

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BU **PERMIT** ION

Permit Number: 090780

Please Read Application And Notes, If Any, Attached

This is to certify that MCNERNEY EDWARD L JR James Cer  
has permission to Remove Garage, Dig new Foundation, Replace Garage on Existing Footprint 22'x13' AUG - 3 2009  
AT 88 VERA ST CL 162 H012001

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 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 written permission procured before this building or part thereof is lath or other work is used-in. 2 HO **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

*Cliff A. R.* 7/31/09  
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: 09-0780	Issue Date: 7/31/09	CBL: 162 H012001
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Location of Construction: 88 VERA ST	Owner Name: MCNERNEY EDWARD L JR	Owner Address: 88 VERA ST	Phone: 207-415-4674
Business Name:	Contractor Name: James Cerino	Contractor Address: 46 Maplewood Street Portland	Phone: 2074154674
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Remove Garage, Dig new Foundation, Rebuild Garage in Existing Footprint 22'x13' <i>connected to permits #09-0815 #09-0729</i>	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 4
Proposed Project Description: Remove Garage, Dig new Foundation, Rebuild Garage in Existing Footprint 22'x13'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003 Signature: <i>[Signature]</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: lmd	Date Applied For: 07/24/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> <i>DKW lead sheet</i> Date: 7/30/09 <i>JBY</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>ASU</i> Date: _____	
	AUG 3 2009			

**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

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

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

Permit No: 09-0780	Date Applied For: 07/22/2009	CBL: 162 H012001
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<b>Location of Construction:</b> 88 VERA ST	<b>Owner Name:</b> MCNERNEY EDWARD L JR	<b>Owner Address:</b> 88 VERA ST	<b>Phone:</b> 207-415-4674
<b>Business Name:</b>	<b>Contractor Name:</b> James Cerino	<b>Contractor Address:</b> 46 Maplewood Street Portland	<b>Phone:</b> (207) 415-4674
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Remove Garage, Dig new Foundation, Rebuild Garage in Existing Footprint 22'x13' - connected to permits #09-0515 & #09-0729	<b>Proposed Project Description:</b> Remove Garage, Dig new Foundation, Rebuild Garage in Existing Footprint 22'x13'
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/30/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>2) 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. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.</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>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 07/31/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.</p> <p>3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</p>			

<b>Comments:</b> 7/28/2009-lmd: Permit taken in by SH, see her if you have any questions
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# 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>88 Vera St Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>364</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>162      H      012</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Ed McVerney</u> Address <u>88 Vera St</u> City, State & Zip <u>Portland ME</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>garage/single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>garage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Take old garage down. On new foundation, <del>with</del> four foot footings, rafters, and <del>concrete</del> concrete slab. Garage will be built in exact location of old garage, 22 x 13</u>		
Contractor's name: <u>James Cerino</u> Address: <u>46 Maplewood St</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>415-4674</u> Who should we contact when the permit is ready: <u>James Cerino</u> Telephone: _____ Mailing address: _____		

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](http://www.portlandmaine.gov), or stop by the Inspections Division 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 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: Edward J. McVerney Jr. Date: 7/20/2009

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

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**


  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.**

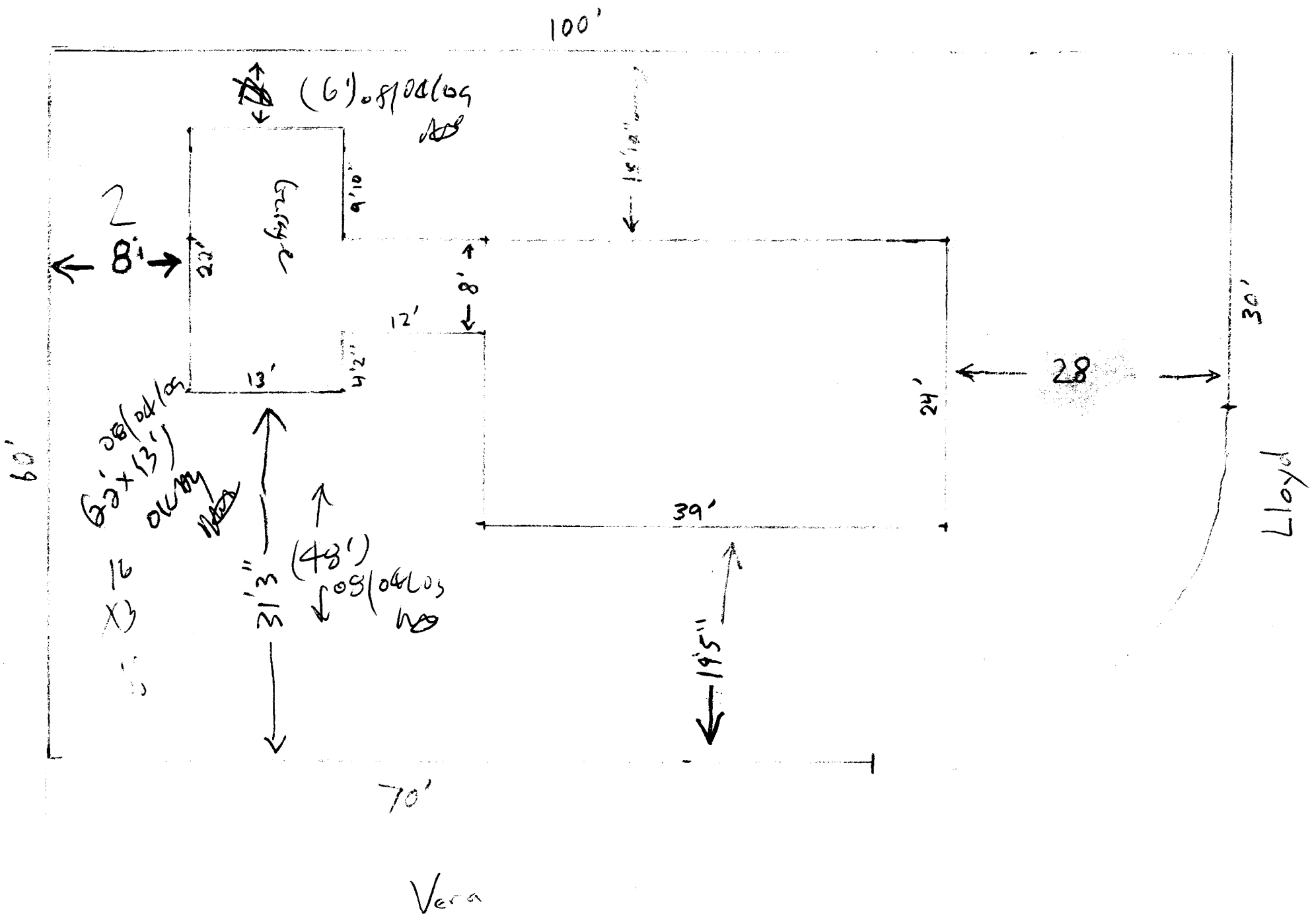
  
\_\_\_\_\_  
Signature of Applicant/Designee

  8/3/09    
Date

\_\_\_\_\_  
Signature of Inspections Official

*3/2x10 Header ✓  
8'x8' ✓  
3/ window same  
Location as  
existing.*

Plot Plan - 28 Vera St. Portland, Me  
 Scale = 3/16" = 2'



1 1/2 Nerney Residence

88 Vern St. Portland Me 04103

Drawn by Eastbay Builders

Proposed renovations to Existing Garage

- 1) Demo existing garage
- 2) Pour new foundation for garage to match existing footprint
- 3) Rebuild garage to previous dimensions within identical footprint utilizing entirely new construction

