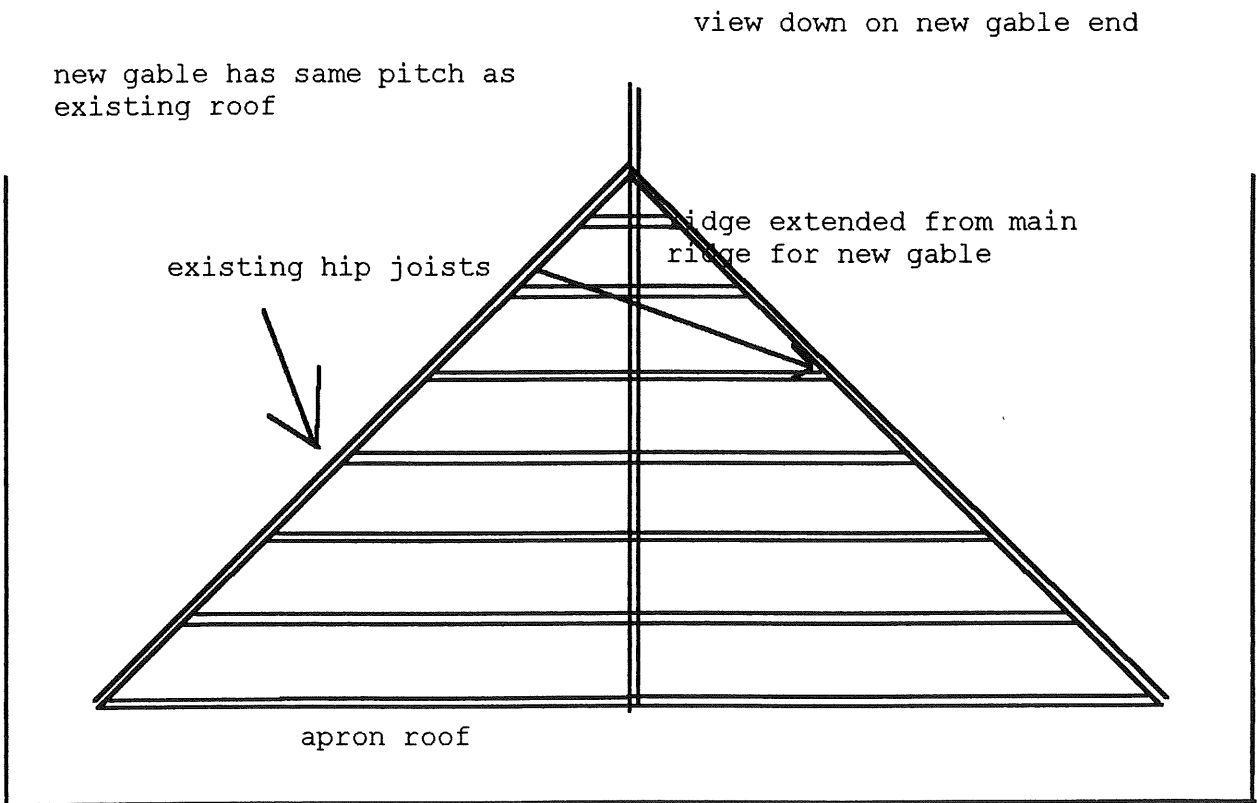
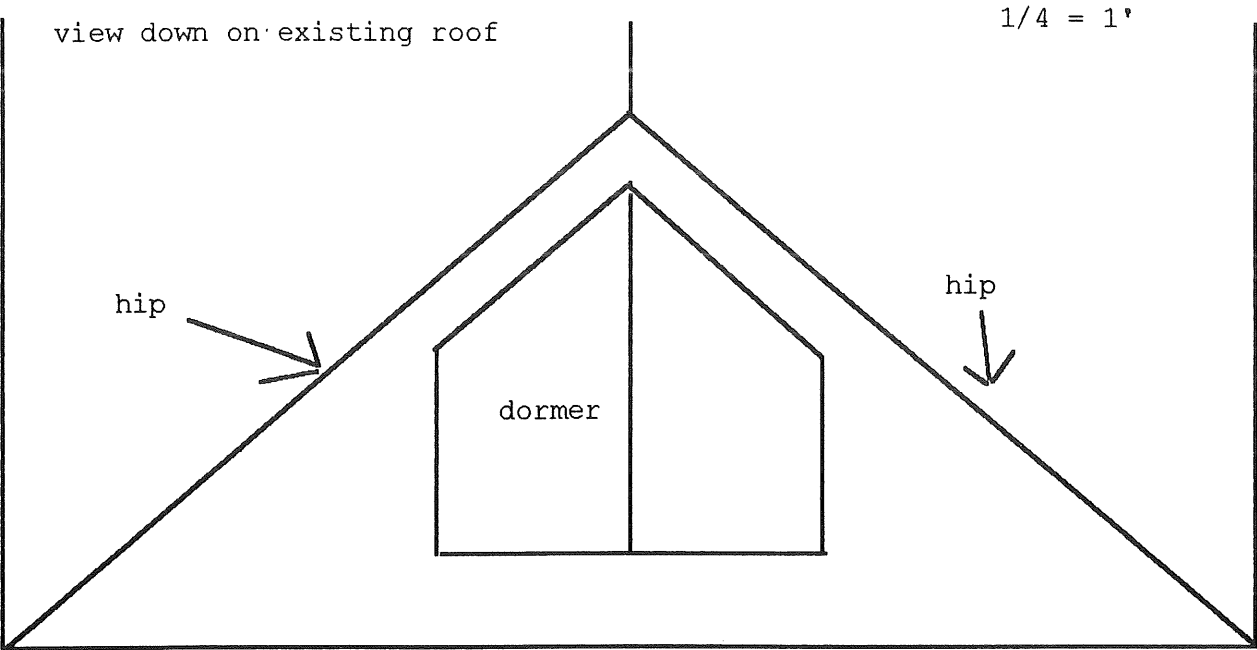
new wall framing 16" on c |

new gable end



2x8 window header

rough 2x4 wall framing



rough 2x6 rafters 16" on c

135 Clinton St

136-A-001

002

File Name: ZAPPIA.EST

Construction Estimate

Page 1

Qty	Craft @	Hours	Unit	Material	Labor	Equipment	Total
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Scope of work added at 135 Clinton St.

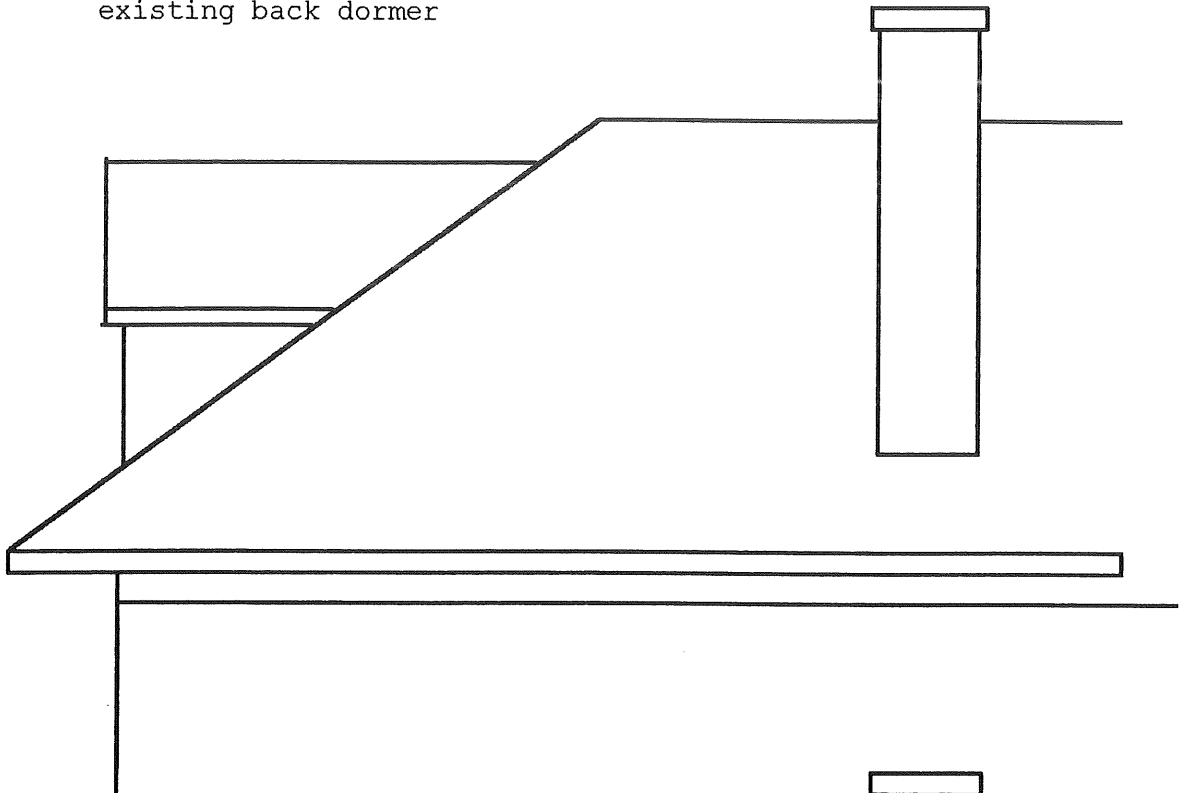
- 1.) Change back roof from (hip roof and dormer configuration) to a Gable end as to plan provided .
- 2.) Framing for roof change will be as follows : rough cut 2x6 's for new rafters at 16" on center
wall framing : 2x4 at 16 " on center.
sheathing : o.s.b 7/16 for both walls and roof .
shingles : 30 asphalt
new window for gable will be an (EGRESS unit).
- 3.) New partition walls for bath 2x4 at 16" on center ,door opening for bath 2'-6"
- 4.) Knee walls are to be framed with 2x3 at 24 " on center , with access doors in corners where noted.
- 5.) Cabinets for bar installed per plan .

Contractor : Tim Bowring Building and Remodeling
12 Avalon Terrace
Portland , Maine .04103

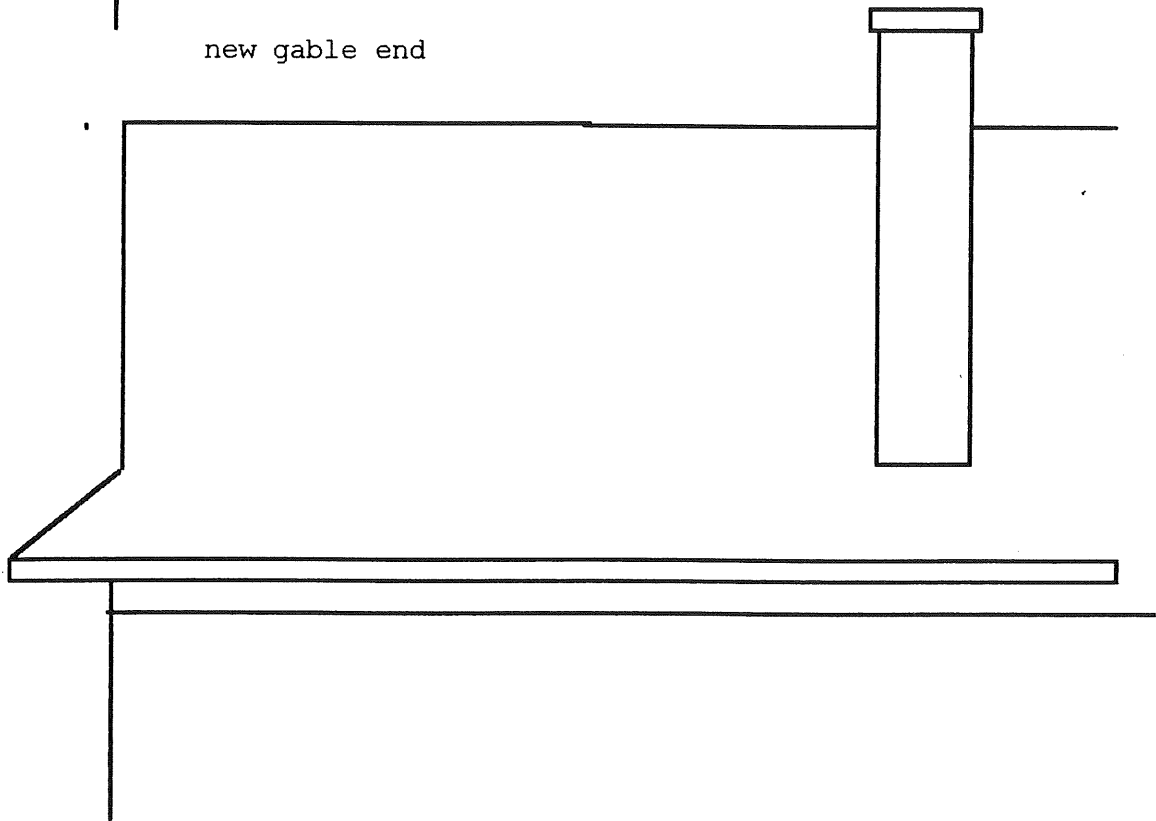
1/4" = 1'

3.80 3.80

existing back dormer



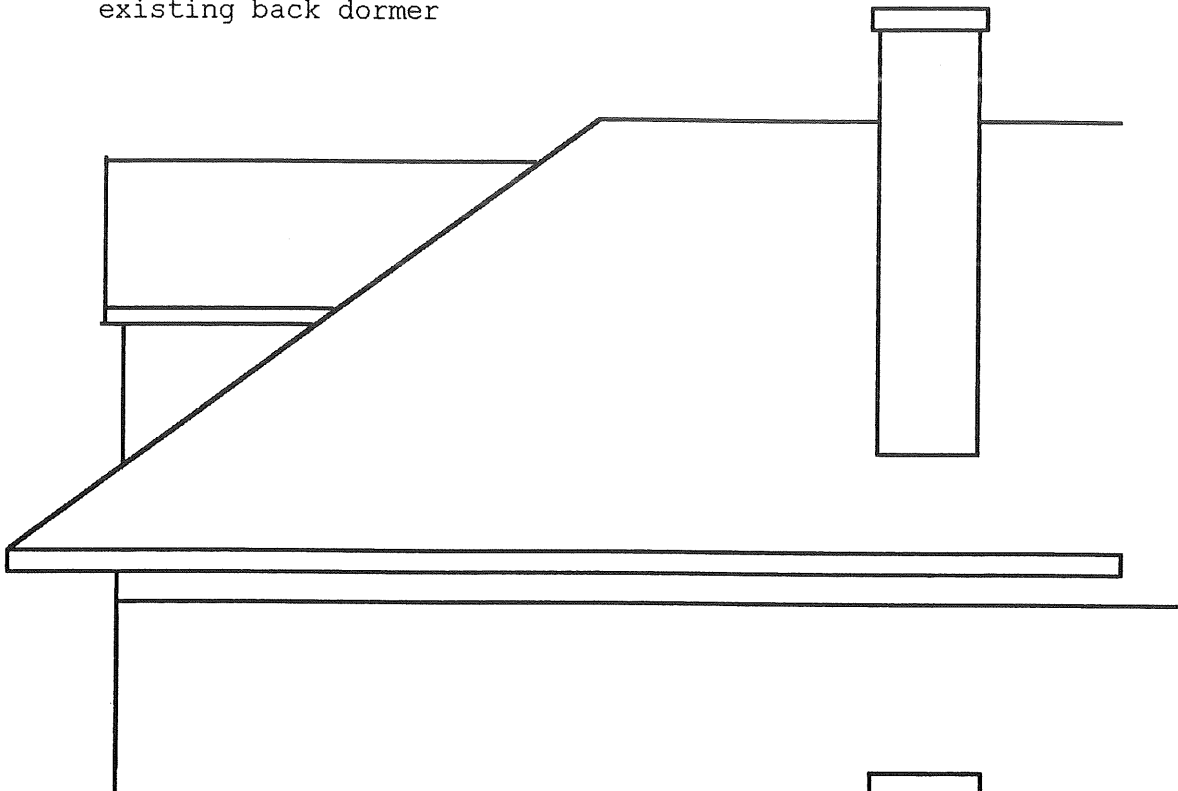
new gable end



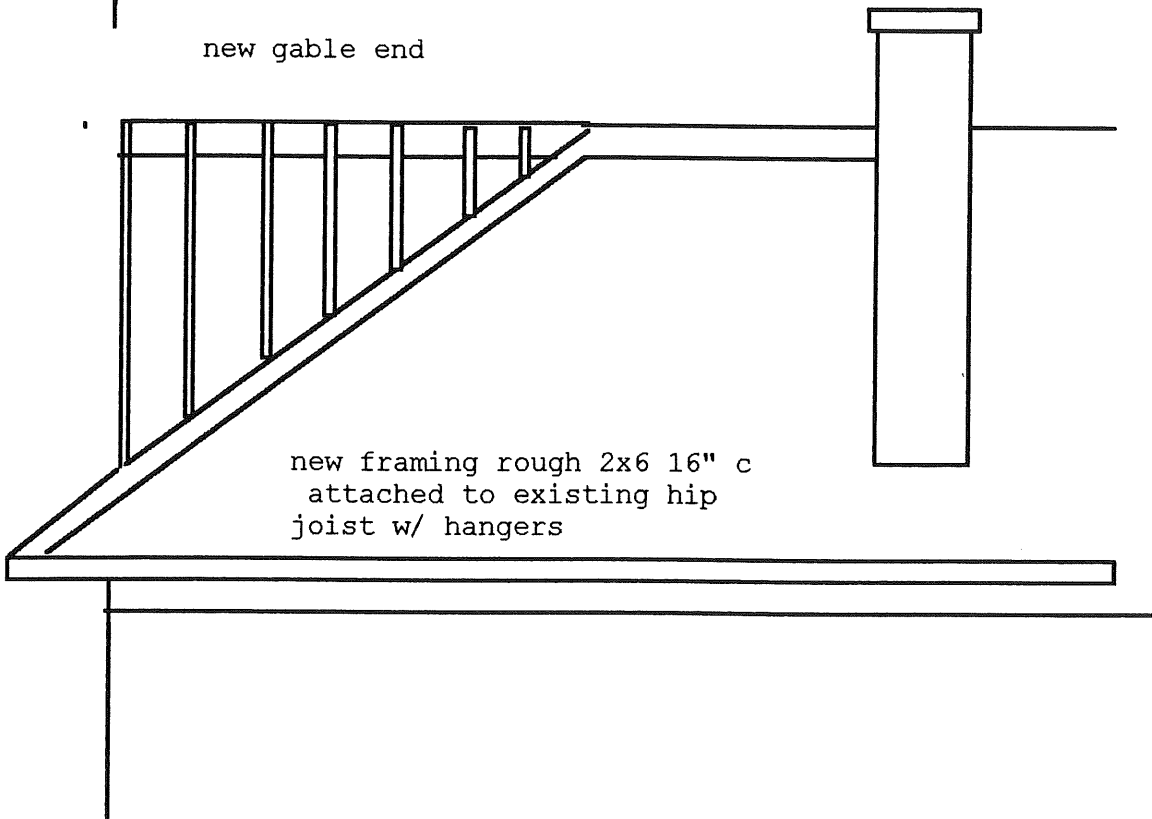
1/4" = 1'

Side View

existing back dormer



new gable end

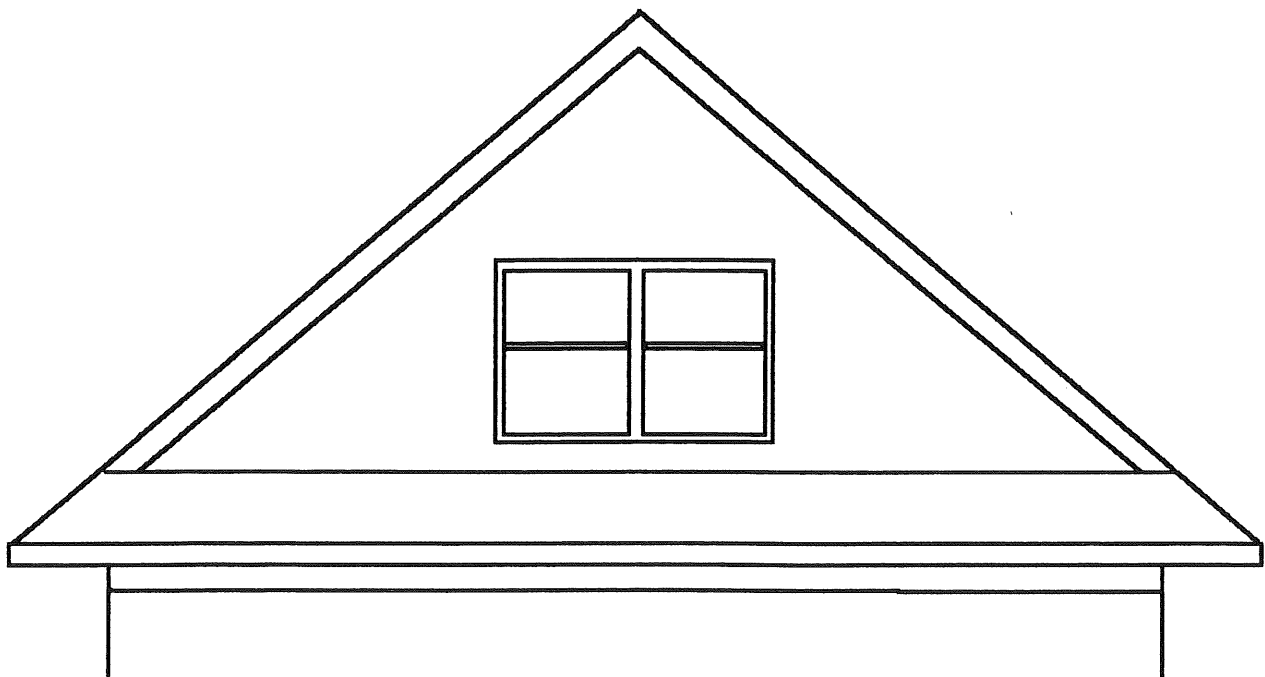


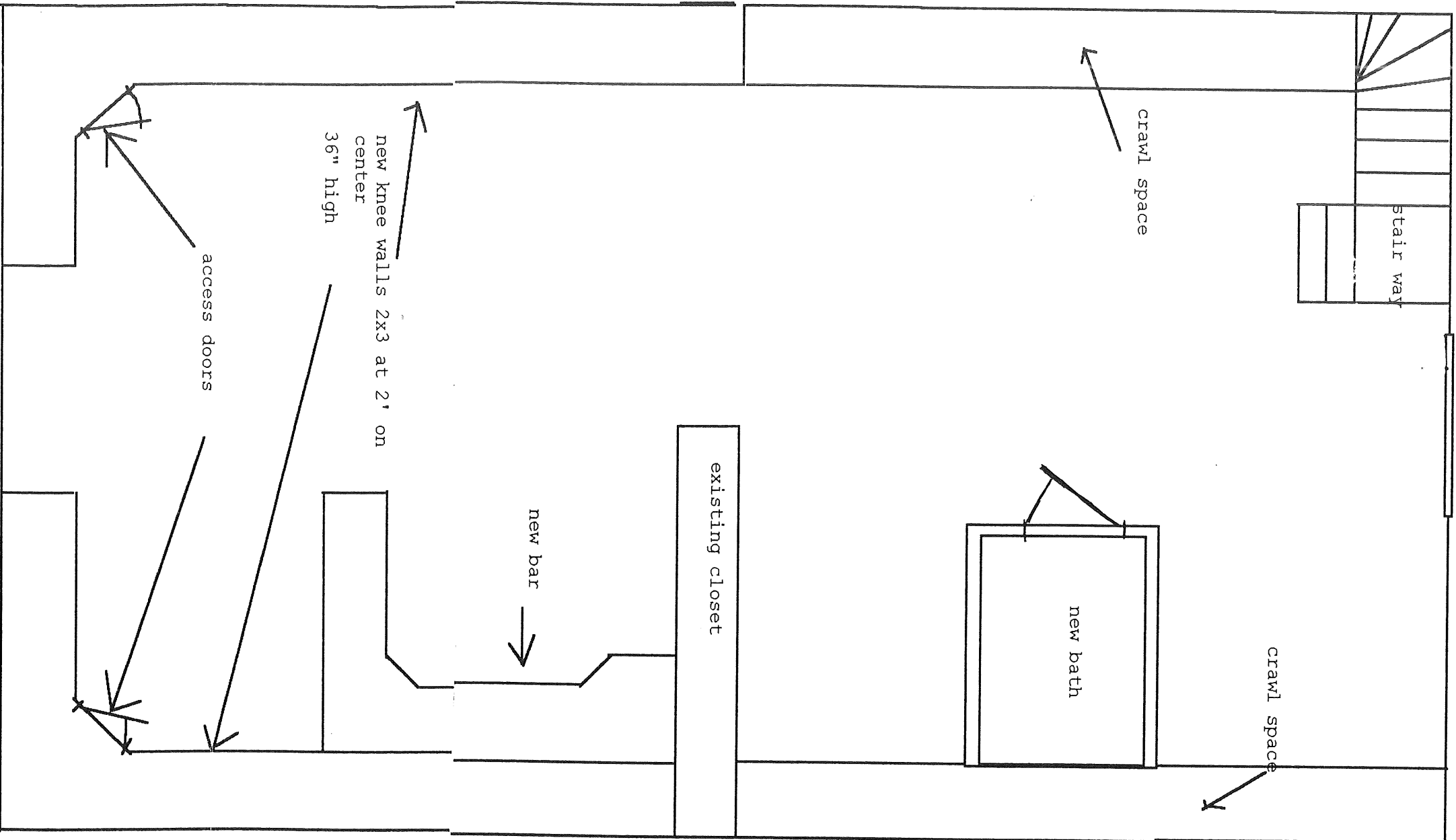
new framing rough 2x6 16" c
attached to existing hip
joist w/ hangers

1/4 = 1'



new gable end





ATTIC Floor Plan