

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1148	Date Applied For: 09/22/2003	CBL: 141 F039001
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Location of Construction: 53 Gleckler Rd	Owner Name: Campbell Jean F	Owner Address: 53 Gleckler Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use:	Proposed Project Description:
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/25/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This permit approves the width of one side yard to be reduced 1 foot for every foot that the other side is correspondingly increased, not to less than 8 feet. 2) This permit is approved with the understanding that the garage must be demolished by the final inspection in order to meet the lot coverage requirement of 25% in the R-3 zone 3) 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 with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/25/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) The demolition call list for the garage must be submitted to this office and an inspection prior to demoliton is required 2) Design load specs must be submitted for the LVL beams at the 1st & 2nd floor expansion 3) Separate permits are required for any electrical or plumbing work. 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

*May need ventilation if crawlspace is provided
min. 2 for cross ventilation.*

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>53 Gleckler St.</u>		
Total Square Footage of Proposed Structure <u>160 SF</u>	Square Footage of Lot <u>5250</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>F</u> Lot# <u>39</u>	Owner: <u>Jeanie Campbell</u>	Telephone: <u>761 5980</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Buxbaum Builders</u> <u>114 Ledge Rd Yarmouth</u> <u>846-0411</u>	Cost Of Work: \$ <u>57834.00</u> Fee: \$ <u>543.00</u>
Current use: <u>Single Family Residential</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SF</u>		
Project description: <u>12' x 19 x 7 Addition 2 story Demolish Garage</u>		
Contractor's name, address & telephone: <u>Buxbaum Builders Inc.</u> <u>114 Ledge Rd</u> <u>Yarmouth Maine 04096</u> <u>846-0411</u>		
Who should we contact when the permit is ready: <u>Buxbaum Builders Inc.</u> Mailing address: <u>114 Ledge Rd</u> <u>Yarmouth Maine 04096</u> <u>846-0411</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>846-0411</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>Kurt D Bugh</u>	Date: <u>9-22-03</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

GLECKLER STREET

15'-

R3

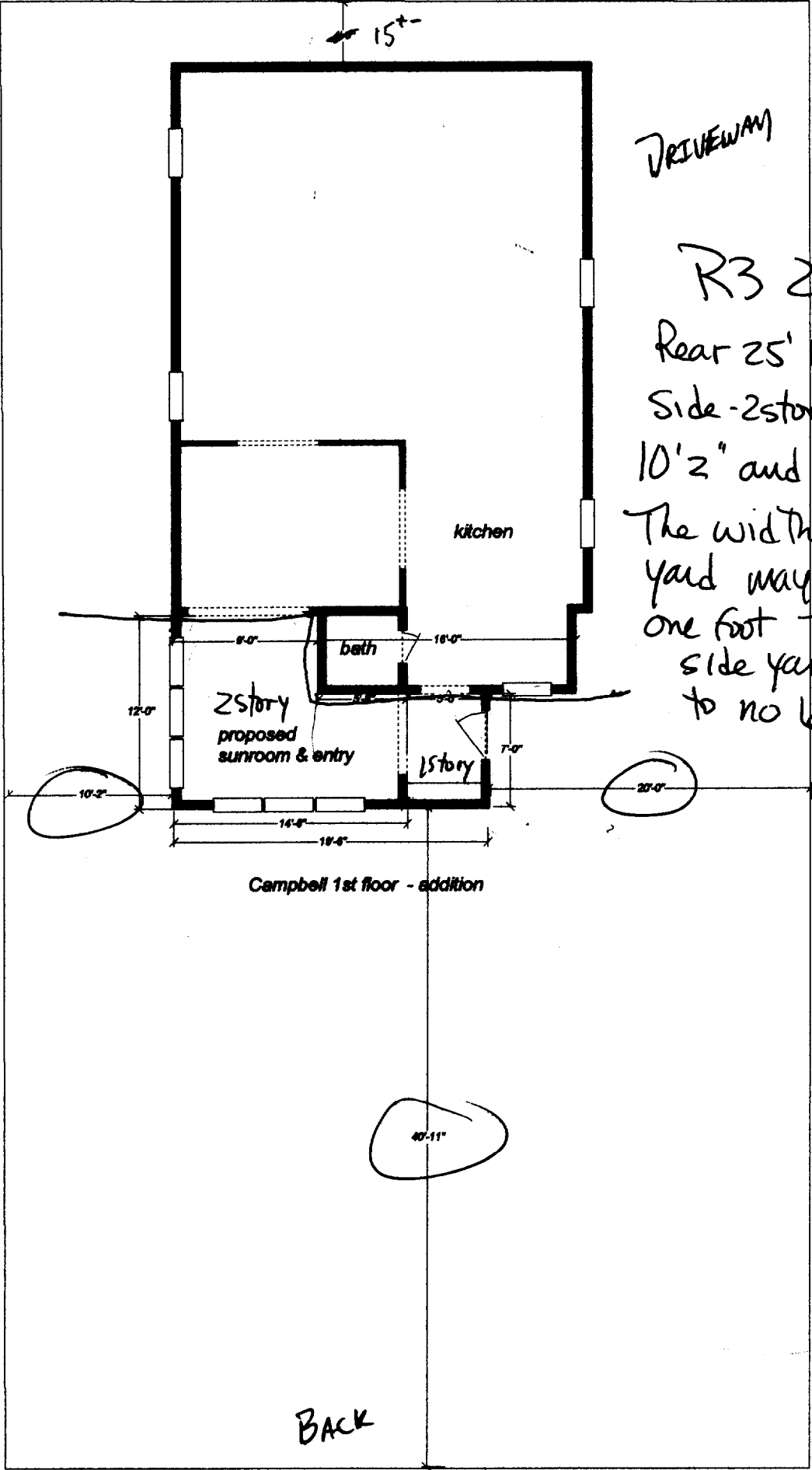
DRIVEWAY

R3 Zone

Rear 25' Req 40' shown

Side - 2story 14' Req 10' 2" and 20' shown

The width of one side yard may be reduced one foot that the other side yard is increased to no less than 8'



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 F039001
Location	53 GLECKLER RD
Land Use	SINGLE FAMILY
Owner Address	CAMPBELL JEAN F 53 GLECKLER RD PORTLAND ME 04103
Book/Page	13231/201
Legal	141-F-39 GLECKLER RD 51-53 5250 SF.

10 Am
Kirsten
#1148
R3 Zone

Valuation Information

Land	Building	Total
\$30,350	\$79,270	\$109,620

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1921	Old Style	2	1456	0.121	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1921	12X20	C	A

Sales Information

Date	Type	Price	Book/Page
08/01/1997	LAND + BLDING	\$121,000	13231-201

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.

99
63
162

1 Ft less

103.5
68.25

171.75



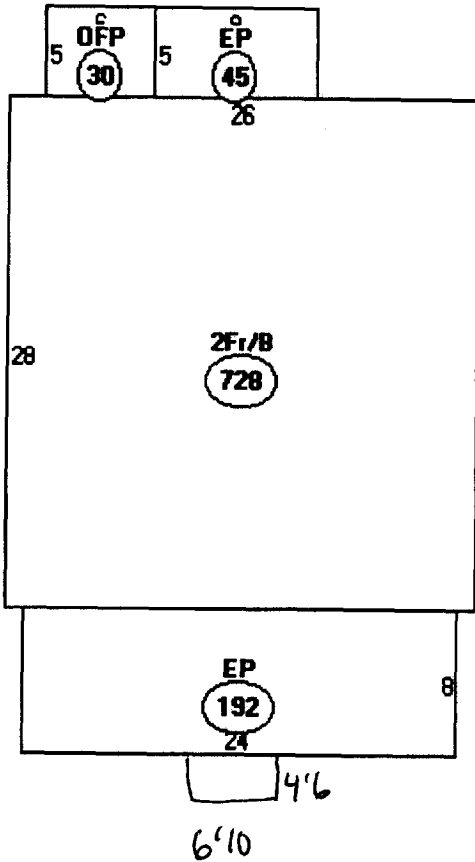
1322 = 1 Ft less
1,312.25 1 1/2' less

1.5 ft less

94.5
57.5

152.25

R3 zone



Descriptor/Area

- A: 2Fr/B
728 sqft
- B: OFP
30 sqft
- C: EP
45 sqft
- D: EP
192 sqft

995
31.5 Fr. Entrance

1026.5
240 Existing Garage
To Be demolished

1026.5
181.5 New addition
12 Rear steps

1220 SF

Lot 5,250
825%

1,312.5

92.5

left to cover



Principal or accessory structures: Twenty-five (25) feet.

2. Rear yard:

- a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet: Twenty-five (25) feet.
- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

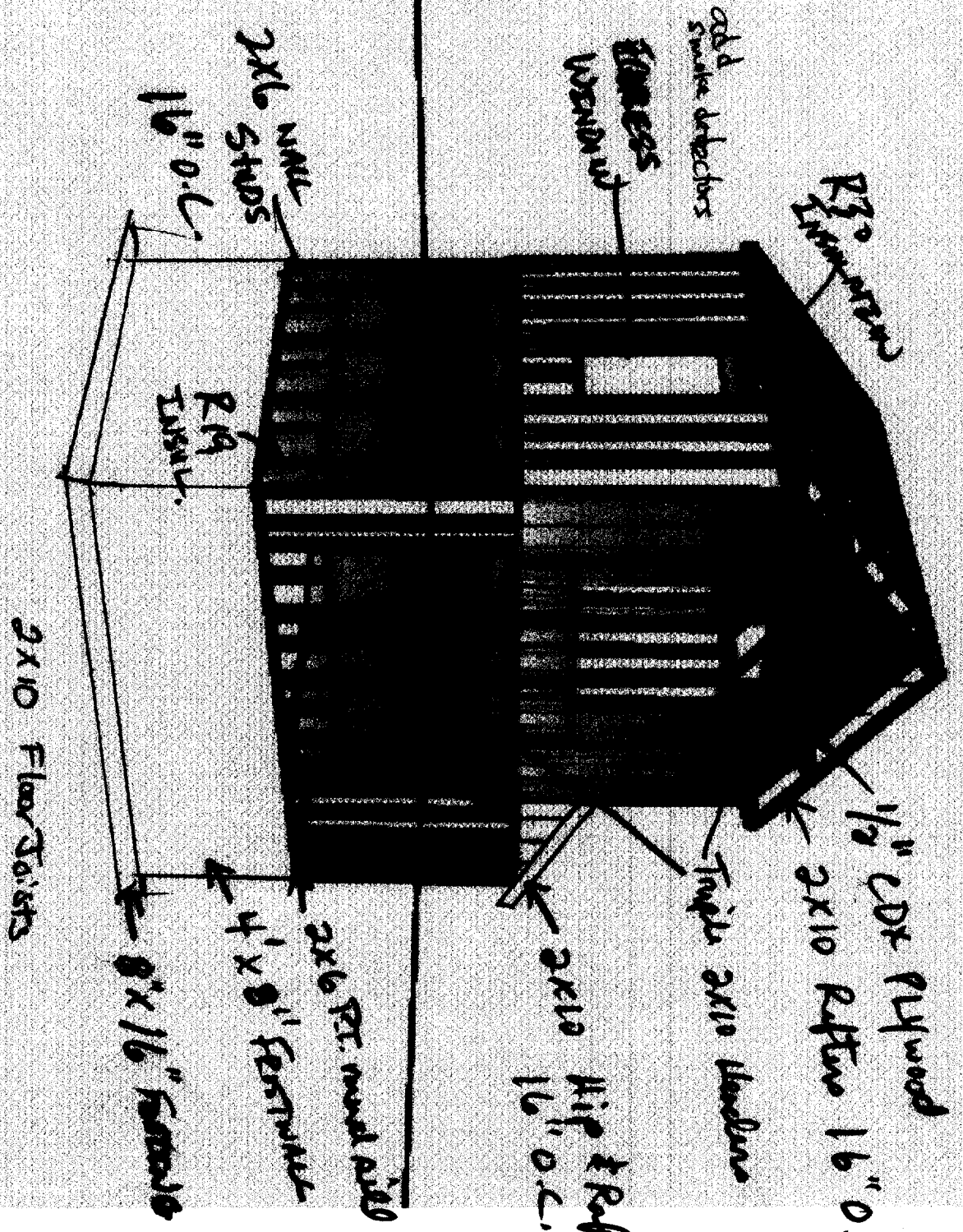
3. Side yard:

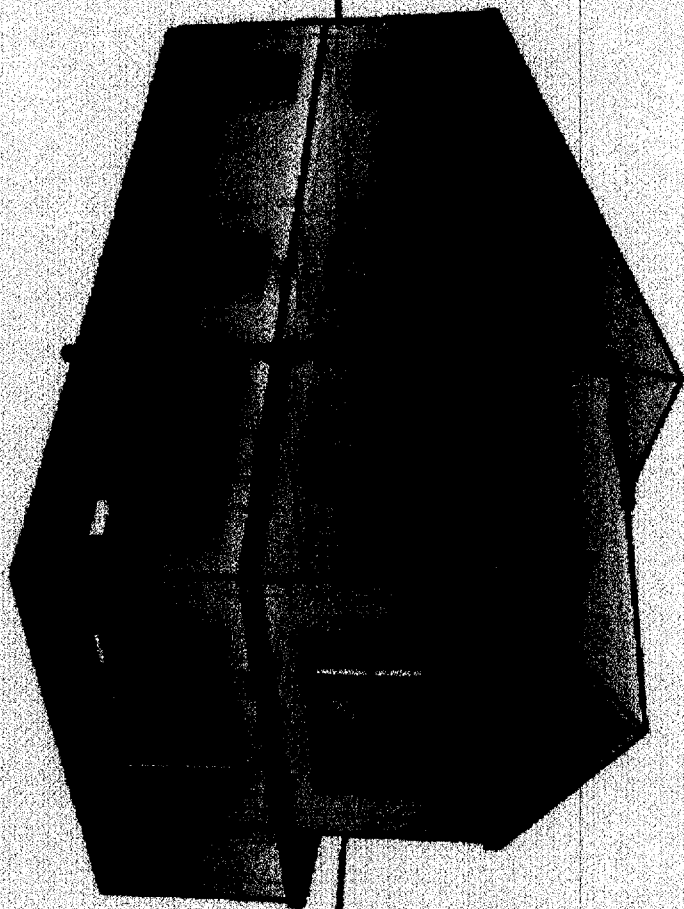
- a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

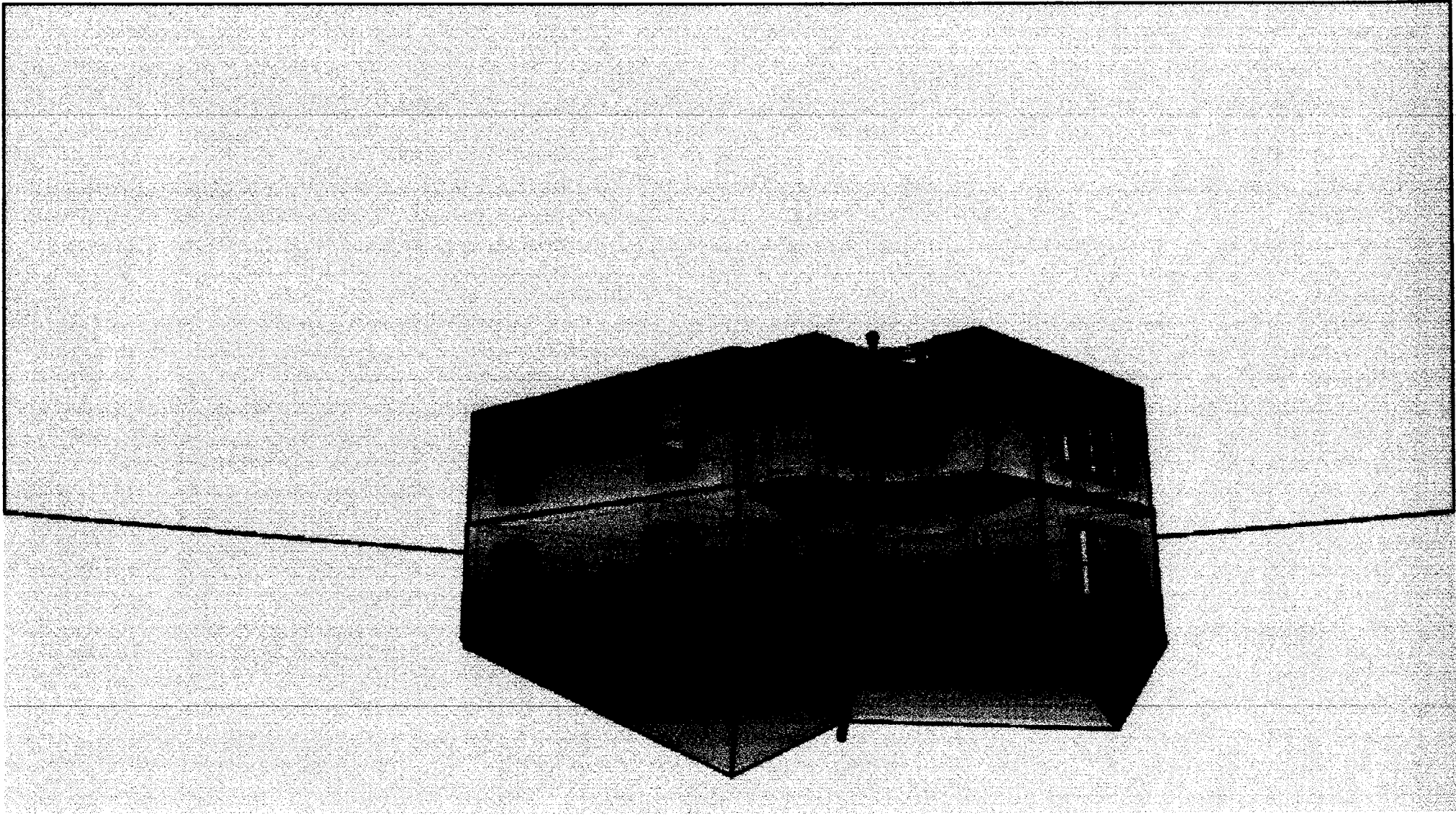
<i>Height of Structure</i>	<i>Required Side Yard</i>
1 story	8 feet
1 1/2 stories	8 feet
2 stories	14 feet
2 1/2 stories	16 feet

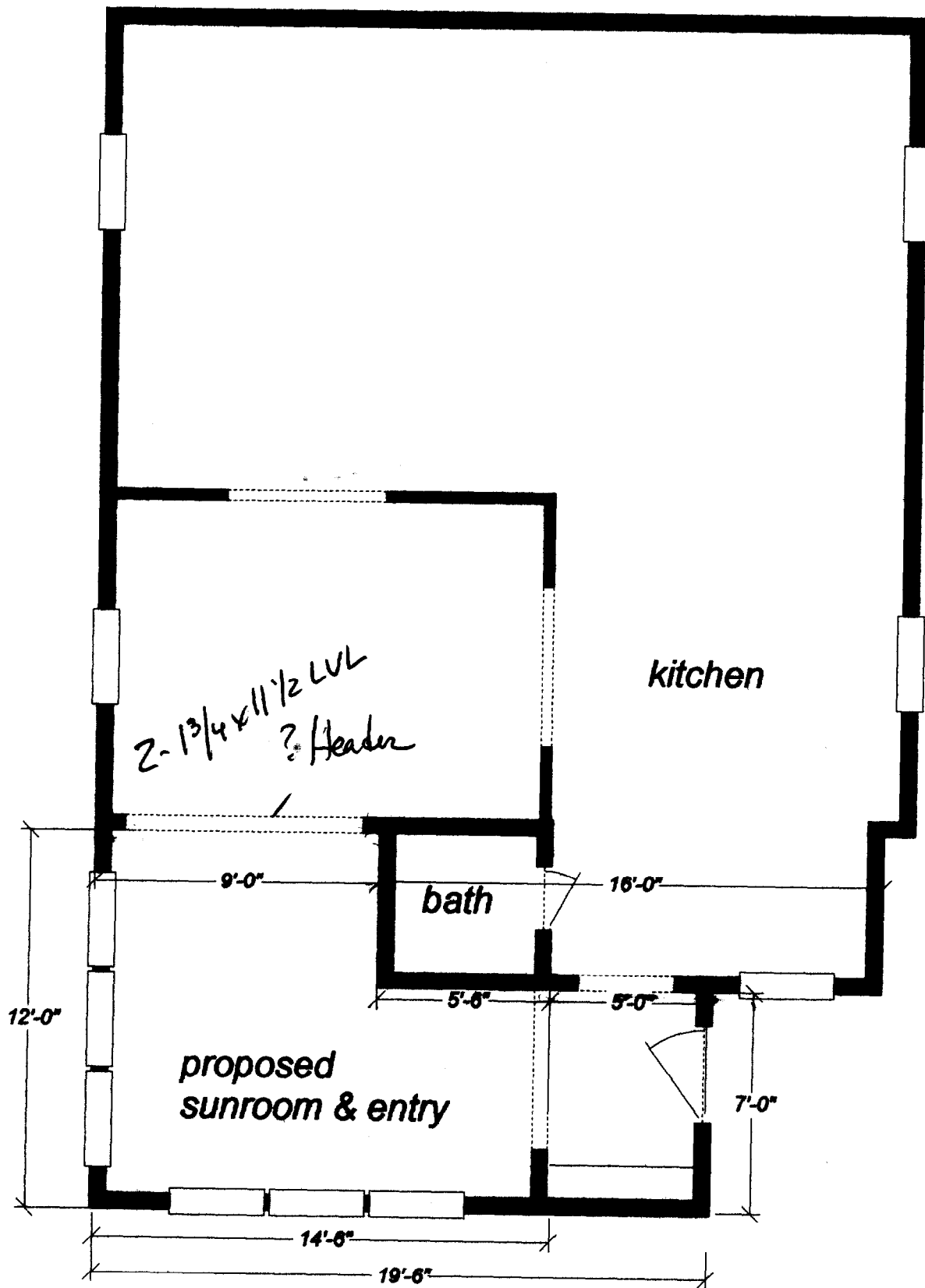
(The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.)

? Header in house
OK LVL'S

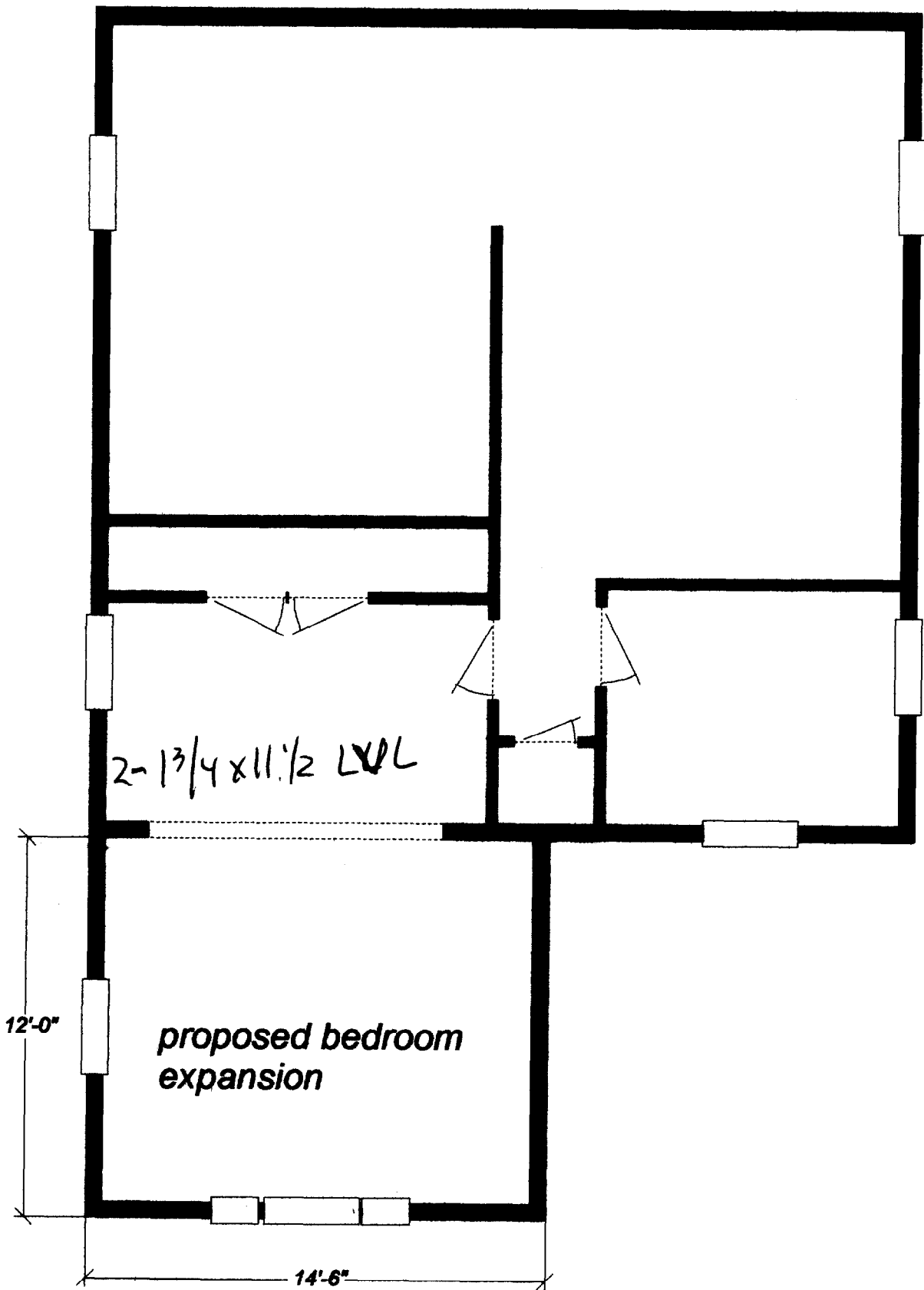








Campbell 1st floor - addition



Campbell 2nd floor - addition

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 initialzing 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

ventilate
crawl space

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

Kurt D. Bugh
Signature of applicant/designee

9/25/03
Date

James Burke
Signature of Inspections Official

9/25/03
Date

CBL: 141-F-39

Building Permit #:

03-1148

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031148
SEP 25 2003

This is to certify that Campbell Jean F/Buxbaum holders

has permission to Build a 12'x19x7 two story addition and to the existing garage

CITY OF PORTLAND

AT 53 Gleckler Rd

141 F039001

provided that the person or persons who accept 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 when permission proceeds before this building or part thereof is started or service is used-in-act
YOUR 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

Joanie Bank 9/25/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD