

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

## BUILDING DEPARTMENT PERMIT

Permit Number: 021151

Please Read Application And Notes, If Any, Attached

This is to certify that Gibson James V &/Davis Woodworking working  
has permission to Demo Existing Garage and Rebuild a 2 Car Garage  
AT 112 Gleckler Rd City of Portland Permit No. 141 D025001

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 work on permit in progress before this building or part thereof is altered or closed-in. **48 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

**PERMIT ISSUED**

OCT 23 2002

**CITY OF PORTLAND**

*10/23/02*

*[Signature]*

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

**PERMIT ISSUED**

|                       |                            |                     |
|-----------------------|----------------------------|---------------------|
| Permit No:<br>02-1151 | Issue Date:<br>OCT 23 2002 | CBL:<br>141 D025001 |
|-----------------------|----------------------------|---------------------|

|  |                                       |   |                      |
|--|---------------------------------------|---|----------------------|
| Location of Construction:<br>112 Gleckler Rd | Owner Name:<br>Gibson James V &       | Owner Address:<br>112 Gleckler Rd                   | Phone:<br>524        |
| Business Name:                               | Contractor Name:<br>Davis Woodworking | Contractor Address:<br>971 Brighton Avenue Portland | Phone:<br>2077742045 |
| Lessee/Buyer's Name:                         | Phone:                                | Permit Type:<br>Alterations - Dwellings             | Zone:<br>R-3         |

|                                   |                                       |                        |                             |                    |
|-----------------------------------|---------------------------------------|------------------------|-----------------------------|--------------------|
| Past Use:<br>Garage/Single Family | Proposed Use:<br>Garage/Single Family | Permit Fee:<br>\$51.00 | Cost of Work:<br>\$4,000.00 | CEO District:<br>2 |
|-----------------------------------|---------------------------------------|------------------------|-----------------------------|--------------------|

|   |   |
|---|---|
| FIRE DEPT:<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br><i>N/A</i> | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>SB</i><br><i>BOCA 99</i><br>Signature: <i>[Signature]</i> |
|---|---|

Proposed Project Description:  
Demo Existing Garage and Re-build a ~~16~~<sup>15</sup> x ~~28~~<sup>21</sup> Garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

|                         |                                 |                        |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>gad | Date Applied For:<br>10/07/2002 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|   |   |   |   |
|---|---|---|---|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>[Signature]</i> 10/10/02 | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> |
|---|---|---|---|

**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

02-1157

# 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>112 Gleckler</u>  |   |   |
| Total Square Footage of Proposed Structure   | Square Footage of Lot   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>141</u> Block# <u>D</u> Lot# <u>025</u>   | Owner:<br><u>Jim Gibson</u>   | Telephone:<br><u>774-3524</u>                         |
| Lessee/Buyer's Name (If Applicable)<br><u>Davis Woodworking Inc.</u>   | Applicant name, address & telephone:<br><u>9 Jackie's way Gorham 774-2045</u> | Cost Of Work: \$ <u>4000-</u><br>Fee: \$ <u>51.00</u> |
| Current use: <u>Garage S/F</u>   |   |   |
| If the location is currently vacant, what was prior use: _____   |   |   |
| Approximately how long has it been vacant: _____   |   |   |
| Proposed use: <u>Garage S/F</u>  |   |   |
| Project description:<br><u>demo existing garage and build 16' x 22'</u>  |   |   |
| Contractor's name, address & telephone:<br><u>Davis Woodworking Inc. 941 Brighton Ave. Portland 774-2045</u>   |   |   |
| Who should we contact when the permit is ready: _____  |   |   |
| Mailing address:<br><u>9 Jackie's way Gorham Me 04038</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>Cathy 839-6526</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>Cathy Davis</u> | Date: <u>10-7-02</u> |
|--|----------------------|

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

20024100976  
Dig safe #



### CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 112 Glecker Rd Chart/Block/Lot \_\_\_\_\_

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

#### City Approvals

| <u>Department</u>   | <u>Number</u> | <u>Contact</u>     | <u>Date/Who you spoke with</u> |
|---|---------------|--------------------|--------------------------------|
| Public Works Sewer  | 874-8833      | Todd Merkel        | <u>Todd Merkel</u> 10-7-02     |
| Public Works Traffic<br>(if structure is being moved to another location) | 874-8437      | Gary Dobson        | <u>Gary Dobson</u> 10-7-02     |
| Public Works Sealed Drain Permit  | 874-8822      | Carol Merritt      | <u>Carol Merritt</u> 10-7-02   |
| <b>Historical Preservation</b>  | 874-8726      | Deb Andrews        | <u>Deb Andrews</u> 10-7-02     |
| <b>Fire Dispatch</b>  | 874-8576      | Dispatcher on Duty | <u>Diaz</u> 10-7-02            |

#### Utility Approvals

|  |                |                  |                        |
|--|----------------|------------------|------------------------|
| <b>Dig Safe</b><br>(must receive 72 hours notice before digging can begin) | 1-888-344-7233 | Customer Service | <u>DOWN</u> 10-7-02    |
| Asbestos   | 1-207-287-2651 | Ed Antz          | <u>Ed Antz</u> 10-7-02 |

I have contacted all the necessary companies and departments as indicated above

Signature: *Colby Davis* Date: 10-7-02

|            |             |                          |                         |                |              |              |            |           |       |
|------------|-------------|--------------------------|-------------------------|----------------|--------------|--------------|------------|-----------|-------|
| Delete     | Schedule    | Add                      | End                     | Images         | Print Permit | Print C of O | Print Insp | Taxes Due | Close |
| Prmt       | Text93      | 20948                    | Constr Type             | New            | Num1         | 21151        |            |           |       |
| Permit Nbr | 02-1151     | Location of Construction | 112                     | Gleckler Rd    | Appl. Date   | 10/07/2002   |            |           |       |
| Status     | Pending     | Permit Type              | Alterations - Dwellings |                | Issue Date   |              |            |           |       |
| CBL        | 141 D025001 | Territory Nbr            | 2                       | Estimated Cost | \$4,000.00   | Date Closed  |            |           |       |

| Comment Date | Comment   | Add            | Delete | Save                               |
|--------------|---|----------------|--------|------------------------------------|
| 10/16/2002   | MJN spoke w/builder - went over all of the above. Pre - demo appnt scheduled prior to issuing permit.   |                |        |                                    |
|              | Name fmm  | Follow Up Date |        | Completed <input type="checkbox"/> |
| 10/16/2002   | Need to know what wall gable end is going - unable to size headers and rafters - no elevations were submitted. Also garage is over 200sf - need frost protection under slab. Left message w/ owner to call. |                |        |                                    |
|              | Name fmm  | Follow Up Date |        | Completed <input type="checkbox"/> |
| 10/23/2002   | addressed all outstanding issues - A. Rowe took measurements of location and size of structure. - ok to issue permit.   |                |        |                                    |
|              | Name fmm  | Follow Up Date |        | Completed <input type="checkbox"/> |

|           |     |            |            |       |     |         |            |
|-----------|-----|------------|------------|-------|-----|---------|------------|
| CreatedBy | gad | CreateDate | 10/09/2002 | ModBy | fmm | ModDate | 10/23/2002 |
|-----------|-----|------------|------------|-------|-----|---------|------------|

Application ID Number:

Department:  Status:  Reviewer:

Comments:  Approval Date:

Given On Date:

OK to Issue Permit Name:  Date:  Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Your present garage structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Our microfiche records and the assessor's records show that the current garage is 15' x 21'. This is the allowable size to be rebuilt. You may not increase the size. Please have the Code Enforcement Officer measure your current structure PRIOR to demolition in order to verify the size for replacement.

Create Date:  By:  Update Date:  By:



Application ID Number: 2-1151

Delete Save Close

Department: Building Status: Approved with Conditions Reviewer: Tammy Munson

Comments: 112 Gleckler Road Approval Date:

112 Gleckler Road

Given On Date: 10/16/2002

OK to Issue Permit Name: Date: Date 2:

Conditions Section:

Add New Condition from Add New Condition Delete Condition

Frost protection must be installed according to the enclosed specifications. (spoke w/Glen Davis regarding this)



Create Date: 10/09/2002 By: god Update Date: 10/23/2002 By: tmm



112 Gleckler Rd  
141-D-025





112 Gleekln Rd  
HI-D-025



112 Gleckler Rd  
141-D-025



112 Gleckler Rd.  
141-D-025



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**

|                      |   |
|----------------------|---|
| <b>Card Number</b>   | 1 of 1  |
| <b>Parcel ID</b>     | 141 D025001   |
| <b>Location</b>      | 112 GLECKLER RD   |
| <b>Land Use</b>      | SINGLE FAMILY   |
| <br>                 |   |
| <b>Owner Address</b> | GIBSON JAMES V & ALVERA R JTS<br>112 GLECKLER RD<br>PORTLAND ME 04103 |
| <br>                 |   |
| <b>Book/Page</b>     |   |
| <b>Legal</b>         | 141-D-25<br>GLECKER RD 108-110<br><br>5250 SF                         |

**Valuation Information**

|             |                 |              |
|-------------|-----------------|--------------|
| <b>Land</b> | <b>Building</b> | <b>Total</b> |
| \$30,350    | \$46,200        | \$76,550     |

**Property Information**

|                           |                        |                          |                         |                             |                              |
|---------------------------|------------------------|--------------------------|-------------------------|-----------------------------|------------------------------|
| <b>Year Built</b><br>1948 | <b>Style</b><br>Ranch  | <b>Story Height</b><br>1 | <b>Sq. Ft.</b><br>868   | <b>Total Acres</b><br>0.121 |                              |
| <b>Bedrooms</b><br>3      | <b>Full Baths</b><br>1 | <b>Half Baths</b>        | <b>Total Rooms</b><br>5 | <b>Attic</b><br>None        | <b>Basement</b><br>Pier/slab |

**Outbuildings**

|                             |                      |                           |                      |                   |                       |
|-----------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|
| <b>Type</b><br>GARAGE-WD/CB | <b>Quantity</b><br>1 | <b>Year Built</b><br>1948 | <b>Size</b><br>15X21 | <b>Grade</b><br>C | <b>Condition</b><br>F |
|-----------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|

**Sales Information**

|             |             |              |                  |
|-------------|-------------|--------------|------------------|
| <b>Date</b> | <b>Type</b> | <b>Price</b> | <b>Book/Page</b> |
|-------------|-------------|--------------|------------------|

**Picture and Sketch**

|                |               |
|----------------|---------------|
| <u>Picture</u> | <u>Sketch</u> |
|----------------|---------------|

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

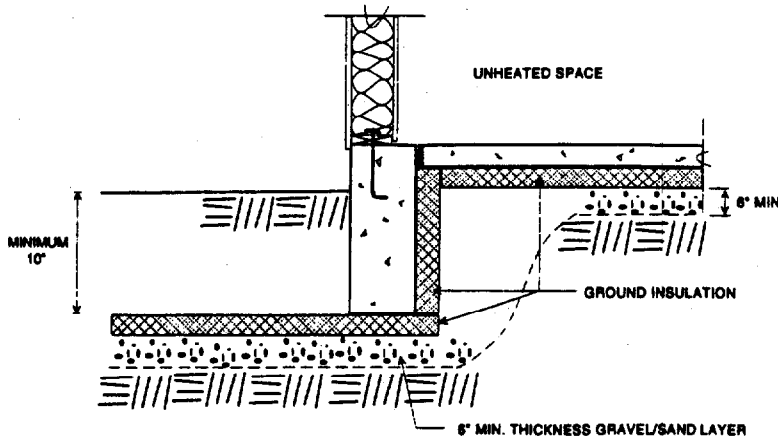
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



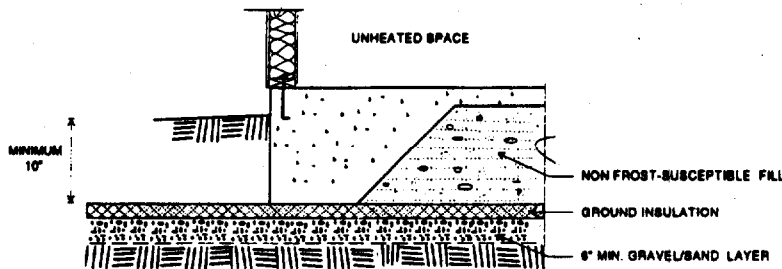


**UNHEATED BUILDINGS**

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.

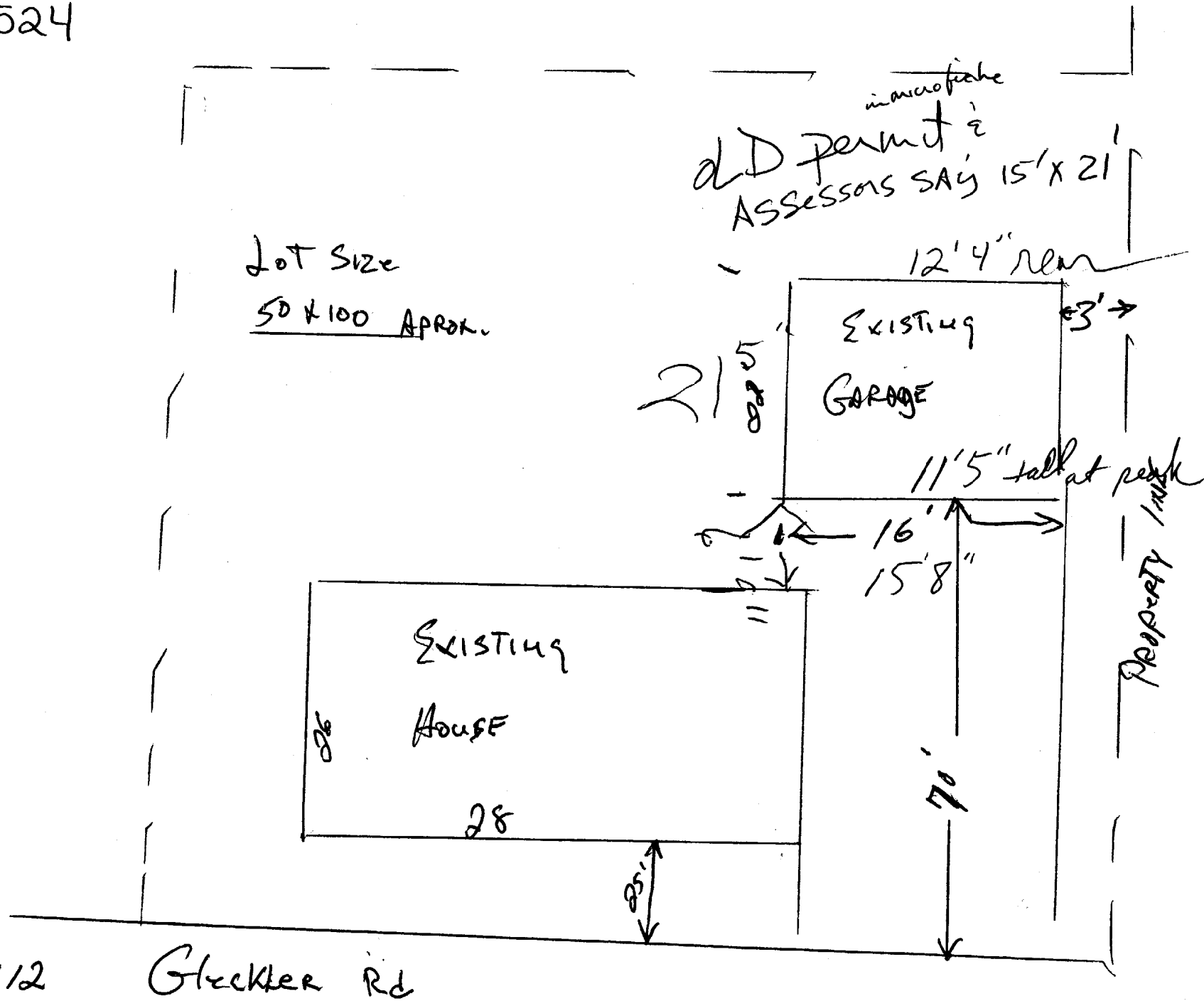


**Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.**



**Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.**

Jim Gibson  
112 Gleckler  
774-3524



Lot Size  
50 x 100 APPROX.

microfiche  
d/d permit &  
ASSESSORS SAY 15' x 21'

12' 4" rear

EXISTING  
GARAGE

21

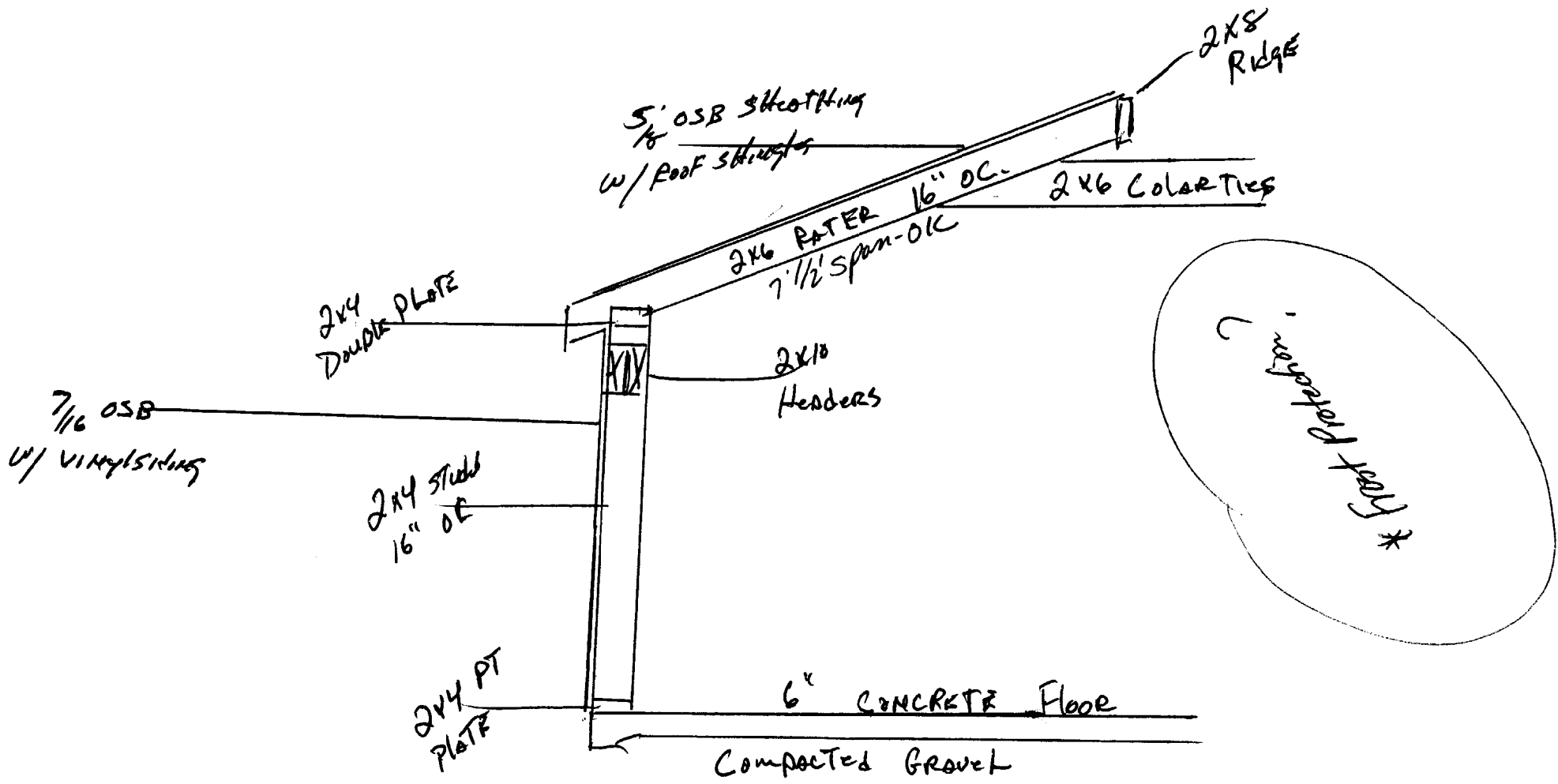
11' 5" tall at peak

16'  
15' 8"

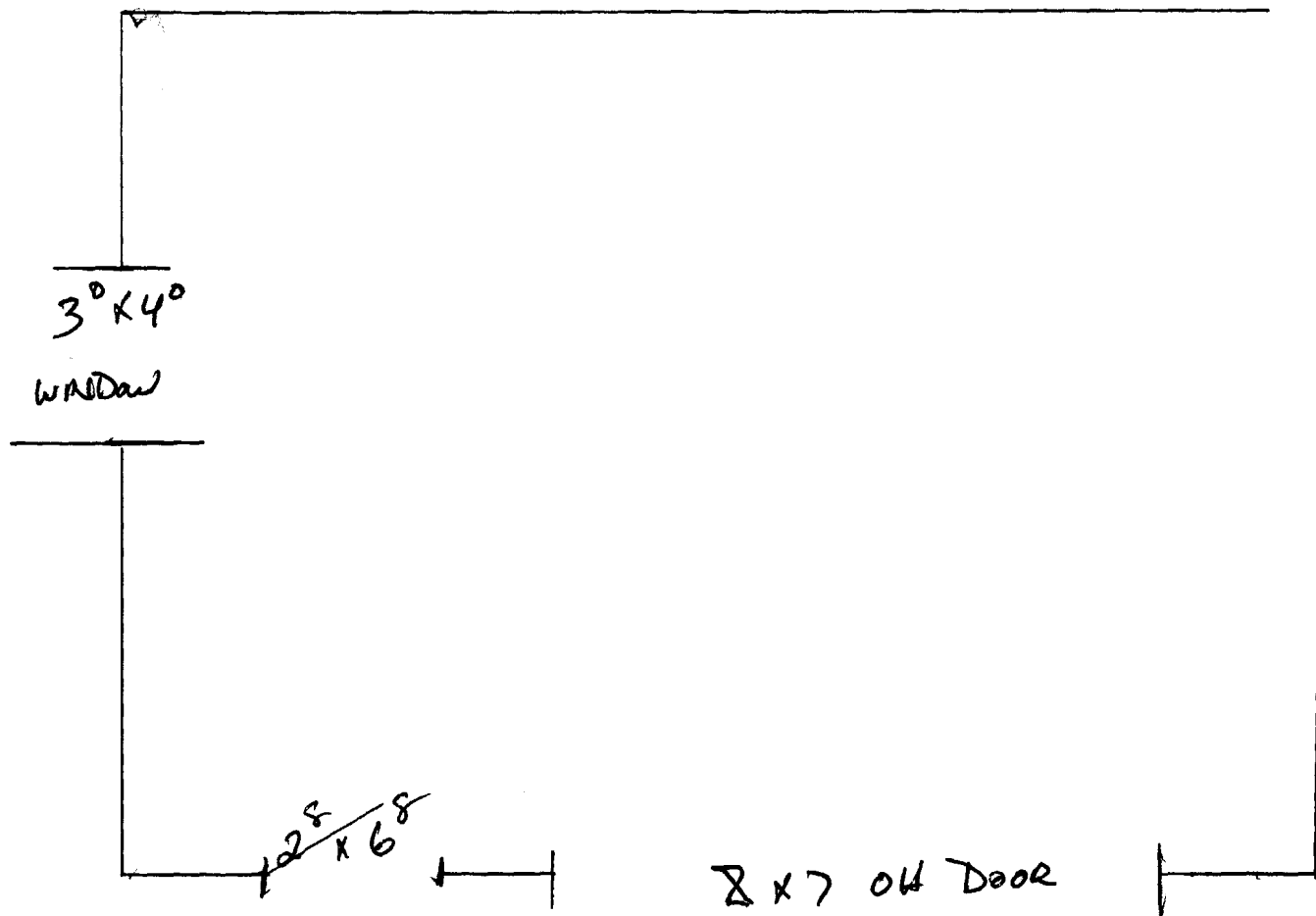
EXISTING  
HOUSE  
28  
26

PROPERTY LINE

112 Gleckler Rd



New Garage 15' x 21'  
 16 x 22





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

Oct. 7 2007

Received from Davis Woodworking, Inc.

Location of Work 112 Franklin

Cost of Construction \$ 4000.00

Permit Fee \$ 51.00

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 141 D 025

Check #: 2256 Total Collected \$ 51.00

### THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*[Handwritten signature]*