

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

Please Read  
Application And  
Notes, if Any,  
Attached

## BUILDING INSPECTION PERMIT

This is to certify that Buxton Hoglund/n/a  
has permission to Install stairs to rear porch  
AT 24 Massachusetts Ave

CBL 186 D028001 CITY OF PORTLAND

PERMIT ISSUED

Permit Number: 100434

MAY 11 2010

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 lathed or otherwise 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 \_\_\_\_\_

*[Signature]*  
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: 10-0434	Issue Date:	CBL: 186 D028001
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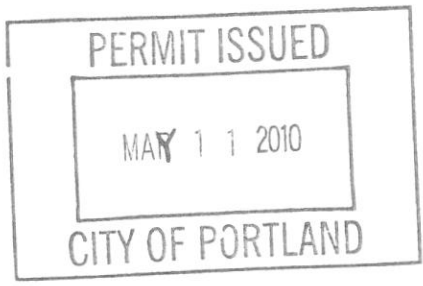
Location of Construction: 24 Massachusetts Ave	Owner Name: Buxton Hoglund	Owner Address: 138 Stroudwater Road	Phone: 207-772-8854
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family / Install stairs to rear porch	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Install stairs to rear porch	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: gg	Date Applied For: 04/28/2010	<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 six (6) 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 checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>5/4/10 APH</i>	<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 <i>ABM</i> 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> 10-0434	<b>Date Applied For:</b> 04/28/2010	<b>CBL:</b> 186 D028001
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<b>Location of Construction:</b> 24 Massachusetts Ave	<b>Owner Name:</b> Buxton Hoglund	<b>Owner Address:</b> 138 Stroudwater Road	<b>Phone:</b> 207-772-8854
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Two Family / Install stairs to rear porch	<b>Proposed Project Description:</b> Install stairs to rear porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/04/2010

**Note:** Existing footprint with enclosed front porch and rear deck that wraps around the left side existed on pre-1957 assessor's card. **Ok to Issue:** ✓

- 1) This property shall remain a two 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      **Reviewer:** Residential Plan Review      **Approval Date:**

**Note:**      **Ok to Issue:**

**Comments:**

5/4/2010-amachado: Left vcm for Elizabeth Hoglund. Wanted to know if steps were new or replacing steps that previously existed.

5/5/2010-amachado: Received email from Barbara that I could sign off on the permit without having to do a formal siteplan exemption application since the increase in the footprint is so minimal and it meets the zoning requirements.

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

April 28 2010

Received from Highland Builders

Location of Work 24-26 Massachusetts

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** \_\_\_\_\_

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 186 D 028

Check #: Cash **Total Collected \$** 30.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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>211-26 Massachusetts Ave</u>		
Total Square Footage of Proposed Structure/Area <u>16 Sq ft.</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>186      D      028</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Hoglund, Buxton</u> Address <u>138 Standwater Rd</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>772-8854</u> (TINS) <u>11</u> <u>11</u> <u>11</u> <u>11</u> <u>11</u> <u>11</u>
RECEIVED  APR 28 2010  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30.00</u>
	Current legal use (i.e. single family) <u>two Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Stairs</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Install stairs to REAR porch for REAR yard</u>	Contractor's name: <u>N/A</u> Address: _____ City, State & Zip: _____      Telephone: _____ Who should we contact when the permit is ready: _____      Telephone: _____ Mailing address: _____

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](http://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.

Signature: Elizabeth Hoglund      Date: April 23 2010

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

## Ann Machado - Re: Site plan exemption

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**From:** Barbara Barhydt  
**To:** Machado, Ann  
**Date:** 5/4/2010 4:49 PM  
**Subject:** Re: Site plan exemption

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I am comfortable with you signing off on it.

Thank you.

Barbara

>>> Ann Machado Tuesday, May 04, 2010 2:43 PM >>>  
Barbara -

Gayle took in a permit last week for 24 Massachusetts Ave. which is a two family. The permit was to build four stairs, 4 feet wide off the back of an existing rear deck. I have a call in to the owner to see if the stairs are replacing existing stairs or if they are brand new. If they are new technically they need a siteplan exemption. The application meets all the zoning requirements.

I was wondering your thoughts on it.

Ann

RS

lot size - 6012  $\phi$

front yard - N/A

rear yard - 20' - 28.5'  $\phi$

\* side yard - 8' - 18.5'  $\phi$  (right)  
\* numbers

don't tread up - 28' on left  
to lot width  $\phi$

- but just needs 8'  $\phi$

lot coverage - 40% = 2404.8  $\phi$

existing - 1358

steps - 12

1374  $\phi$

55.62'

