

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permi

This is to certify that LOWE BOBBY SUE /Curtis Brocklin

has permission to build an attached garage w/ addition to single family Home

AT 165 WOODLAWN AVE

151 B022001

AUG 22 2006

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 is procured before this building or part thereof is used or service closed-in. 4  
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

*Deanne Burke* 8/22/06  
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 No: 06-0905	Issue Date: <b>PERMIT ISSUED</b> AUG 22 2006	City: 151 B022001
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Location of Construction: 165 WOODLAWN AVE	Owner Name: LOWE BOBBY SUE	Owner Address: 165 WOODLAWN AVE	Phone: 207 878 5597
Business Name:	Contractor Name: Curtis Van Brocklin	Contractor Address: 125 Woodlawn Ave. Portland	Phone: 207 878 5597
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family Home	Proposed Use: Single Family Home/ build an attached garage w/addition to single Family Home	Permit Fee:	Cost of Work:	(CEO District):
Proposed Project Description: build an attached garage w/addition to single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB ERC-2003 Signature: <i>Amb 8/22/06</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06121/2006	<b>Zoning Approval</b>	
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: <i>7/12/06</i> <i>ASB</i>	Date: _____	Date: <i>ASB</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

# 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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 of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

151-B-22

Building Permit #:

060 905

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

<b>Permit No:</b> 06-0905	<b>Date Applied For:</b> 06/21/2006	<b>CBL:</b> 151 B022001
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<b>Location of Construction:</b> 165 WOODLAWN AVE	<b>Owner Name:</b> LOWE BOBBY SUE	<b>Owner Address:</b> 165 WOODLAWN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Curtis Van Brocklin	<b>Contractor Address:</b> 125 Woodlawn Ave. Portland	<b>Phone</b> (207) 878-5597
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

Single Family Home/ build an attached garage w/addition to single Family Home	build an attached garage w/addition to single Family Home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/06/2006**Note:** **Ok to Issue:** 

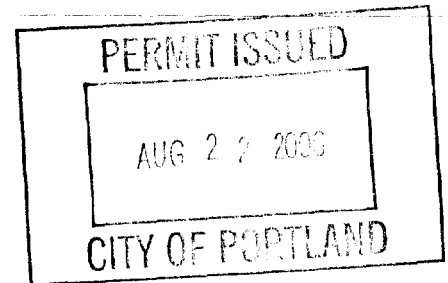
- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) 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 addition, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 68/22/2006**Note:** **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

08/2 112006-jmb: Left vm w/owner &amp; builder to clarify details per note w/plans.





# 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.

Location/Address of Construction: <u>165 woodlawn AVE, Portland, Maine, 04109</u>		
Total Square Footage of Proposed Structure <u>1 Floor 614.4 Square Footage</u> <u>2 Floor 614.4 Square Footage</u>	Square Footage of Lot <u>7200</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>151</u> Block# <u>B</u> Lot# <u>22</u>	Owner: <u>Lowe, Bobby Sue</u>	Telephone: <u>207-878-5386</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lowe, Bobby Sue</u> <u>165 woodlawn AVE</u> <u>Portland, Me 04103</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>281</u> C of O Fee: \$ _____
Current Specific use: <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>—</u>		
Project description: <u>garage and Family room attached to ex. House with 2 second floor bed room and laundry room.</u>		
Contractor's name, address & telephone: <u>Curtis Umbrocton 125 woodlawn FOC</u>		
Who should we contact when the permit is ready: <u>Bobby Sue Lowe</u> <u>Portland, ME</u> Mailing address: <u>165 Woodlawn Ave</u> <u>Portland, Me 04103</u> Phone: <u>207-878-5386</u> <u>680-5681</u>		

**Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.**

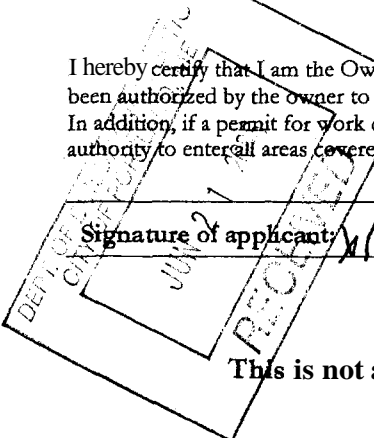
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 representatives 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: Bobby Sue Lowe

Date: June 1, 2006

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



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

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

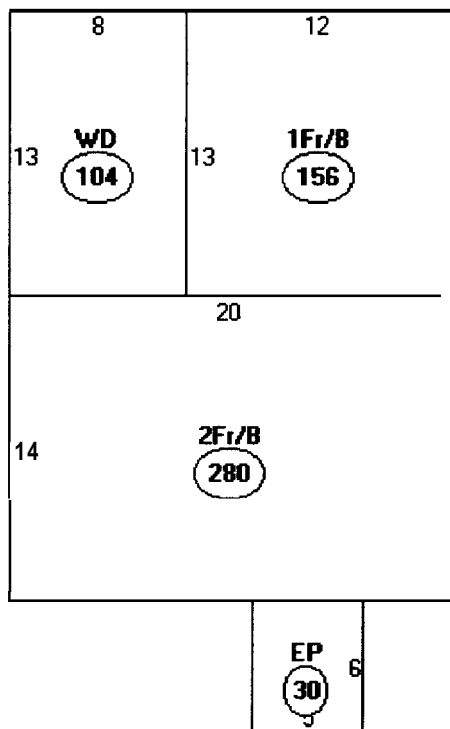
Permit No: 06-0905	Date Applied For: 06/21/2006	CBL: 151 B022001
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Location of Construction: 165 WOODLAWN AVE	Owner Name: LOWE BOBBY SUE	Owner Address: 165 WOODLAWN AVE	Phone:
Business Name:	Contractor Name: Curtis Van Brocklin	Contractor Address: 125 Woodlawn Ave. Portland	Phone (207) 878-5597
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/06/2006
Note:			OktoIssue: <input checked="" type="checkbox"/>
<p>1) <b>This</b> 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>2) <b>As</b> discussed during the review process, the property <b>must be</b> 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 addition, it may be required to be located by a surveyor.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> <p>4) This property shall <b>remain</b> a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p>			
Dept: Building	Status: Pending	Reviewer: Residential Plan Revie	Approval Date:
Note:			OktoIssue: <input type="checkbox"/>





Descriptor/Area

A 2Fr/B  
280 sqft

B:WD  
104 sqft

C:1Fr/B  
156 sqft

D:EP  
30 sqft

570



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>	151 B022001
<b>Location</b>	165 WOODLAWN AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LOWE BOBBY SUE 165 WOODLAWN AVE PORTLAND ME 04103
<b>Book/Page</b>	13503/198
<b>Legal</b>	151-B-22 WOODLAWN AVE 163-167 7200 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$46,970	\$51,230	\$98,200

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$61,700	\$65,500	\$127,200

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

### Property Information

<b>Year Built</b> 1928	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 716	<b>Total Acres</b> 0.165		
<b>Bedrooms</b> 1	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 3	<b>Attic</b> None	<b>Basement</b> Full	

### Outbuildings

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1975	<b>Size</b> 22X23	<b>Grade</b> C	<b>Condition</b> A
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### Sales Information

<b>Date</b> 12/18/1997	<b>Type</b> LAND + BLDING	<b>Price</b> \$60,900	<b>Book/Page</b> 13503-198
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### Picture and Sketch

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
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[Click here to view Tax Roll Information.](#)