

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 080472

PERMIT ISSUED

MAY 23 2008

This is to certify that COLLINS JAMES T & CAROLYN L COLLINS ITS/Michael M Grahas permission to Demo existing 18'x24' garage. Build new 30'x24' garage in existing locationAT 128 MADELINE ST PORTLAND, OR 97201 179 E003001

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 work in permit in progress before this building or part thereof is loaded or closed-in. FOUR 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 M. Mally 5/23/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-0472	05/05/2008	179 E003001

Location of Construction: 128 MADELINE ST	Owner Name: COLLINS JAMES T & CAROLYN	Owner Address: 128 MADELINE ST	Phone: () 773-6586
Business Name:	Contractor Name: Michael Ingraham	Contractor Address: 135 Central Ave Limerick	Phone: (207) 773-6586
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family Home - Demo existing 18'x24' detached garage. Build new 20'x24' detached garage in existing location.	Proposed Project Description: Demo existing 18'x24' garage. Build new 20'x24' garage in existing location.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/14/2008**Note:** **Ok to Issue:** ☒

- 1) This permit is being issued with the understanding that the new garage must be located in the original footprint, and that the two feet that are being added to make the new garage 20' wide will be added towards the house. The new garage may not be located any closer to the property line than the existing garage.
- 2) Your present structure is legally nonconforming as to the side setback. 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.
- 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:** 05/23/2008**Note:** **Ok to Issue:** ☒

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

Comments:

5/14/2008-amachado: Gave the p[ermit] to lannie to schedule the predemolition inspection.

5/19/2008-tm: spoke to owner and contractor that plans are insufficient and we need framing details before we can issue the permit.

City of Portland, Maine - Building or Use Permit Application

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

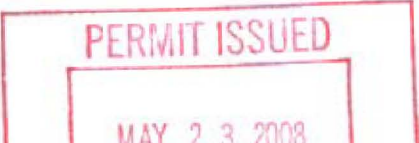
Permit No: 08-0472	Issue Date:	CBL: 179 E003001
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Location of Construction: 128 MADELINE ST	Owner Name: COLLINS JAMES T & CAROLYN	Owner Address: 128 MADELINE ST	Phone: 773-6586
Business Name:	Contractor Name: Michael Ingraham	Contractor Address: 135 Central Ave Limerick	Phone: 2077736586
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Demo existing 18'x24' detached garage. Build new 20'x24' detached garage in existing location.	Permit Fee: \$180.00	Cost of Work: \$16,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 2003	

Proposed Project Description: Demo existing 18'x24' garage. Build new 20'x24' garage in existing location.	Signature	Signature: <i>Mr 5/23/08</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: 05/05/2008	Zoning Approval
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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"/> <i>OK w/landmark</i> Date: 5/11/08	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 <i>ABM</i> Date:
			

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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Checked old garage size (18x24) and new
Setting - no issues seen OK to demolish &
to permit to build. Jim M

6/24/08 - Checked finished garage - in same
footprint & correct size - not closing in walls.
OK to close out. Jim M

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.

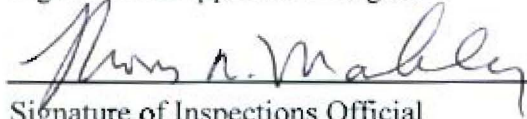
- ☒ Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- ☒ Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- ☒ Final inspection required at completion of work.

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



Signature of Inspections Official

Date



Date



General Building Permit Application

Location/Address of Construction: <u>128 Madeline St Portland, Me</u>			Y-MAIL TO THIS ADDRESS
Total Square Footage of Proposed Structure/Area <u>20' x 24'</u>		Square Footage of Lot <u>100' x 120'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>179</u> Block# <u>E</u> Lot# <u>3</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>James T Collins</u> Address <u>128 Madeline St</u> City, State & Zip <u>Portland Me 04103</u>		Telephone: <u>773-6586</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ C of O Fee: \$ Total Fee: \$ <u>16,000.00</u>	
Current legal use (i.e. single family) <u>Single family garage</u> If vacant, what was the previous use? Proposed Specific use: <u>For cars</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>size of old garage 18' x 24'</u> <u>take down old garage and build</u> <u>new one size to be built 20' x 24'</u> <u>in same location</u>			
Contractor's name: <u>Michael Ingraham</u> Address: <u>135 Central Ave</u> City, State & Zip <u>Limerick, Me 04048</u> Telephone: <u>831-9468</u> Who should we contact when the permit is ready: <u>James Collins</u> Telephone: <u>773-6586</u> Mailing address: <u>128 Madeline St. Portland Me 04103</u>			

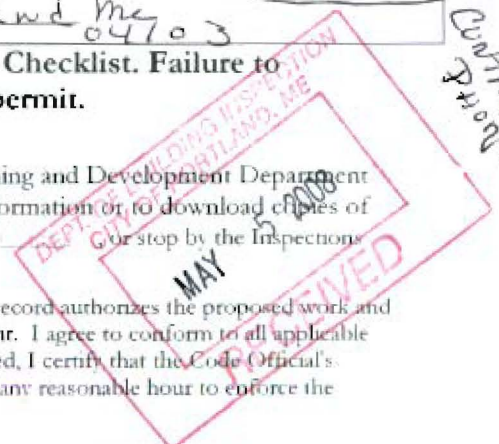
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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/inspections 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: James T Collins Date: 4/14/08

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



Contract Note