

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that Timothy Gardner

Located At 83 WALTON ST

Job ID: 2012-10-5208-ALTR

CBL: 141-A-001-001

has permission to Change #2011-07-1723-altr (remove dwell unit)

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5208-ALTR

Located At: 83 WALTON ST

CBL: 141- A-001-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. Permit 2011-07-1723 was issued to change an existing attached garage into a dwelling unit with one main room with a kitchen in the corner and a bathroom. The permit expired. The owner has decided not to create a second dwelling unit. The converted attached garage will now be a master bedroom with a bathroom and no kitchen.
2. With the issuance of this permit, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
4. All conditions issued under permit #2011-07-1723 are applicable to this renewal.

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

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

Job No: 2012-10-5208-ALTR	Date Applied: 10/17/2012	CBL: 141- A-001-001	
Location of Construction: 83 WALTON ST	Owner Name: TIMOTHY GARDNER	Owner Address: 83 WALTON ST PORTLAND, ME 04103	Phone: 207-329-0657
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family – connected to permit #2011-07-1723	Proposed Use: <i>Single Family</i> Same – complete work started on permit #2011-07-1723 but not make the space a separate dwelling – no kitchen will be added which was part of original plan	Cost of Work: 1000.00	CEO District:
Proposed Project Description: reestablish use as single family		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TIRC 09</i>
Permit Taken By: Brad		Pedestrian Activities District (P.A.D.)	
		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: <i>Ok w/cond. for 10/17/12 ASU</i>	Date:	Date: <i>ASU</i>
	<b>CERTIFICATION</b>		

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 appication 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

R5

Entered 10/17/12

(15)



# 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.

#2012-10-5208-ALTR

Location/Address of Construction: <u>83 Walton St.</u>		
Total Square Footage of Proposed Structure/Area <u>379 sqft - no increase to footprint</u>	Square Footage of Lot <u>6,250</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>A</u> Lot# <u>1</u>	Applicant: (must be owner, lessee or buyer) Name <u>Timothy Gardner</u> Address <u>83 Walton St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>329-0657</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (if Single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>master bedroom</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Change of permit from an efficiency suite to including a kitchenette to a master bedroom without a kitchenette. (See 2011-07-1723-ALTR) Addition</u>		
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

RECEIVED  
OCT 17 2012  
Dept. of Building Inspection  
City of Portland

No Dwelling Unit

No Kitchen

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.

and 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: [Signature] Date: 10/17/12

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



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , Check Number: 2734

**Tender Amount:** 30.00

Receipt Header:

**Cashier Id:** bsaucier

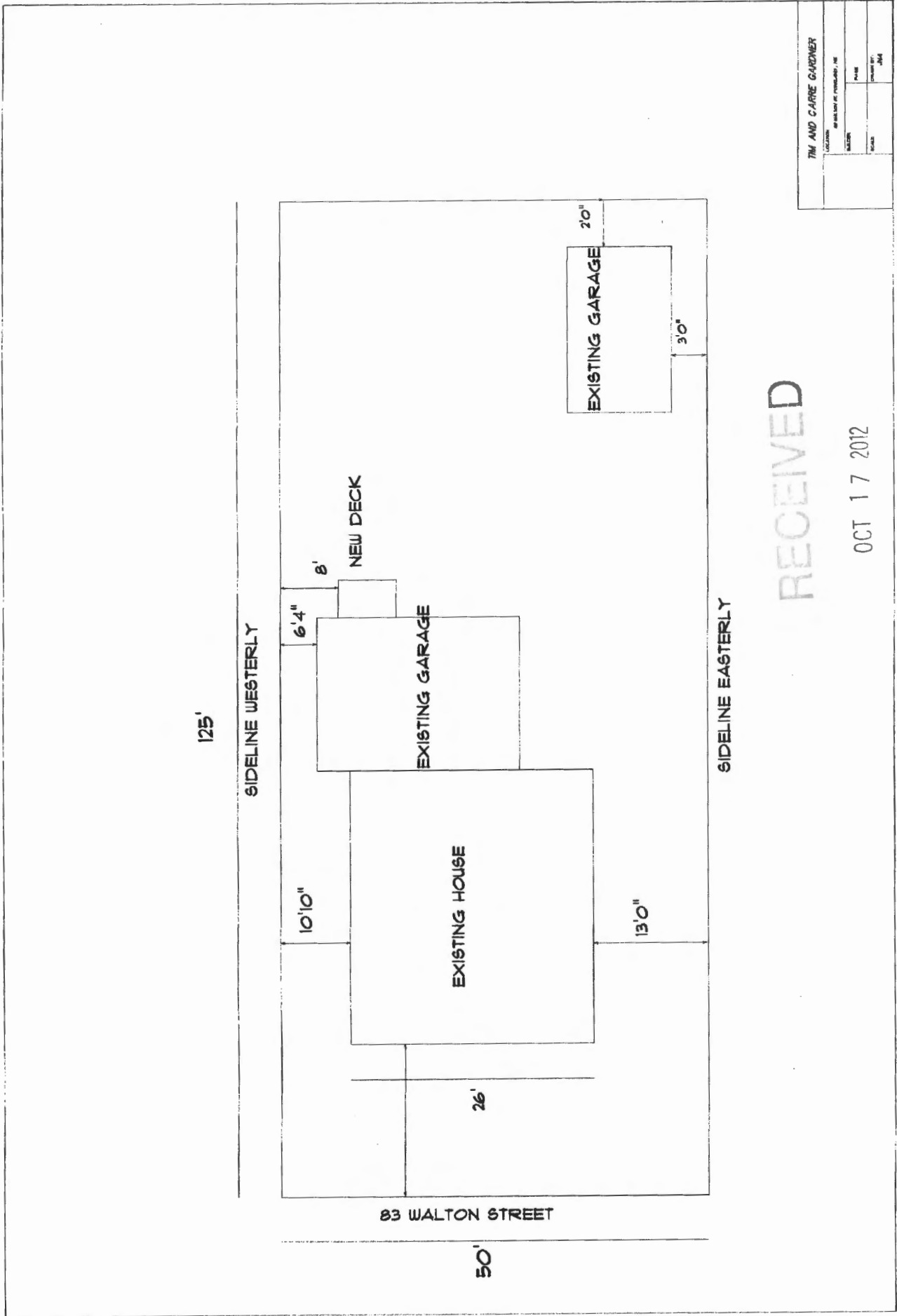
**Receipt Date:** 10/17/2012

**Receipt Number:** 49374

Receipt Details:

Referance ID:	8417	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-10-5208-ALTR - Change from #2011-07-1723-altr (remove dwell unit)			
Additional Comments: 83 Walton			

Thank You for your Payment!



TIM AND CARRE GARDNER	
LOCATION	83 WALTON ST PORTLAND, ME
DATE	
SCALE	
DRAWN BY	JMA

RECEIVED

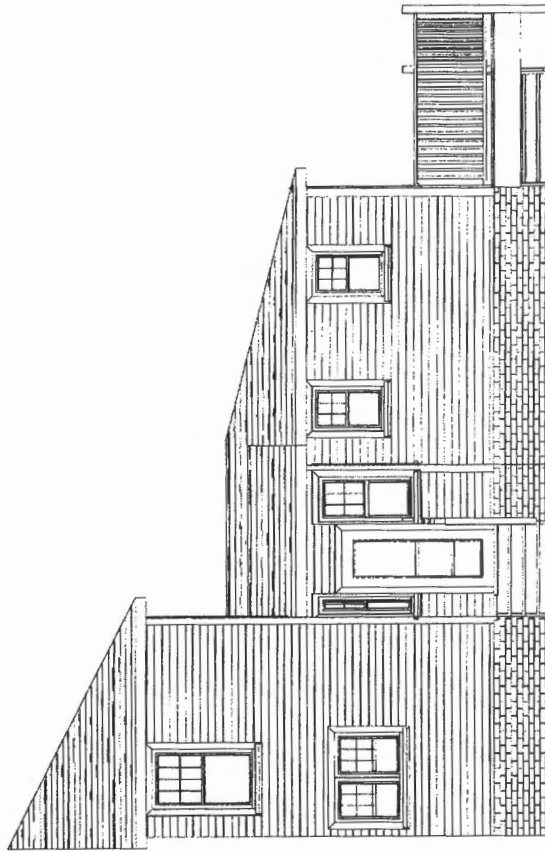
OCT 17 2012

Dept. of Building Inspections  
City of Portland Maine

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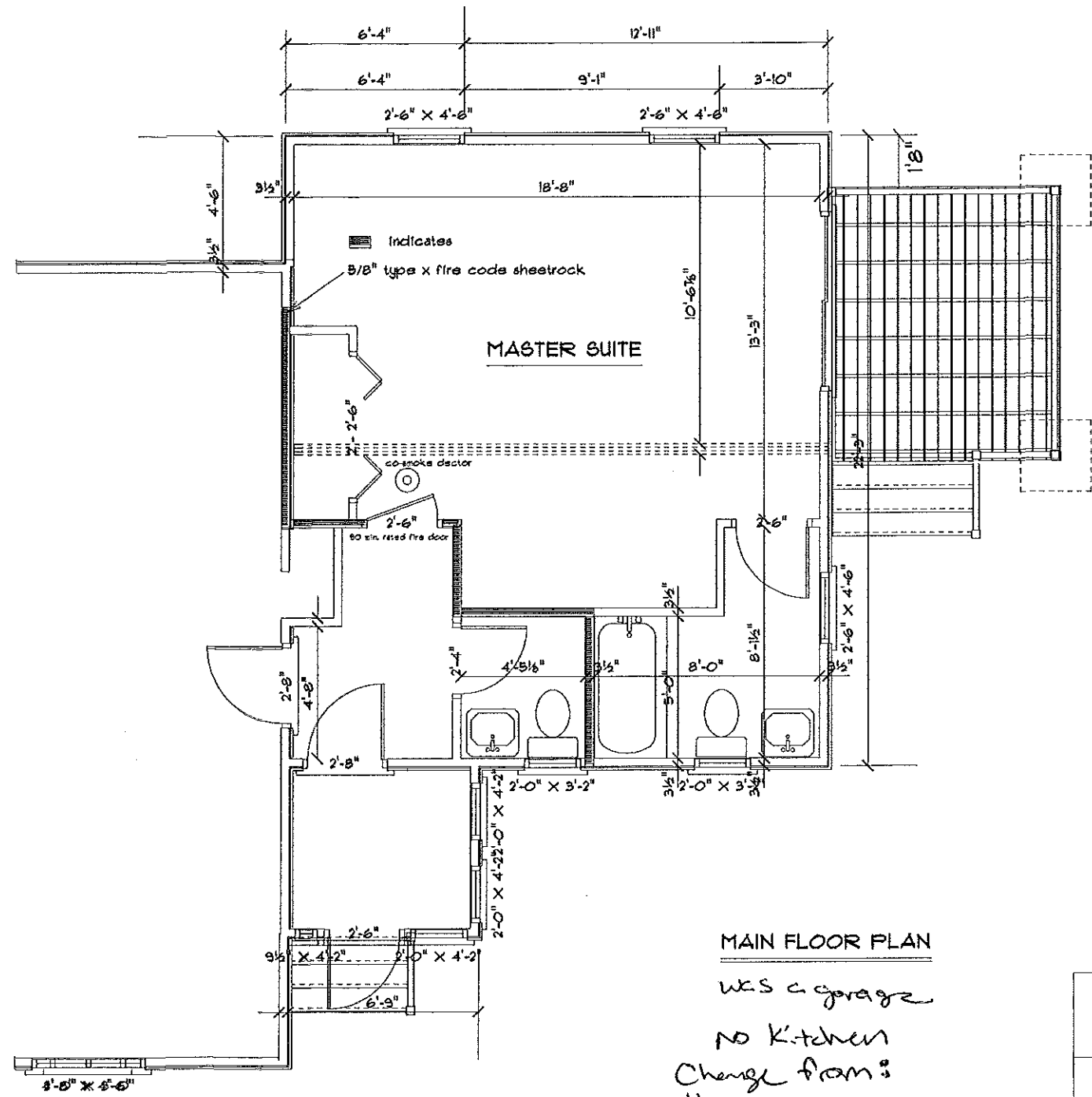


NEW ELEVATION

TIM AND GARRE GARDNER

LOCATION	83 WALTON ST. PORTLAND, ME	
BUILDER		PAGE 3
SCALE	3/16" = 1'	DRAWN BY: JNA





RECEIVED

OCT 17 2012

Dept. of Building Inspections  
City of Portland Maine

MAIN FLOOR PLAN  
was a garage  
no kitchen  
change from #  
#2011 07 1723-ALTR

<i>TIM AND CARRE GARDNER</i>	
LOCATION 83 WALTON ST. PORTLAND, ME	
BUILDER	PAGE 2
SCALE 3/16" = 1'	DRAWN BY: JNA