

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND PERMITS SECTION

Please Read Application And Notes, If Any, Attached

This is to certify that P Properties Llc / Applicant
has permission to Replace Existing Stairs
AT 60 Massachusetts Ave

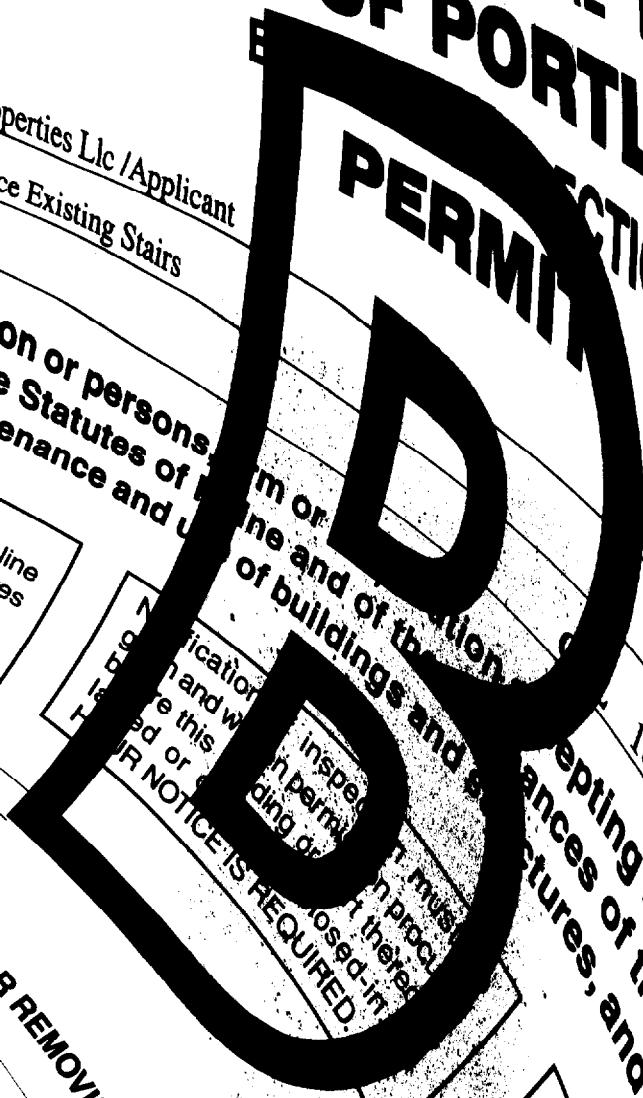
provided that the person or persons in charge of the construction, maintenance and use of the provisions of the Statutes of this department.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS

Fire Dept.
Police Dept.
Planning Board

Department Name



Permit Number - 0312222

186 D037001

Accepting this permit shall be a violation of the ordinances of the City of Portland, and of the

Notification of inspection and work to be done in this permit is required or a stop-work order may be issued. A certificate of inspection is required for this permit. A certificate of inspection is required for this permit. A certificate of inspection is required for this permit.

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PENALTY FOR REMOVING THIS CARD

[Handwritten signature]

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1222	Issue Date:	CBL: 186 D037001
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Location of Construction: 60 Massachusetts Ave	Owner Name: P Properties Llc	Owner Address: Po Box 6762	Phone: 767-5380
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R5

Past Use: Multi Family/6 Units	Proposed Use: Multi Family/6 Units w/replaced stairs	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 3
Proposed Project Description: Replace Existing Stairs <i>legal use: 6 Dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 10/2/03 Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</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: gg	Date Applied For: 10/02/2003	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..	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: <i>OK 10/13/03</i>	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: <i>[Signature]</i>
	<i>shall not meet the 6'5' footprint during reconstruction</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1222	Date Applied For: 10/02/2003	CBL: 186 D037001
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Location of Construction: 60 Massachusetts Ave	Owner Name: P Properties Llc	Owner Address: Po Box 6762	Phone: () 767-5380
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/6 Units w/replaced stairs	Proposed Project Description: Replace Existing Stairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/03/2003

Note: **Ok to Issue:**

- 1) The footprint of the existing stairs shall not be increased in size unless it is the minimum required by the fire and building codes.
- 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) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

03-1222

All Purpose Building Permit Application

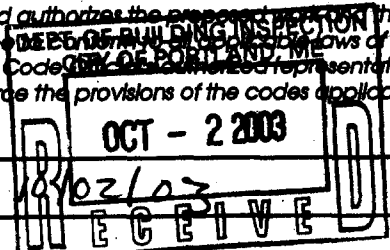
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>60 MASSACHUSETTS AVE.</u>		
Total Square Footage of Proposed Structure <u>25 SF.</u>	Square Footage of Lot <u>± 6120 SF.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>186 D 037</u> Block# <u>18</u> Lot# <u>18</u>	Owner: <u>P. PROPERTIES LLC.</u>	Telephone: <u>767-5380</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALLEN PIPKIN 874 SAWYER ST. S. PORTLAND ME 04106</u>	Cost Of Work: \$ <u>500</u> Fee: \$ <u>30.00</u>
Current use: <u>MULTI FAMILY - 6 UNIT APARTMENT</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>6 unit w/ replaced stairs</u>		
Project description: _____		
Contractor's name, address & telephone: <u>ALLEN PIPKIN, 874 SAWYER ST. S. PORTLAND ME 04106</u>		
Who should we contact when the permit is ready: <u>SAME</u>		
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: <u>767-5380</u>		

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 that I have been authorized by the owner to make this application as his/her authorized agent. I agree to be bound by the laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Enforcement 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: Allen Pipkin Date: 10/02/03



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

P. Properties

Allen Pipkin
874 Sawyer Street
South Portland, ME 04106
Ph: 318-6519

TO: Code Enforcement
389 Congress Street
Portland, Maine 04101

RE: 60 Massachusetts Ave. Front Stairs

To Whom It May Concern:

A building permit is requested for the purpose of bringing the existing stairs up to code. The front steps at 60 Massachusetts Ave. are currently uneven, and the tread and risers do not meet code requirements.

A photo is included to show that the front yard setback is approximately equal to that of the neighbors. The building was built around 1900, prior to the setback requirements.

The new construction would increase the footprint of the stairs by 8" in length.

Please find included, a site plan, construction drawings, photos, and the permit application.

Sincerely,


Allen Pipkin
Property Owner

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Client(s): P. Properties, LLC

St. No.: 60

Street: Massachusetts Ave.

Town: Portland, ME

Source Deed Bk. 11377 Pg. 35

CL No.:

Job No.: CTC33-06.

Date: 1/30/2002

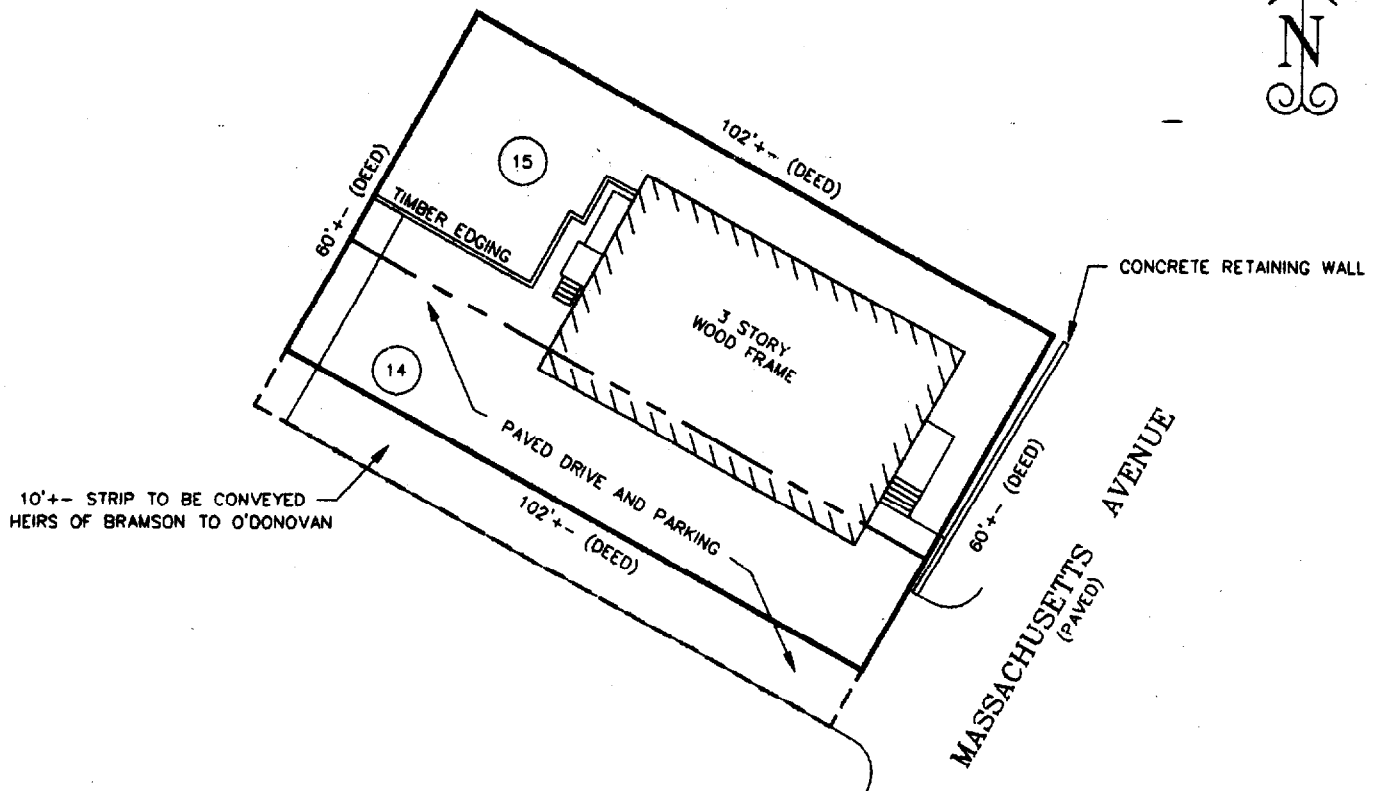
County: Cumberland

Plan Bk. 14 Pg. 76

Lot(S): 15, portion of 14

Scale: 1" = 30'

NOTE: A FULL BOUNDARY SURVEY IS
RECOMMENDED TO VERIFY
BOUNDARY AS SHOWN.

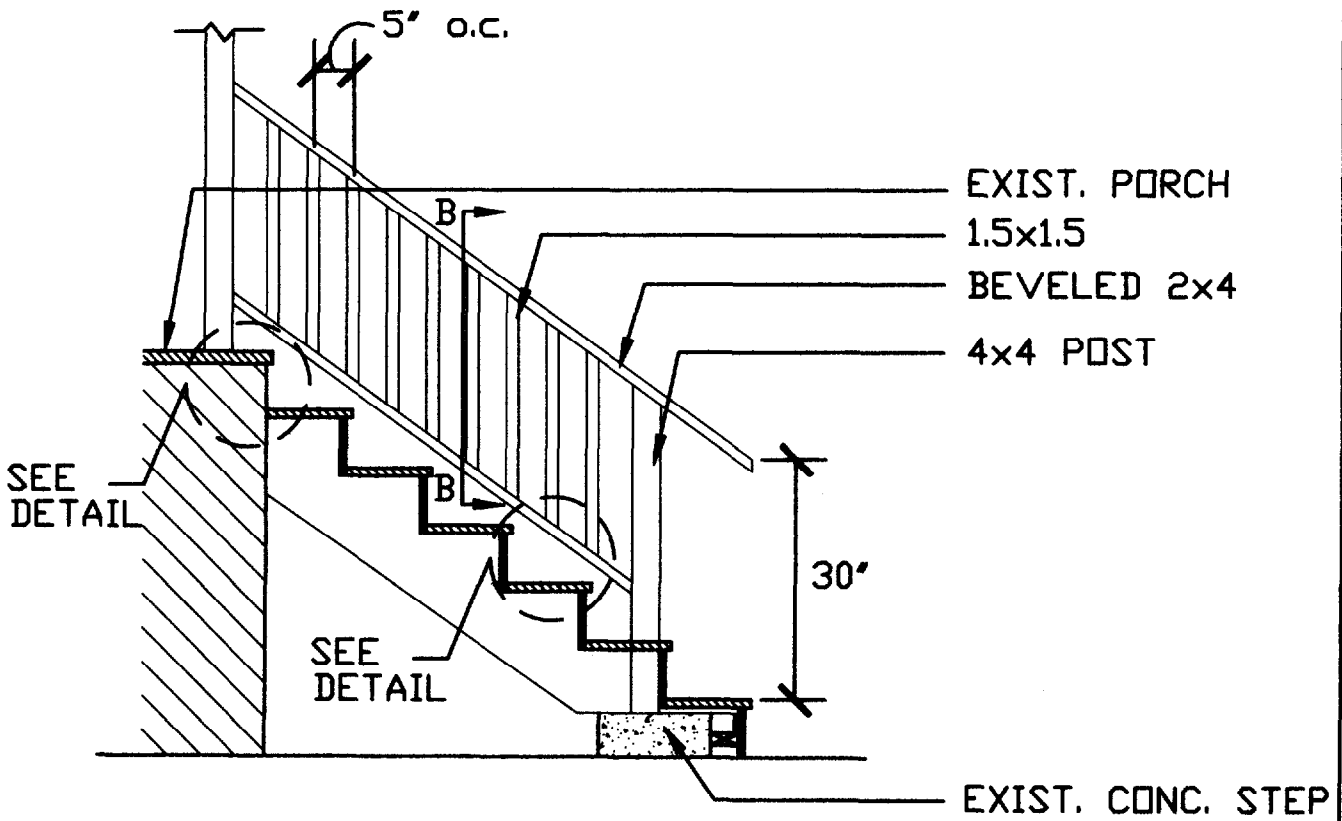


NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATION: I hereby certify to *First American Title Insurance*, and their mortgage title insurer that based upon inspection made with reasonable certainty, that:

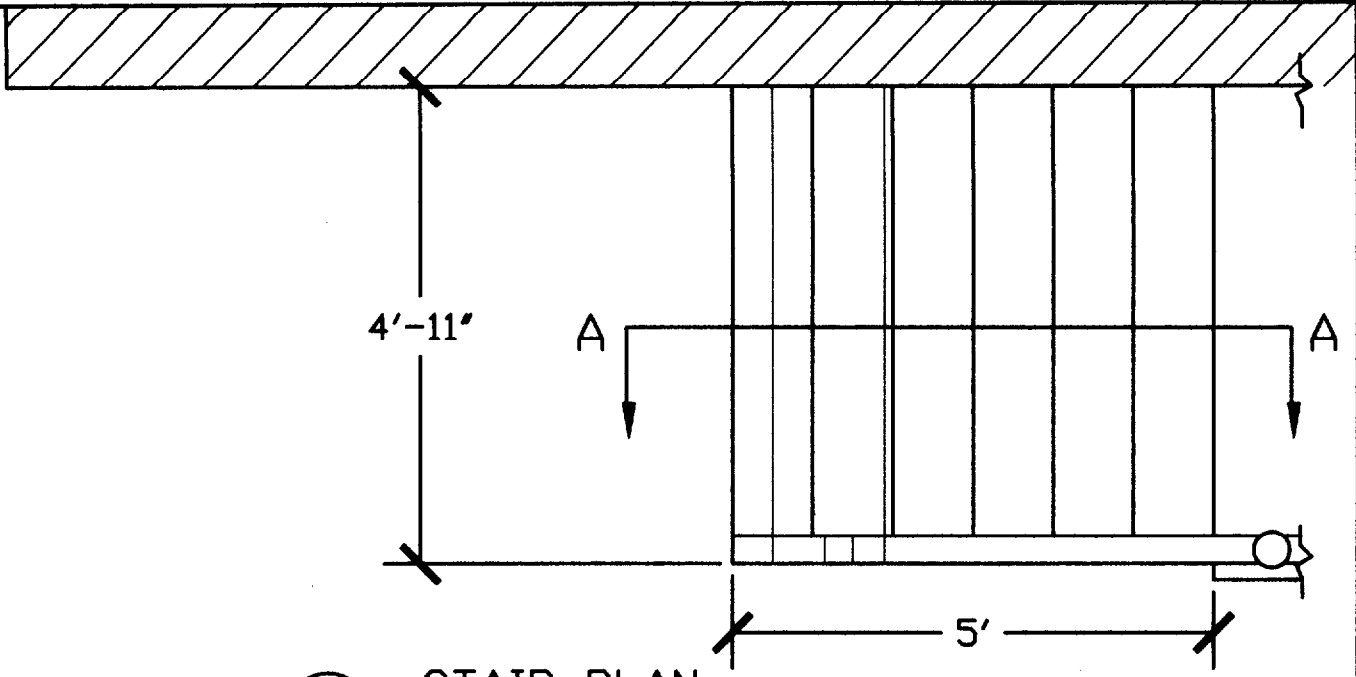
- this plan was made from an inspection of the site.
- there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Bruce W. Gardner

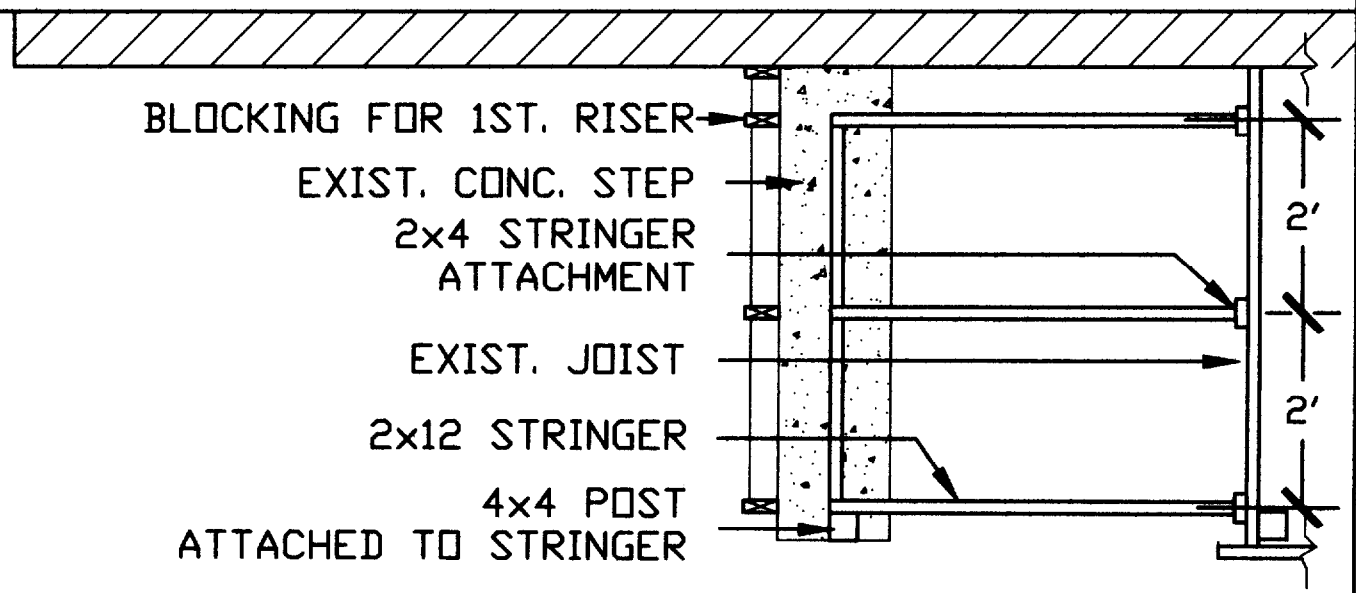


○ STAIR SECTION
 1/2" = 1'-0"

Property owner: P. Properties LLC. Allen Pipkin - Member 874 Sawyer Street South Portland, ME 04106	FRONT STEPS		
	60 MASSACHUSETTS AVENUE PORTLAND, ME		
	SIZE	FSCM NO.	DWG NO.
	SCALE	SHEET	
			REV



○ STAIR PLAN
1/2" = 1'-0"



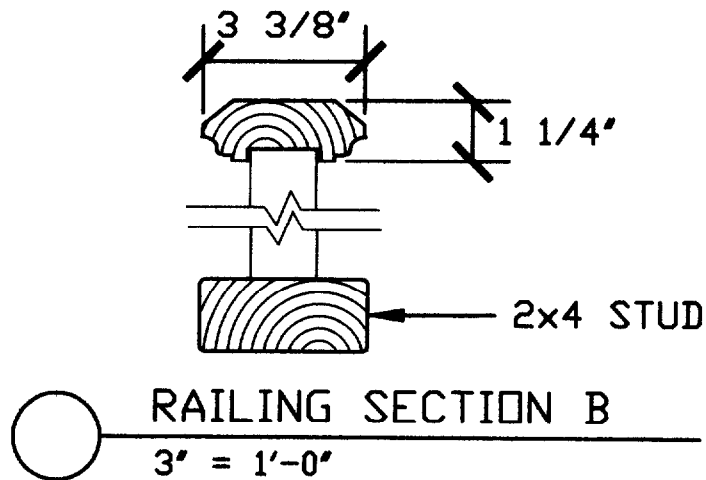
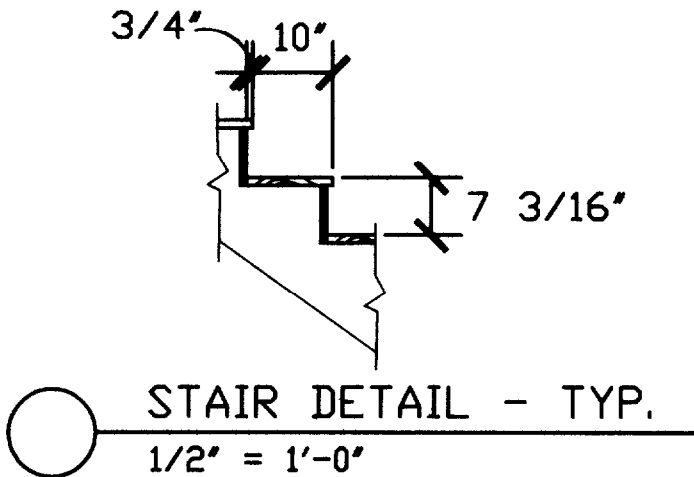
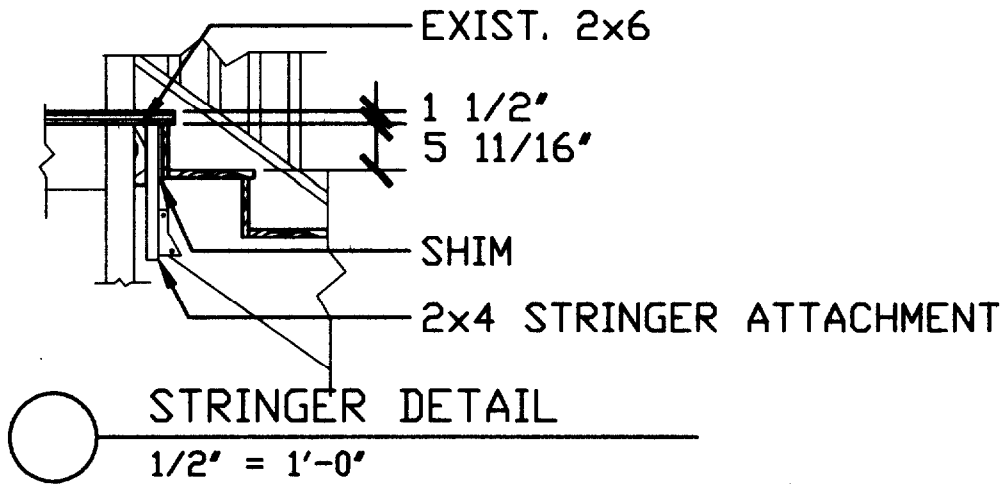
○ STAIR FRAMING PLAN
1/2" = 1'-0"

Property owner:
P. Properties LLC.
Allen Pipkin - Member
874 Sawyer Street
South Portland, ME 04106

FRONT STEPS

60 MASSACHUSETTS AVENUE
PORTLAND, ME

SIZE	FSCM NO.	DWG NO.	REV
SCALE	SHEET		



Property owner: P. Properties LLC. Allen Pipkin - Member 874 Sawyer Street South Portland, ME 04106	FRONT STEPS			
	60 MASSACHUSETTS AVENUE PORTLAND, ME			
	SIZE	FSCM NO.	DWG NO.	REV
	SCALE		SHEET	