

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061626

Please Read Application And Notes, If Any, Attached

This is to certify that MCKEW MARSHALL T & ANNE M. IETS/James Piacent

has permission to Add bedroom over garage

AT 59 PHIPPS RD

183A A004001

PERMIT ISSUED

NOV 17 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is occupied 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 _____

Department Name

Thomas M. Markley, 11/14/06
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

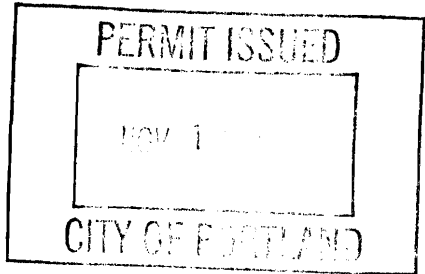
Permit No: 06-1626	Issue Date:	CBL: 183A A004001
-----------------------	-------------	----------------------

Location of Construction: 59 PHIPPS RD	Owner Name: MCKEW MARSHALL T & JEAN	Owner Address: 59 PHIPPS RD	Phone:
Business Name:	Contractor Name: James Piacentini	Contractor Address: 9 Gregory St Portland	Phone 2077492400
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: <i>R-3</i>

Past Use: Single Family	Proposed Use: Single Family Add bedroom over garage	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 5
Proposed Project Description: Add bedroom over garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>JRC 2003</i>	
		Signature:	Signature: <i>Jm 11/14/06</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: dmartin	Date Applied For: 11/06/2006	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

- 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	Zoning Appeal	Historic Preservation
<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>11/9/06</i>	<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: _____	<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: <i>[Signature]</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

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 183A A004001
Location 59 PHIPPS RD
Land Use SINGLE FAMILY

Owner Address MCKEW MARSHALL T & JEANNE M JTS
 59 PHIPPS RD
 PORTLAND ME 04102

Book/Page 13963/88
Legal 183A-A-4
 PHIPPS RD 55-59
 13082 SF

Current Assessed Valuation

Land	Building	Total
\$71,700	\$169,900	\$241,600

Property Information

Year Built 1984	Style Garrison	Story Height 2	Sq. Ft. 1764	Total Acres 0.3	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 7	Attic None	Basement Full

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2002	Size 8X10	Grade C	Condition A
---------------------------	----------------------	---------------------------	---------------------	-------------------	-----------------------

Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

Picture	Sketch	Tax Map
----------------	---------------	----------------

[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!

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1626	Date Applied For: 11/03/2006	CBL: 183A A004001
------------------------------	--	-----------------------------

Location of Construction: 59 PHIPPS RD	Owner Name: MCKEW MARSHALL T & JEAN	Owner Address: 59 PHIPPS RD	Phone:
Business Name:	Contractor Name: James Piacentini	Contractor Address: 9 Gregory St Portland	Phone (207) 749-2400
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Add bedroom over garage	Proposed Project Description: Add bedroom over garage
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/09/2006**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This approved addition is only for a bedroom use - it is NOT approved a another dwelling unit. YOU SHALL NOT add any kitchen equipment as stated above.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/14/2006**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) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Comments:

11/14/2006-tm: Received info from contractor ok to issue permit

11/13/2006-tm: Called contractor Jim Piacentini for more needed info



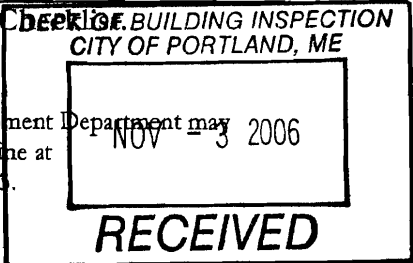
General Building Permit Application

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>59 Phyllis Road</u>		
Total Square Footage of Proposed Structure <u>520 sq ft</u>		Square Footage of Lot <u>13,082 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>183A A 4</u>	Owner: <u>Marshall + Jeanne McKew</u>	Telephone: <u>774-6535</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James Placentini 9 Grafton Street (207) 749-2400</u>	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>320⁰⁰</u> C of O Fee: \$ _____
Current Specific use: <u>single family residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u>		
Project description: <u>addition of bedroom over existing garage</u>		
Contractor's name, address & telephone: <u>James Placentini 9 Grafton Street Portland ME</u>		
Who should we contact when the permit is ready: <u>same</u> Mailing address: _____ Phone: <u>(207) 749-2400</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, stop by the Building Inspections office, room 315 City Hall or call 874-8701.



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: James Placentini Date: Nov 2, 2006

This is not a permit; you may not commence ANY work until the permit is issued. ✓ 1/30



14 10.7
14 719.75
28 30.45
OK

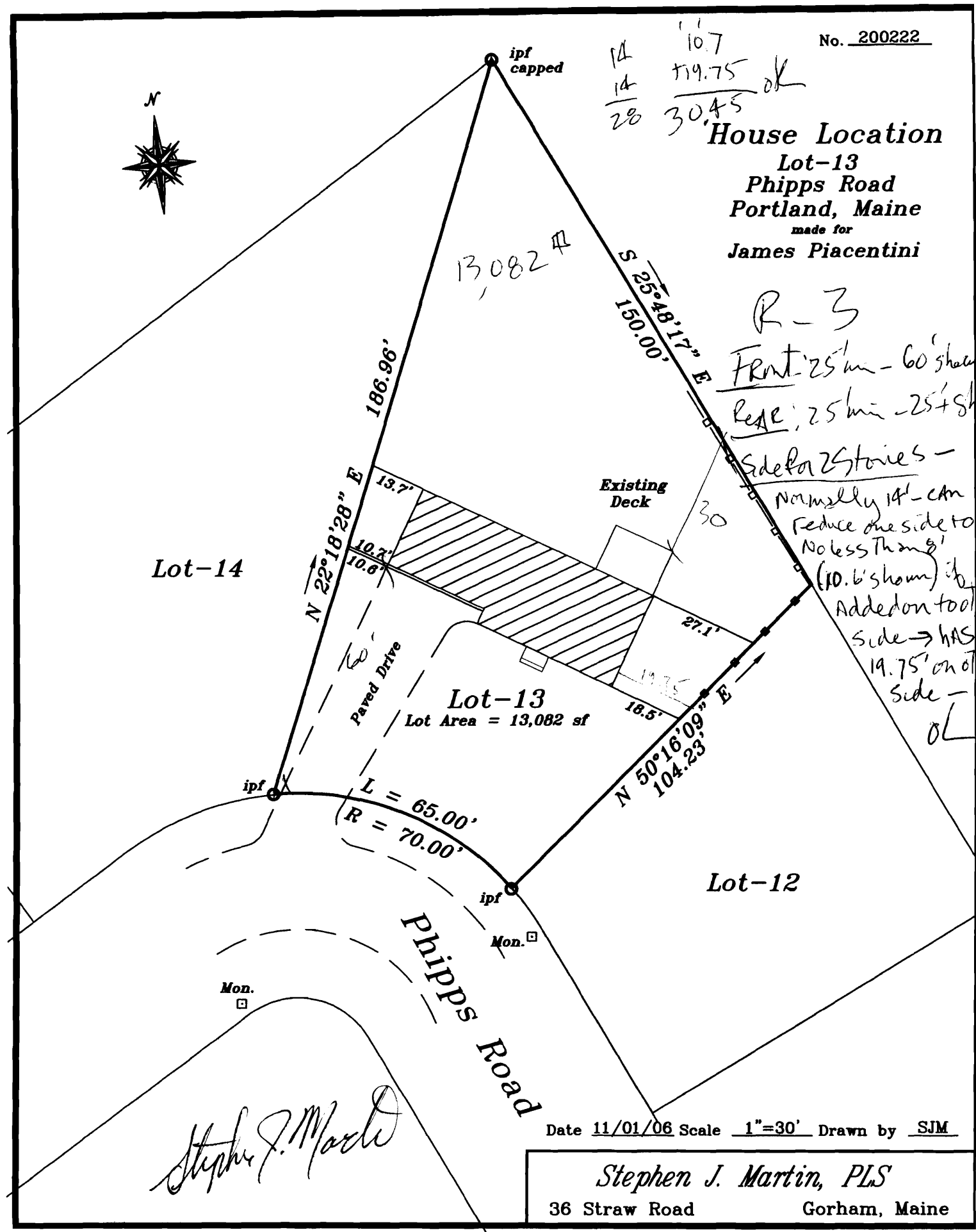
House Location
Lot-13
Phipps Road
Portland, Maine
made for
James Piacentini

13,082 sq ft

R-3

FRONT: 25' min - 60' shown
REAR: 25' min - 25' shown

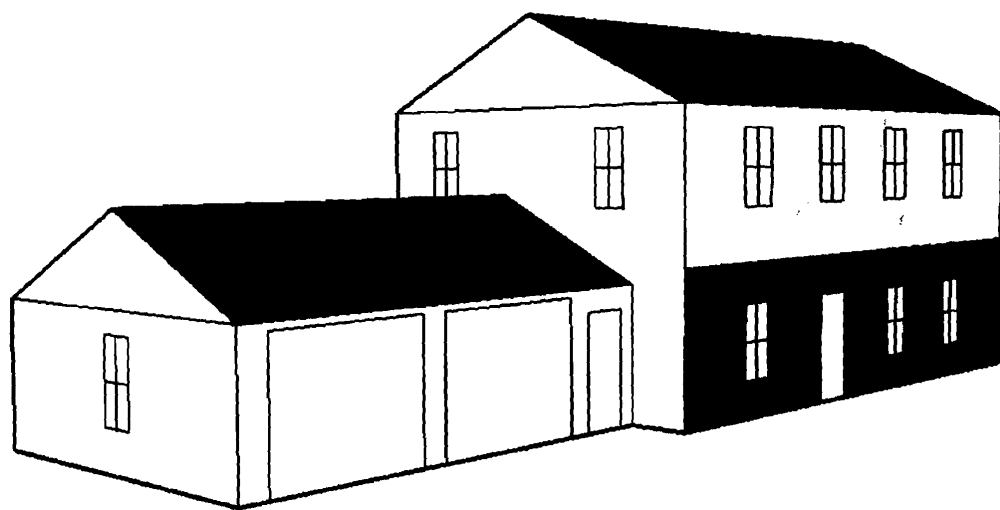
Side for 25' shown -
Normally 14' - can
Reduce one side to
No less than 8'
(10.6' shown) if
Added on to other
Side -> HAS
19.75' on other
Side -
OK



Stephen J. Martin

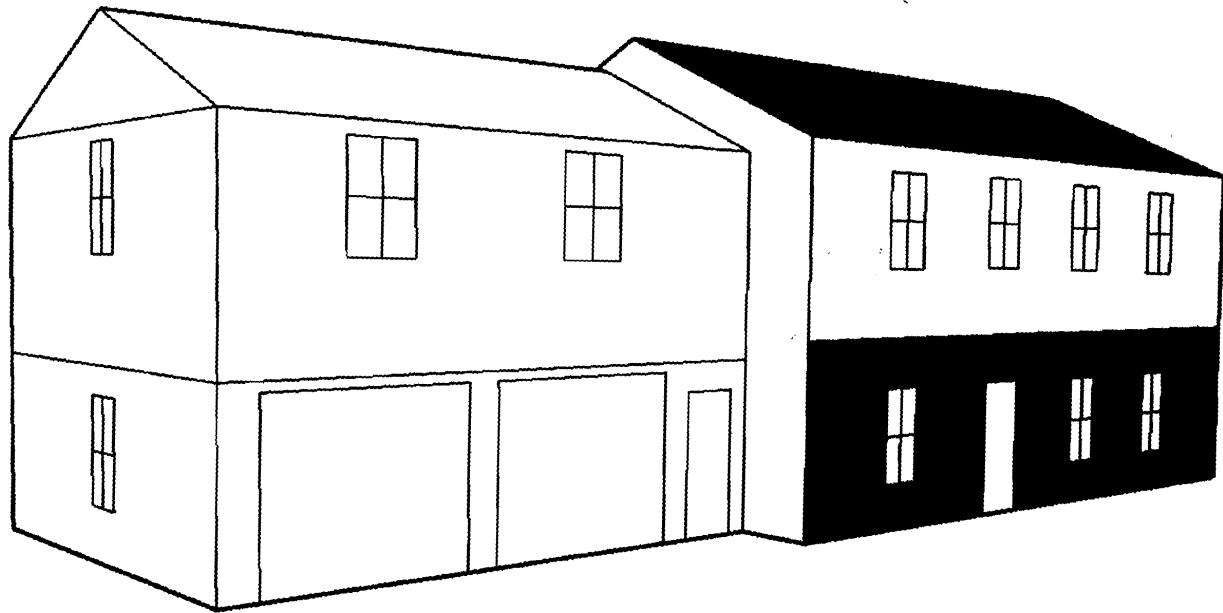
Date 11/01/06 Scale 1"=30' Drawn by SJM

Stephen J. Martin, PLS
36 Straw Road Gorham, Maine

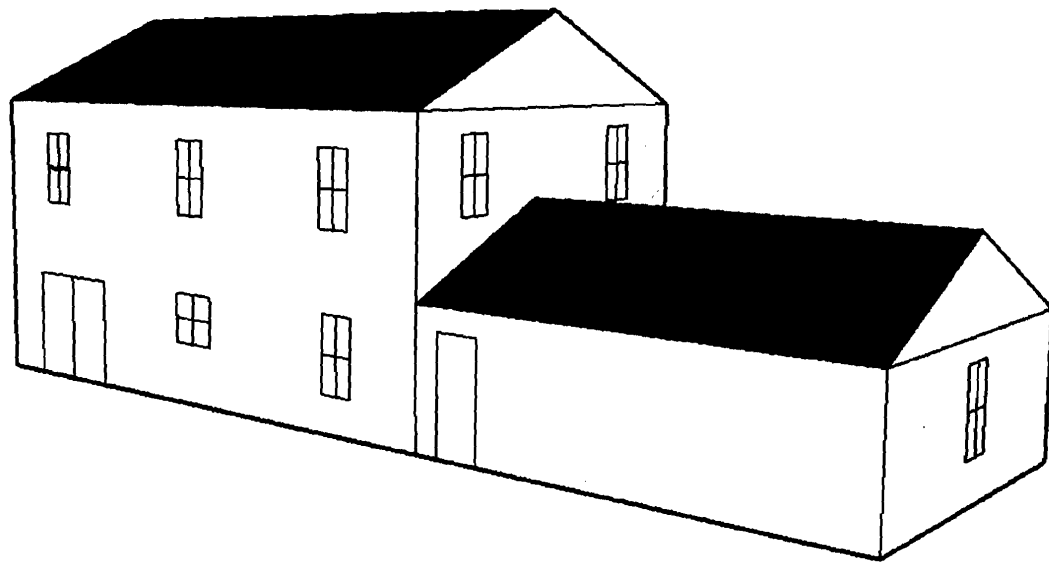


EXISTING FRONT & SIDE ELEVATION

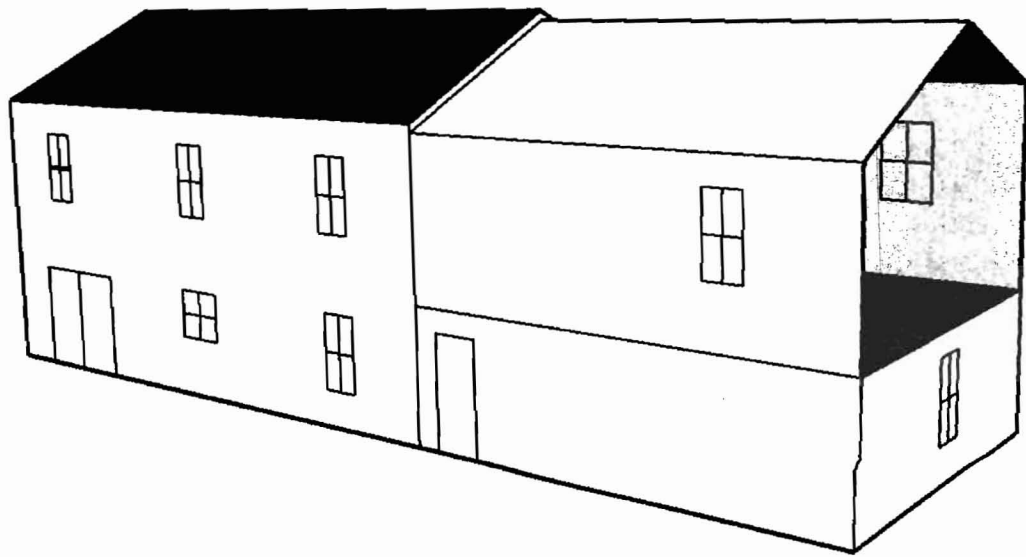
McKew Residence
59 Phipps Rd



PROPOSED FRONT & SIDE ELEVATION

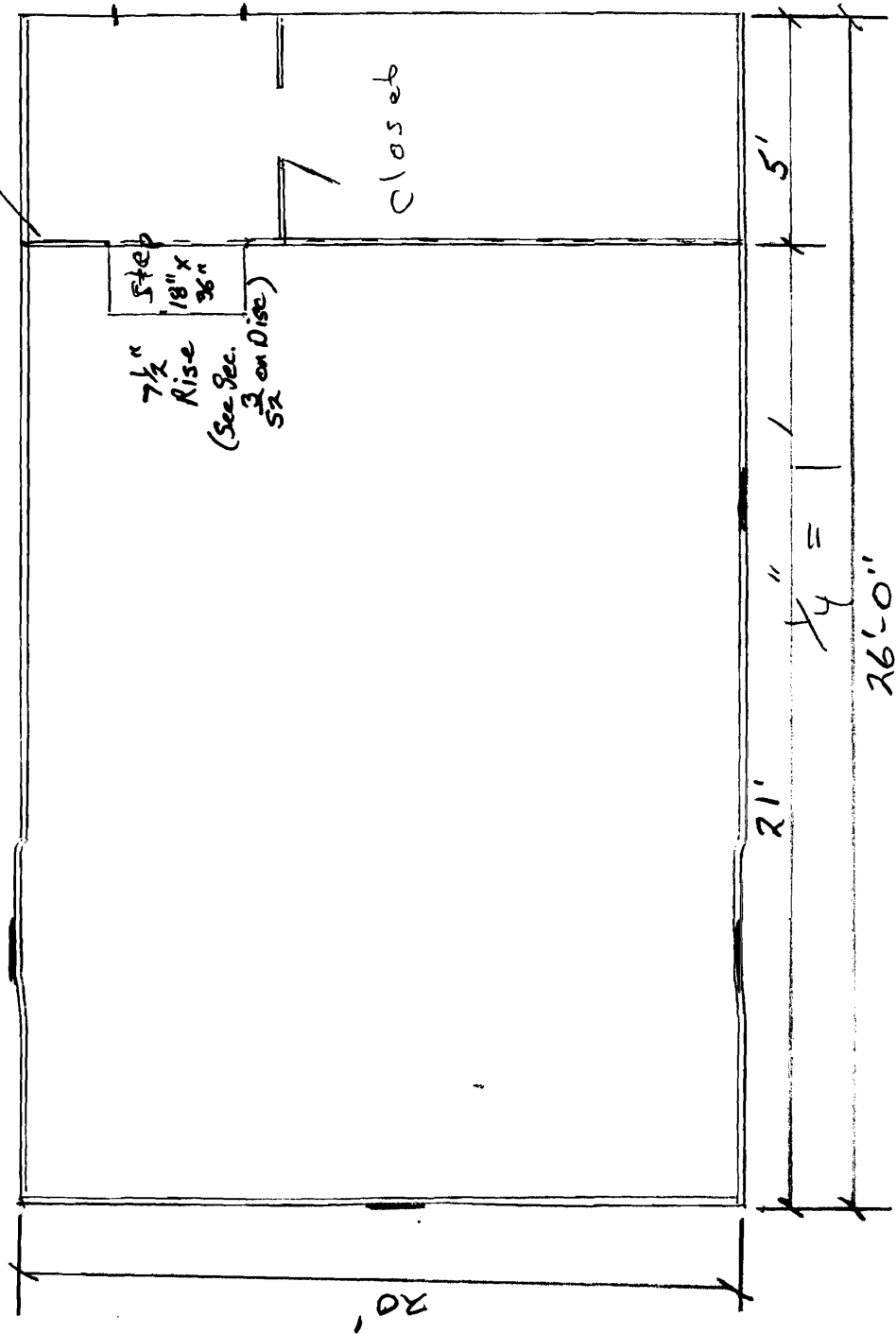


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

2x4 partition 16" oc



38 1/2" x 6' 10 1/2"
 door opening to existing house
 (3) 2x6 Header
 Jack studs + king studs both ends

5' step
 18" x 36"
 7 1/2" Rise
 (See Sec. 3 on Disc)

closet

5'

21'

1/4" = 1'
 26'-0"

floor plane

21'