

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

Please Read  
Application And  
Notes, If Any,  
Attached

## INSPECTION PERMIT

Permit Number: 060574

**PERMIT ISSUED**  
JUN 21 2006  
CITY OF PORTLAND

This is to certify that Getz Susan E. & /homeowne

has permission to Construct an attached 2 car garage and porch

AT 123 Mabel St

179 G001001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland relating to 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 procedure before this building or part thereof is started or closed-in. 4 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 \_\_\_\_\_  
DepartmentName

*Jeanne Bonke 6/21/06*  
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: 06-0574	<b>PERMIT ISSUED</b>	PL: 179 G001001
Owner Address: 123 Mabel St	JUN 21 2006	Phone: 772-4952
Contractor Address: Portland	<b>CITY OF PORTLAND</b>	Phone:
Permit Type:		Zone: R3

Location of Construction: 123 Mabel St	Owner Name: Getz Susan E &
Business Name:	Contractor Name: homeowner
Lessee/Buyer's Name	Phone:

Past Use: Single Family	Proposed Use: Single Family with attached garage.
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Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 6/21/06
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Proposed Project Description:  
Construct an attached 2 car garage and porch.  
*see permit amendment 06-0787.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Permit Taken By: gad	Date Applied For: 04/19/2006	<b>Zoning Approval</b>
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<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 <b>six (6)</b> 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>OK w/ conditions</i> Date: 6/16/06 ARN	<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 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

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

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

<b>Permit No:</b> 06-0574	<b>Date Applied For:</b> 04/19/2006	<b>CBL:</b> 179 G001001
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<b>Location of Construction:</b> 123 Mabel St	<b>Owner Name:</b> Getz Susan E &	<b>Owner Address:</b> 123 Mabel St	<b>Phone:</b> ( ) 772-4952
<b>Business Name:</b>	<b>Contractor Name:</b> homeowner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family with attached garage.	<b>Proposed Project Description:</b> Construct an attached 2 car garage and porch.
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 06/06/2006

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 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: Jeanine Bourke      Approval Date: 06/21/2006

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Need Steel Spec

**Comments:**

05/10/2006-amachado: The permit is to add a garage and a porch on the front and left side. The garage is fine but the porch is in the 25' front setback. Left a message with the owner.

06/06/2006-amachado: Bill Getz applied for a permit amendment (06-0787) and changed the porch to a sunroom that meets the setbacks.

06/14/2006-jmb: Left vm w/owners to call for required details - list w/permit



# 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>123 Mabel St. Portland 04103</u>		
Total Square Footage of Proposed Structure <u>560 garage 250 porch Total 810</u>		Square Footage of Lot <u>9000 ft<sup>2</sup></u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>179 0001 001</u>	Owner: <u>William + Susan Getz</u>	Telephone: <u>772-4952</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>William + Susan Getz</u> <u>123 Mabel St.</u> <u>Portland, ME 04103</u> <u>772-4952</u>	Cost Of Work: \$ <u>15,000.00</u> Fee: \$ <u>156.00</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>Single Family Residential</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u>		
Project description: <u>Add 2 car garage and porch (A Hatched garage) Farmers Porch front house.</u> <u>garage 28' x 23' porch 8' by 8' inside</u> <u>84'</u>		
Who should we contact when the permit is ready: <u>Same</u> Mailing address: _____ Phone: _____ <u>William Getz</u> <u>123 Mabel St. Portland 772-4952 (Homeowner)</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: William Getz DEPT. OF BUILDING INSPECTION, CITY OF PORTLAND, ME Date: 4/19/06

APR 19 2006  
**RECEIVED**

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

R3 lot size 6,500 - 9000

lot coverage 35%

garage - F 44' given

F 25' req.

max height 35'

garage ok

R 27' given

R 25' req.

OL 3150ft

push F 16' given

S 28' given

S 2 stairs 14'

161ft total

R 55'

90' given

1/16 Scale

123 MABEL

123 MABEL

HOUSE 625 ft<sup>2</sup>

LOT 9000 ft<sup>2</sup>

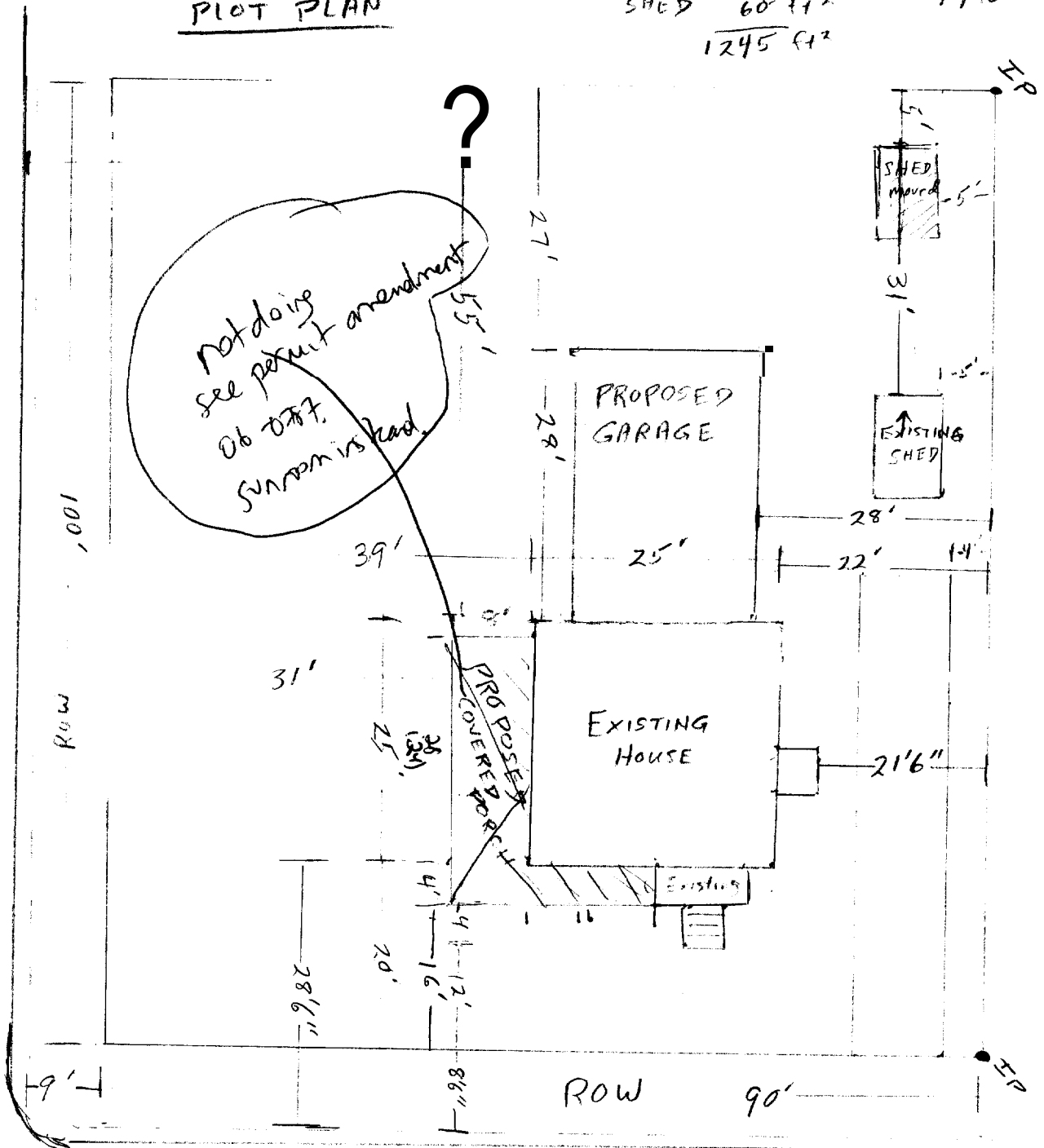
GARAGE 560 ft<sup>2</sup> 3644

SHED 60 ft<sup>2</sup>

1245 ft<sup>2</sup>

14% coverage

HAMBLET



push - push not meet front setback.

F 16' given - needs to be 25'

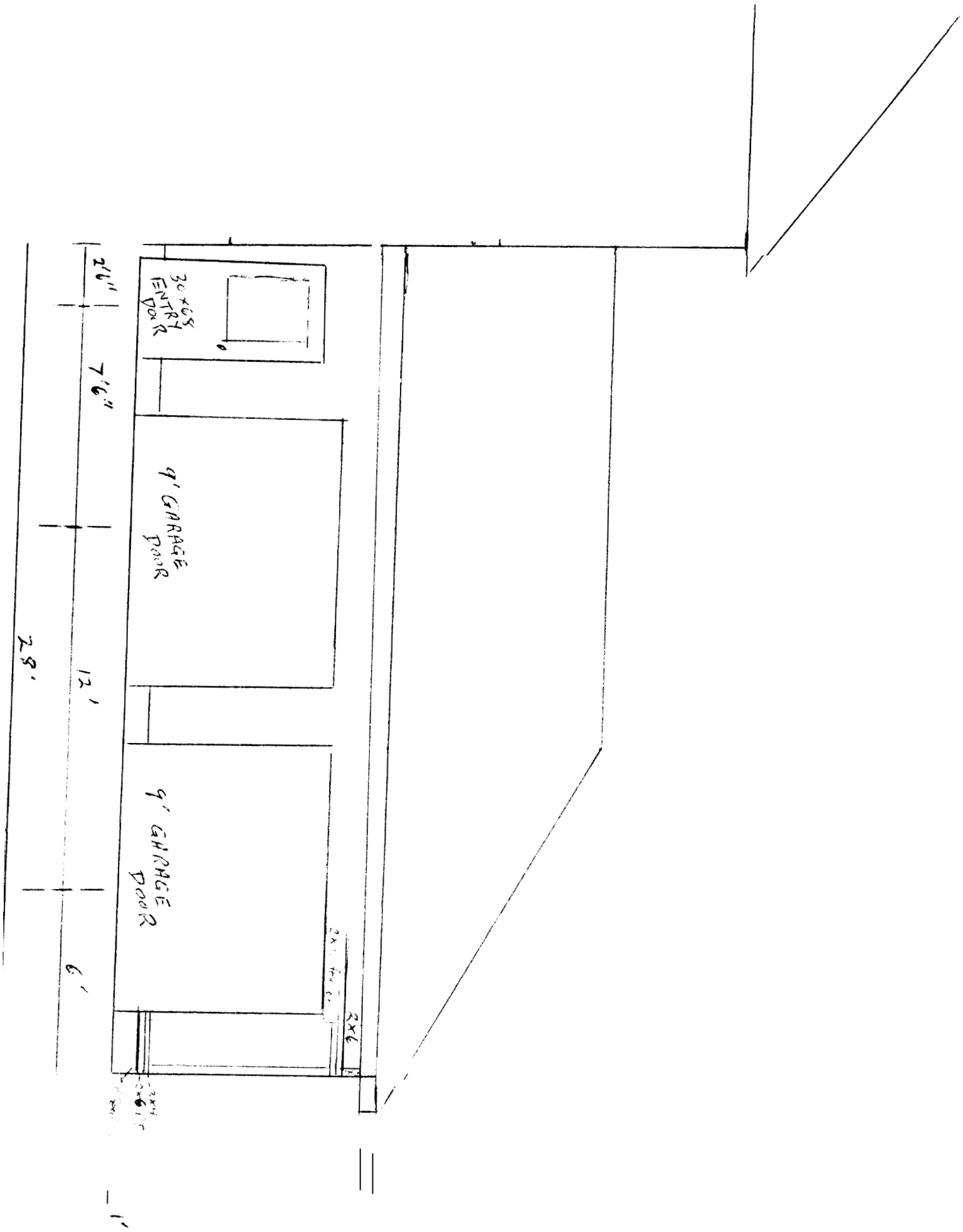
MABEL

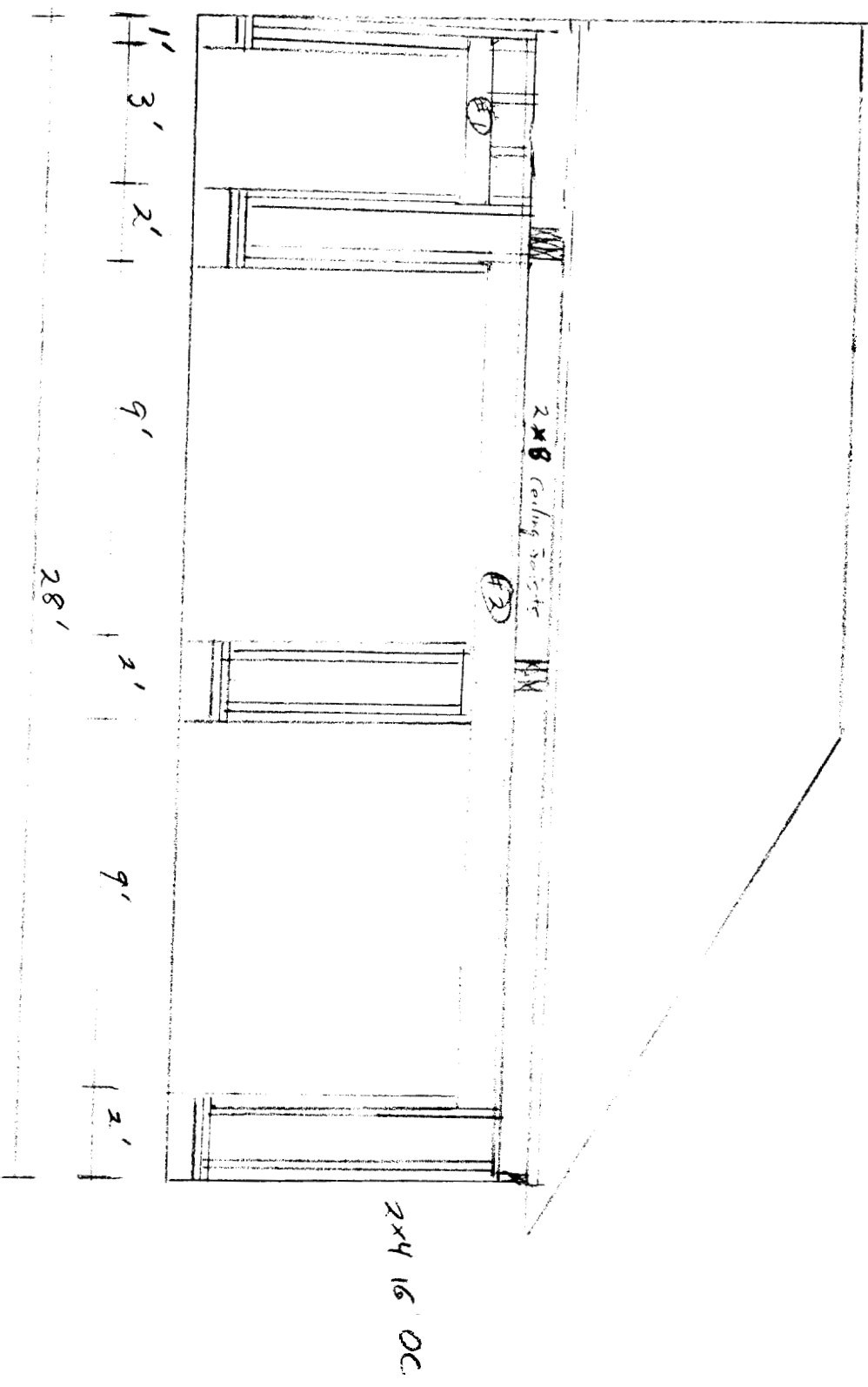
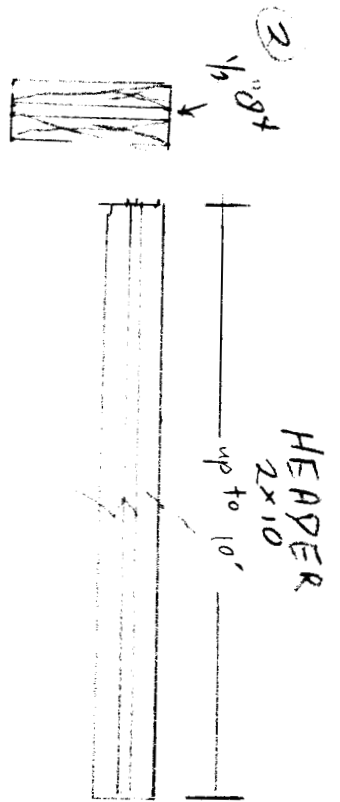
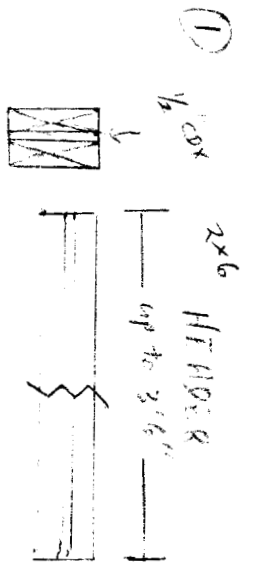
push 28x6 224  
16x4 64

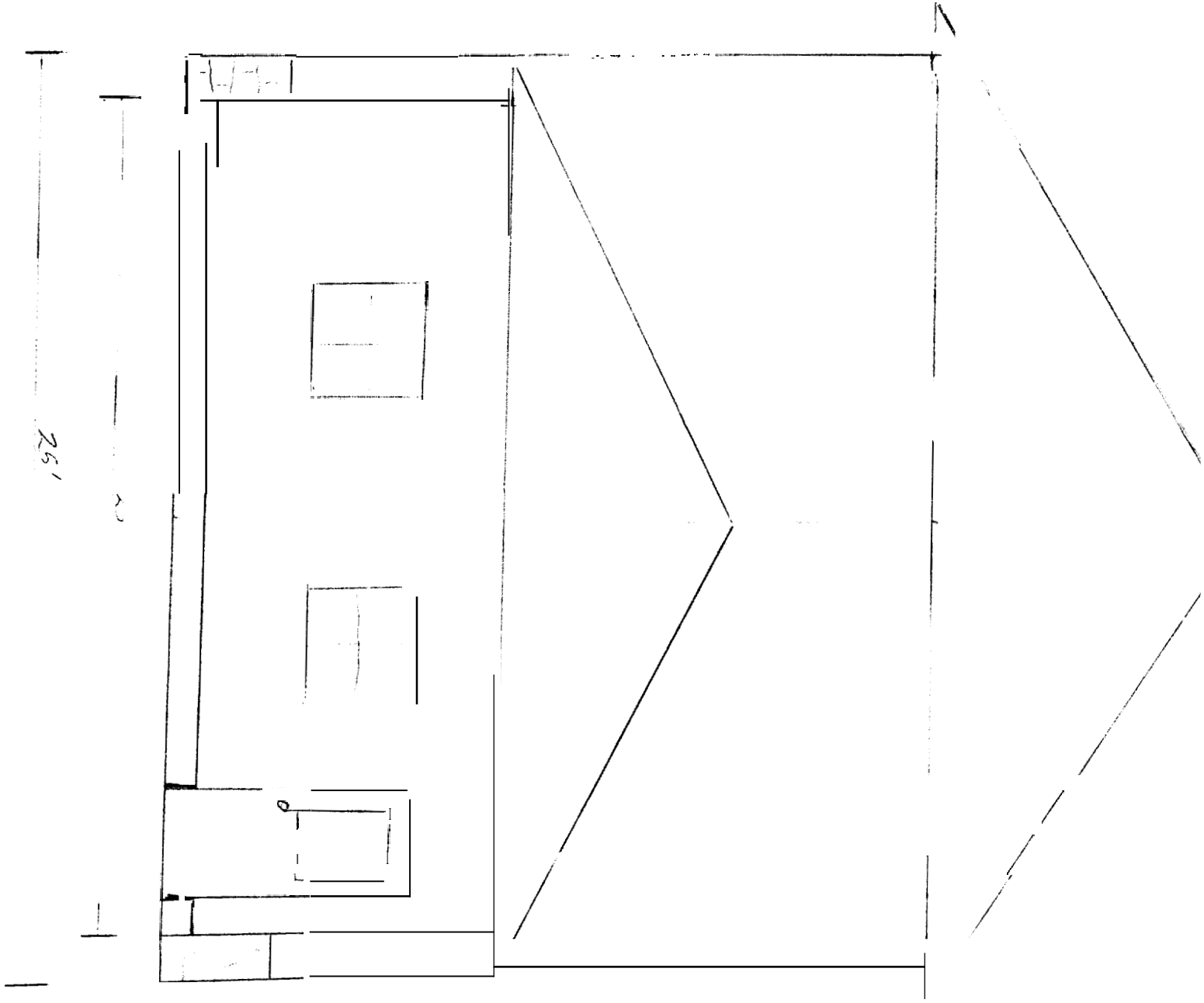
R 55' +

S 46' on right

31 on left









EXISTING HOUSE.

25'

Entrance to  
Basement

3' 900's

10

9' Door

W1130 STEEL  
6 1/2" x 14"

2

12

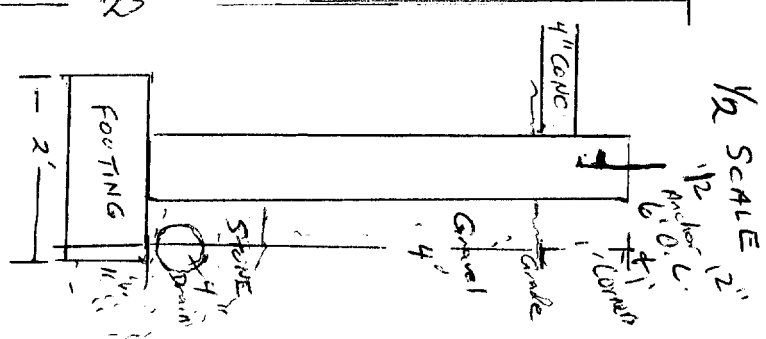
9' Door

6

28'

FOUNDATION  
1/4 SCALE

23'



1/2 SCALE 2"

EXISTING HOUSE.

25'

Entrance to  
Basement

10

3' 9 1/2"

3-2x8

W1130 STEEL

LOFT  
2x8 x 16'

Storage

9'  
10'

6x8 x 14'

3-2x8

12

9' door

3-2x8

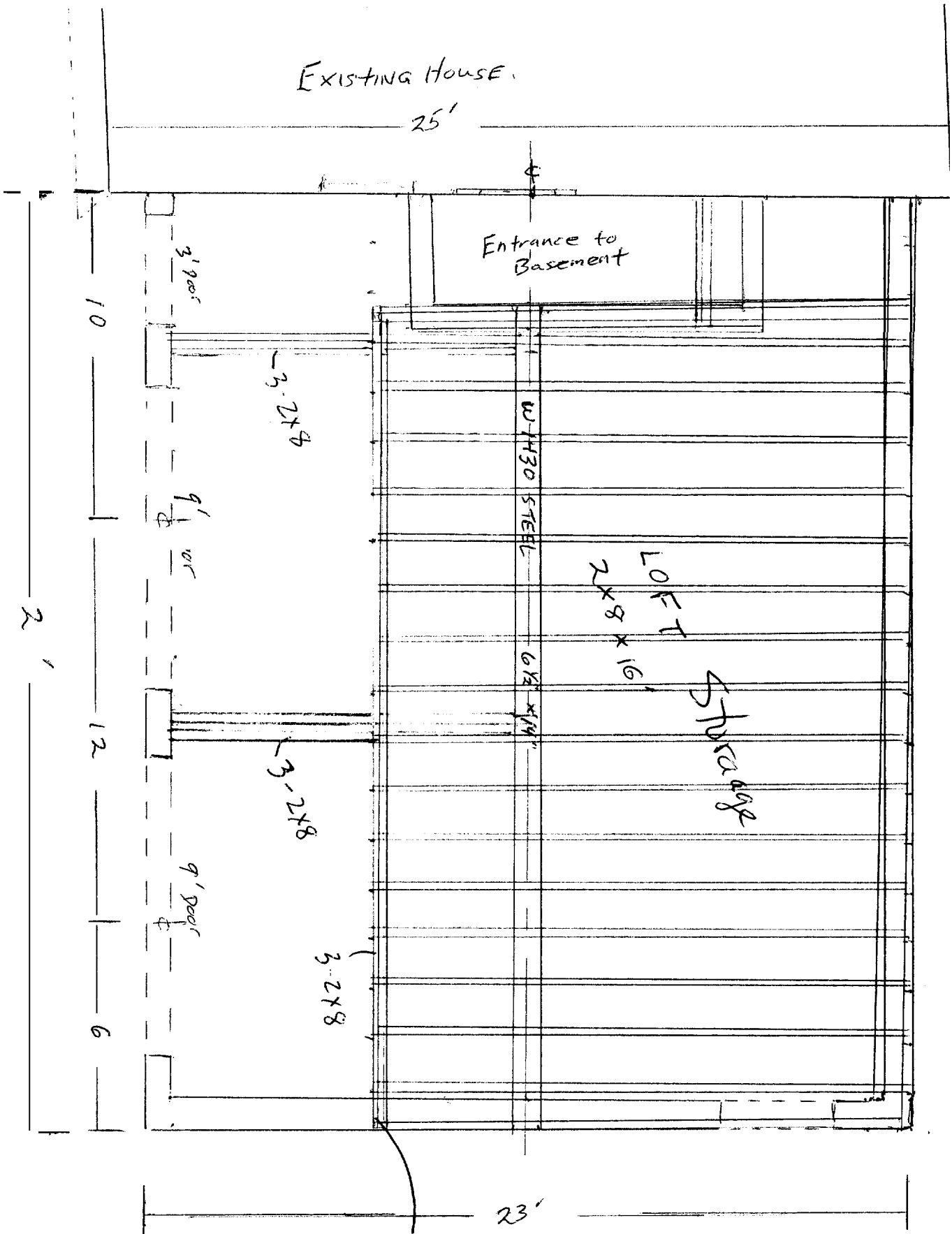
6

23'

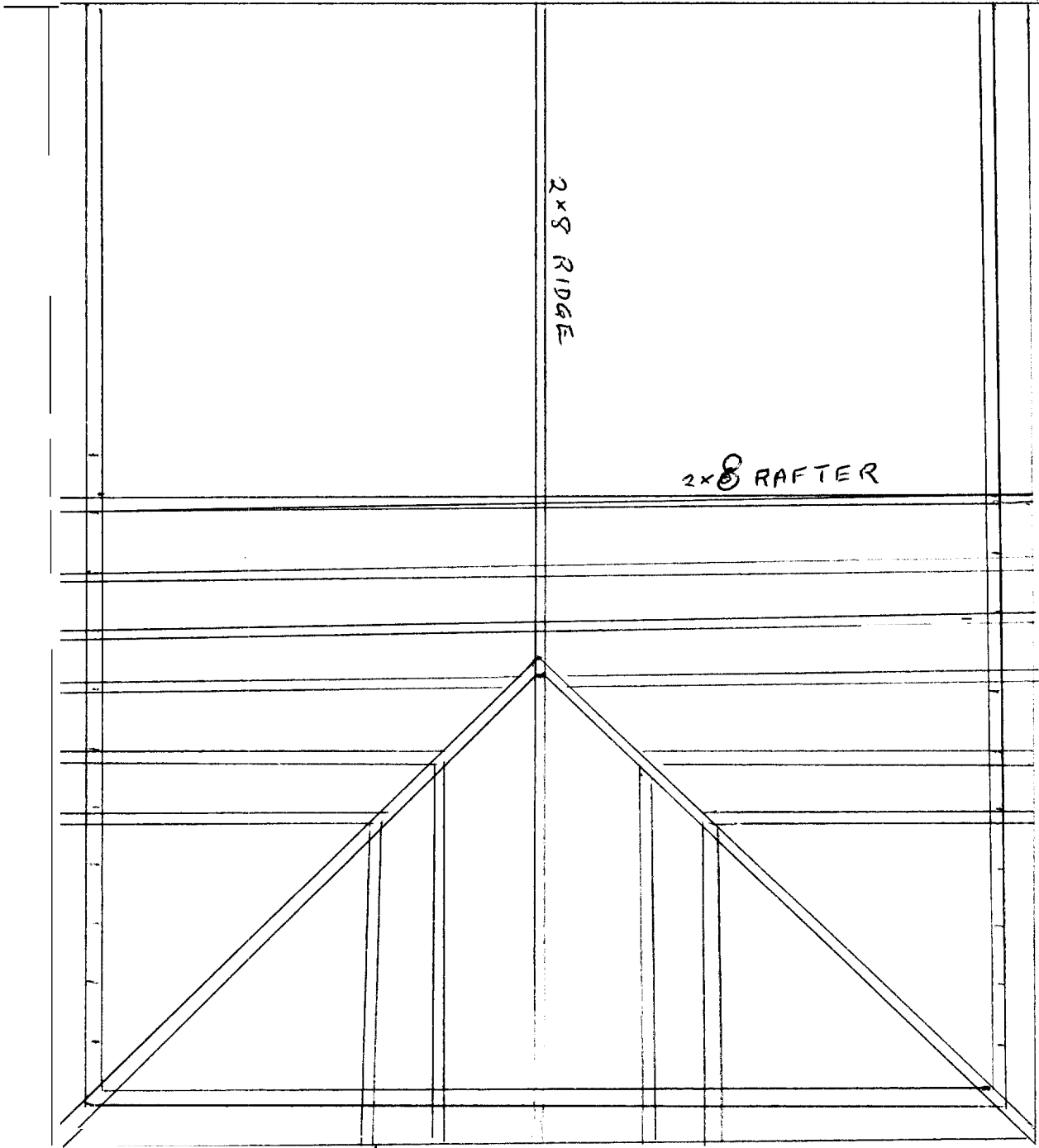
36" Guard  
2 1/4" O.C

1/4" = 1'

2'

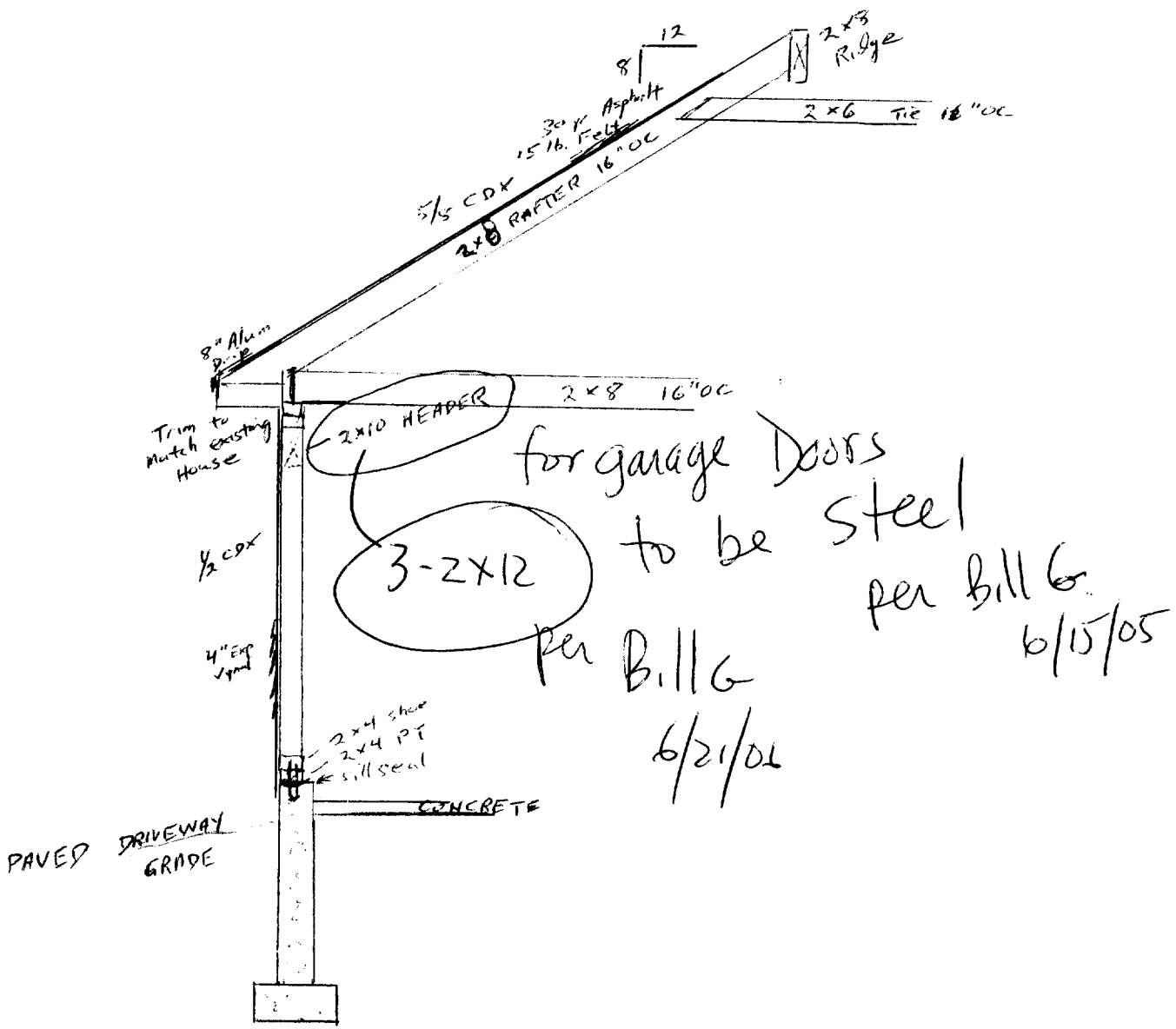


EXISTING HOUSE



ROOF

5/8 CDX Sheathing



Trim to Match existing House

1/2 CDX

4" Exp Vinyl

PAVED DRIVEWAY GRADE

2x10 HEADER

2x8 16"OC

3-2x12

for garage Doors  
to be steel  
per Bill G.  
6/21/02  
per Bill G.  
6/15/05

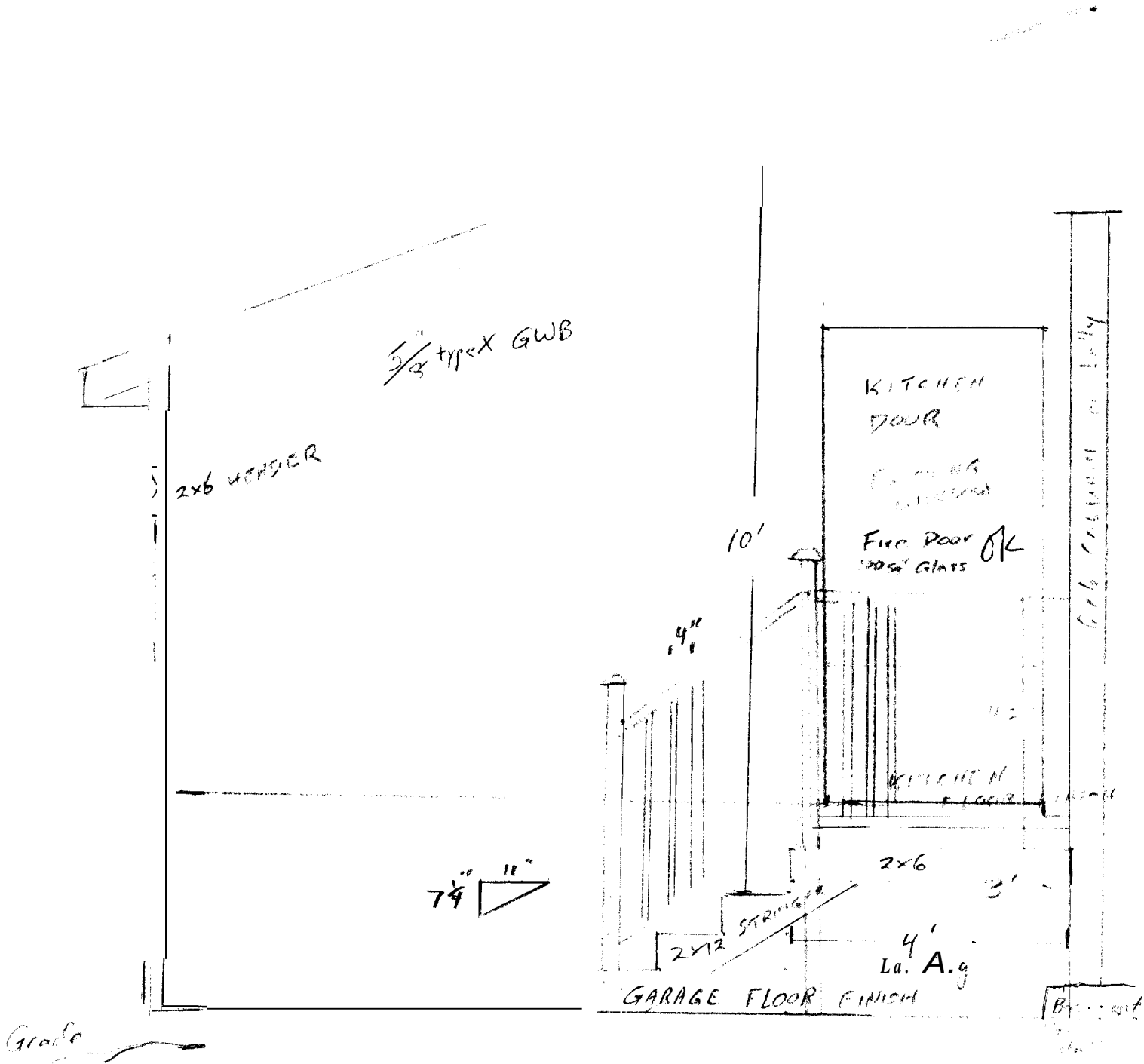
2x4 shoe  
2x4 PT  
sill seal

CONCRETE

8/12  
5/8 CDX 15 16 Felt 30 lb Asphalt  
2x8 RAFTER 16"OC  
2x8 Ridge  
2x6 Tie 16"OC

STAIR DETAIL

1/2" Scale



# 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 s use. NOTE: er r 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: 179-G-1

Building Permit #: 06-0787

06-0574