

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU...TION

PERMIT

Permit Number: 090626

This is to certify that VARNEY SIMON B & ANKA GRODZINSKI (Empire Builders)
has permission to Tear down existing mud room, deck & deck build and x 23' garage 1 1/2 story addition for new mud room, sun r
AT 70 JEANNE ST CB 183 A011001

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise red-in. 24 HOURS 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 _____

PERMIT ISSUED

JUN 30 2009

CITY OF PORTLAND

Jonathan Marshall 6/29/09
Director - Building & Inspection Services

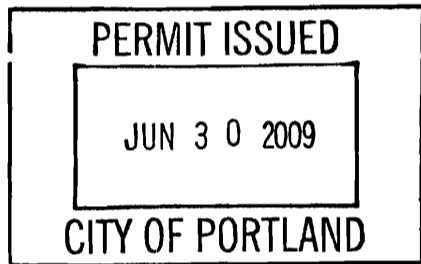
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0626	Issue Date:	CBL: 183 A011001
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Location of Construction: 70 JEANNE ST	Owner Name: VARNEY SIMON B & ANKA M G	Owner Address: 70 JEANNE ST	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P.O. Box 1067 Kennebunk	Phone: 2077749000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
Past Use: Single Family Home	Proposed Use: Single Family Home - Tear down existing mud room, porch & deck. Build an 11' x 23' garage 1 1/2 story addition for new mud room, sun room, expand 2nd floor bedroom. Add rear deck 14' x 6'	Permit Fee: \$620.00	Cost of Work: \$60,000.00
Proposed Project Description: Tear down existing mud room porch & deck. Build an 11' x 23' garage 1 1/2 story addition for new mud room, sun room, expand 2nd floor bedroom. Add rear deck 14' x 6'.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 2003
		Signature:	Signature: Jm 6/29/09
		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: 06/16/2009	Zoning Approval		
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"/> Date: 6/23/09 ABN	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: ABN	



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



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>70 Jeanne St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>510^{sq} NEW / 1,125^{sq} EXISTING</u>	Square Footage of Lot <u>10,752^{sq}</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>183</u> Block# <u>A</u> Lot# <u>011</u>	Applicant "must be owner, Lessee or Buyer" Name <u>Simon Varney</u> Address <u>70 Jeanne St</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>(207) 780-6268</u>
Lessee/DBA (If Applicable) <u>JUN 11 2000</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>60,000</u> C of O Fee: \$ Total Fee: \$ <u>620-</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Residential - Single Family</u> Is property part of a subdivision? <u>N/A</u> If yes, please name Project description: <u>Tear down of existing mud room + porch. Build a one and a half story addition for new mud room, sun room, expand 2nd floor bedroom, add rear deck</u> ^{12'x23'} <u>add a garage</u>		
Contractor's name: <u>Jay Tachibana dba Empire Builders</u>		
Address: <u>P.O. Box 1067</u>		
City, State & Zip: <u>Kennebunk, ME 04043</u>		Telephone: <u>207-985-1212</u>
Who should we contact when the permit is ready: <u>Jay Tachibana</u>		Telephone: <u>207-251-0725</u>
Mailing address: <u>same as above</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.

Simon Varney

Signature:	Date: <u>6/7/09</u>
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This is not a permit; you may not commence ANY work until the permit is issue

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.

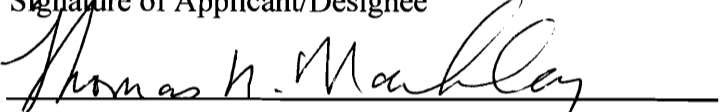
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

6-30-09
Date



Signature of Inspections Official

6/29/09
Date

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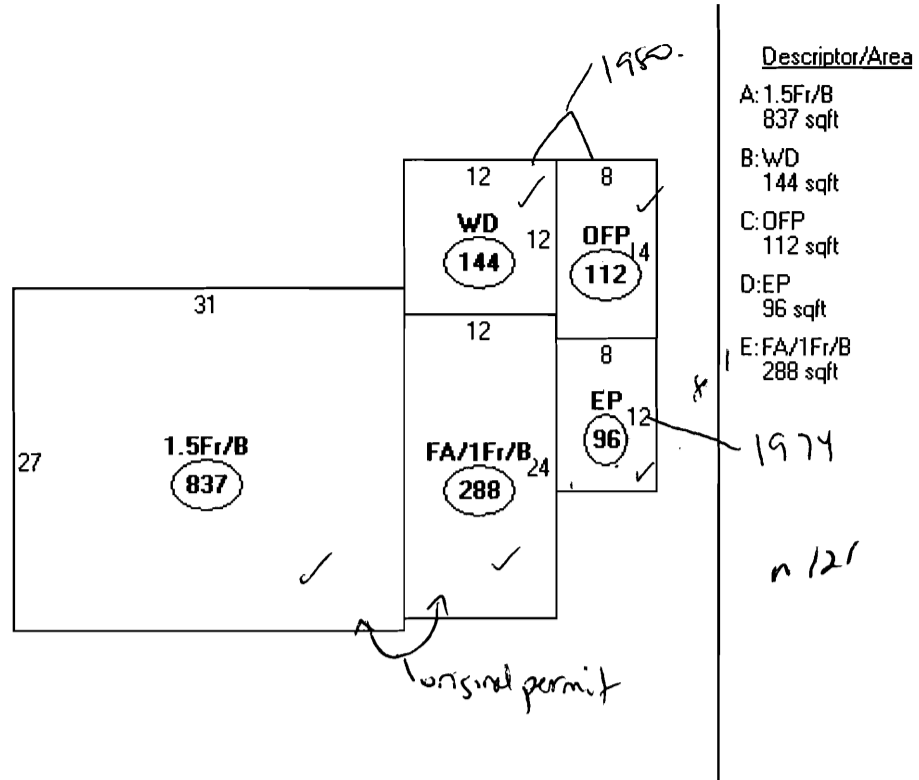
Location of Construction: 70 JEANNE ST	Owner Name: VARNEY SIMON B & ANKA M G	Owner Address: 70 JEANNE ST	Phone:
Business Name:	Contractor Name: Empire Builders	Contractor Address: P.O. Box 1067 Kennebunk	Phone: (207) 774-9000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Tear down existing mud room, porch & deck. Build an 11' x 23' garage 1 ½ story addition for new mud room, sun room, expand 2nd floor bedroom. Add rear deck 14' x 6'.	Proposed Project Description: Tear down existing, mud room, orch & deck. Build an 11' x 23' garage 1 ½ story addition for new mud room, sun room, expand 2nd floor bedroom. Add rear deck 14' x 6'.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/23/2009
Note: The side setback to the garage needs to be a minimum of 12' because 4' need to be added from the left side (it is only 10' for a two story structure) to the 8' required for the garage for a total of 12'. **Ok to Issue:**
 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
 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 with Conditions **Reviewer:** Tom Markley **Approval Date:** 06/29/2009
Note: **Ok to Issue:**
 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
 3) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
 4) 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.

Comments:
 6/22/2009-amachado: Spoke to contractor, Jay Tachibana. The existing house is fully dormered on the rear. Need a 14' setback on the left. 10' existing. Needs to borrow 4' from the right, so the setback to the one story garage needs to be 12' (8' + 4'). Rear deck not permitted. Meeting with Jay today @11:30.
 6/23/2009-amachado: Jay revised the plans. The garage is now 11' wide not 12' and the mudroom/sunroom area is only 8' wide not 9'. The existing and proposed building now meets the side setback requirement.



= 1477 existing

adding

253 = 11x23

80 = 10x8

18 = steps 4.5x4=

84 = deck 14x6=

11 = steps 33"x48"

1923 sq

deck off back
is house damaged?



<http://www.portlandassessor.com/images/pictures/01634901.jpg>

6/22/2009