

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0491	Issue Date: MAY 12 2003	CBL: 179 G015001
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Location of Construction: 89 Mabel St	Owner Name: Charpentier Tina M	Owner Address: 89 Mabel St CITY OF PORTLAND	Phone: 874-2392
Business Name:	Contractor Name: Regal Renovations	Contractor Address: Portland	Phone: 2077738736
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOZA 1999 Signature: JMB 5/12/03	

Proposed Project Description:
Build 11x12 one story addition w/ 5x11 deck

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 05/12/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 5/12/03</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<i>approved w/conditions</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

All Purpose 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>89 Mabel St.</u>		
Total Square Footage of Proposed Structure <u>187 sq</u>	Square Footage of Lot <u>5000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>179</u> Block# <u>G</u> Lot# <u>015</u>	Owner: <u>Tina Charpentier</u>	Telephone: <u>874 2392</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert Burkhardt</u> <u>773 8736</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>128.00</u>
Current use: <u>Residence</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Bathroom - Laundry facility</u>		
Project description: <u>11 x 12 w/ 5 x 11 Deck</u>		
Contractor's name, address & telephone: <u>Regal Renovations 773 8736</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Robert Burkhardt</u>	Date: <u>5/12/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0491	Date Applied For: 05/12/2003	CBL: 179 G015001
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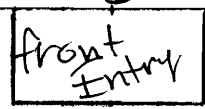
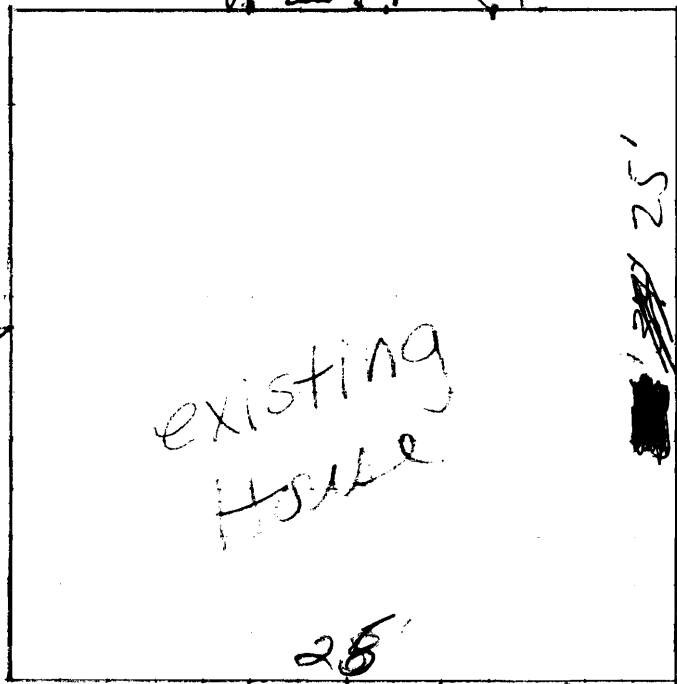
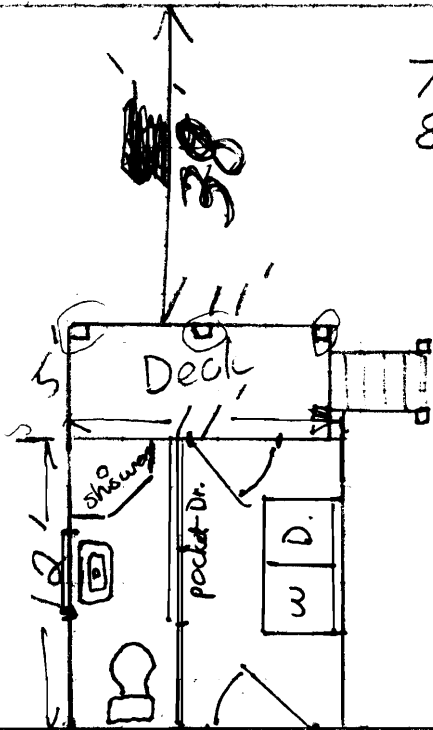
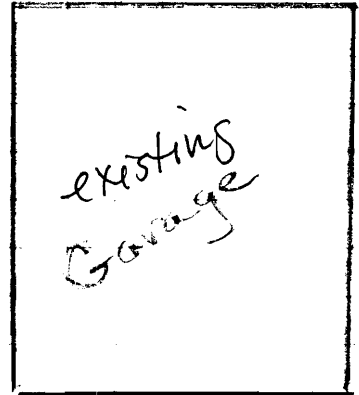
Location of Construction: 89 Mabel St	Owner Name: Charpentier Tina M	Owner Address: 89 Mabel St	Phone: () 874-2392
Business Name:	Contractor Name: Regal Renovations	Contractor Address: Portland	Phone: (207) 773-8736
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Build 11x12 one story addition w/ 5x11 deck
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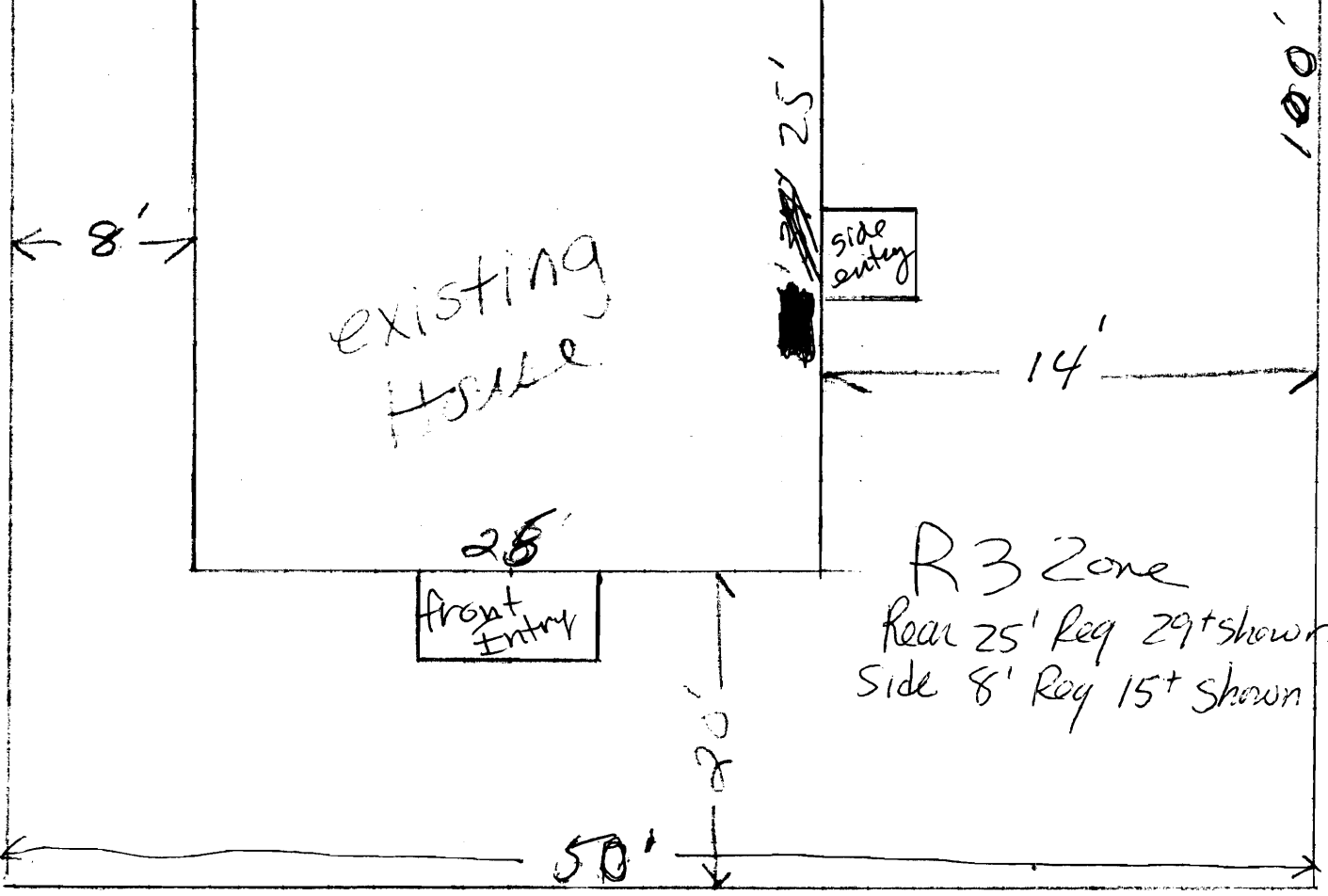
Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/12/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is approved based on the contractor notifying this office of the exact dimensions of the house to verify lot coverage. If the structure exceeds the allowable square footage to surpass the 25% coverage this permit will be void. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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	Reviewer: Jeanine Bourke	Approval Date: 05/12/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work.			

Tina Charpentier
89 Mabel St. Port.

874-2392

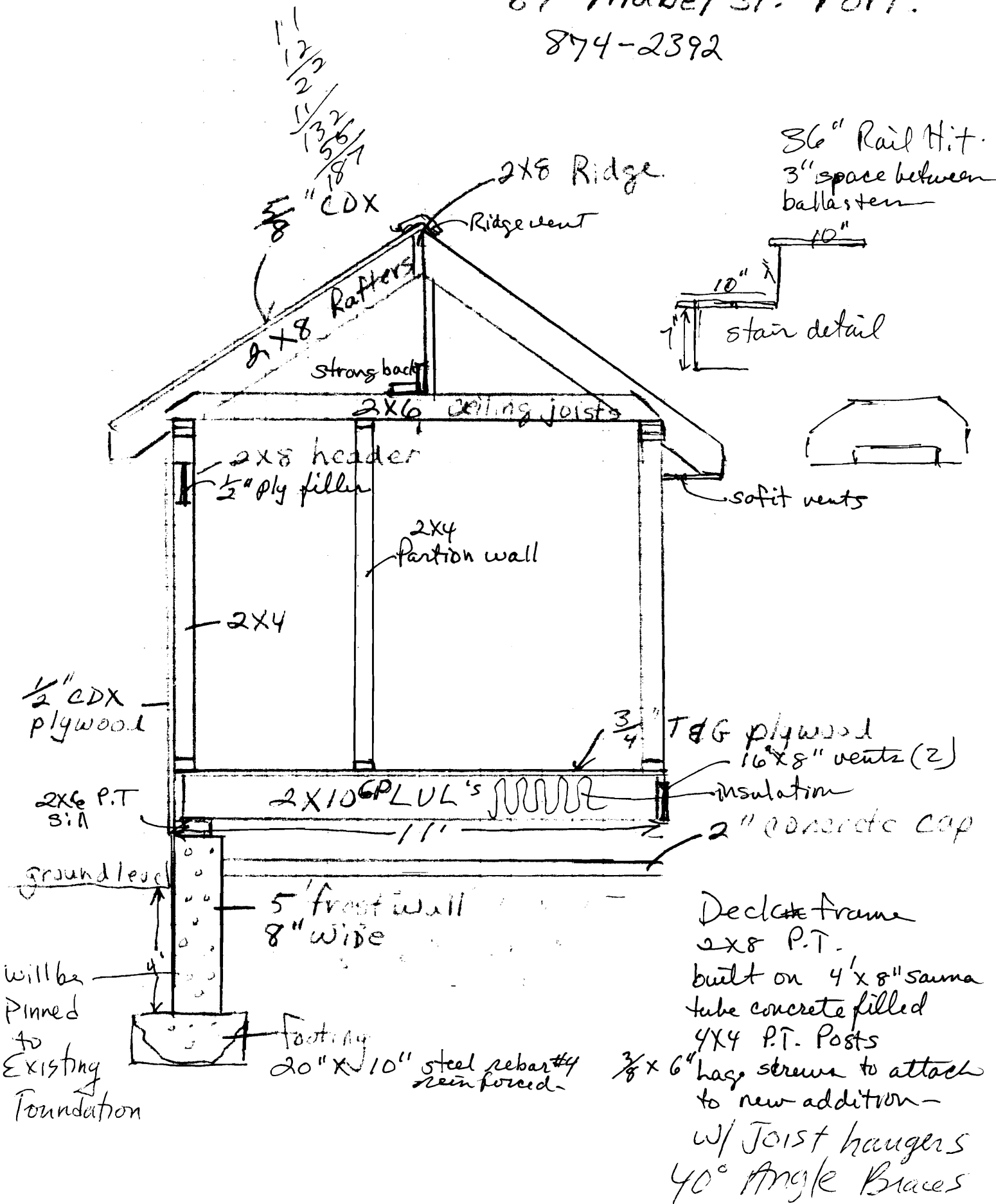


R3 Zone
Rear 25' Req 29'+ shown
Side 8' Req 15'+ shown

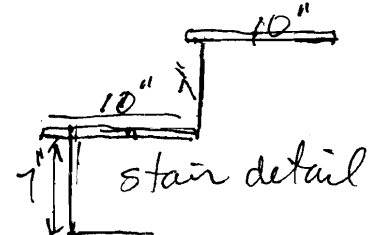


89 Mabel St Port

Tina Charpentier
 89 Mabel St. Port.
 874-2392



36" Rail Ht.
 3" space between
 ballast



3/4" T&G plywood
 16x8 vents (2)
 insulation
 2" concrete cap

Deck frame
 2x8 P.T.
 built on 4'x8" sama
 tube concrete filled
 4x4 P.T. Posts
 3/8 x 6" lag screws to attach
 to new addition -
 w/ Joist hangers
 40° Angle Braces

1/2" CDX
 plywood
 2x6 P.T
 sill
 ground level
 will be
 pinned
 to
 existing
 foundation

5' frost wall
 8" wide
 footing
 20" x 10" steel rebar #4
 reinforced

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

Card Number 1 of 1
 Parcel ID 179 G015001
 Location 89 MABEL ST
 Land Use SINGLE FAMILY
 Owner Address CHARPENTIER TINA M
 89 MABEL ST
 PORTLAND ME 04103
 Book/Page 11652/346
 Legal 179-G-15
 MABEL ST 89-91
 5000 SF

5000 x .25% = 1250
625
54
32

711
260

971 Existing
187 New

1158
 OK

Valuation Information

Land	Building	Total
\$30,240	\$67,520	\$97,760

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1925	Old Style	2	1250	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1920	10X26	D	A

Sales Information

Date	Type	Price	Book/Page
09/30/1994	LAND + BLDING	\$90,000	11652-346

Picture and Sketch

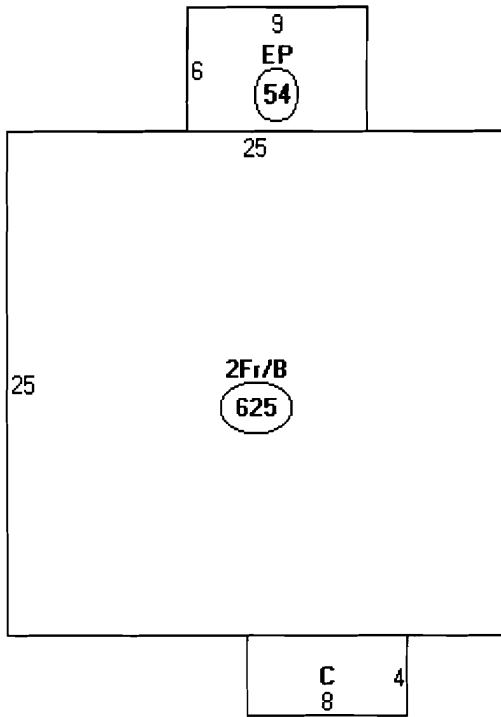
Picture Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!





Descriptor/Area

A: 2Fr/B
625 sqft

B: EP
54 sqft

C: EP
32 sqft

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

DEPARTMENT OF BUILDING INSPECTION
PERMIT

PERMIT ISSUED

Permit Number: 030491

MAY 12 2003

This is to certify that Charpentier Tina M/Regal Renovations
has permission to Build 11x12 one story addition w/ 5x11 deck
AT 89 Mabel St 179 G015001
CITY OF PORTLAND

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 when permission is procured before this building or part thereof is placed or 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

James Bond 5/12/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- 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.

NA **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 179-6-15

Building Permit #:

030491
X

5/14/03 Bob Burkhardt verified the existing house dimensions are 25' x 25' - OK to proceed JB

5/14/03 Footings, set backs OK. Next inspection
saw tubes for deck. AQ

7/16/03 Close in checked plumbing, electrical, plumbing
& FRAMING. OK. to close in JH

3-25-09 EXPIRES, no final requests
