

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

### PERMIT ISSUED

Permit Number: 030352

MAY 08 2003

This is to certify that Blair Thomas F & Donna R [unclear] Its /Owner  
has permission to Rebuild existing non-conforming garage  
AT 275 Walton St City of Portland, Oregon 97201 143 A045001

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 of Oregon 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 must be completed before this building or part thereof is leased or occupied. **NO NOTICES 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

*Jamie Bonke* 5/8/03  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

# 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: 03-0352	Issue Date: <b>MAY 08 2003</b>	CBL: 143 A045001
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Location of Construction: 275 Walton St	Owner Name: Blair Thomas F & Donna R Parks Jt	Owner Address: 275 Walton St <b>CITY OF PORTLAND</b>	Phone: 797-2096
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 2078380612
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>R5</b>

Past Use: Single family dwelling	Proposed Use: Single family dwelling with non-conforming garage rebuilt 4' closer to front line, no change on side setback	Permit Fee: \$58.00	Cost of Work: \$5,000.00	CEO District: 3
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Proposed Project Description: Rebuild existing non-conforming garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>R3</b> Type: <b>accessory</b> <b>BOCA 1999</b> Signature: <b>[Signature]</b> Date: <b>5/8/03</b>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: kwd	Date Applied For: 04/18/2003	<b>Zoning Approval</b>
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1. This permit application does not 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..	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: <b>5/6/03</b>	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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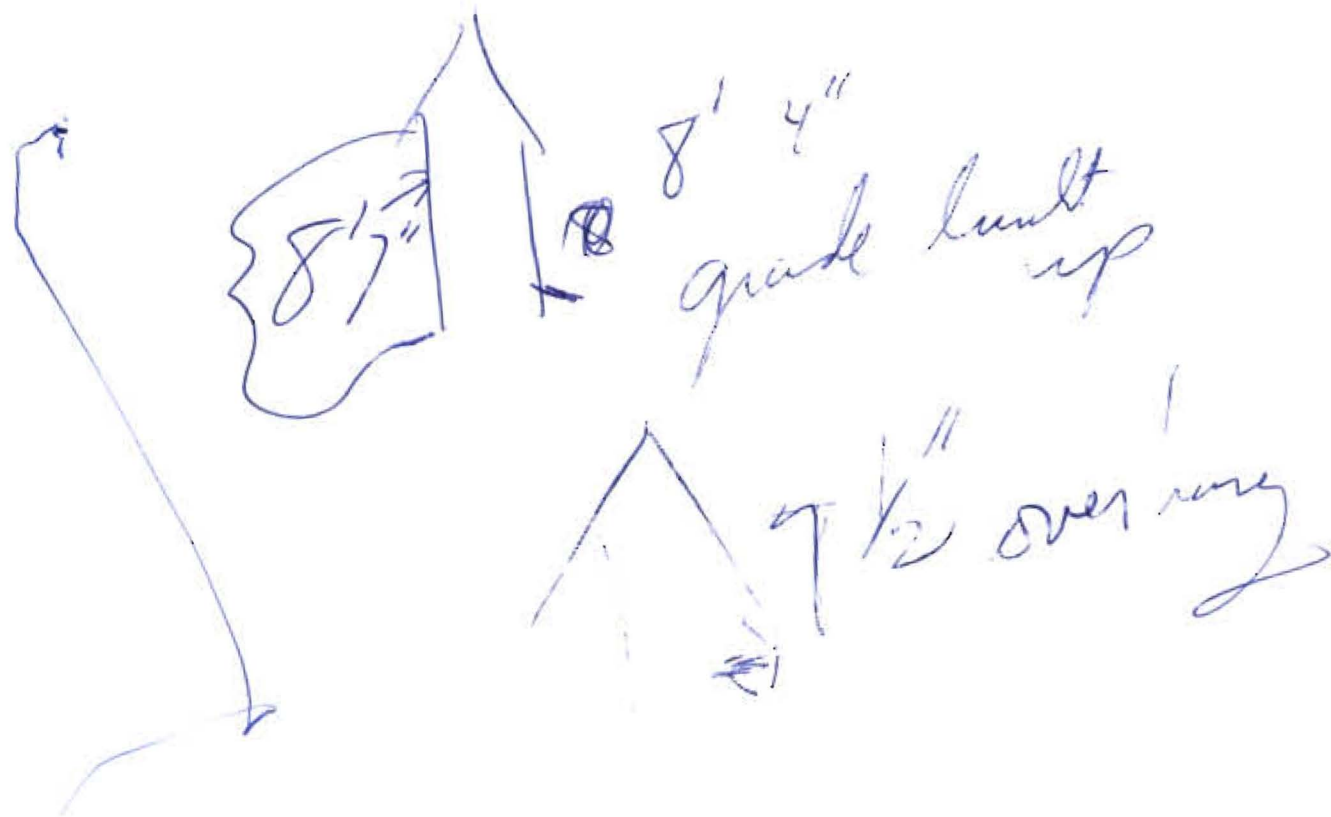
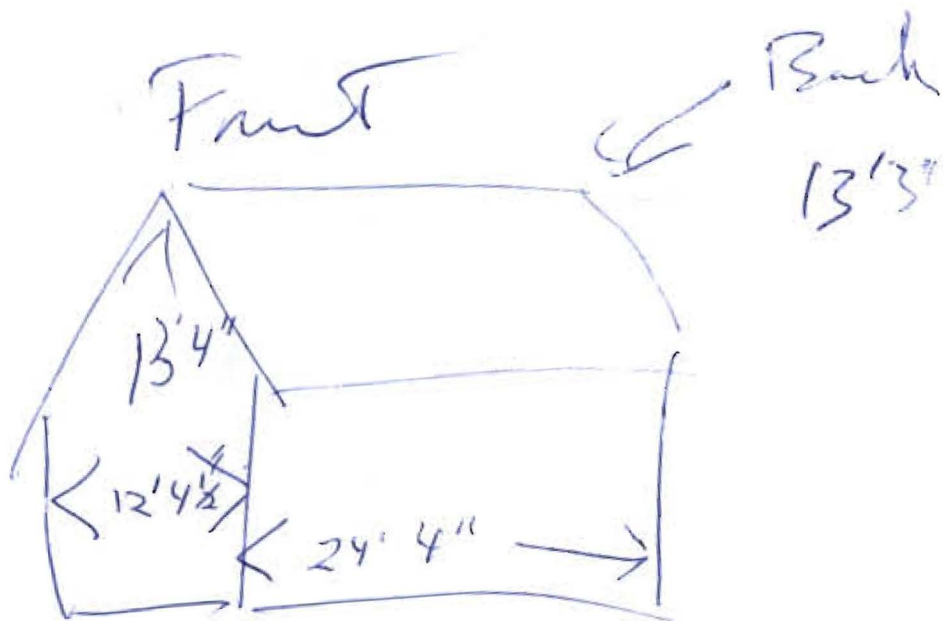
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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5/23/03 measurements of gauge to be torn  
down taken. A Run

8/13/03 Demo complete. Forms, insulation are in place  
Setbacks OK. GAVE OK. to pour. JN

Mike -  
→ Here are these  
measurements for the  
garage at Walton St.

A. M.



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

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

<b>Permit No:</b> 03-0352	<b>Date Applied For:</b> 04/18/2003	<b>CBL:</b> 143 A045001
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<b>Location of Construction:</b> 275 Walton St	<b>Owner Name:</b> Blair Thomas F & Donna R Parks Jt	<b>Owner Address:</b> 275 Walton St	<b>Phone:</b> ( ) 797-2096
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b> (207) 838-0612
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single family dwelling with non-conforming garage rebuilt 4' closer to front line, no change on side setback	<b>Proposed Project Description:</b> Rebuild existing non-conforming garage
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/06/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Your present 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. It is understood that the side setback is currently four (4) feet from your side property line and over twenty (20) feet from the rear property line. The rebuilt structure SHALL NOT be closer than the existing four (4) feet to the side property line if the garage is rebuilt within one (1) year of demolition.</p> <p>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.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b> <i>Jeanie Bouke</i>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

# 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>275 Walton St.</u>		
Total Square Footage of Proposed Structure <u>312' 13x24'</u>	Square Footage of Lot <u>6,000 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>143</u> Block# <u>A</u> Lot# <u>45</u>	Owner: <u>THOMAS F. BLAIR</u> <u>DONNA R. PARKS</u>	Telephone: <u>207-797-2096</u> <u>207 838-0612</u>
Lessee/Buyer's Name (If Applicable)  <u>N/A</u>	Applicant name, address & telephone: <u>Tom Blair</u> <u>275 Walton St.</u> <u>Portland, Me</u>	Cost Of Work: \$ <u>5,000.00</u>  Fee: \$ <u>58.00</u>
Current use: <u>OWNER RESIDENCE (GARAGE)</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>GARAGE</u>		
Project description: <u>Rebuild existing garage 13'x24'</u>		
Contractor's name, address & telephone: <u>Tom Blair (owner) 275 Walton St</u> <u>Portland, Me 04103</u>		
Who should we contact when the permit is ready: <u>Tom Blair - 838-0612</u>		
Mailing address: <u>275 Walton St</u> <u>Portland, Me 04103</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. <b>PHONE: 838-0612</b>		

**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>Thomas F. Blair</u>	Date:
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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**

# 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 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.

**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.

**MEASURE EXISTING PRE DEMO**  
**Footing/Building Location Inspection:** Prior to pouring concrete

**Re-Bar Schedule Inspection:** Prior to pouring concrete

**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.

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

[Signature]  
Signature of applicant/designee

5/19/03  
Date

[Signature]  
Signature of Inspections Official

5/19/03  
Date

CBL: 143-A-45 Building Permit #: 03-0352

Ms Schmuckal,

I'm writing to you to Request Permission to Rebuild my GARAGE. The GARAGE will be the same size but I'm asking permission to Rebuild it ten (10) feet forward of its present location.

There is a 200yr old oak tree that has grown to the point of pushing the back wall up almost 10". (See attached picture).

The GARAGE as it stands is non conforming to the side set-back requirement of 8' (currently it is at 4'). Sliding the GARAGE straight forward 10' will allow the tree to stay healthy and also allow me to put the proper slab (concrete foundation) down. Currently there is a dirt floor.

The front + back setbacks are easily met. (See attached) but moving the GARAGE sideways towards the house would put it off line from the driveway itself. (See picture). My Request won't change the side setback. Even Relocating the GARAGE 10 feet forward that should remain the same (four feet). (see Proposal DWG.)

THANK YOU FOR CONSIDERING MY REQUEST AND PLEASE  
Call me with ANY Questions.

207 838-0612

Tom Blain  
275 Walton St  
Portland, Me

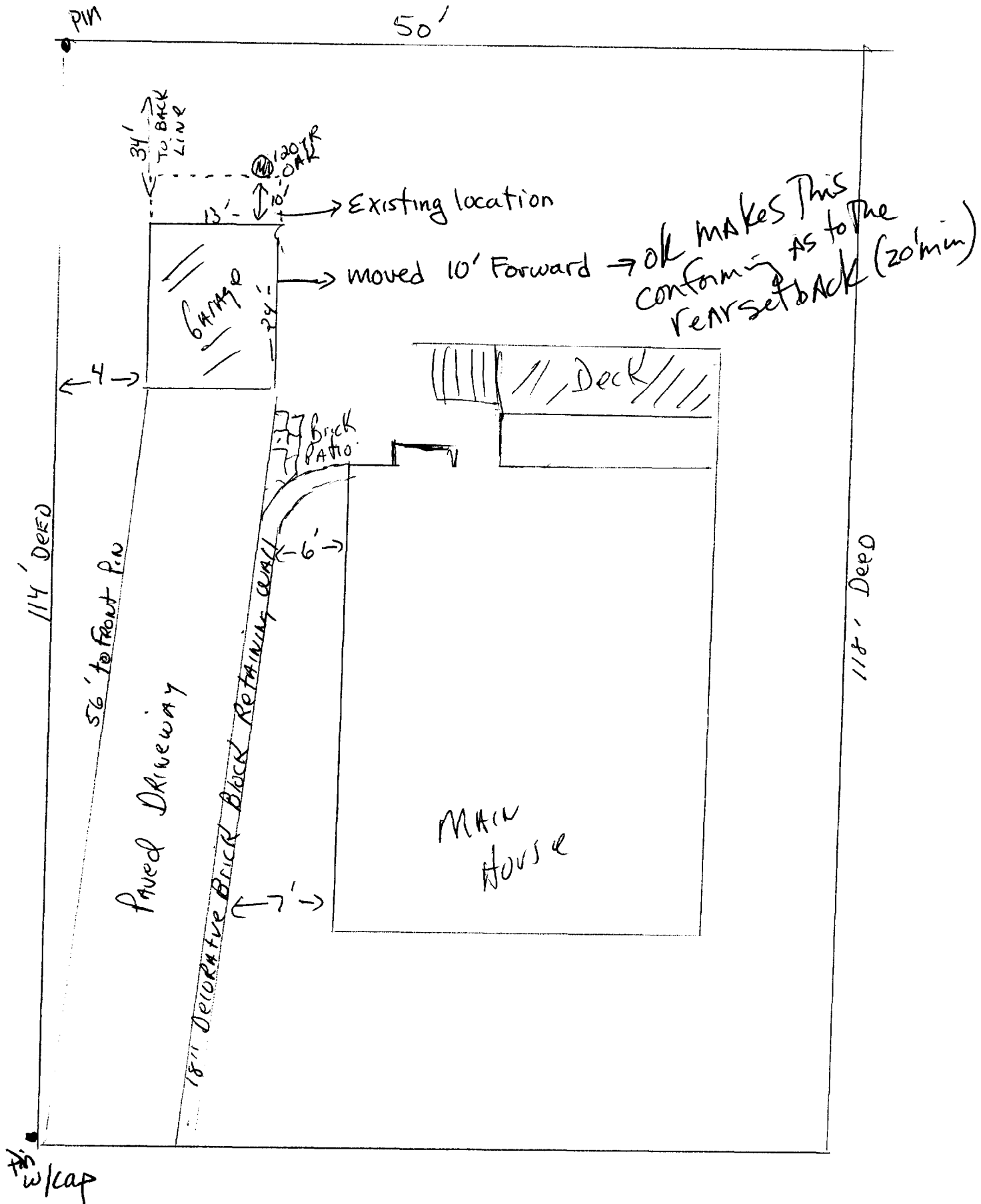


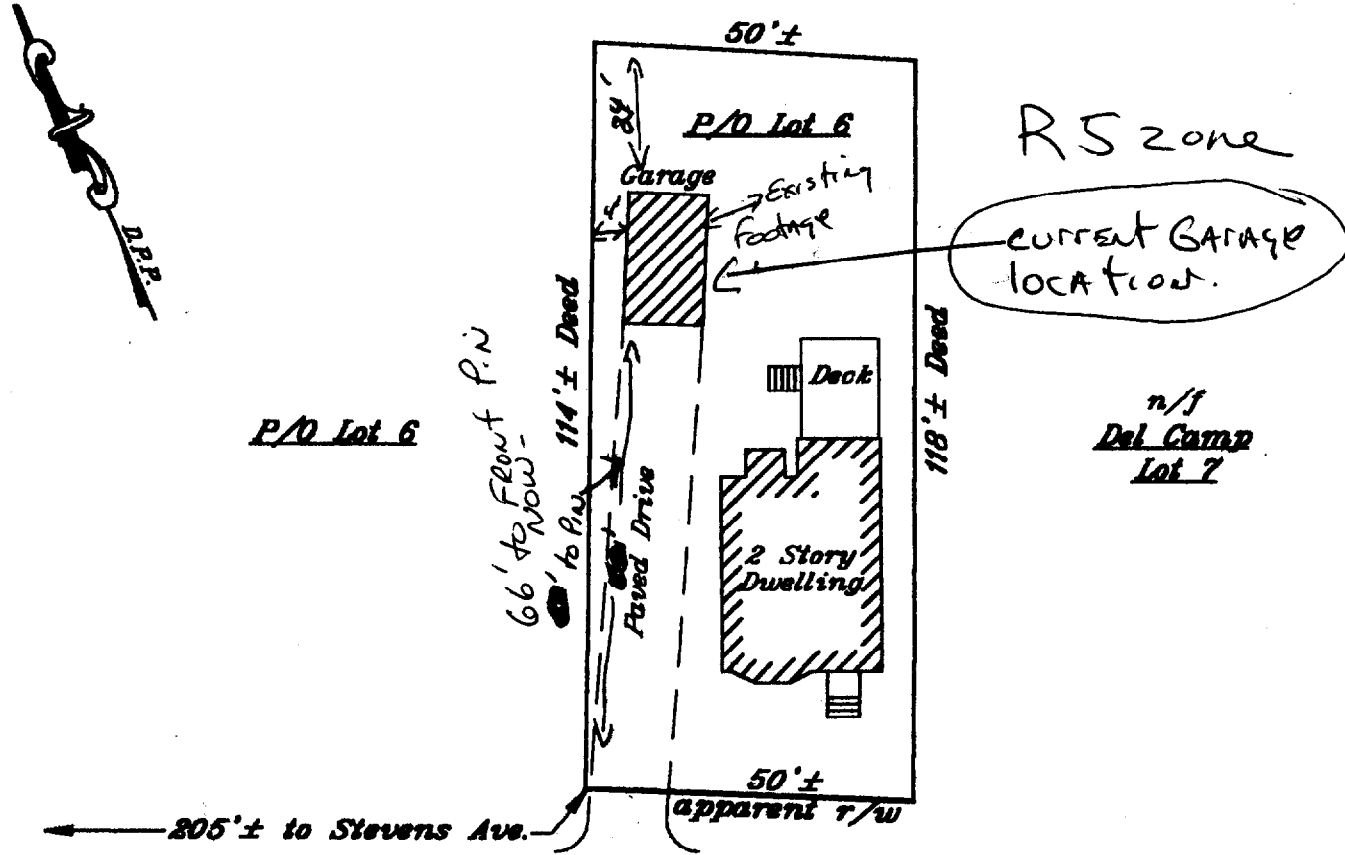






# Proposal





Applicant: Thomas Blair & Donna Parks Requesting Party: New England Title  
 Owner: Brian Del Camp Attorney: \_\_\_\_\_  
 Lender: First Financial Mortgage Corp File No. 20211625 Field Book: 257-05  
 N.E.T. File No. A02-228

Title References:  
 Deed Book: 6508 Page: 188 P/O  
 Plan Book: 4 Page: 49 Lot: Shawn  
 County: Cumberland

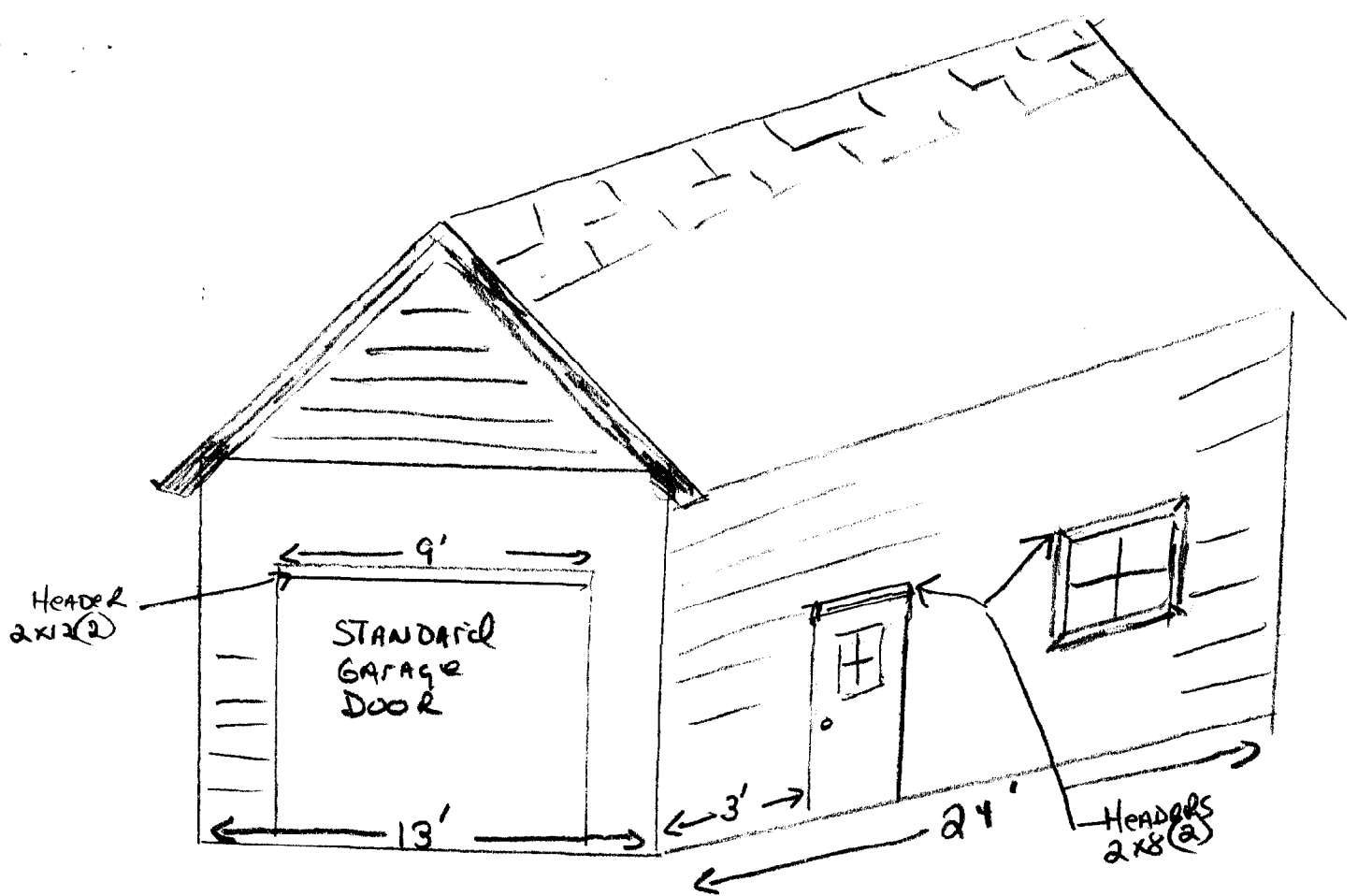
Municipal References:  
 Map: 143 Block: A Lot: 45  
 The dwelling does not fall within a Special Flood Hazard Zone Per FEMA Community Map No. 250051  
 Panel: 0007C Zone: X Date: December 8, 1998

The dwelling was  in compliance with municipal zoning setback requirements at the time of construction.  
 Comments: Age of deck is unknown.

**Nadeau & Lodge, Inc.**  
 Professional Land Surveyors  
 918 Brighton Avenue  
 Portland, Maine 04102  
 Ph. (207)878-7870 Fax (207)878-7871

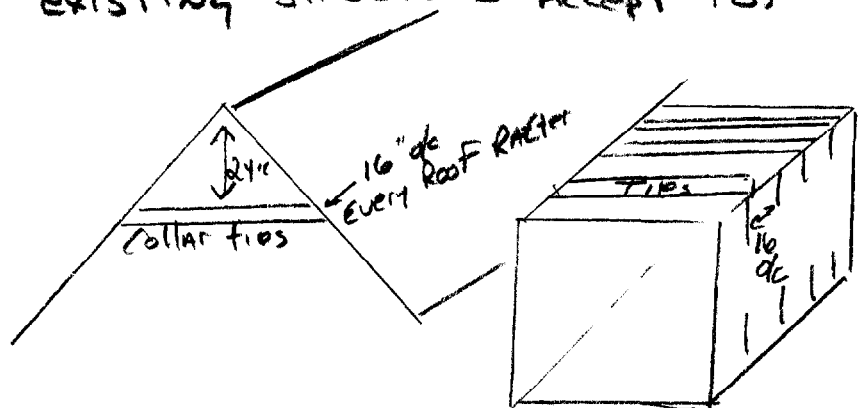
*James G. [Signature]*  
 4-6-2

**This Is Not A Boundary Survey Not For Recording**



- 1, Wall construction - 2x4 studs 16" o/c to code
- 2, Roof construction - 2x8 Rafter 16" oc to code
- 3, wall material - 1/2 plywood (Ex) capped w/white vinyl to match House
- 4, Roof shingle - Elk to match House
- 5, Cement slab to code
- 6, 30x80 stanly Door installed House side of Garage
- 7, windows(2) (1) on each side wall

\* Garage is replica of existing structure except for Code updates



# Concrete cross section

