

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090475
JUN - 2009
CITY OF PORTLAND

This is to certify that TAXIARCHIS MARY /Denise construction
has permission to Remove 4' x 8' existing deck replace w/ 8' x 8' Deck

AT 44 MONTROSE AVE

City of Portland 176 G01700

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 closed-in. 24 HOUR 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

Thomas McNamee 6/1/09
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: 09-0475	Issue Date:	CBL: 176 G017001
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Location of Construction: 44 MONTROSE AVE	Owner Name: TAXIARCHIS MARY	Owner Address: 44 MONTROSE AVE	Phone:
Business Name:	Contractor Name: Denina Construction	Contractor Address: 146 Dunnell Road Buxton	Phone: 2072290359
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

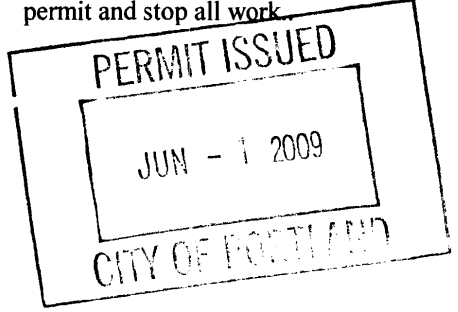
Past Use: Single Family Home	Proposed Use: Single Family Home - Remove 4' x 8' existing deck replace w/ 8' x 8' Deck	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 3	896.24
Proposed Project Description: Remove 4' x 8' existing deck replace w/ 8' x 8' Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB IRC 2003		Signature: <i>dm</i> 6/1/09	

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: Ldobson	Date Applied For: 05/19/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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: <i>5/19/09</i>	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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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 **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.

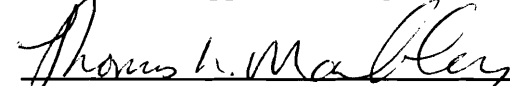
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

 6/1/09
Date



Signature of Inspections Official

 6/1/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0475	Date Applied For: 05/19/2009	CBL: 176 G017001
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Location of Construction: 44 MONTROSE AVE	Owner Name: TAXIARCHIS MARY	Owner Address: 44 MONTROSE AVE	Phone:
Business Name:	Contractor Name: Denina Construction	Contractor Address: 146 Dunnell Road Buxton	Phone (207) 229-0359
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Remove 4' x 8' existing deck replace w/ 8' x 8' Deck	Proposed Project Description: Remove 4' x 8' existing deck replace w/ 8' x 8' Deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/19/2009**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 06/01/2009**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



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>44 Montrose Ave</u>		
Total Square Footage of Proposed Structure/Area <u>67 SF</u>	Square Footage of Lot <u>Area 2-50</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>176</u> Block# <u>G</u> Lot# <u>17</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Mary TaxiARCHIS</u> Address <u>44 Montrose Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>772-4797</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>140</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove 4x8 Existing deck & replace with 8x8 New deck</u>		
Contractor's name: <u>Dennis Construction</u> Address: <u>146 Oronell Rd Bu</u> City, State & Zip <u>Buxton Me 04013</u> Telephone: <u>207 229-0359</u> Who should we contact when the permit is ready: <u>Dennis Sweatt</u> Telephone: <u>Same</u> Mailing address: <u>Same</u>		

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.

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.

MAY 19 2009
MAY

Signature: Courtland Snyder Date: 5/19/09

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



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

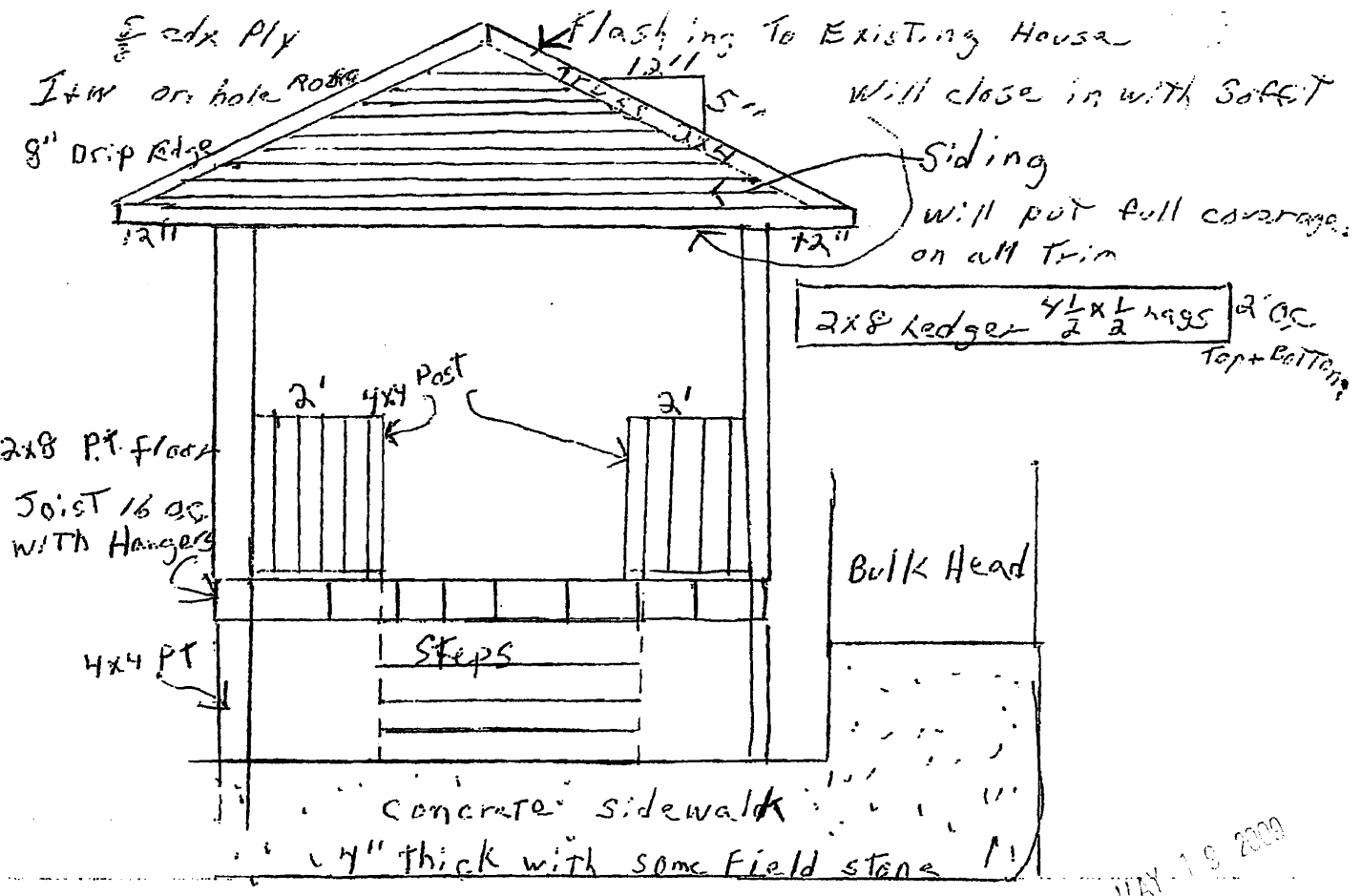
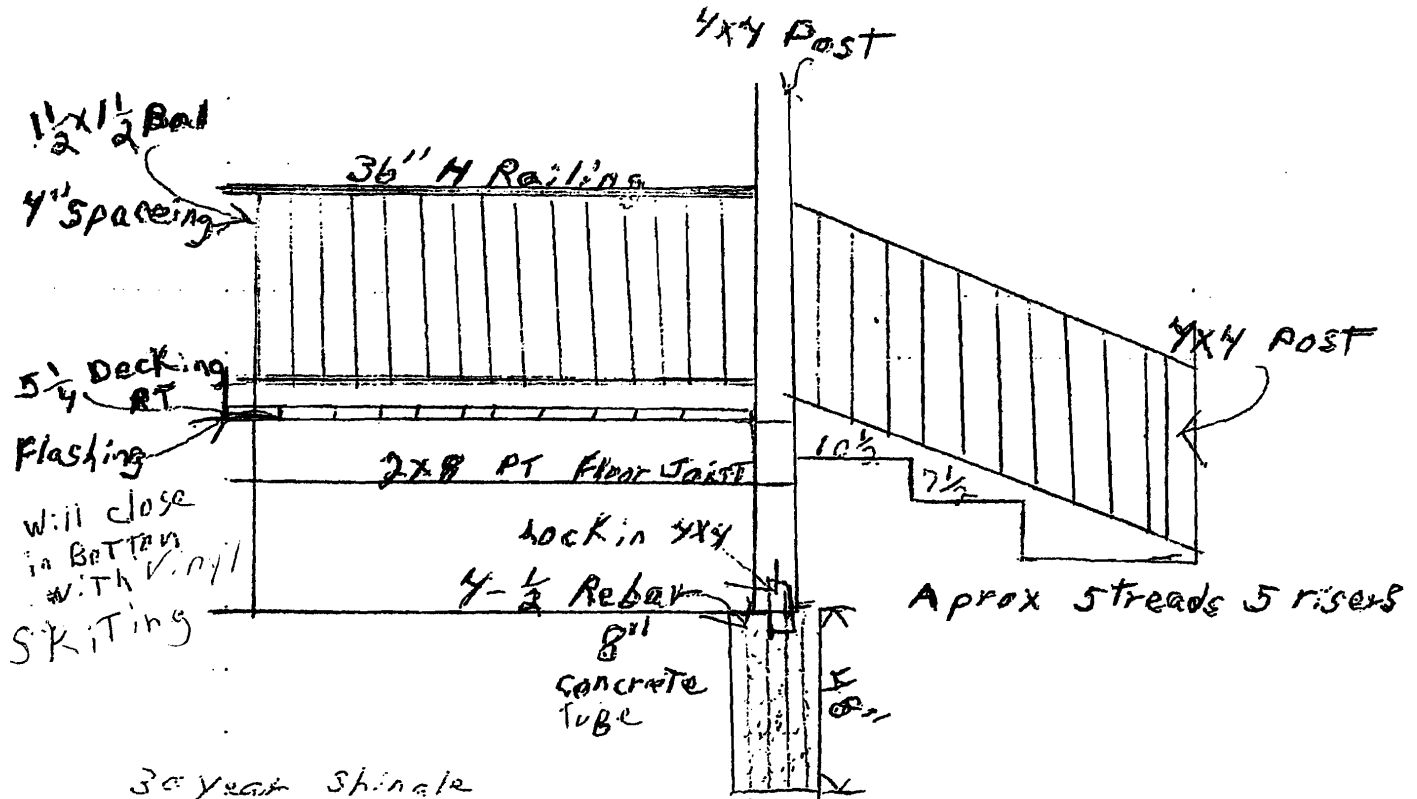
Inspections are still required per City Code of Ordinance.

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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

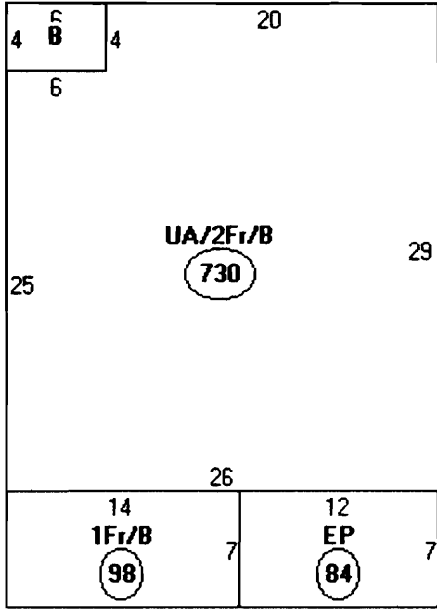
Signature of applicant: <i>Genus A</i>	Date: 5-19-09
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This is not a permit; you may not commence ANY work until the permit is issued.



MAY 19 2000





Descriptor/Area

A: UA/2Fr/B
730 sqft

B: FDH
24 sqft

C: EP
84 sqft

D: 1Fr/B
98 sqft

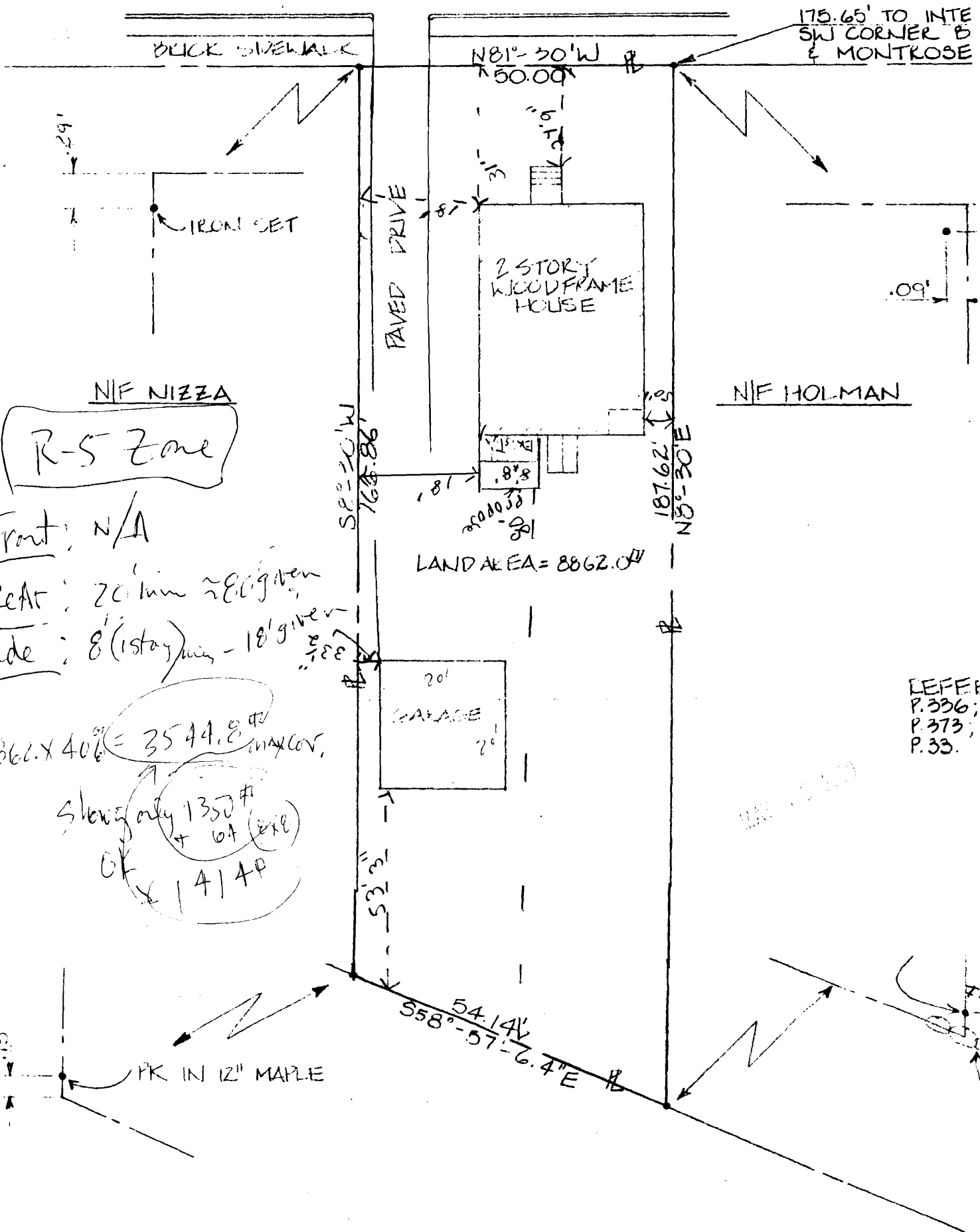
1
730
24
84
98

400

30 x 70

1336# + stairs & hallway

MONTROSE AVENUE



R-5 Zone

Front: N/A
 Rear: 20' min ~ 80' given
 Side: 8' (stay) min - 18' given

$8862 \times 40\% = 3544.8$ max cov.
 Slowing only 1350 #
 + 64 (tree)
 OK X 1414P

REFER:
 P. 336; I
 P. 373; E
 P. 33.



WELLS ENGI
 CIVIL EN
 482 CONGRESS ST., PO
 SURVEY
 FOR MARY -
 44 MONTROSE AV
 SCALE:
 1" = 20'
 DATE:
 MAY 29, 1982