

PERMIT ISSUED

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

Permit No: 03-1338	Issue Date: OCT 30 2003	CBL: 185 G006001
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Location of Construction: 142 Rockland Ave	Owner Name: Coyné Kevin P &	Owner Address: 142 Rockland Ave CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Construction Center Inc	Contractor Address: 4 Woodman Ave Saco	Phone: 2072839267
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/foundation for 2 story addition	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 3	15,000
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Proposed Project Description: Foundation only permit for a 24x28 addition	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: Foundation BOCA 1999 Signature: JMB 10/30/03
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: jmb	Date Applied For: 10/30/2003	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..	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> 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: JMB 10/30/03 </td> <td style="width: 33%;"> 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: _____ </td> <td style="width: 33%;"> 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: JMB </td> </tr> </table>	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: JMB 10/30/03	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: JMB
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1338	Date Applied For: 10/30/2003	CBL: 185 G006001
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Location of Construction: 142 Rockland Ave	Owner Name: Coyne Kevin P &	Owner Address: 142 Rockland Ave	Phone:
Business Name:	Contractor Name: Construction Center Inc	Contractor Address: 4 Woodman Ave Saco	Phone: (207) 283-9267
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	

Proposed Use: Single Family w/foundation for 2 story addition	Proposed Project Description: Foundation only permit for a 24x28 addition
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 10/30/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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	Reviewer: Jeanine Bourke	Approval Date: 10/30/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permit approval required for the structure - this is for a foundation only			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

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>142 Rockland Ave</u>		
Total Square Footage of Proposed Structure <u>1511 floor 672 + 240 Deck</u>	Square Footage of Lot <u>15,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>G</u> Lot# <u>6-8</u>	Owner: <u>Kevin Coyne</u>	Telephone: <u>879-0755</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>CONSTRUCTION CENTER INC</u> <u>4 WOODMAN AVE</u> <u>SALOME ME 04072</u>	Cost Of Work: \$ <u>10,000.00</u> Fee: \$ 111.00 <u>111.00</u>
Current use: <u>residence</u> <u>CELL 229-3565 PAT LABBE</u>		
If the location is currently vacant, what was prior use: <u>No Residence</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>24 x 28 Two story residential addition</u>		
Project description: <u>Foundation only</u>		
Contractor's name, address & telephone: <u>Construction Center Inc</u> <u>4 Woodman Ave - Salome ME</u> <u>253-9267</u>		
Who should we contact when the permit is ready: <u>Patrick Labbe</u>		
Mailing address: <u>229-3565</u>		
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>Patrick Labbe, President</u>	Date: <u>10/30/03</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

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.

10mm 10/30
Pat

Current Owner Information

Card Number 1 of 1
Parcel ID 185 0006001
Location 142 ROCKLAND AVE
Land Use TWO FAMILY

Owner Address COYNE KEVIN P & DIANN T KEMNA JTS
 142 ROCKLAND AVE
 PORTLAND ME 04102

1338

R3

Book/Page
Legal 185-G-6 TO 8
 ROCKLAND AVE 140-146
 HASTINGS ST 53-63
 15000 SF

Valuation Information

Land	Building	Total
\$37,800	\$108,260	\$146,060

Property Information

Year Built 1914	Style Old Style	Story Height 2	Sq. Ft. 2380	Total Acres 0.344		
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 10	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

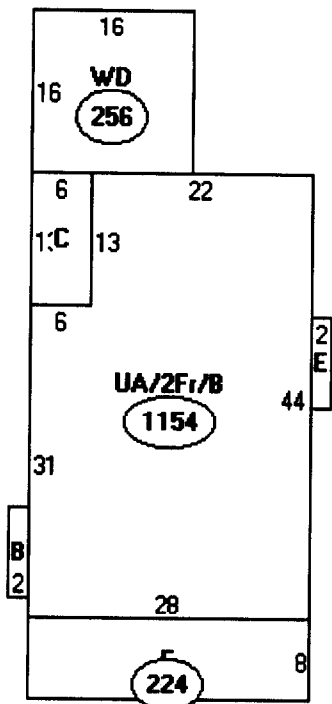
<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

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







Descriptor/Area

- A: UA/2F1/B
1154 sqft
- B: 2FBAY
18 sqft
- C: EP/EP
78 sqft
- D: WD
256 sqft
- E: 2FBAY
18 sqft
- F: OFP
224 sqft
- G: N/A
224 sqft

1912 SF
672 addition

2,644
240 Deck

2,884

Lot 15,000 SF
x 25%

3,750

OK

R3 Zone

Front 25' Reg 32' Show
Rear 25' Reg 30' Show
Side 14' Reg 34' Show

NOW OR FORMERLY
BOBBIE B. BEACH
BOOK 14813, PAGE 238

N 32°10'04" W
100.00'

1 1/2 INCH IRON
PIPE FOUND

1 INCH IRON
PIPE FOUND

8.67' ASBWW

8.12'

20'

150.00'

S 57°49'56" W

8.67' ASBWW

100.00'

N 32°10'04" E

HASTINGS STREET

EDGE OF PAVEMENT

3/4 INCH IRON
ROD FOUND

9.14'

200.00'

WITH PLASTIC CAP MARKED
"AUSTIN 217"

BOOK 6174, PAGE 278

DWELLING

100.00'

2.15'

LOT AREA
16,000 SQUARE FEET +/-

SHED

12 INCH STAINL
STEEL W/VALE TRUSS

BUILDING SETBACK
LINE

12 INCH STAINL
STEEL W/VALE TRUSS

12 INCH STAINL
STEEL W/VALE TRUSS

1/2 INCH
SPRINKLER

1/2 INCH
SPRINKLER

1/2 INCH
SPRINKLER

1/2 INCH
SPRINKLER

1/2 INCH
SPRINKLER

1/2 INCH
SPRINKLER

DECK

DWELLING

PORCH

12x20
Drill

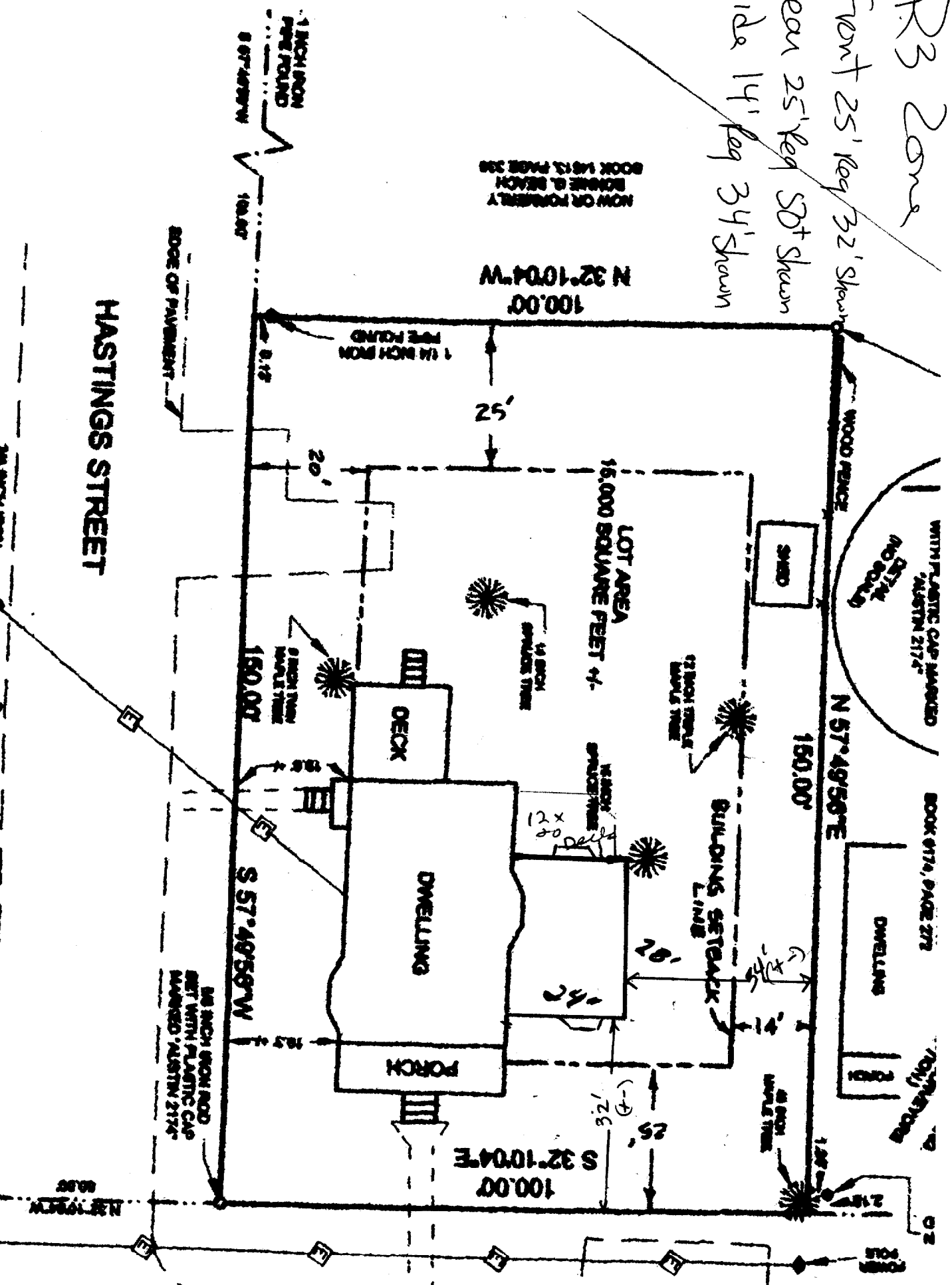
34'

32'

25'

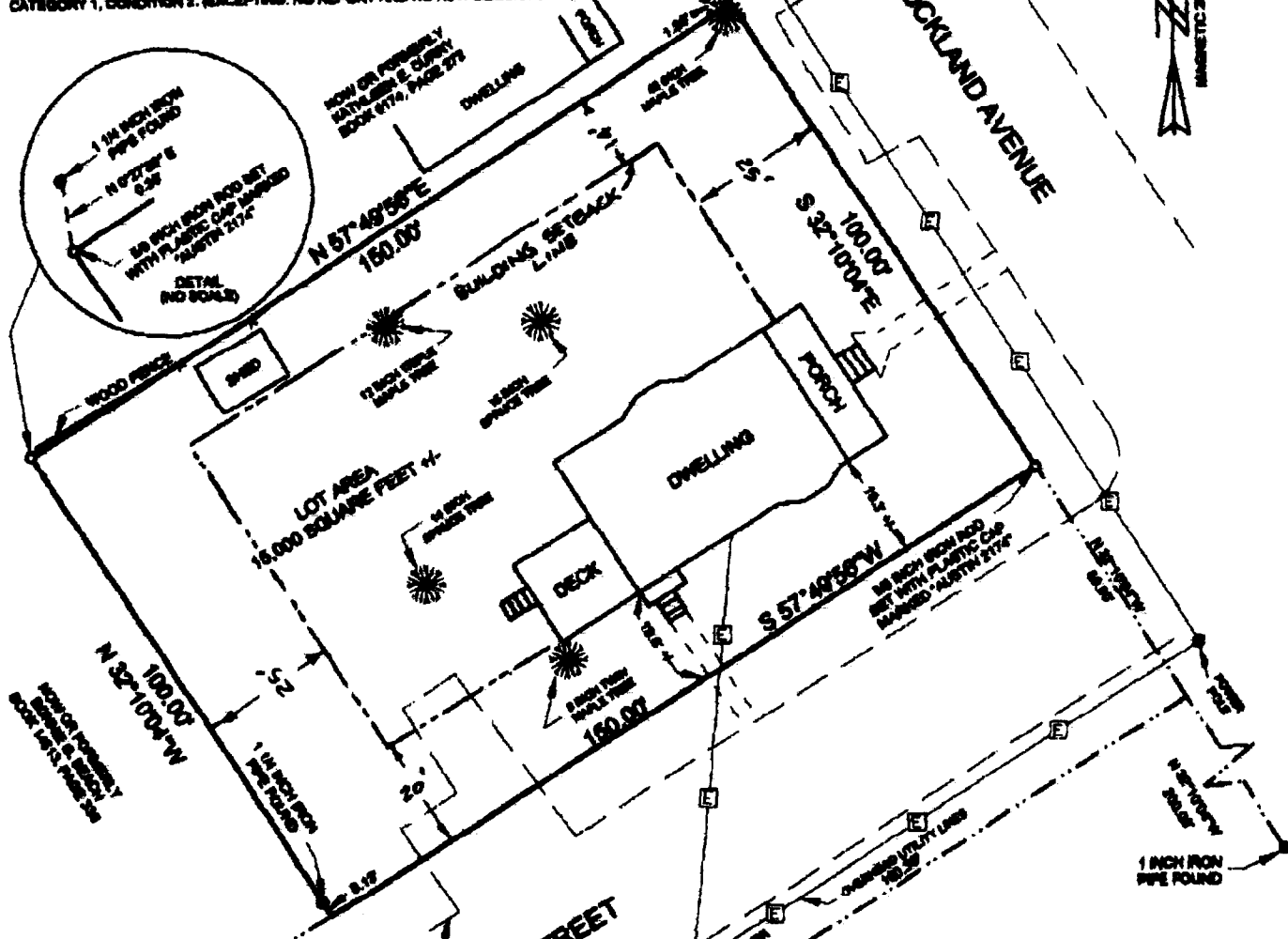
25'

Rock LAND



NOTES:

- 1.) DEED REFERENCE: JOSEPH A. PARSONS TO KEVIN P. COYNE AND DIANN T. KEMNA DATED OCTOBER 4, 1999 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6824, PAGE 347.
- 2.) PLAN REFERENCE: "PLAN OF GREATER BRIGHTON MADE FOR GEORGE T. EDWARDS", DATED AUGUST 1904 BY CLIFFORD G. LEBRON AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11, PAGE 111.
- 3.) BEARINGS REFER TO MAGNETIC 2003 AND ARE BASED ON A HMD COMPASS READING.
- 4.) THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS CATEGORY 1, CONDITION 2. (EXCEPTING: NO REPORT AND NO NEW DESCRIPTION)



PLAN SHOWING
A STANDARD BOUNDARY SURVEY
MADE FOR

KEVIN P. COYNE
DIANN T. KEMNA

OF PROPERTY LOCATED AT
142 ROCKLAND AVENUE, PORTLAND, MAINE
SCALE: 1 INCH = 30 FEET, OCTOBER 12, 2003

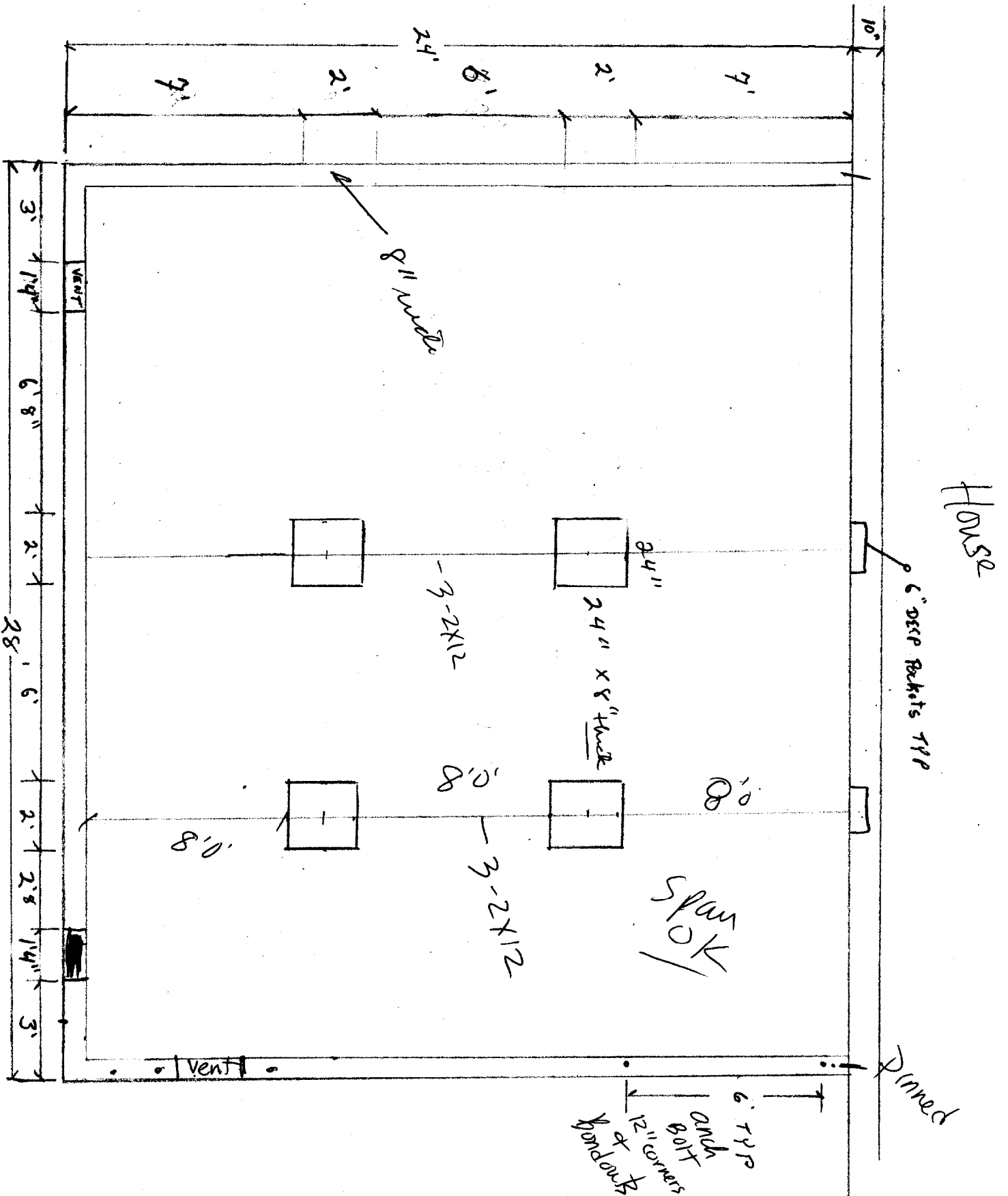
SURVEYED BY:
AUSTIN LAND SURVEYING, L.L.C.
82 ELDERBERRY LANE
NEW GLOUCESTER, MAINE 04260

GRAPHIC SCALE: 1 INCH = 30 FEET

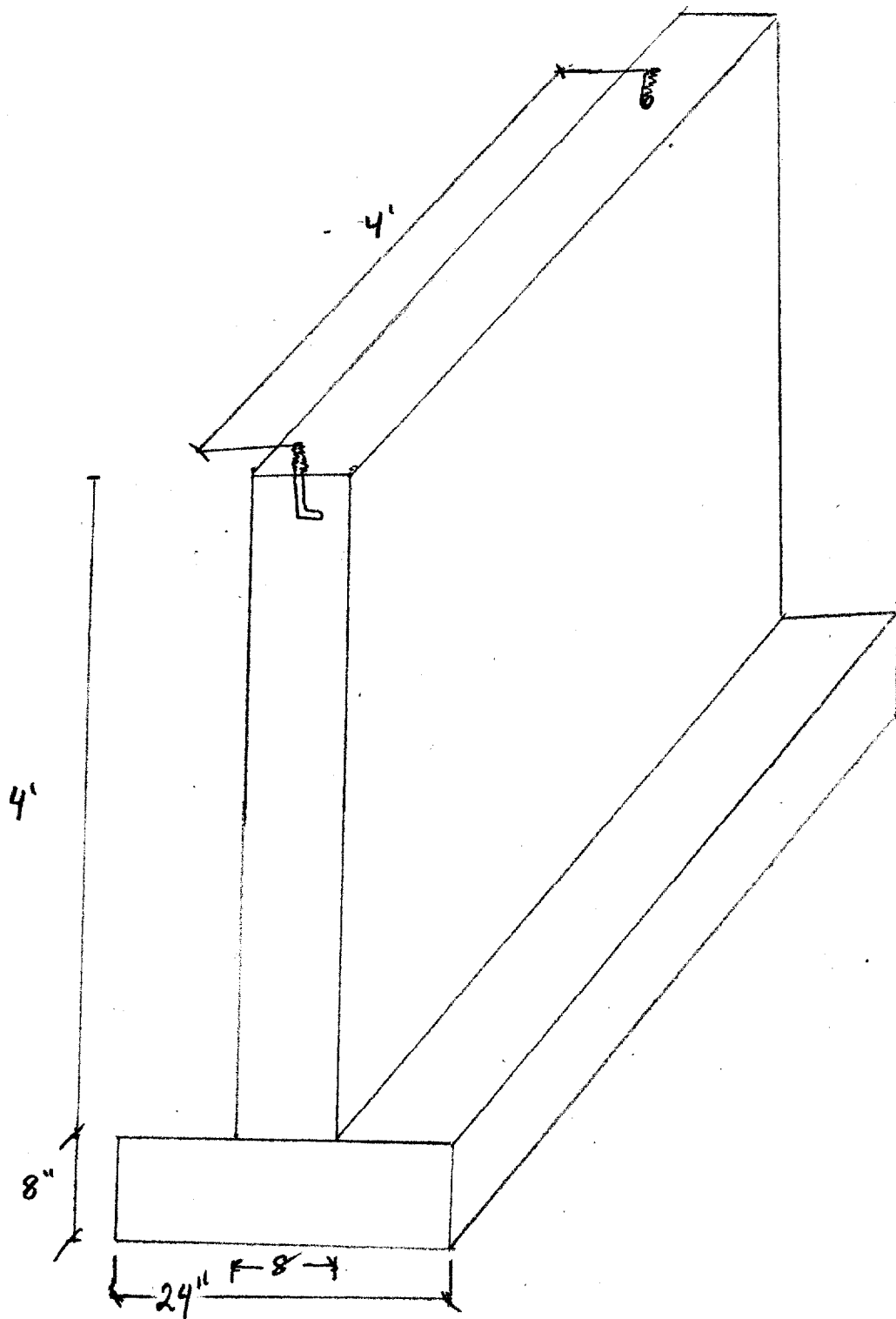


William G. Austin
WILLIAM G. AUSTIN
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR 3174

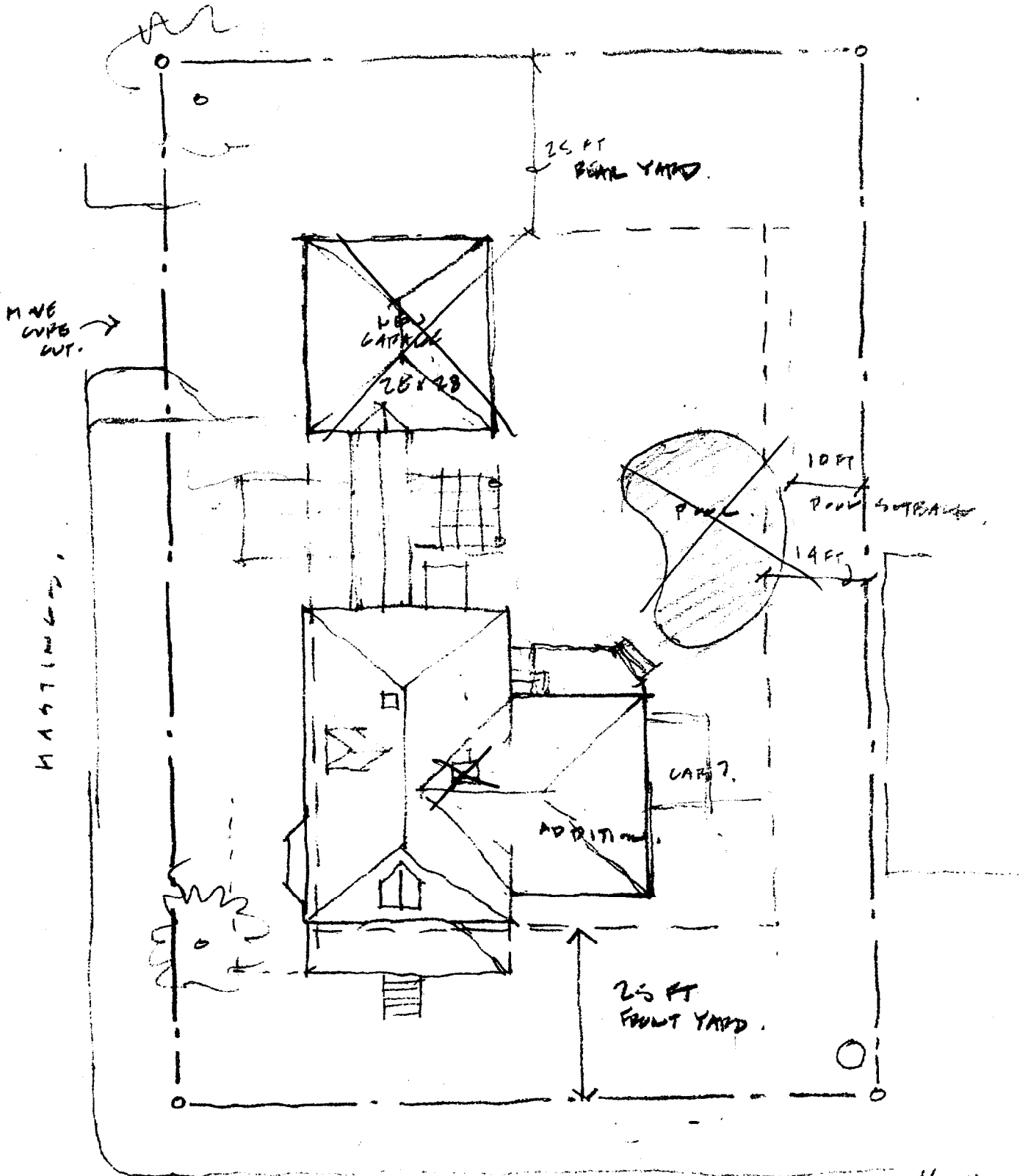
Rockland



Frostwall
Crawl space



ARCHITECTS
2003



ROUE LAND

APPROXIMATE SITE PLAN

1" = 20 FT.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8695~~ 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 ~~874-8695~~ 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
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- N/A 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.

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

[Signature]
Signature of applicant/designee

[Signature]
Signature of Inspections Official

Date
10/30/03
Date

CBL: 185-G-6 Building Permit #: 03-1338

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 031338
OCT 30 2003

This is to certify that Coyne Kevin P &/Construction Center Inc
has permission to Foundation only permit for a 28 addition **CITY OF PORTLAND**
AT 142 Rockland Ave 185 G006001

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 written permission procured before this building or part thereof is leased or occupied closed-in. **48 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

Deanie Bonke 10/30/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD