

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081123

Please Read Application And Notes, If Any, Attached

This is to certify that PEARSON NADYA /David Fowler

has permission to Garage - Demolish old garage Rebuild new garage

AT 147 FRANCES ST L. 186A A015001

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 altered or closed-in. **HOURLY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. OCT 2 2008
Appeal Board _____
Other _____

CITY OF PORTLAND

Thomas N. Mahley 9/30/08
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: 08-1123	Issue Date:	CBL: 186A A015001
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Location of Construction: 147 FRANCES ST	Owner Name: PEARSON NADYA	Owner Address: 147 FRANCES ST	Phone:
Business Name:	Contractor Name: David Lawler	Contractor Address: 106 North Street Saco	Phone 2072867493
Lessee/Buyer's Name	Phone:	Permit Type: <i>Addition - Dwelling</i> Demolitions - Building	Zone: R-3

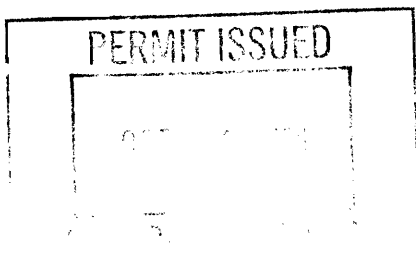
Past Use: Single Family Home - Garage	Proposed Use: Single Family Home - Garage - Demolish old garage Rebuild new garage	Permit Fee: \$90.00	Cost of Work: \$6,500.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Garage - Demolish old garage Rebuild new garage - same size (12x14) <i>shell - relocate 2' off right property line.</i>	Signature:	Signature: <i>DM 9/30/08</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: Idobson	Date Applied For: 09/05/2008	Zoning Approval
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- 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"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>9/23/08 ASB</i>	Date:	Date: <i>ASB</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 _____



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>147 Frances St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>4472 SF</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>186 A A 15</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Nadya Pearson</u> Address <u>147 Frances St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: 828-9577 <u>828-9577</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>6,500</u> C of O Fee: \$ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Garage - in single family</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>-</u> Proposed Specific use: <u>Garage + Storage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Renovish old garage - Rebuilding ^{new} part of Driveway - NP</u>		
Contractor's name: <u>David Lawlor</u> Address: <u>106 North St.</u> City, State & Zip <u>Saco, ME 04072</u> Telephone: <u>286-7493</u> Who should we contact when the permit is ready: <u>Nadya Pearson</u> Telephone: <u>828-9577</u> Mailing address: <u>147 Frances St. Portland, ME 04102</u> <u>865-4561 ext. 246</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.

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Work

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.

Signature: Nadya Pearson Date: 9/5/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1123	Date Applied For: 09/05/2008	CBL: 186A A015001
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Location of Construction: 147 FRANCES ST	Owner Name: PEARSON NADYA	Owner Address: 147 FRANCES ST	Phone:
Business Name:	Contractor Name: David Lawler	Contractor Address: 106 North Street Saco	Phone (207) 286-7493
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Garage - Demolish old garage & build new garage	Proposed Project Description: Demolish old garage - build new garage (12' x18') same footprint & shell - relocate 2' from right property line.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/22/2008
Note: Garage is being rebuilt to the same footprint and shell, but it will be relocated two feet off the right property line. Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. 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: 09/30/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 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) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
9/9/2008-amachado: Left vcm for Nadya. Need written notice to abutters.
9/18/2008-amachado: Received copy of notice sent to abutters.
9/22/2008-amachado: Gave permit to Lisa to schedule predemolition inspection.

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.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

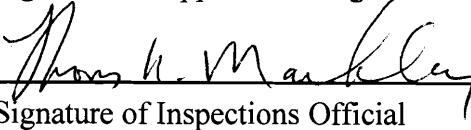
Final inspection required at completion of work.

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

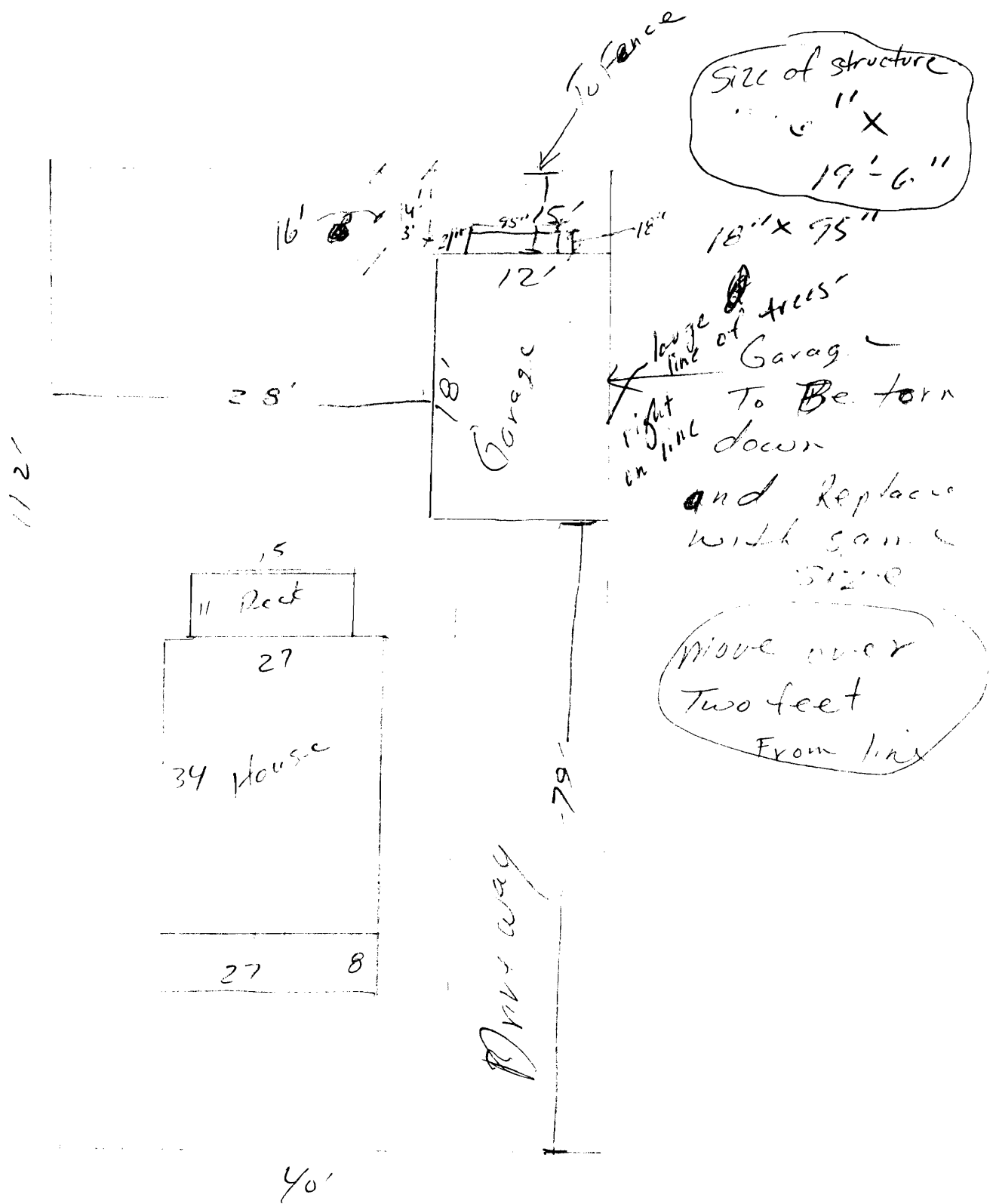


Signature of Inspections Official

Date

9/30/08

Date



Existing



Demolition Call List & Requirements

Site Address: 147 Frances St. Portland Owner: Nadya Pearson
 Structure Type: Garage Contractor: David Lawlor

Utility Approvals	meter #	Number	Contact Name/Date
Central Maine Power	# 24146471	1-800-750-4000	Denise Fisher 8/20/08 No CMP service at garage
Northern Utilities		797-8002 ext 6241	Mick Allen 8/20/08
Portland Water District		761-8310	Gordon 8/20/08
Dig Safe		1-888-344-7233 called 9/20	Dig Date Monday 8/28/08 after 2:30 pm # 2008 3406765

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	Lucy Cote 8/22/08
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	Carol Merritt 8/20/08
Historic Preservation	874-8726	Deb Andrews 8/20/08
Fire Dispatcher	874-8576	James Moprosseau 8/20/08
DEP – Environmental (Augusta)	287-2651	Sandy 8/21/08

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) ~~Certification from an asbestos abatement company~~

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

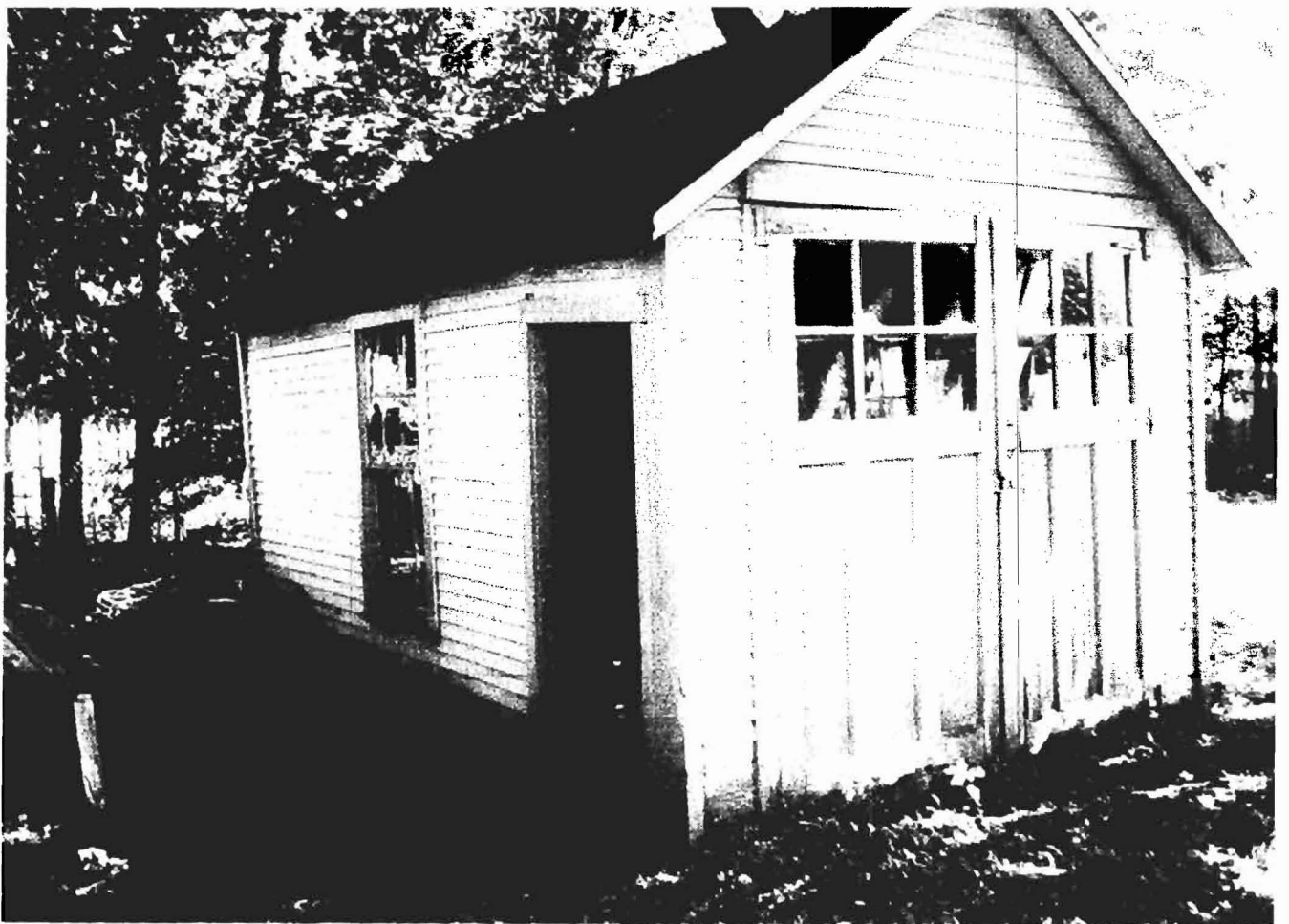
U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Nadya Pearson Date: 9/5/08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov







186A-A015 - Garage/Deck
147 Francis

147 Frances St.
Portland, ME 04102

September 10th, 2008

To my immediate neighbors:
143 Frances St.
149 Frances St.
152 Whitney St.

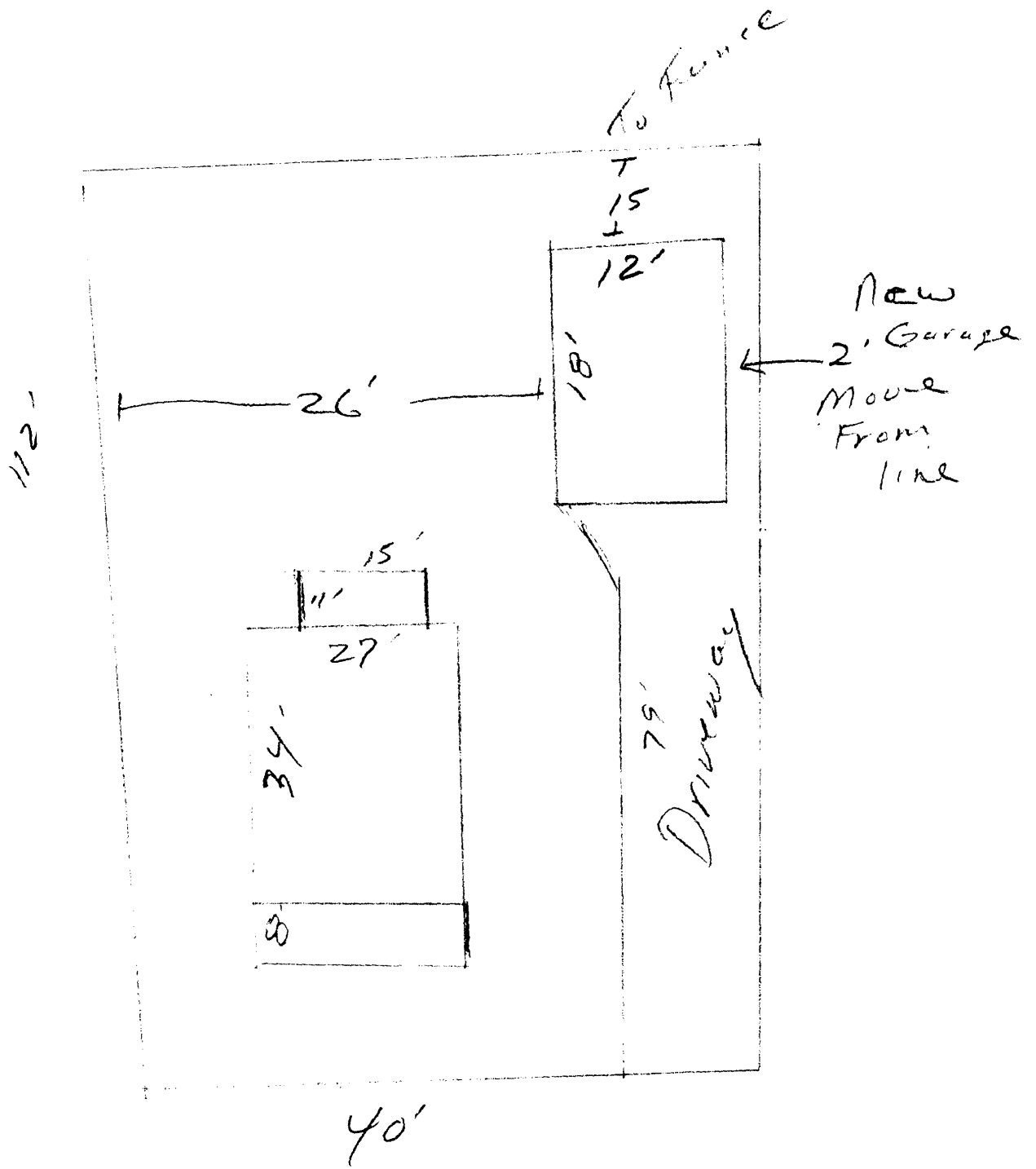
I wanted to let you know that I will be taking down my old garage and rebuilding a new one of a similar size and style. If you have any questions or concerns, please contact me at #828-9577.

Sincerely,

Nadya Pearson

Nadya Pearson

SEP 18 2008



Proposed.

