

PERMIT ISSUED

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

Permit No: 03-0452	Issue Date: MAY 13 2003	CBL: 141 D022001
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Location of Construction: 122 Gleckler Rd	Owner Name: O'halloran Ruth L	Owner Address: 122 Gleckler Rd CITY OF PORTLAND	Phone: N/A
Business Name:	Contractor Name: A. C. Carpentry	Contractor Address: 1514 Forest Avenue Portland 857-3121	Phone: 2077976751
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family w/Attached Garage	Proposed Use: Single Family w/Attached Garage	Permit Fee: \$177.00	Cost of Work: \$22,000.00	CEO District: 2
Proposed Project Description: Addition of 8' x 10' Entryway/Conversion of Garage to Bedroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: 5B BOCA 1999
		Signature:		Signature: AMB 5/13/03
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: gad	Date Applied For: 05/01/2003	Zoning Approval
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<ol style="list-style-type: none"> 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 <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: 5/13/03 AMB	Zoning Appeal <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: _____	Historic Preservation <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: _____
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0452	Date Applied For: 05/01/2003	CBL: 141 D022001
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Location of Construction: 122 Gleckler Rd	Owner Name: O'halloran Ruth L	Owner Address: 122 Gleckler Rd	Phone: N/A
Business Name:	Contractor Name: A. C. Carpentry	Contractor Address: 1514 Forest Avenue Portland	Phone: (207) 797-6751
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/Attached Garage	Proposed Project Description: Addition of 8' x 10' Entryway/Conversion of Garage to Bedroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/13/2003

Note: **Ok to Issue:**

- 1) This permit is approved based on the garage remodel and new addition to remain a 1 story structure
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 05/13/2003

Note: **Ok to Issue:**

- 1) The beam replacing the bearing wall must be a minimum of 2-2x8 if the opening does not exceed 5'-4 1/2"
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

05/08/2003-tmm: Need more info - need additional shown on plot plan w/distance to property lines, need more info on exactly what they are building. Spoke w/contractor - will meet Friday.

05/09/2003-tmm: Met w/builder - went over what was needed - explained we need accurate side line measurements because the garage may be non-conforming and would limit expansion.

03-0452

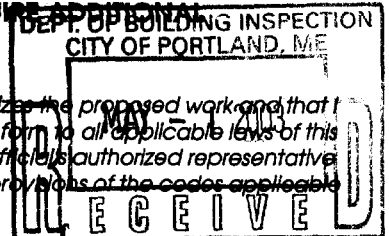
All Purpose Building Permit Application

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>122 Gledler Rd</u>		
Total Square Footage of Proposed Structure <u>80'</u>	Square Footage of Lot <u>5250</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>D</u> Lot# <u>022</u>	Owner: <u>Ruth O'Halloran</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>22,000</u> Fee: \$ <u>177.00</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>S/F adding 8' x 10 entry way</u>		
Project description: <u>Converting garage to BR</u>		
Contractor's name, address & telephone: <u>A.C. Carpentry 1514 Forest Ave 727-6251</u>		
Who should we contact when the permit is ready: <u>Same</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. PHONE:		

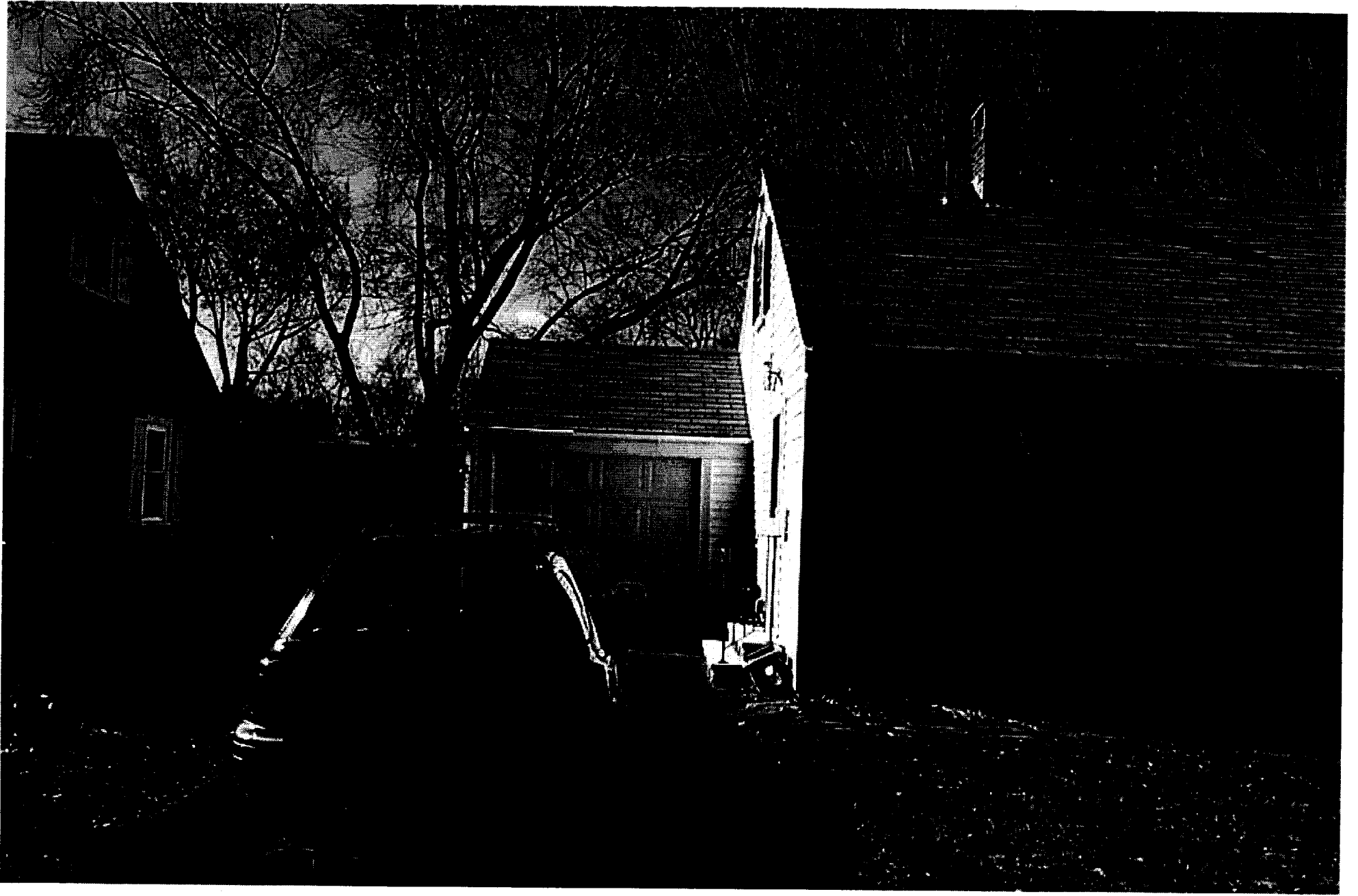
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

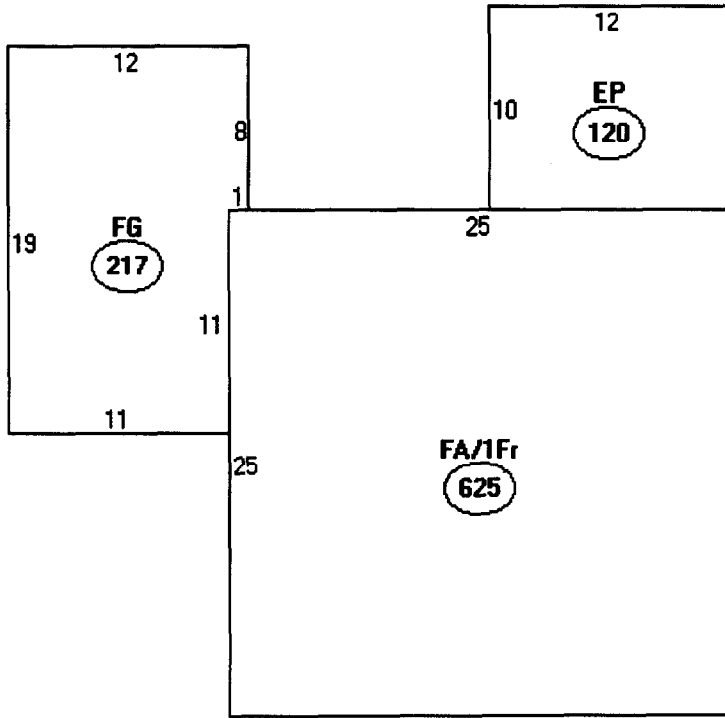
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Officer'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>Robert O'Connell</u>	Date: <u>4/29/63</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 4th floor of City Hall





Descriptor/Area

- A: FA/1Fr
625 sqft
- B: FG
217 sqft
- C: EP
120 sqft

$5,250 \times .25\% =$

1,312 #

Existing 962
New 80

1042 # /OK

5250 SF

R-3

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	141 D022001
Location	122 GLECKLER RD
Land Use	SINGLE FAMILY
Owner Address	0 HALLORAN RUTH L 122 GLECKLER RD PORTLAND ME 04103
Book/Page	16073/088
Legal	141-D-22 GLECKLER RD 120-122 5250 SF

Valuation Information

Land	Building	Total
\$30,350	\$53,650	\$84,000

Property Information

Year Built 1943	Style Cape	Story Height 1	Sq. Ft. 781	Total Acres 0.121		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic Part Finsh	Basement Crawl	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
03/05/2001	LAND + BLDING	\$124,700	16073-088
06/11/1997	LAND + BLDING	\$82,000	13127-177
10/19/1992	LAND + BLDING	\$79,000	10347-211

Picture and Sketch

[Picture](#) [Sketch](#)

[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](#).



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8699~~ 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator~~ at 874-8632 must also be contacted at this time, ~~before any site work begins~~ on any project other than single family additions or alterations.

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**

Albert Ceage
Signature of applicant/designee

5/13/03
Date

James Borne
Signature of Inspections Official

5/13/03
Date

CBL: 141-D-22 Building Permit #: 03-0452

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

DEPARTMENT OF BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030452

MAY 13 2003

PERMIT

This is to certify that O'halloran Ruth L / A. C. Carberry
has permission to Addition of 8' x 10' Entryway conversion of Garage to Bedroom
AT 122 Gleckler Rd 141 D022001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting 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 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

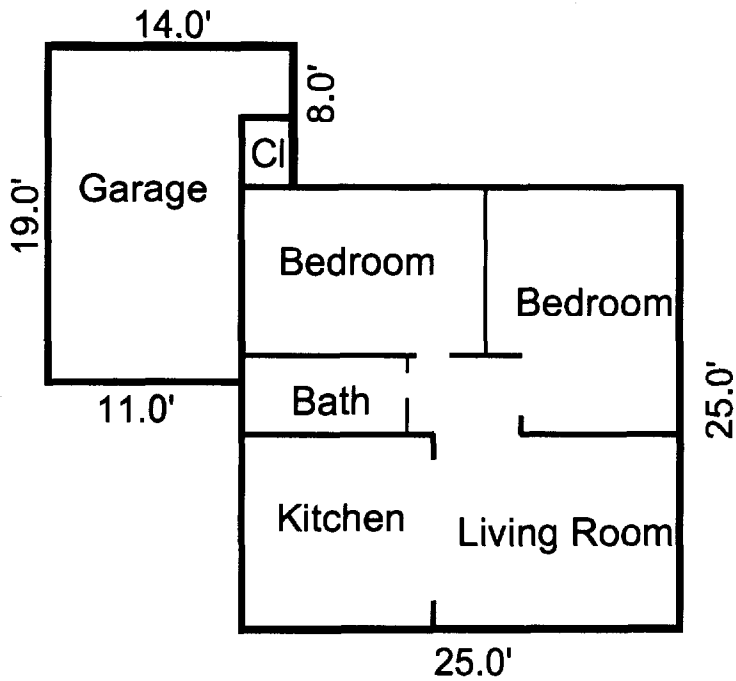
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Darwin Bonke 5/13/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

FLOORPLAN

Borrower: RUTH O'HALLORAN	File No.: 5915932
Property Address: 122 GLECKLER ROAD	Case No.: 5915932
City: PORTLAND	State: ME Zip: 04103
Lender: WELLS FARGO HOME MTG, INC.-SDC3091	



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	625.00	
	First Floor	12.00	637.00
GAR	Garage	233.00	233.00
TOTAL LIVABLE		(rounded)	637

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
25.0 x	25.0	625.00
3.0 x	4.0	12.00
2 Areas Total (rounded)		637

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAY - 1 2003

R E C E I V E D

FLOOD HAZARD INFORMATION

FILE NUMBER: 21471

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C

ATTORNEY: NOT APPLICABLE TE4350

PANEL: 0007 B DATED: 07/15/1992

TITLE COMPANY: FIDELITY TITLE COMPANY

TITLE REFERENCE

LENDER: FLEET MORTGAGE

DEED BOOK: 13127 PAGE: 177

OWNER: ELAINE A. SHACKFORD

PLAN BOOK: 14 PAGE: 32 LOT(S): 104

APPLICANT: RUTH L. O'HALLORAN

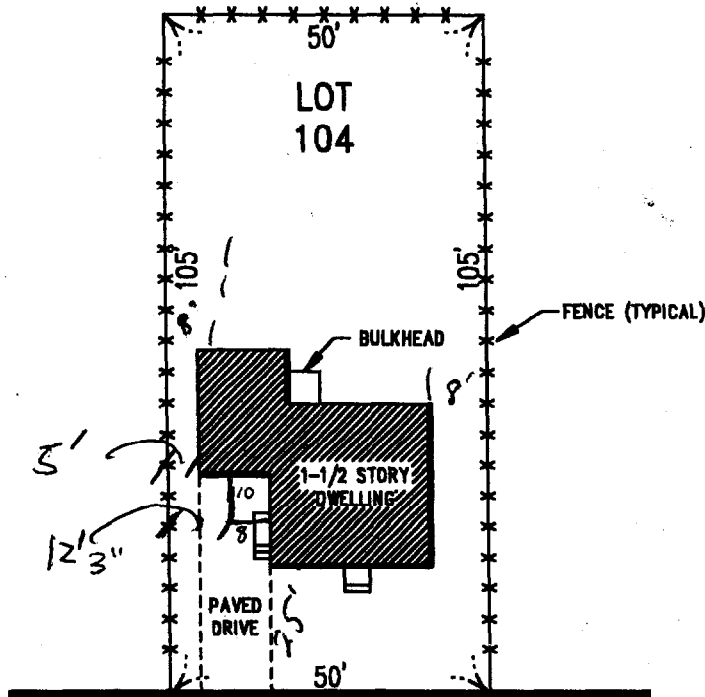
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 02/22/2001 SCALE: 1"=30'

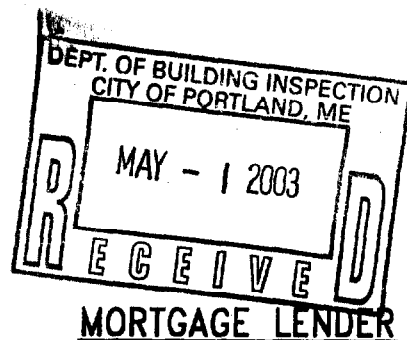
MAP: 141 BLOCK: D PARCEL: 22

**MORTGAGE INSPECTION PLAN
122 GLECKLER ROAD, PORTLAND, ME**



R3 Zone
Front 25' Req 25' shown
Side 1 story 8' Req. 12' shown

GLECKLER ROAD



MORTGAGE LENDER

USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

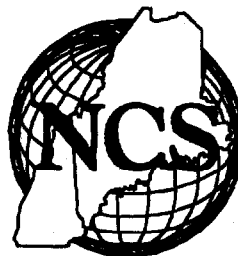
Northeast Civil Solutions

SURVEYING ENGINEERING LAND PLANNING
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

30' 0 30' 60'

tel 207.883.1000
800.882.2227

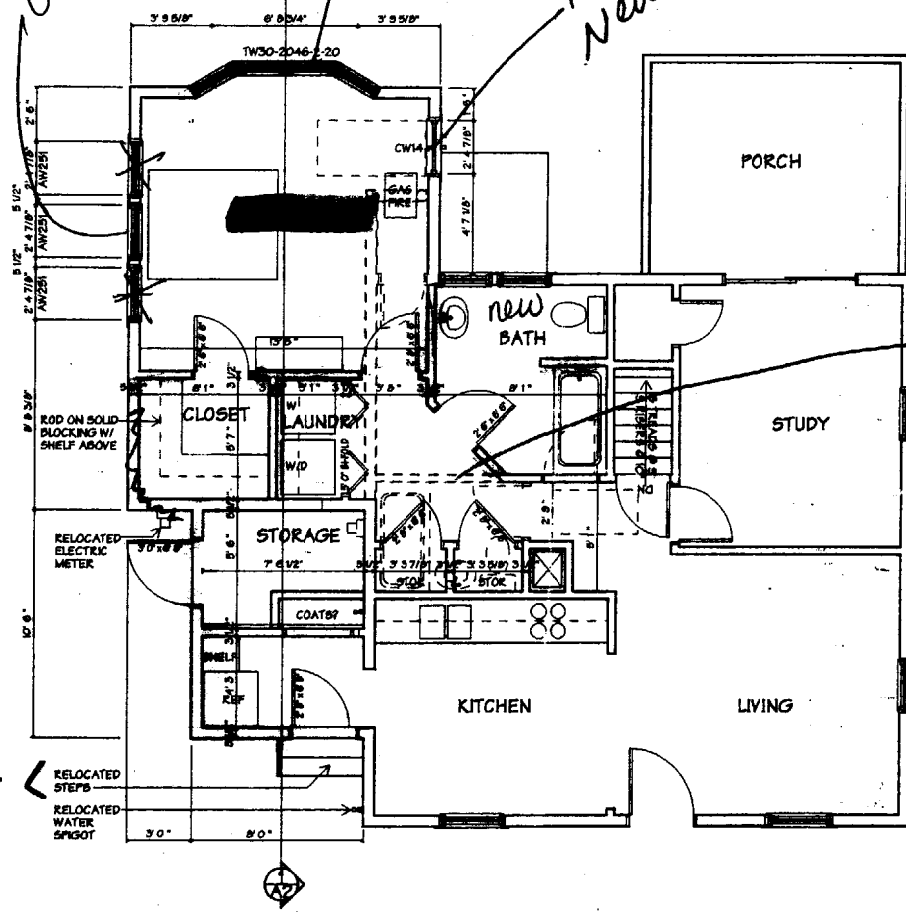
fax 207.883.1001
e-mail ncs@ctel.net



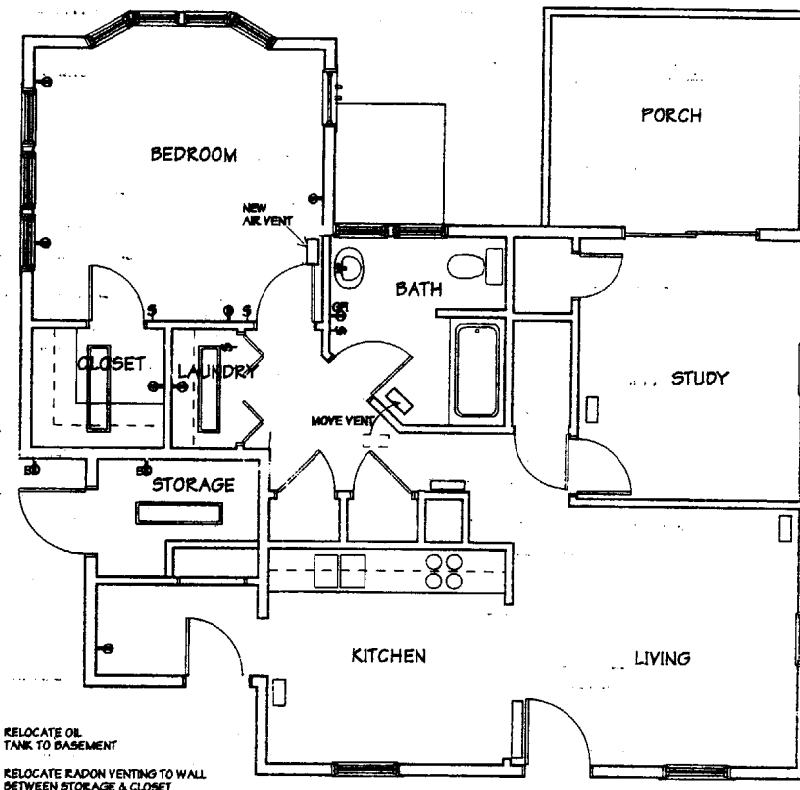
[Handwritten signature]

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

One window only
 new window - none previously there
 removing this window
 New casement Anderson Egress



1 FLOOR PLAN
 A1 SCALE: 1/8" = 1'-0"

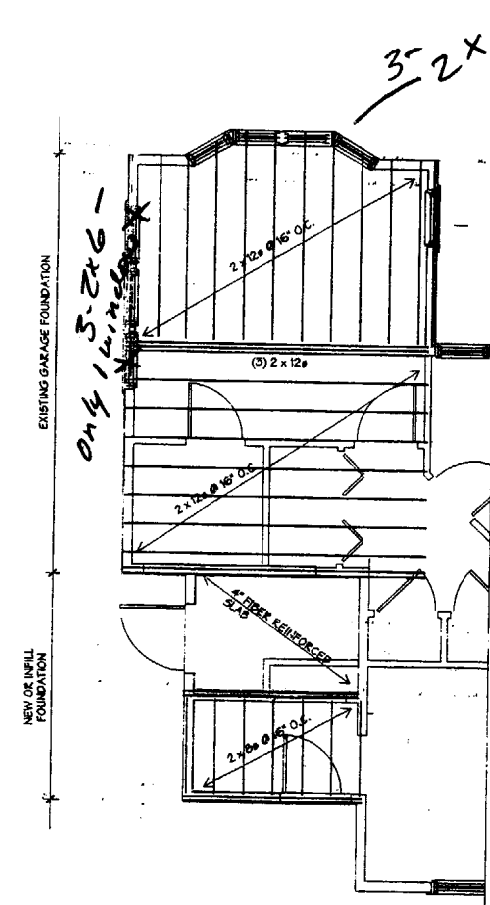


2 HEATING AND ELECTRICAL PLAN
 A1 SCALE: 1/8" = 1'-0"

ELECTRIC SCHEDULE

- ⊥ SINGLE POLE SWITCH
- ▷ TELEPHONE EXTENSION
- ⊕ DUPLEX OUTLET
- ⊕-G GROUND FAULT INTERRUPT OUTLET
- ⊕-E EXTERIOR DUPLEX OUTLET
- G.D.O. GARAGE DOOR OPENER
- 1 & 4 (2) BULB SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE, NO. PARKERLAV 4440-420

proposed new walls
 existing garage being converted to BR, closet, and laundry walls being removed



2 FRAMING PLAN
 A1 SCALE: 1/8" = 1'-0"

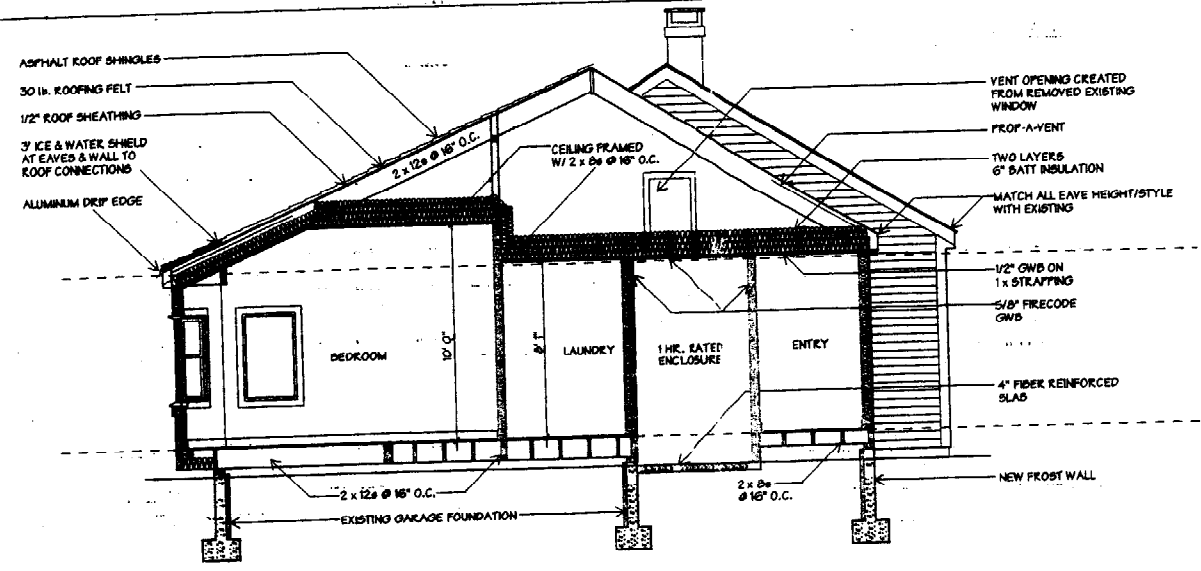
Build PT steps per code
 7 3/4 max rise
 10" min Tread

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY - 1 2003
 RECEIVE

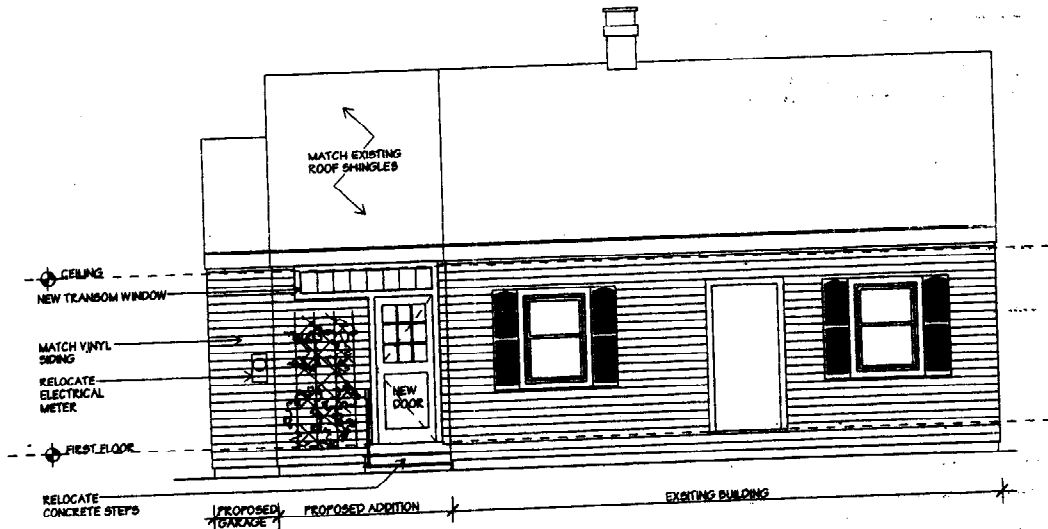
DATE 15 APRIL 2002
 O'HALLORAN HOUSE
 PORTLAND, MAINE

A1
 PLAN

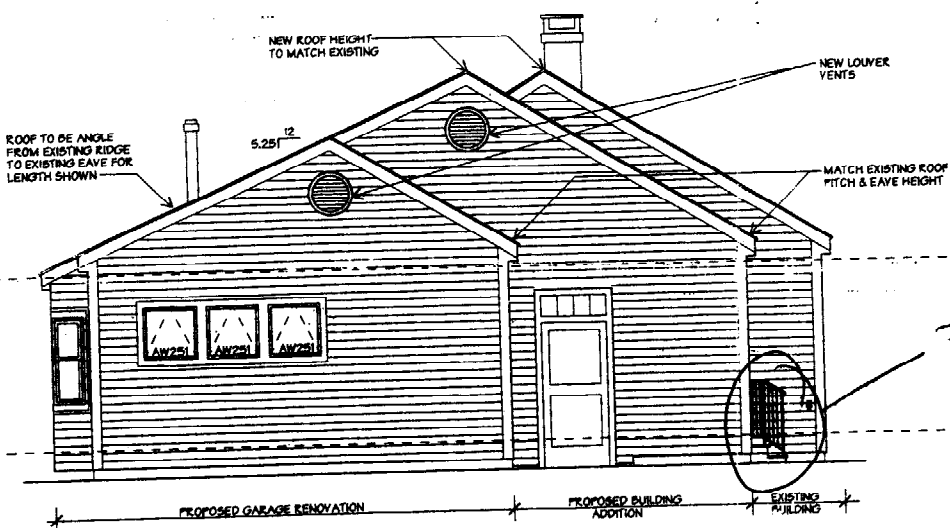
21711 4/22
 Reduced
 2/20/03



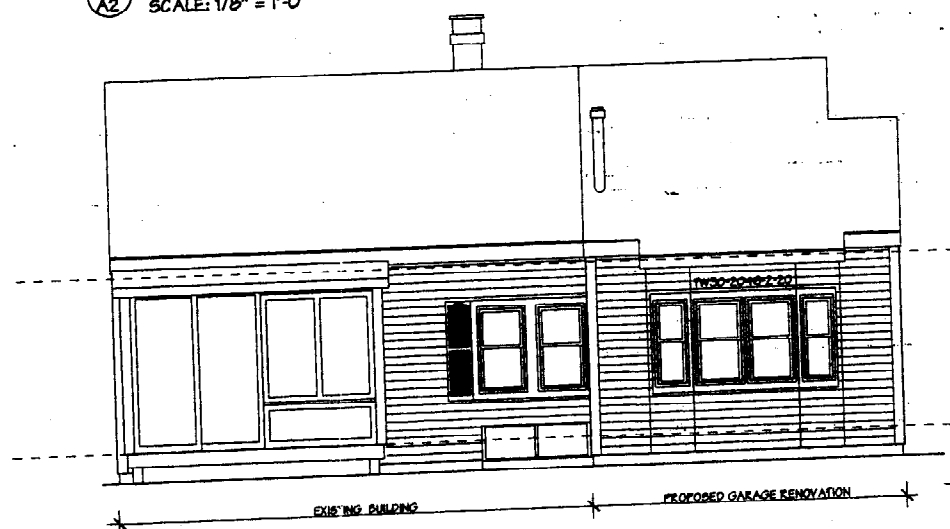
1 SECTION A-A
 SCALE: 1/8" = 1'-0"



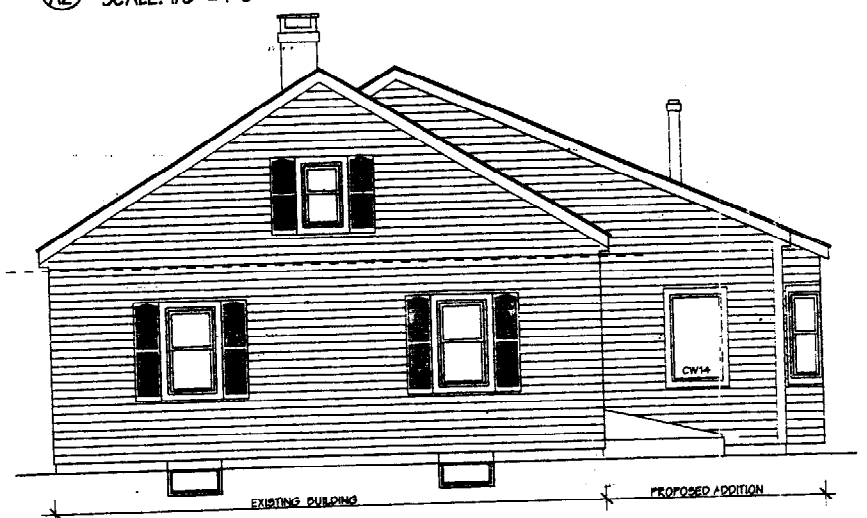
2 PROPOSED ELEVATION
 SCALE: 1/8" = 1'-0"



3 PROPOSED ELEVATION
 SCALE: 1/8" = 1'-0"



4 PROPOSED ELEVATION
 SCALE: 1/8" = 1'-0"



5 PROPOSED ELEVATION-SUNROOM REMOVED
 SCALE: 1/8" = 1'-0"

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY - 1 2003

turning L, will use existing rail

DATE 15 APRIL 2002
 O'HALLORAN HOUSE
 PORTLAND, MAINE
 A2
 SECTION & ELEVATIONS

774-7725

Rodon Pump