

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOHN P SARGENT VN VET

Located At 103 READ ST

Job ID: 2012-08-4810-UI

CBL: 141-J-014-001

has permission to Build 24'x40' garage on existing slab, 1 story
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

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.**

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: 2012-08-4810-UI

Located At: 103 READ ST

CBL: 141- J-014-001

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.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The maximum height for a detached structure is 18'. The building may not be higher than 18' at the midpoint of the roof.

Fire

Installation shall comply with City Code Chapter 10.
All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4810-UI	Date Applied: 8/27/2012	CBL: 141- J-014-001	
Location of Construction: 103 READ ST	Owner Name: JOHN P SARGENT VN VET	Owner Address: 103 READ ST PORTLAND, ME 04103	Phone: 207-518-9216
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Three family	Proposed Use: Same - three family - build 40' x 24' garage on existing slab w/ storage above relocate 10' x 16' shed	Cost of Work: 11000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2/U Type: SB MUBEL '01
Proposed Project Description: build 40' x 24' garage with storage above		Signature: <i>Capt. P. P. P.</i>	Signature: <i>AMB</i> 10/1/12
Proposed Project Description: build 40' x 24' garage with storage above		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Admin. Author.</i></p> <p>2012 -</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> 9/5/12 <i>ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	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 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

2.3

Entered 8/27/12

183



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.

2012-08-4810-VI

Location/Address of Construction: <u>103 Read St</u>		
Total Square Footage of Proposed Structure/Area <u>1008 SF</u>	Square Footage of Lot <u>18000 SF</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>J 014001</u> Lot#	Applicant: (must be owner, lessee or buyer) Name <u>JOHN P SARGENT</u> Address <u>103 READ ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>518 9216</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$10802.00</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: <u>\$130</u> Total Fee: \$ 10802.00
Current legal use (i.e. single family) <u>Three FAM</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>3 FAMILY APTS.</u> Proposed Specific use: <u>REBUILD GARAGE. (BURNED 2008)</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>ADD add on second floor storage 40'x24'</u> <u>see permit # 091029 (5/15/09) removal for Garage</u>		
Contractor's name: <u>JOHN P SARGENT ST</u> Email: Address: <u>103 READ ST</u> City, State & Zip: <u>PORTLAND ME 04103</u> Telephone: <u>518 9216</u> Who should we contact when the permit is ready: <u>CONTRACTOR,</u> Telephone: <u>518 9216</u> Mailing address: <u>103 ROAD ST PORTLAND ME 04103</u>		

Please submit all of the information outlined on the applicable checklist. **RECEIVED**
do so will result in the automatic denial of your permit.

AUG 27 2012

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, 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: 27 Aug 2012

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



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Receipts Details:

Tender Information: Check , Check Number: 683

Tender Amount: 130.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/27/2012

Receipt Number: 47563

Receipt Details:

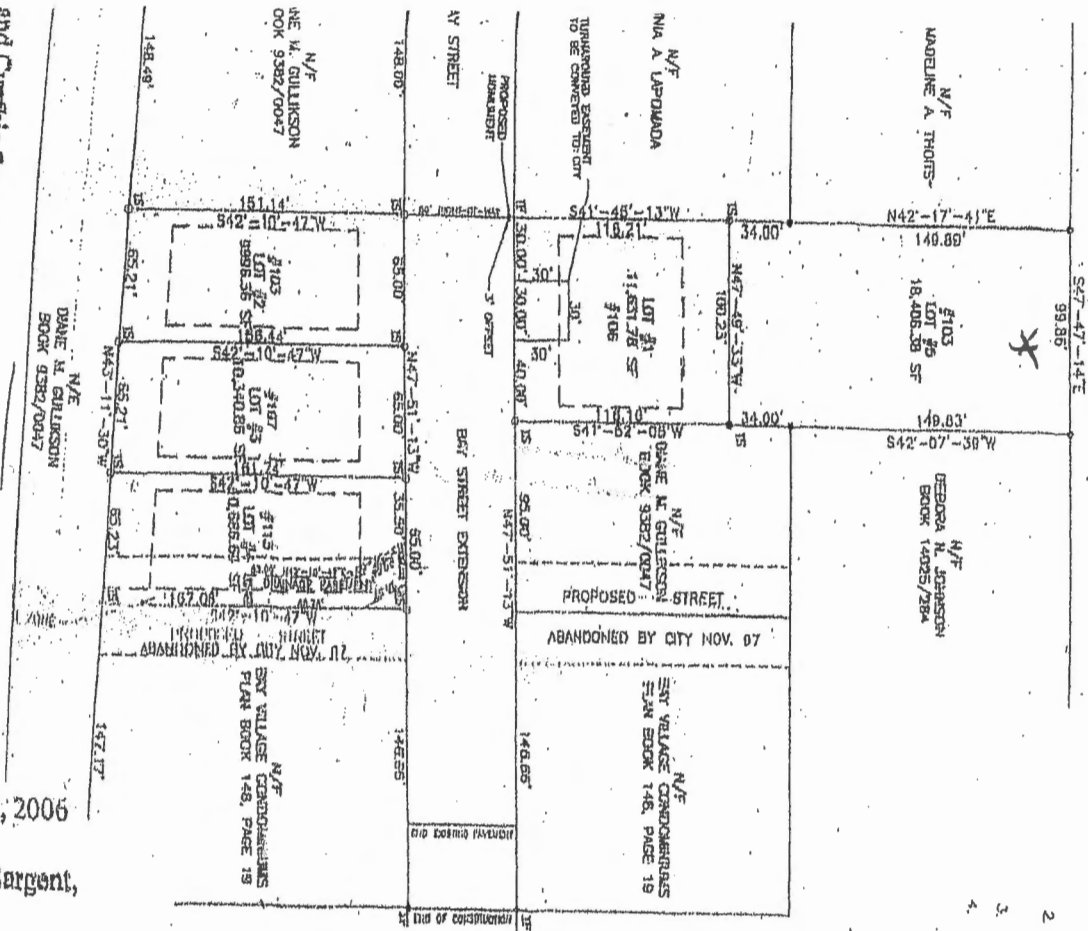
Referance ID:	7803	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	130.00	Charge Amount:	130.00
Job ID: Job ID: 2012-08-4810-UI - UI#090329 Renew; add 2nd floor storage on Garage			
Additional Comments: 103 Read			

Thank You for your Payment!

RECEIVED

SEP - 4 2012

Dept. of Building Inspections
City of Portland Maine



January 17, 2006

Dear Mr. Sargent,

This letter serves to announce the creation of a new unaccepted (as of yet) public street in Portland, Sea Turn Lane. Sea Turn Lane extends southeasterly from Glengarden Street approx. 450 feet and is a dead-end street. It is numbered 2-40 on the left and 1-39 on the right when moving southeasterly towards its end. It is entirely within Maine House of Representatives District 114, Maine Senate District 9, and City of Portland Precinct 4-2. It is in the 04103 zip code and the "Ocean Avenue" neighborhood.

Please contact me at 874-8849 if you have any questions.

Sincerely,
CITY OF PORTLAND

Jessica Hanscom

Jessica Hanscom
Associate Engineer/Engineering Archivist

Proposed Bay Street Subdivision
Application ID #2005-0054, CBL #s 141 J003, 14 and 15SID027-28

Mr. and Mrs. Sargent:

September 27, 2005, the Portland Planning Board voted 4-0 (Anton and Beal Absent, Brian Abstaining) to approve the above referenced subdivision application. The approval was subject to the following conditions, subject to the following conditions:

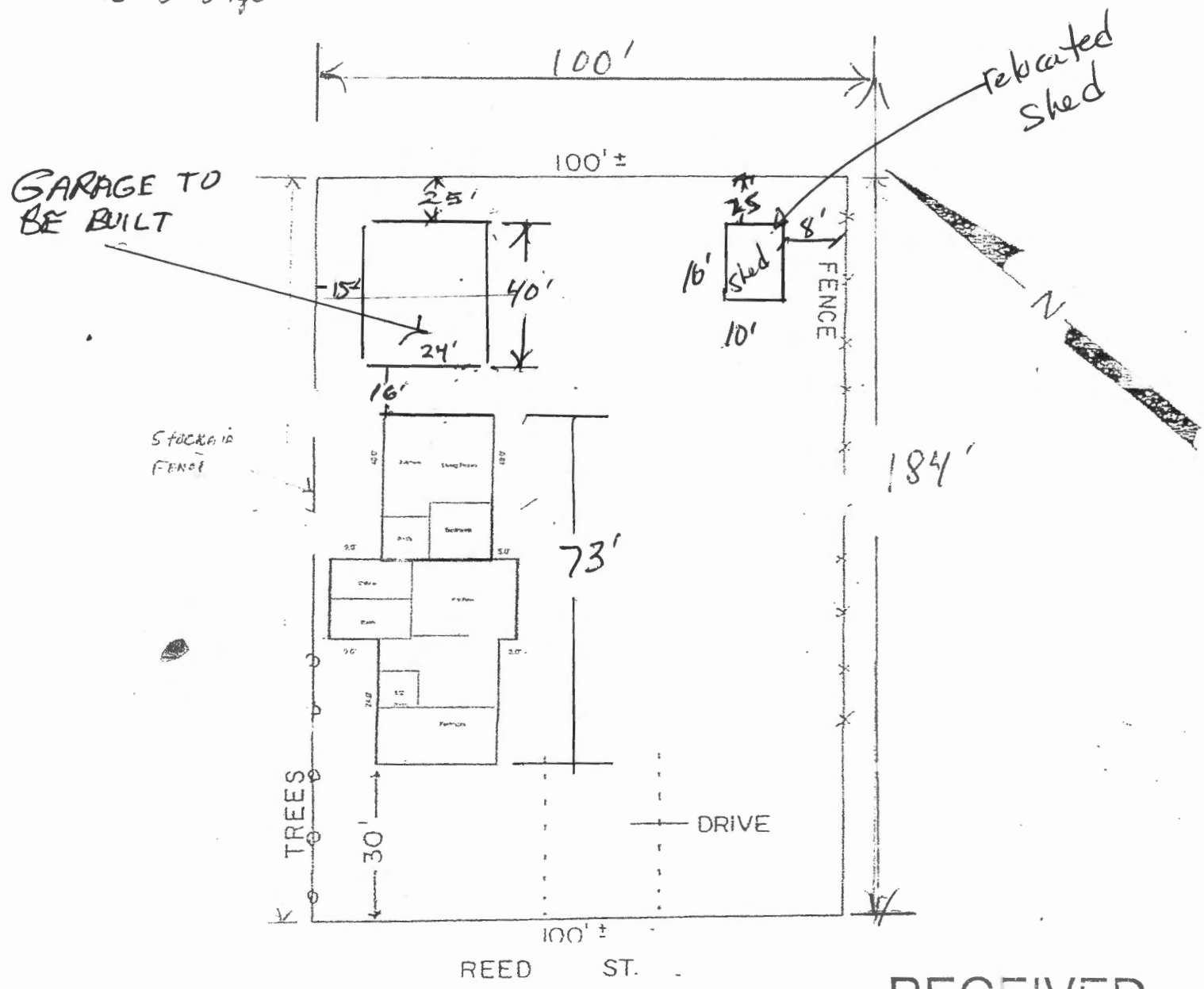
R-3

Used for zoning

Lot size - 18400 \pm
 Front setback - N/A
 Side - 14' min - 15' 6" min (OK)
 Rear - 25' min - 25' 6" min (OK)
 Lot coverage - 35% = 6440 \pm

max height 15' - detached structure.
 18' shown on cross section (OK)

PLOT PLAN



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Dept. of Building Inspections
 City of Portland Maine

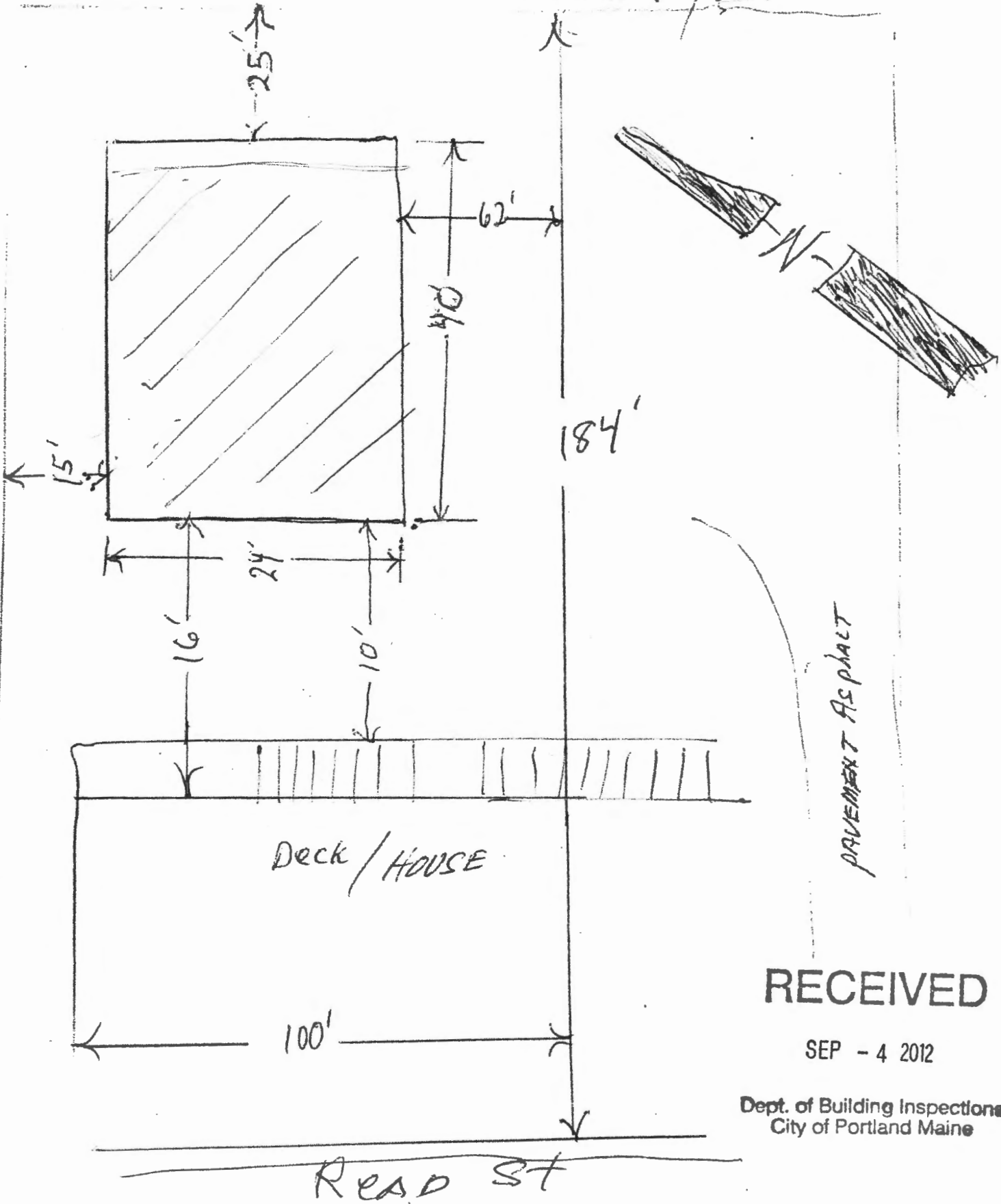
OWNER OF RECORD: John & Cynthia Sargent

LOCUS: Portland, Maine

SCALE: 1" = 30'


 John Sargent
 103 Read St. # 1
 Portland, ME 04103-3405

OWNER'S Lot



RECEIVED

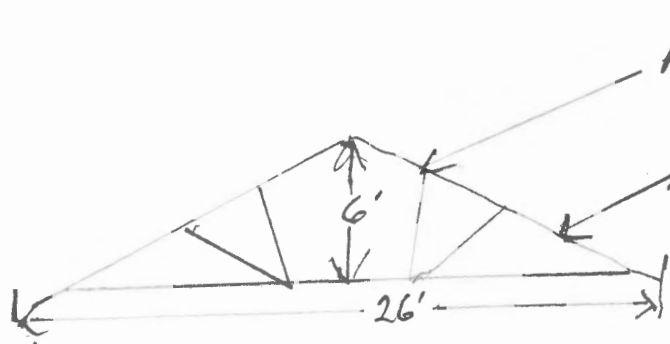
SEP - 4 2012

Dept. of Building Inspections
City of Portland Maine



Mr. John Sargent
103 Read St.
Portland, ME 04103-3495

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10
pon

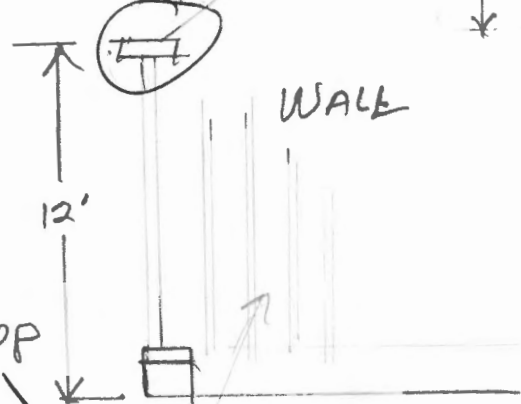


Asphalt Shals
1/2 plywood w/clips

2' 0\"/>

max Ht. - 10' from slab

6'



WALL

12'

LATERAL BRACING. WALL HOUSE SIDE

5/8" Sheet ROCK TO TOP
(Roof sheathing)

EXISTING SLAB

This wall ALSO braced w/ply panels

DOOR
36" x 80"

15'

24'

40'

8" CONCRETE BLOCK
ANCHOR BOLT THRU BLOCK TO SLAB,
(12" IN + 6' OC)

WALL 2x6 x 10' 24' O.C.
T'LL SIDING 4' x 10'

GARAGE DOORS
16'

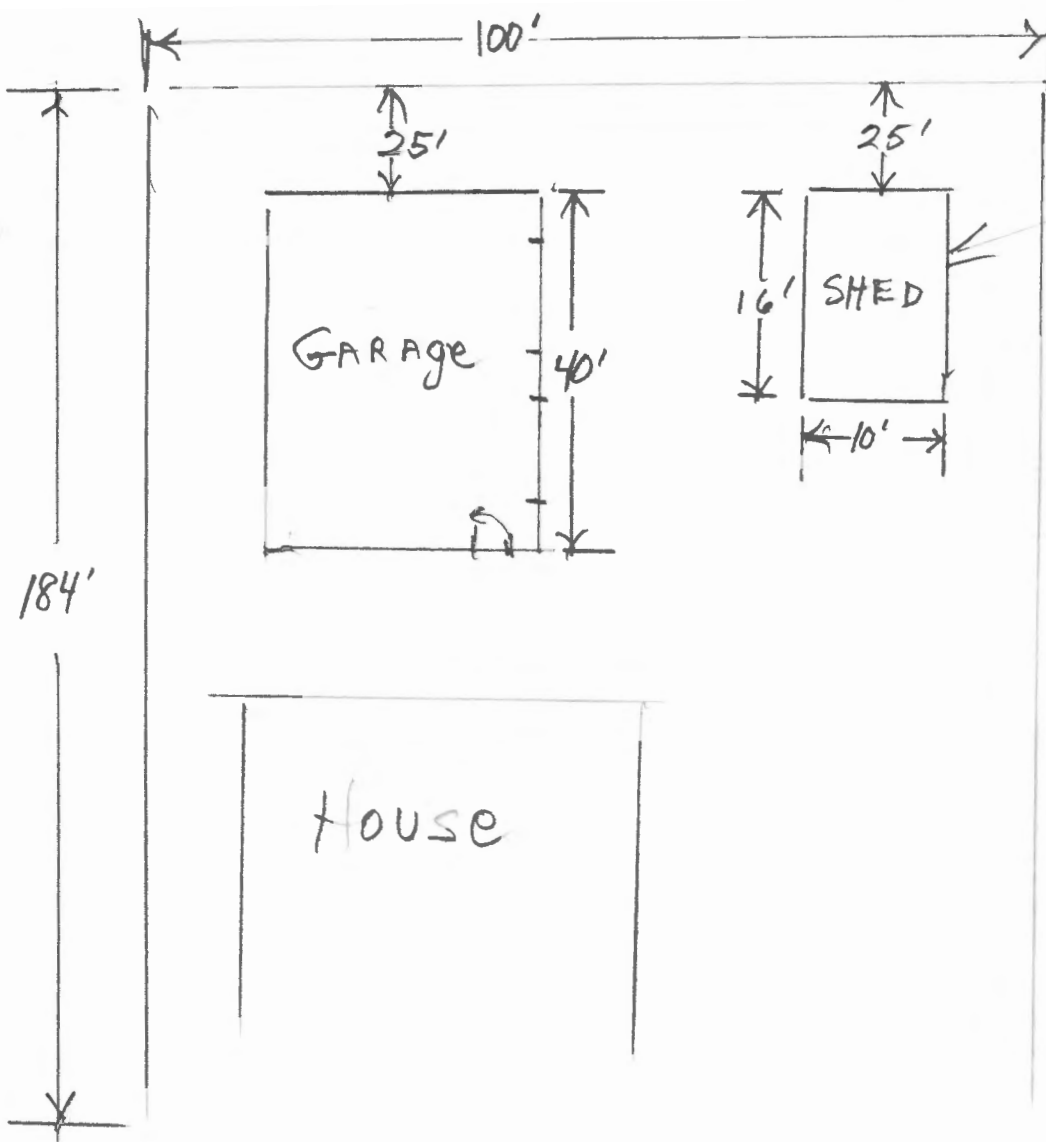
RECEIVED

OCT 01 2012

Dept. of Building Inspections
City of Portland Maine

5189216

John Sargent
103 Read St. # 1
Portland, ME 04103-3495



New SHED Loc.

RECEIVED

OCT 01 2012

Dept. of Building Inspections
City of Portland Maine

518 9216
John Sargent
103 Read St. # 1
Portland, ME 04103-3495

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

Location of Construction: 103 Road Street		Owner: John and Cynthia Sargent		Phone: 773-0660	Permit No: 961219
Owner Address: SAA Portland 04103		Leasee/Buyer's Name:		Phone:	BusinessName:
Contractor Name:		Address:		Phone:	
Past Use: Multi family		Proposed Use: Same w/garage addition		COST OF WORK: \$ 840.00	PERMIT FEE: \$25.00
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: S1 Type: 1	
Proposed Project Description: Garage addition as per plans		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zoning Approval: <i>[Signature]</i> 12/19/96	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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"/>	
Permit Taken By: Vicki Dover		Date Applied For: 12/4/96			

PERMIT ISSUED
Permit Issued:
DEC 12 1996
CITY OF PORTLAND

1. This permit application doesn't 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 information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

MAIL TO OWNER

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 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 provisions of the code(s) applicable to such permit

[Signature]
SIGNATURE OF APPLICANT **John Sargent** ADDRESS: 103 Road Street, Portland 04103 773-0660 DATE: 12/4/96 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

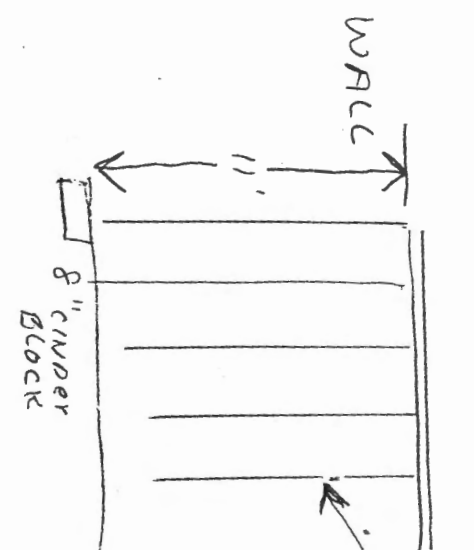
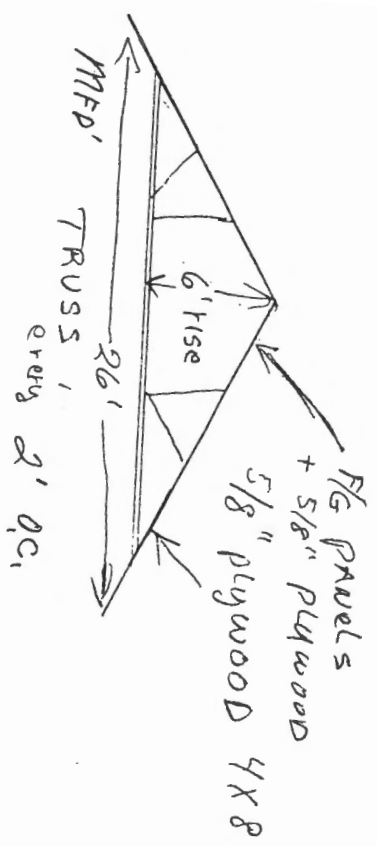
Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *12/19/96*

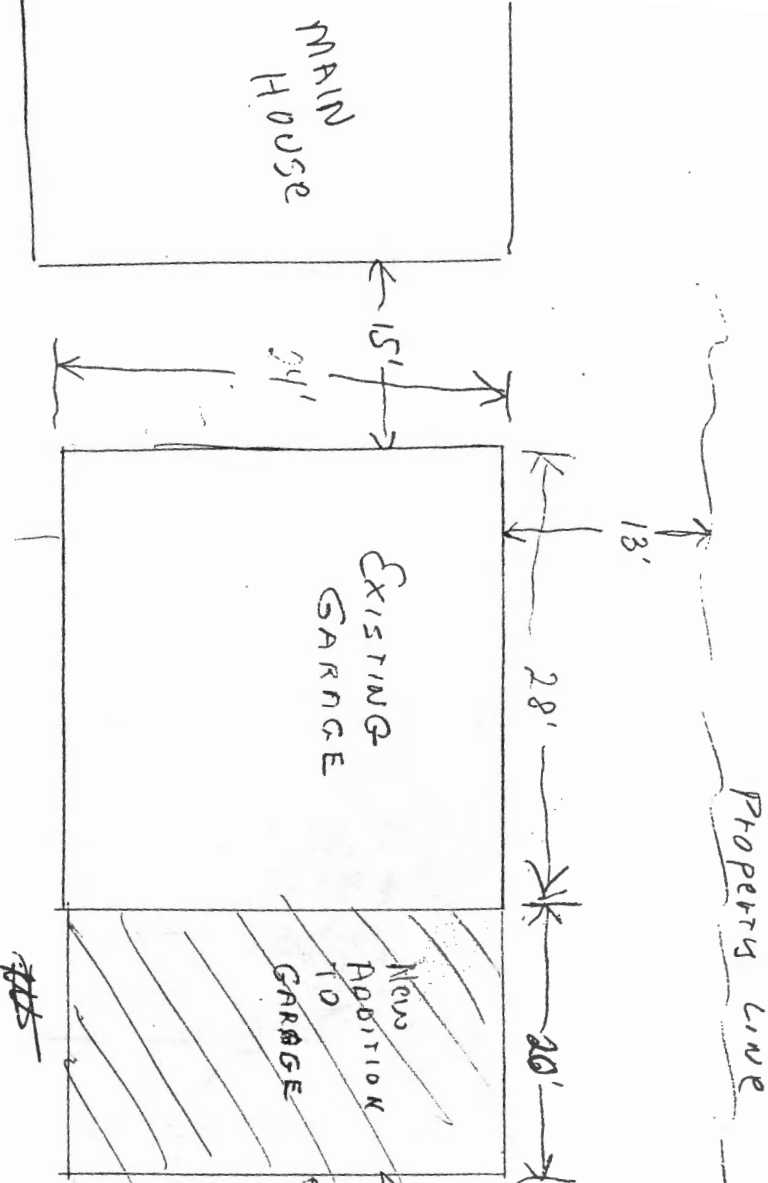
[Signature]

CEO DISTRICT #6
M. Leary



From Permit # 08-1219

2x5x11' @ 24" o.c.
Till siding on outside



Will enclose BOATS that are IN YARD.

15' penetration
Mr Sargent
Also own S
The fence piece
150' in depth
EST COST MATS \$240.00

John SARGENT #1
102 ROAD ST



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: GARAGE RESTORATION

PROJECT ADDRESS: 103 READ ST CHART/BLOCK/LOT: 141-500

APPLICATION FEE: _____ (\$50.00) 141-5-14

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
Exect GARAGE #2012-589

CONTACT INFORMATION:

OWNER/APPLICANT

CONSULTANT/AGENT

Name: JOHN CARCENT
Address: 103 READ ST PORT
04103
Work #: 518 9216
Cell #: 450 9568
Fax #: 1
Home #: 518 9216
E-mail: _____

Name: _____
Address: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

Criteria for an Administrative Authorization: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Y(yes), N(no), N/A

- a) Is the proposal within existing structures? _____
- b) Are there any new buildings, additions, or demolitions? _____
- c) Is the footprint increase less than 500 sq. ft.? _____
- d) Are there any new curb cuts, driveways or parking areas? _____
- e) Are the curbs and sidewalks in sound condition? _____
- f) Do the curbs and sidewalks comply with ADA? _____
- g) Is there any additional parking? _____
- h) Is there an increase in traffic? _____
- i) Are there any known stormwater problems? _____
- j) Does sufficient property screening exist? _____
- k) Are there adequate utilities? _____
- l) Are there any zoning violations? _____
- m) Is an emergency generator located to minimize noise? _____
- n) Are there any noise, vibration, glare, fumes or other impacts? _____

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my

Signature of Applicant: [Signature]

Date: 5 Spt 12

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

Administrative Authorization Decision

Name:
Address:
Project Description:

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

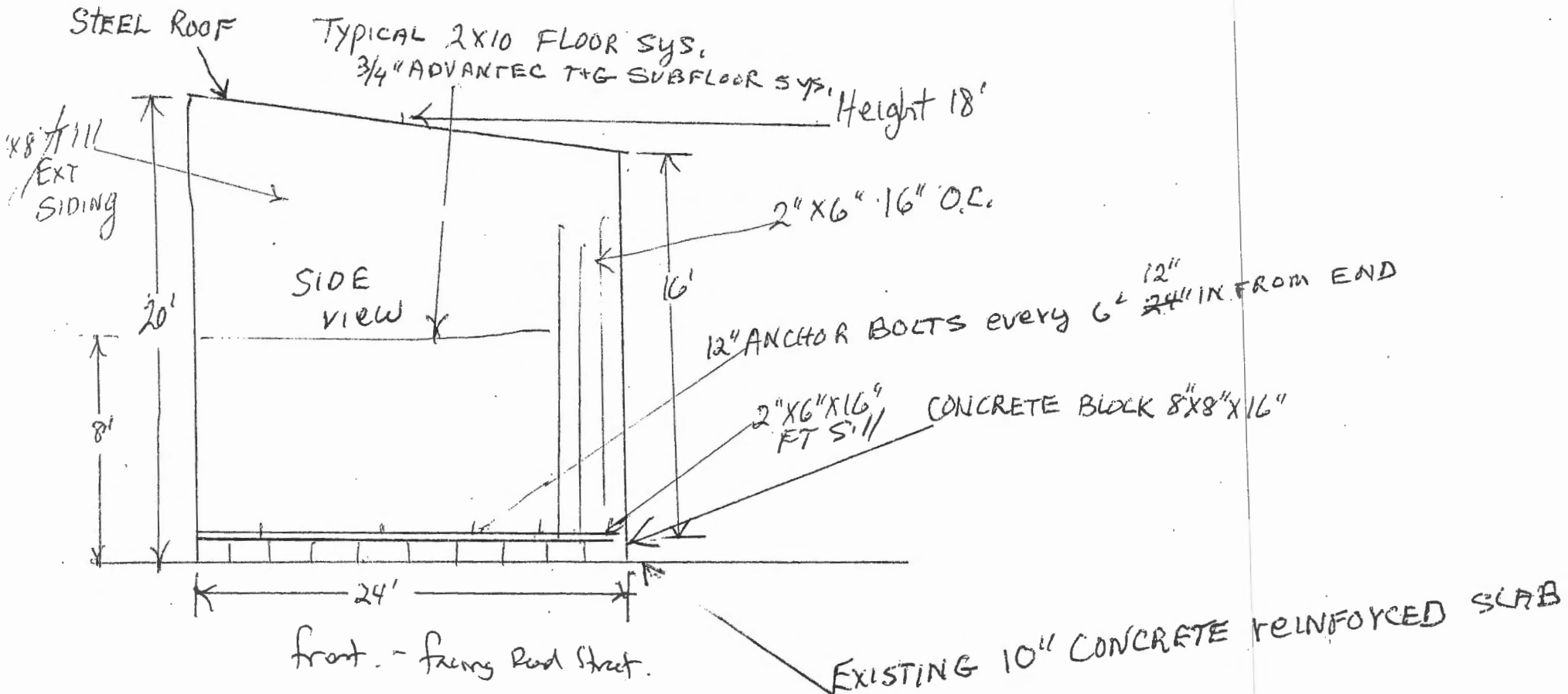
Planning Division
Use Only

a) Is the proposal within existing structures?		No
b) Are there any new buildings, additions, or demolitions?		Yes
c) Is the footprint increase less than 500 sq. ft.?		Yes
d) Are there any new curb cuts, driveways or parking areas?		No
e) Are the curbs and sidewalks in sound condition?		n/a
f) Do the curbs and sidewalks comply with ADA?		n/a
g) Is there any additional parking?		No
h) Is there an increase in traffic?		No
i) Are there any known stormwater problems?		No
j) Does sufficient property screening exist?		n/a
k) Are there adequate utilities?		Yes
l) Are there any zoning violations?		
m) Is an emergency generator located to minimize noise?		Does not apply
n) Are there any noise, vibration, glare, fumes or other impacts?		Does not apply

The Administrative Authorization for an addition of a garage was approved by Shukria Wiar, Planner on September 14, 2012 with the following condition(s) of approval listed below:

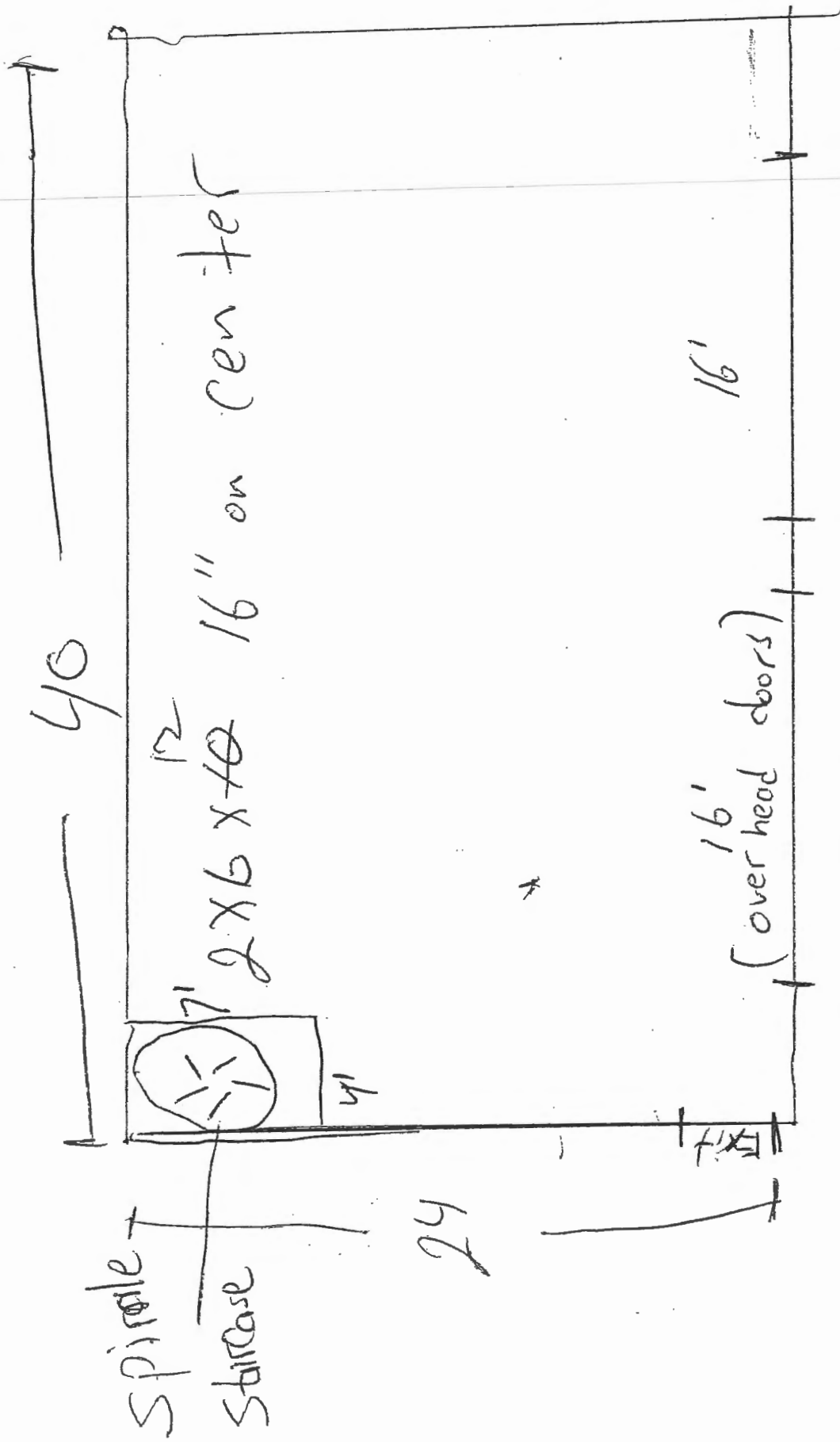
1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Barbara Barhydt
Development Review Services Manager
Date of Approval: September 14, 2012



Sept 6,

① 1st Floor



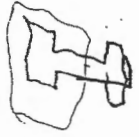
2nd Floor

16" ~~12~~ x 12 Floor Joist

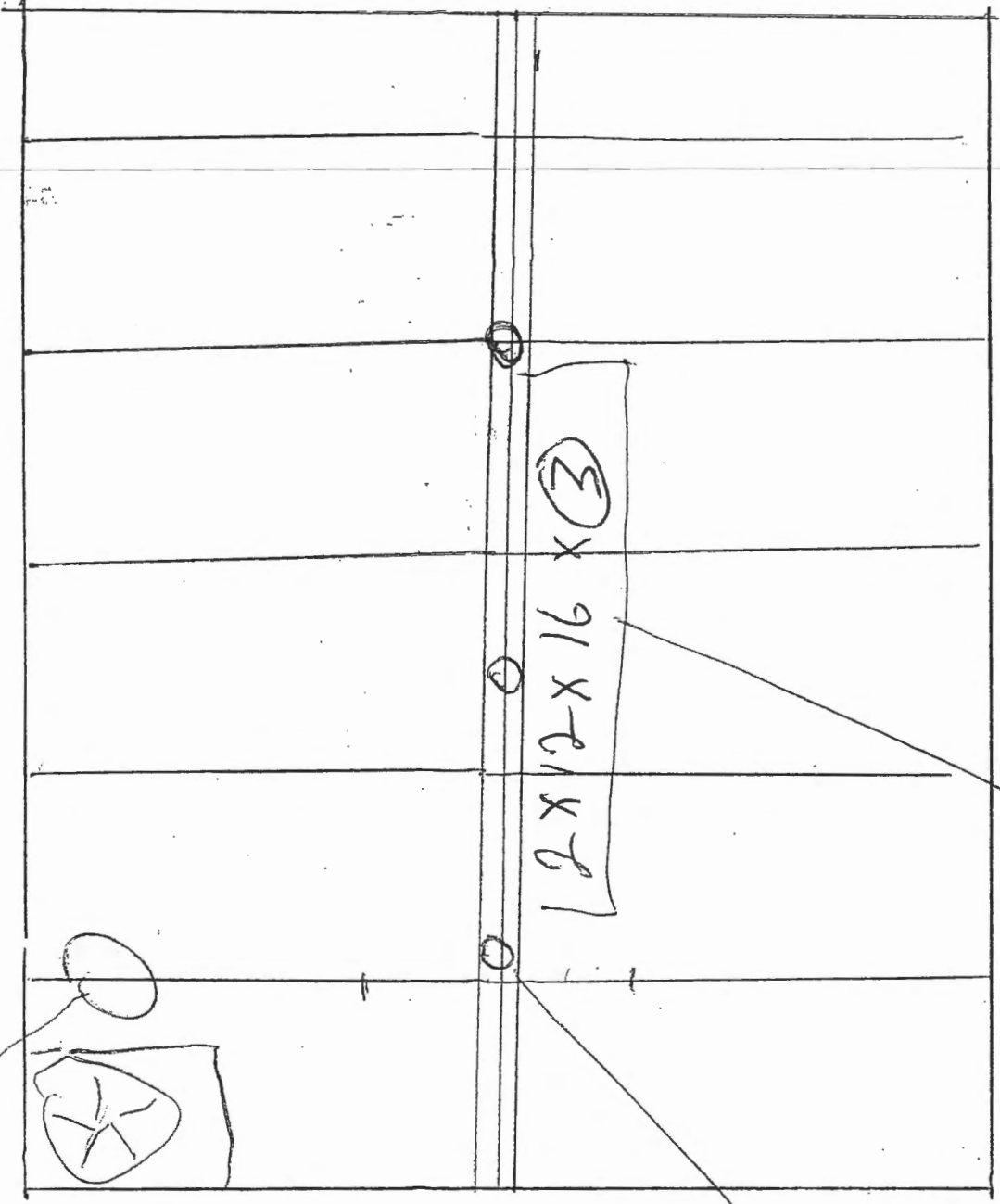
on center

40

note 1" center



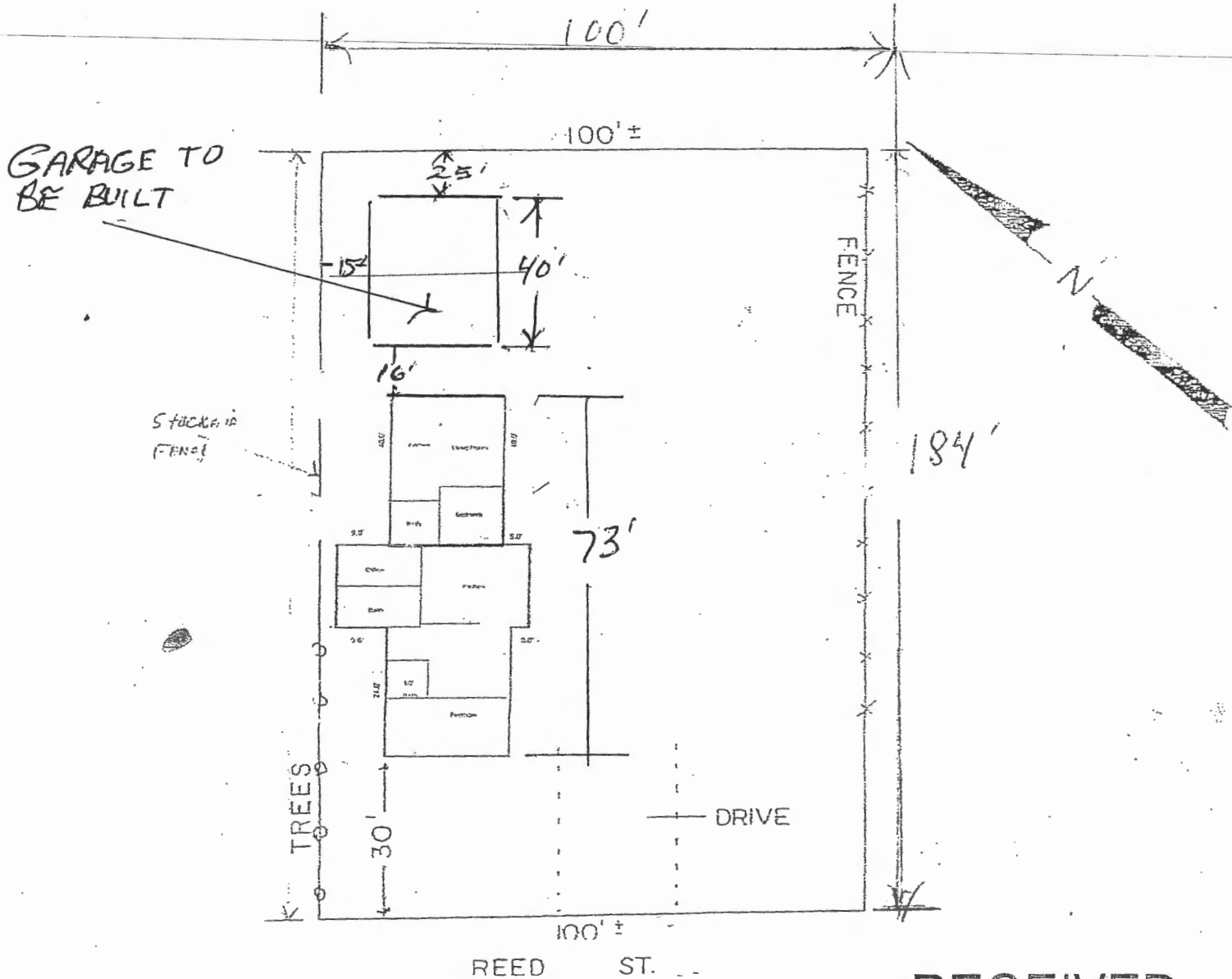
24



3 Post

Carrying Beam

PLOT PLAN



RECEIVED

SEP - 4 2012

Dept. of Building Inspections
City of Portland Maine

OWNER OF RECORD: John & Cynthia Sargent

LOCUS: Portland, Maine

SCALE: 1" = 30'

John Sargent
103 Read St. # 1
Portland, ME 04101

READ STREET

Herbert Gray Survey
3/1/05
1"=40'

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SEP - 4 2012

Dept. of Building Inspections
City of Portland Maine

LOT #5
18,406.38 SF

LOT #1
11,631.78 SF

N/F
VIRGINIA A. LAPOMADA

N/F
DIANE M. GULLIKSON
BOOK 9382/0047

N/F
BAY VILLAGE CONDOMINIUMS
PLAN BOOK 148, PAGE 19

GLEN GARDEN STREET

T EXTENSION

