

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

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

Permit No: 05-0986	Issue Date: 07/25/2005	CBL: 153A A01 1001
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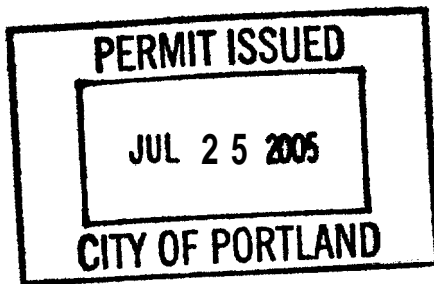
Location of Construction: 34 Berry Ave	Owner Name: Gluic Branko &	Owner Address: 34 Berry Ave	Phone: 797-5066
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/9' x 5' mudroom entry & 12' x 12' deck w/steps	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: Build a 9' x 5' mudroom entry & 12' x 12' deck w/steps	Signature:	Signature: JMB 7/25/05
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: jmb	Date Applied For: 07/21/2005
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<b>Special Zone or Reviews</b> <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 7/25/05	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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
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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

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<b>Permit No:</b> 05-0986	<b>Date Applied For:</b> 07/21/2005	<b>CBL:</b> 153A A01 1001
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<b>Location of Construction:</b> 34 Berry Ave	<b>Owner Name:</b> Glucic Branko &	<b>Owner Address:</b> 34 Berry Ave	<b>Phone:</b> ( ) 797-5066
<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/9' x 5' mudroom entry & 2' x 12' deck w/steps	<b>Proposed Project Description:</b> Build a 9' x 5' mudroom entry & 2' x 12' deck w/steps
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/25/2005  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/25/2005  
**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.

# 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.

Location/Address of Construction: <u>34 Berry Ave Ptd ME 04103</u>		
		Square Foot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>153 A      A      11</u>	Owner: <u>Gluc Branko</u> <u>34 Berry ave</u> <u>Ptd ME 04103</u>	Telephone: <u>797-5066</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>GLUC</u> <u>34 BERRY AVE.</u> <u>Ptd ME 04103</u>	cost Of Work: \$ <u>2,000.00</u> Fee: \$ <u>39.00</u>
Current use: <u>single family home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>deck, mod room</u>		
Project description: <u>12x12 deck and 9'x5' mudroom</u>		
Contractor's name, address & telephone: <u>self</u>		
Who should we contact when the permit is ready: <u>GLUC JASMINKA</u>		
Mailing address: <u>34 Berry ave.</u> <u>Ptd ME 04103</u>		
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.      PHONE: <u>797-5066</u> <u>409-6892</u>		

**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: <u>Gluc Jasminka</u>	Date: <u>7/19/25</u>
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**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

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.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	153A A011001
Location	34 BERRY AVE
Land Use	SINGLE FAMILY
Owner Address	GLUIC BRANKO & JASMINKA GLUIC JTS 34 BERRY AVE PORTLAND ME 04103
Book/Page	18583/310
Legal	153A-A-11-12 BERRY AVE 32-34  7387 SF

*Handwritten notes:*  
 7/25 830  
 #986 R3  
 39.00

**Current Valuation Information**

Land	Building	Total
\$32,240	\$71,300	\$103,540

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$66,600	\$112,200	\$178,800	\$141,170

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1954	Cape	1	1277	0.165	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic Full Finsh	Basement Full
3	1		7		

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	2004	16X20	C	A

**Sales Information**

Date	Type	Price	Book/Page
12/03/2002	LAND + BLDING	\$157,000	18583-310

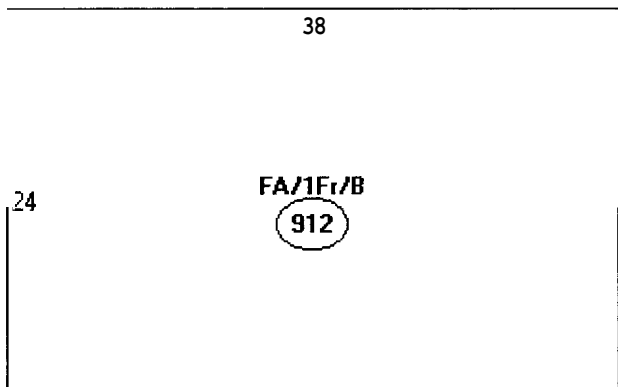
**Picture and Sketch**

Picture      Sketch      Tax Map

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view comparable sales or below to view by](#)



Descriptor/Area

A:FA/1Fr/B  
912 sqft

320  
1232  
144 New  
45 New  
1421 SF

Lot 7187  
x 35%  
2,156

OK

94" floor high  
Bracket or post into Concrete

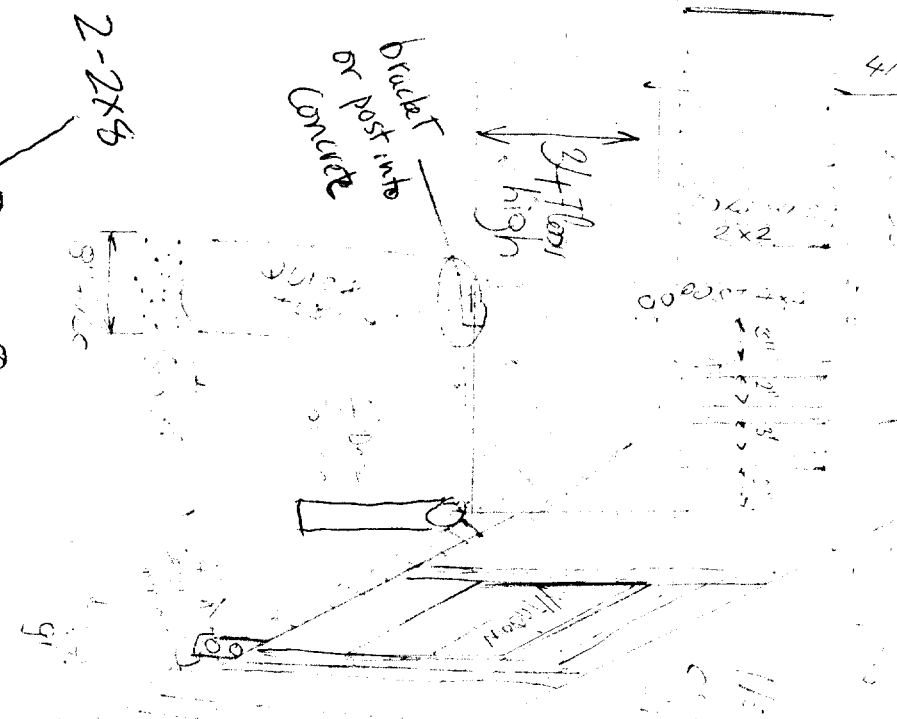
2-2x4

posts 2x4  
posts 4x4  
1/2" OSB  
60x5  
for ledgers and posts.

Section 5x15

2x8  
2x8

10x15



34" Guardrail on stairs w/ graspable handrail  
Mud room w/ returned ends  
also 2x8 Floor 2x8 Beam

100' roof  
51' roof  
1011 roof

7/4 Ruler

10x15 roof



# 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
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.

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

Jasminita Gleri  
Signature of Applicant/Designee

7/25/05  
Date

Seanne Banta  
Signature of Inspections Official

7/25/05  
Date

CBL: 153AA-11

Building Permit #: 05-0986

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

PERMIT ISSUED

JUL 25 2005

Permit Number: 050986

**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

**PERMIT**

This is to certify that Gluc Branko & /self

has permission to Build a 9' x 5' mudroom entry 12' x 12' brick w/...

AT 34 Berry Ave

153A A011001

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 written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS 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

*Deanne Branko* 7/25/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



ADDRESS: 34 Berry Avenue, Portland, Maine

Job Number:           

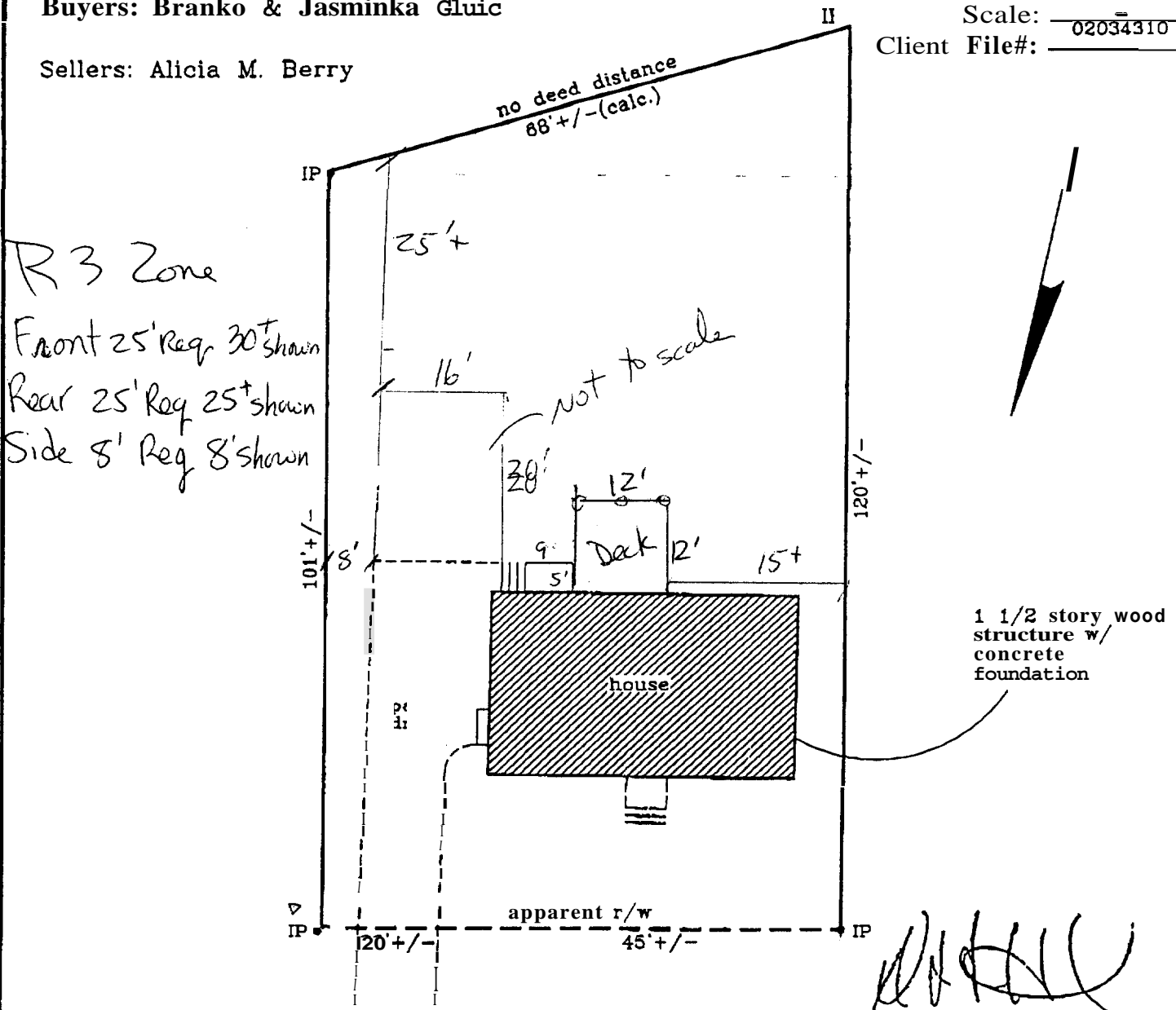
Buyers: **Branko & Jasminka Gluic**

Inspection Date: 5-03-04

Sellers: **Alicia M. Berry**

Scale:           

Client File#: 02034310



As delineated on the Federal Emergency Management Agency Community Panel: 230051-0002 C-

The structure does not fall within the special flood hazard zone.  
 The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

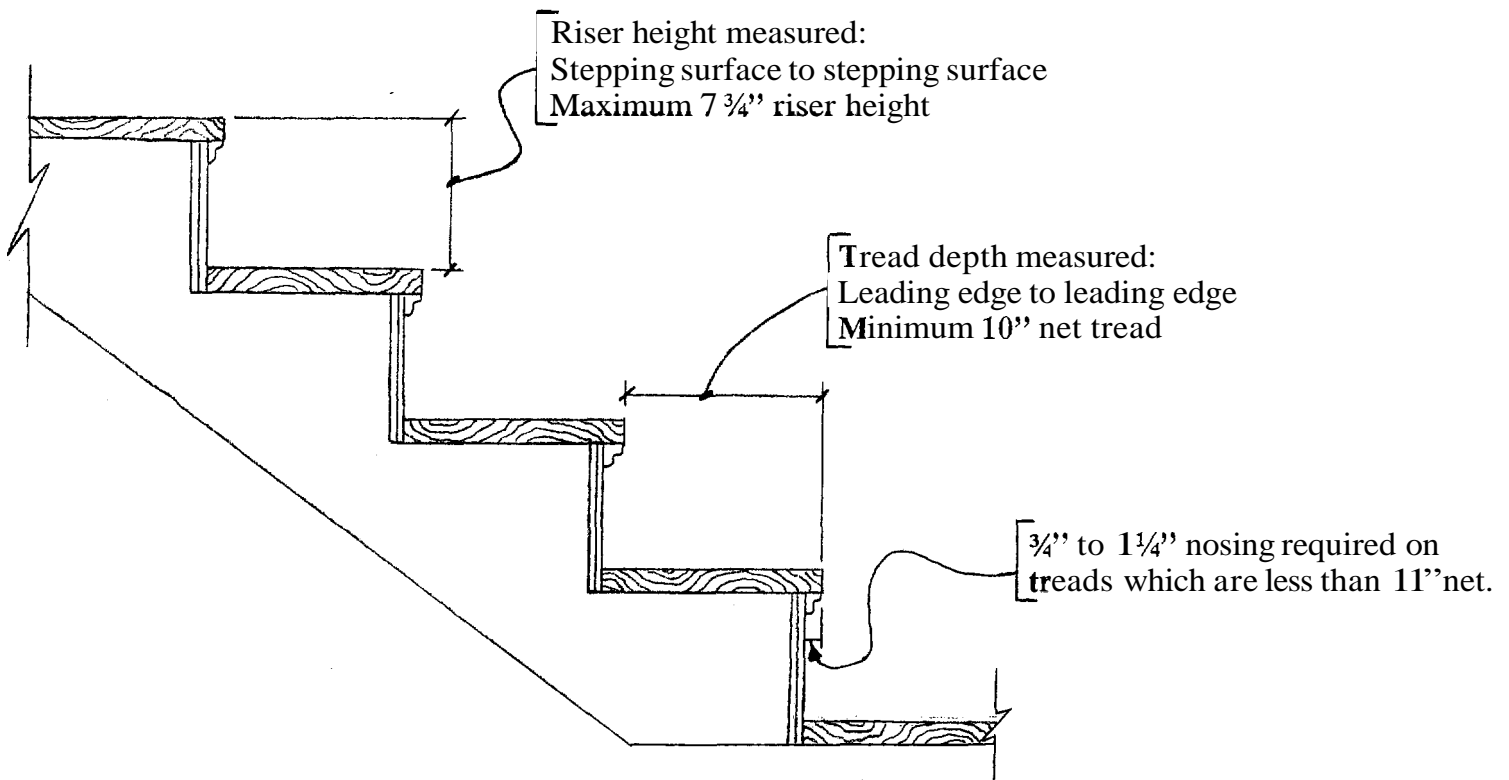
**Livingston - Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone 207-967-4831 fax

**TREAD & RISER DIMENSIONS  
ONE & TWO FAMILY  
2003 INTERNATIONAL RESIDENTIAL CODE  
SECTION R311.5.3 TREADS & RISERS**

In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements:

The **MAXIMUM** riser height shall be **7 ¾"** and the **minimum** riser height shall be **4"**. The **MINIMUM** tread depth shall be **10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **¾"** but not more than **1 ¼"** SHALL be required on treads where the depth is less than 11". Openings in risers shall not exceed **4"**.

Correct method of measuring treads and risers:



Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".

