

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that THOMAS M VACCA

Located At 94 WALTON ST

Job ID: 2012-08-4629-ALTR

CBL: 142-H-004-001

has permission to Replace crumbling foundation walls

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

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.**

Required Inspections:

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4629-ALTR

Located At: 94 WALTON ST

CBL: 142- H-004-001

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. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Spoke to the owner, Thomas Vacca. There is no permit on record for the rear enclosed porch (10' x 14') or the 180 sf deck that surrounds it. I told Mr. Vacca that he had thirty days to permit the porch and deck.



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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

August 9, 2012

Thomas Vacca
94 Walton Street
Portland, ME 04103

Re: 94 Walton Street – 142 H004 – R-5 zone – Permit #2012-07-4629 unpermitted porch & deck

Dear Mr. Vacca,

This letter is a follow up to the telephone conversation that we had earlier today. You applied for a permit to replace the foundation of your house and add a 10' x 14' foundation under the enclosed porch at the rear of your house. In doing my research, I discovered that we do not have a permit for either the enclosed porch or the deck that extends out from the porch. I have signed off on the foundation permit for zoning, since the foundation needs to be fixed, but the fact that the porch and deck were never permitted needs to be addressed.

As I told you on the telephone, you have thirty days to submit an application to permit the enclosed porch and deck. Without a permit, they are not legal and will have to be removed.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4629-ALTR	Date Applied: 8/6/2012	CBL: 142- H-004-001	
Location of Construction: 94 WALTON ST	Owner Name: THOMAS M VACCA	Owner Address: 94 WALTON ST PORTLAND, ME 04103	Phone: 207-773-3821
Business Name:	Contractor Name: MacDonald Excavation	Contractor Address: 169 Portland Ave., Old Orchard Beach ME 04064	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same - single family - replace entire foundation & add 10' x 14' foundation under enclosed porch in rear	Cost of Work: 64000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRC 09
Proposed Project Description: Replace entire foundation & add new 10' x 14' foundation		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

Signature: *[Handwritten Signature]*

Signature: *[Handwritten Signature]*

<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 type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition 8/12/12 ABM</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>ABM</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

9-14-12 DWM Backfill OK.

11-29-12 GF FINAL - FOUNDATION
EMERGENCY REPAIR ONLY

CLOSED

GF

NO COFO

R.T.

Emergency? Foundation falling

Entered 8/6/12
(35)



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.

2012-08-4629-ALTR

Location/Address of Construction: <u>74 WALTON ST</u>		
Total Square Footage of Proposed Structure/Area <u>140 + 1749 = 1889</u>	Square Footage of Lot <u>15225</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>142</u> Block# <u>17</u> Lot# <u>4</u>	Applicant: (must be owner, lessee or buyer) Name <u>Thomas, Joyce, Vacco</u> Address <u>74 WALTON ST.</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>753-3321</u> <u>72-3052</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$64,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: <u>\$64,000</u> <u>660,000</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>2 Family - remaining 1 family at this time per conversation w/ Thomas Vacco</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>REPLACE FOUNDATION WALLS AND FLOOR MASS</u>		
Contractor's name: <u>MACDONALD EXCAVATION</u> Email: _____		
Address: <u>169 PORTLAND AVE</u>		
City, State & Zip: <u>PORTLAND ME</u> Telephone: _____		
Who should we contact when the permit is ready: <u>Thomas Vacco</u> Telephone: <u>712-5072</u>		
Mailing address: <u>74 WALTON ST</u> <u>I will pick up</u>		

RECEIVED
AUG 8 6 2012
Dept. of Building Inspections
City of Portland, Maine

8/9/12

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, 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: Thomas Vacco Date: 8-6-12

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

Plot Plan

100' ±

↖ Chainlink Fence

RS zone

lot size 18,225

front 1/4A

rear - 20' min - 85' given (OK)

side - 8' min - 10' shown (OK)

lot coverage - 40% = 6900'

house - ~~885~~ 885'

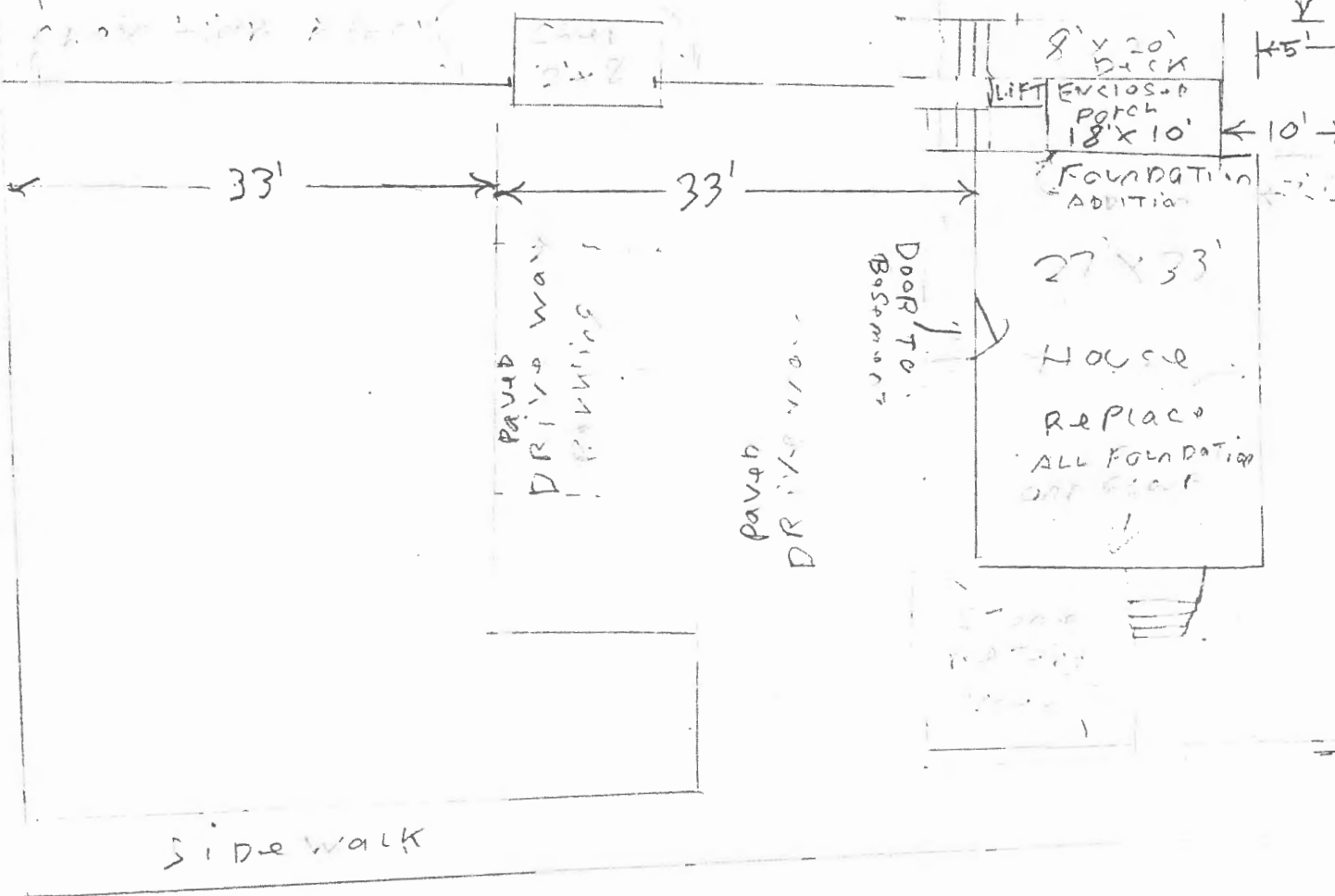
deck & enclosed porch, 320'

shed - 120'

1325' (OK)

* enclosed porch & deck need to be permitted.

152.50' ±



W 9 L T M N ST

Site Plan

100' +

Chaplin Ln

152.50' +

Chaplin Ln

33'

33'



PAVED SIDEWALK

PAVED SIDEWALK

DOOR TO BOILER ROOM

27' x 33'

HOUSE

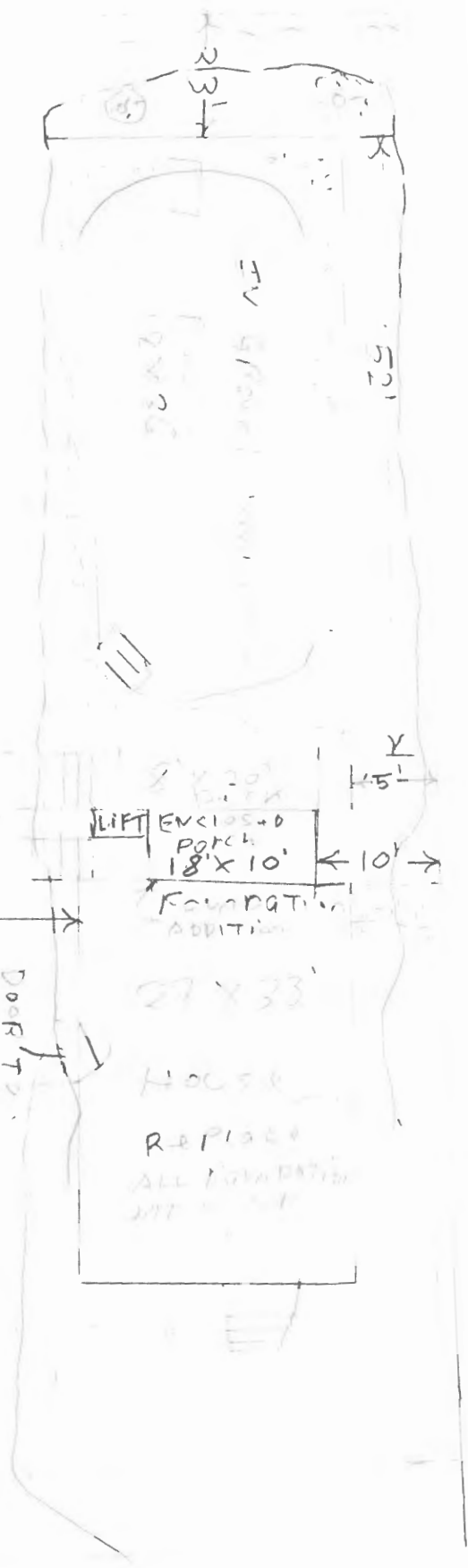
REPLACE ALL FOUNDATION WITH CONCRETE

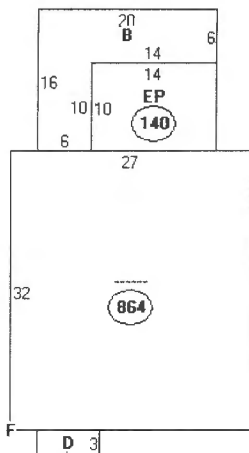
LIFT ENCLOSED PORCH 18' x 10'

FOUNDATION ADDITION

Side walk

WALTON ST

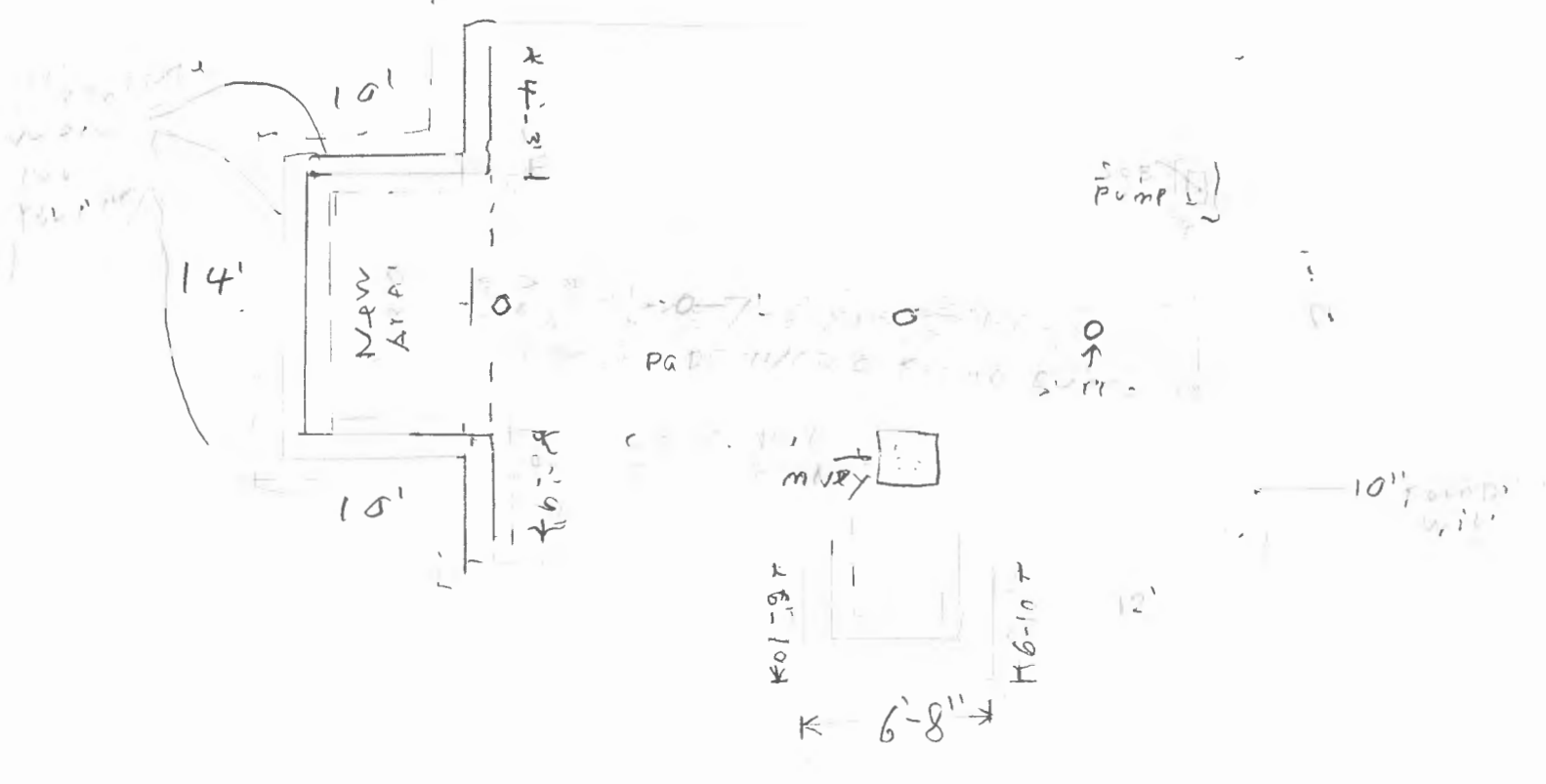
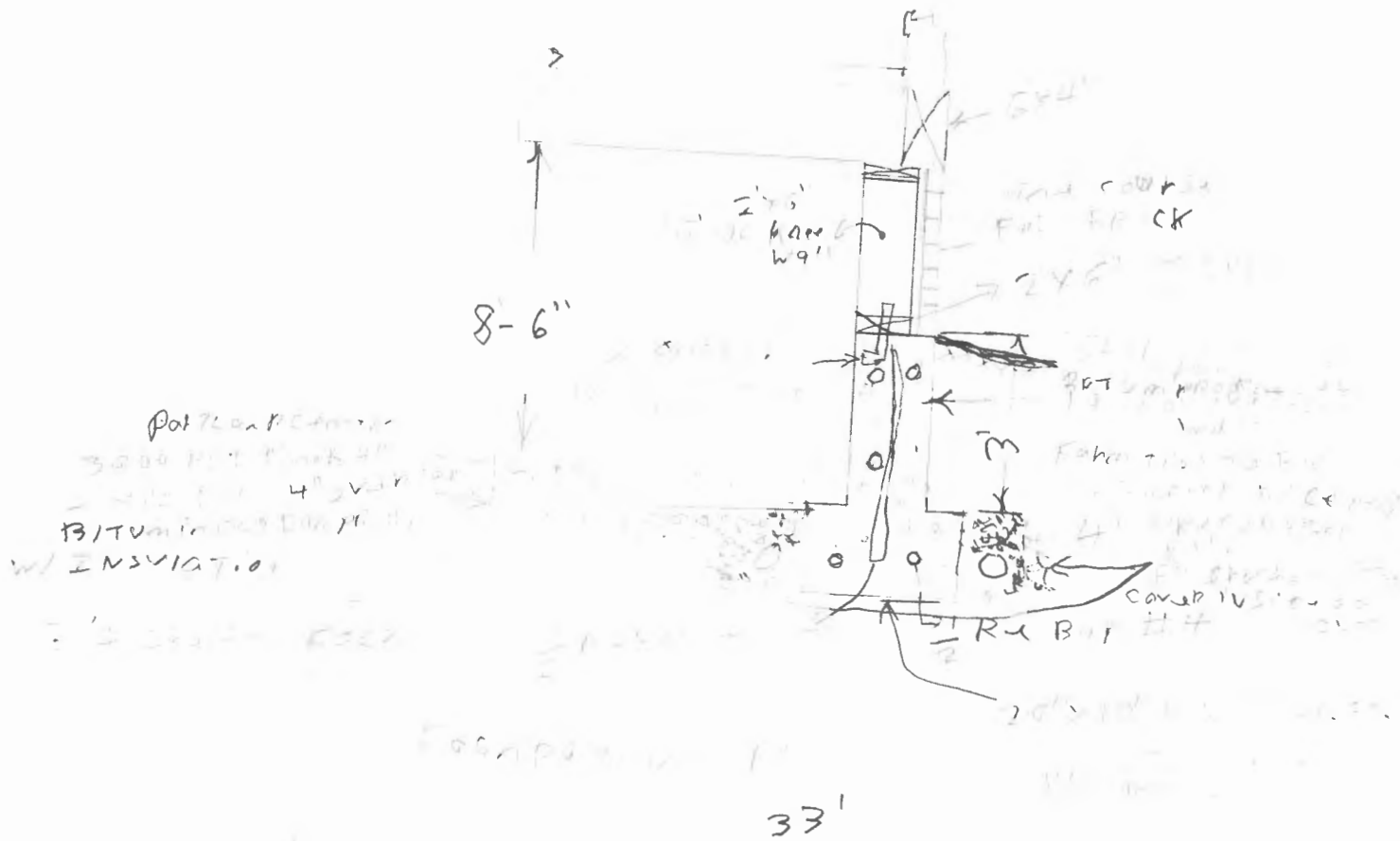




Descriptor/Area	
A: -----	864 sqft
B: W/D	180 sqft
C: EP	140 sqft
D: FBAY/B	21 sqft
E: RP2	648 sqft
F: RS1	120 sqft

pool shed

FOUNDATION





Google earth





Google earth











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Receipts Details:

Tender Information: Check , Check Number: 3336

Tender Amount: 660.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/6/2012

Receipt Number: 46762

Receipt Details:

Referance ID:	7521	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	660.00	Charge Amount:	660.00
Job ID: Job ID: 2012-08-4629-ALTR - Replace crumbling foundation walls			
Additional Comments: 94 Walton			

Thank You for your Payment!