

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-1001	Issue Date: JUL 19 2004	CBL: 192 F004001
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Location of Construction: 4 Colonial Ct	Owner Name: Giard Nancy C Wid Wwii Vet &	Owner Address: 4 Colonial Ct	Phone: 772-1146
Business Name:	Contractor Name: Bill Royal	Contractor Address: 281 Broad Turn Rd Scarborough	Phone: 2078833653
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/16' x 20' detached garage	Permit Fee: \$165.00	Cost of Work: \$16,000.00	CEO District: 3	6,685#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: Accessory detached Box # 1999		

Proposed Project Description: One story 16 x 20 detached garage	Signature:	Signature: JMB 7/19/04
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: jmb	Date Applied For: 07/19/2004	Zoning Approval
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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 checked="" 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: JMB 7/19/04	Date:	Date: JMB

offer w/conditions sec. 14-433 allows Rear setback reduction

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

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Business Name:	Contractor Name: Bill Royal	Contractor Address: 281 Broad Turn Rd Scarboro	Phone: (207) 883-3653
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family w/16' x 20 detached garage	Proposed Project Description: One story 16' x 20 detached garage
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- 1) It is understood that it is the responsibility of the property owner to locate & string the property lines for the setback inspection. The side setback is right at the 8' requirement. *+ JB*
- 2) Sec. 14-433 allows a REAR setback reduction to 16' due to the restrictions of the lot. The side setback requirement of 8' must be met.
- 3) 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:** 07/19/2004

Note:
1) Separate permits are required for any electrical, plumbing, or heating. **Ok to Issue:**

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>4 COLONIAL COURT</u>		
Total Square Footage of Proposed Structure <u>320 Sq Ft</u>	Square Footage of Lot <u>6,685 Sq Ft</u>	
Tax Assessor's Chart, Block & Lot	Owner:	Telephone:
Chart# <u>192</u>	Block# <u>F</u>	Lot# <u>4</u>
<u>NANCY GIARD / SUSAN SMITH</u>		<u>772-1146</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>772-1146</u> <u>NANCY GIARD</u> <u>4 COLONIAL COURT</u> <u>PORTLAND, MAINE</u>	Cost Of Work: <u>\$ 16,000 ±</u> Fee: \$ <u>165⁰⁰</u>

Current use: VACANT

If the location is currently vacant, what was prior use: YARD SPACE

Approximately how long has it been vacant: ALWAYS -

Proposed use: DETACHED - SINGLE CAR GARAGE

Project description:

Contractor's name, address & telephone: BILL ROYALL, 121 BROAD AVENUE, SEARBOURGH
883-3653

Who should we contact when the permit is ready: NANCY GIARD
831-1700 cell

Mailing address: 4 COLONIAL COURT, PORTLAND, MAINE 04102

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>Nancy C. Giard</u>	Date: <u>7. -04</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

7/19

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.

*1 PM Susan
Setback reduction
16x20 garage
detached.
R3*

Current Owner Information

Card Number 1 of 1
 Parcel ID 192 F004001
 Location 4 COLONIAL CT
 Land Use SINGLE FAMILY

 Owner Address GIARD NANCY C WID WWII VET 8 SUSAN GIARD SMITH JTS
 4 COLONIAL CT
 PORTLAND NE 04102

 Book/Page 17444/205
 Legal 142-F-4
 COLONIAL COURT 2-6
 COLONIAL RD 86-90
 6685 SF

Valuation Information

Land	Building	Total
\$317400	#60,580	#91,980

Property Information

<u>Year Built</u> 1955	Style Cape	Story Height 1	Sq. Ft. 1025	Total Acres 0.153
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 03/21/2002	Type LAND + BLDING	Price	Book/Page 17444-205
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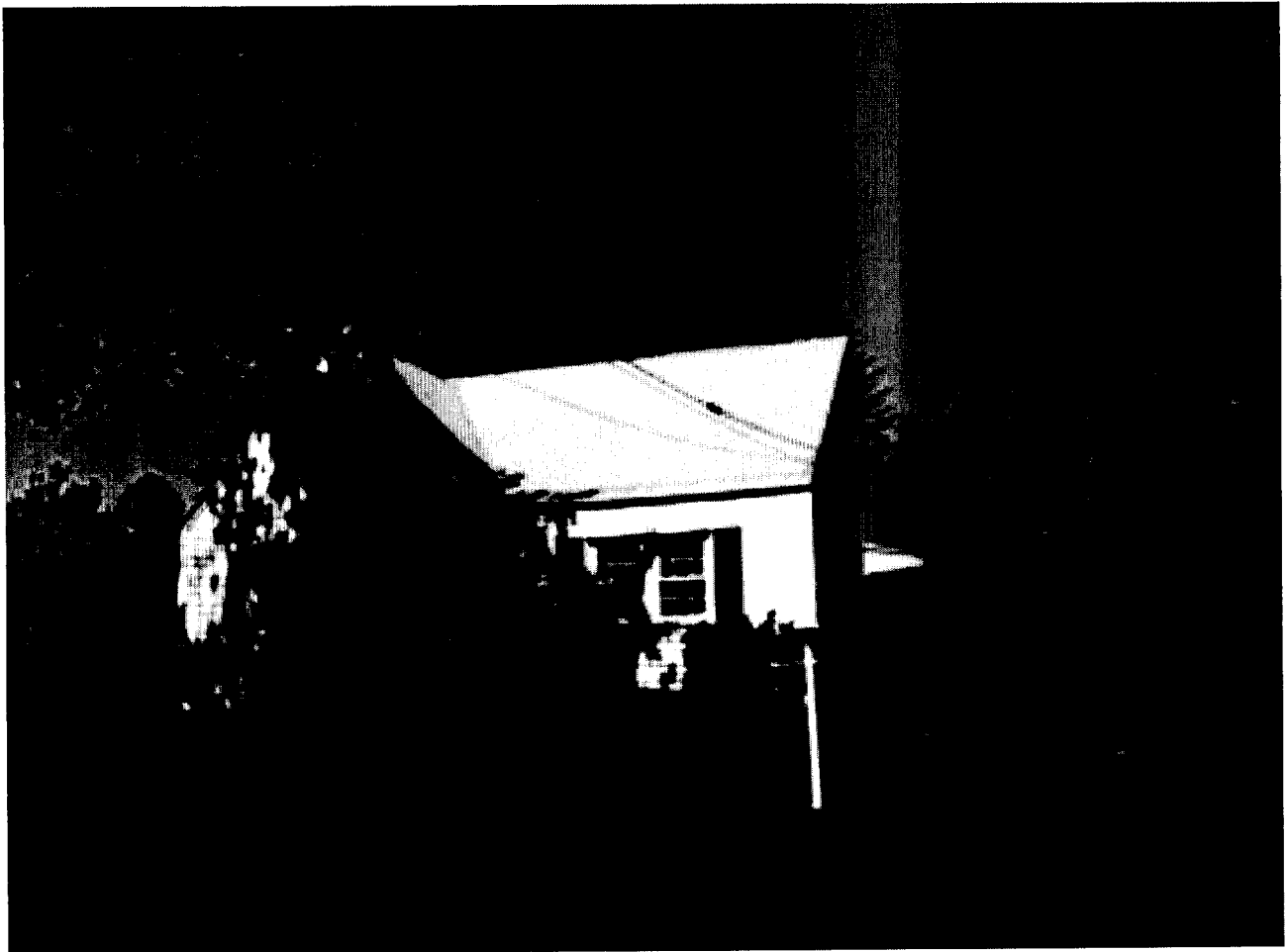
Picture and Sketch

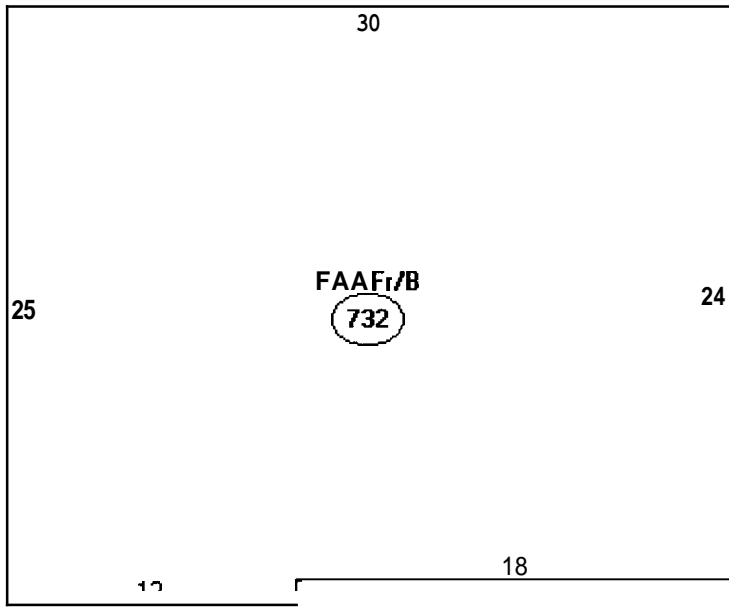
Picture Sketch

[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!





Descriptor/Area

A: FA/1Fr/B
732 sqft

732
320 Garage
1052 SF

OK

6685 SF
+ 25%
1,671.25

PROPERTY SKETCH

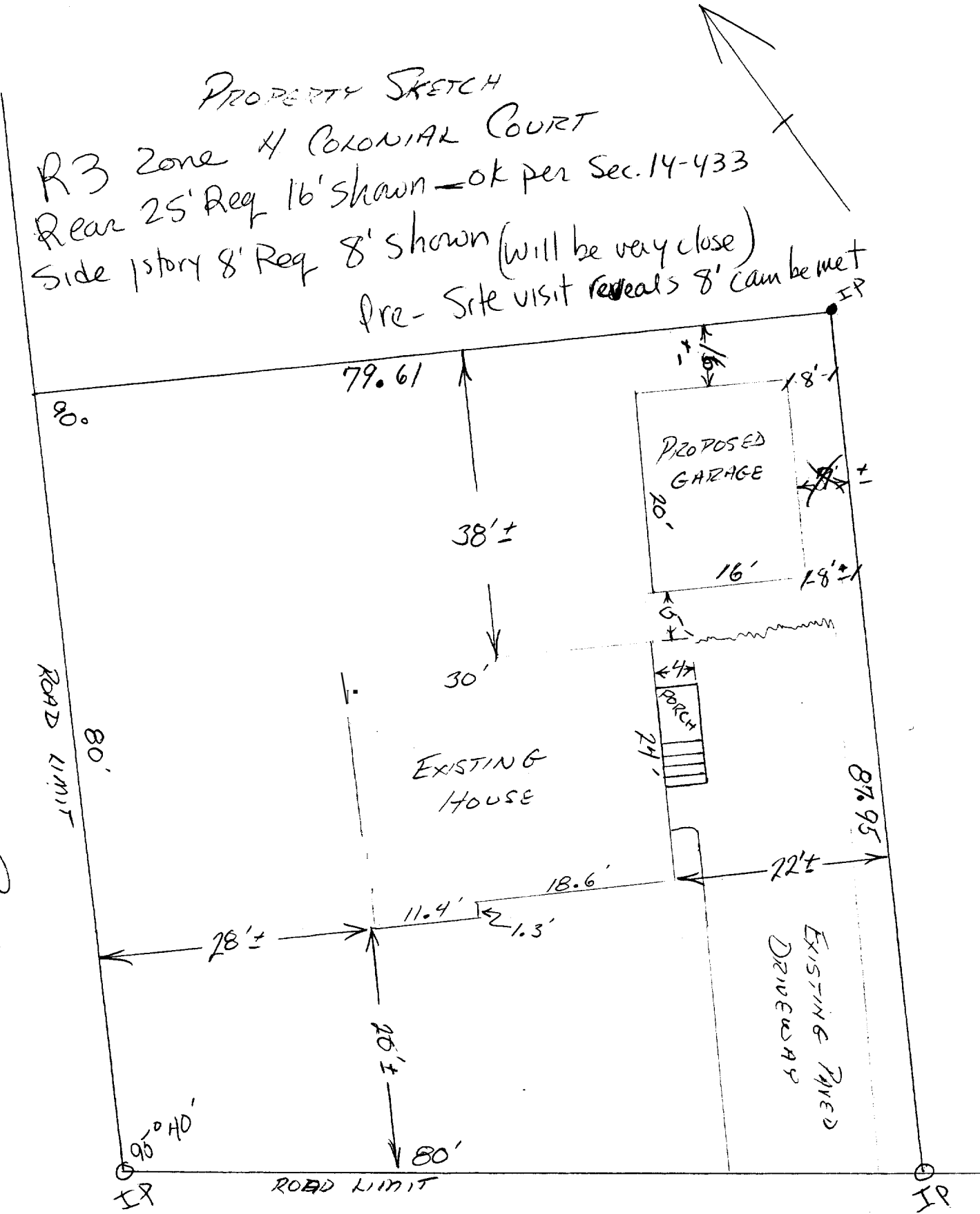
R3 Zone 4 COLONIAL COURT

Rear 25' Req 16' shown - ok per Sec. 14-433

Side 1story 8' Req 8' shown (will be very close)

Pre-Site visit reveals 8' can be met

COLONIAL ROAD



COLONIAL COURT

3x4 Construction

Framed 16in on center

7/16 OSB SIDE WALLS

5/12 Pitch Trusses 24 On Center ✓

With 1/2 in. Adventek Sheathing on Roof

Building will be sided with white vinyl

Siding to match house

Trim will be covered with

metal

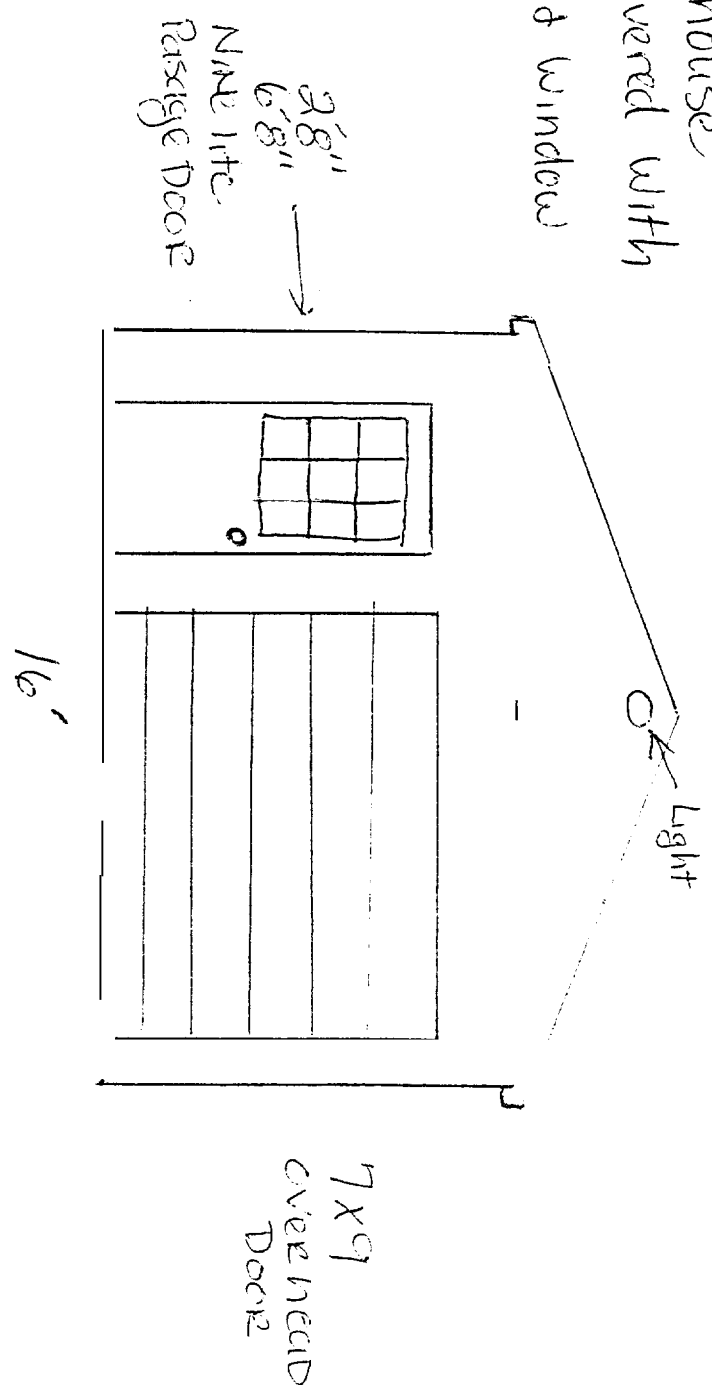
excluding Doors & window

Overhead door

with opener

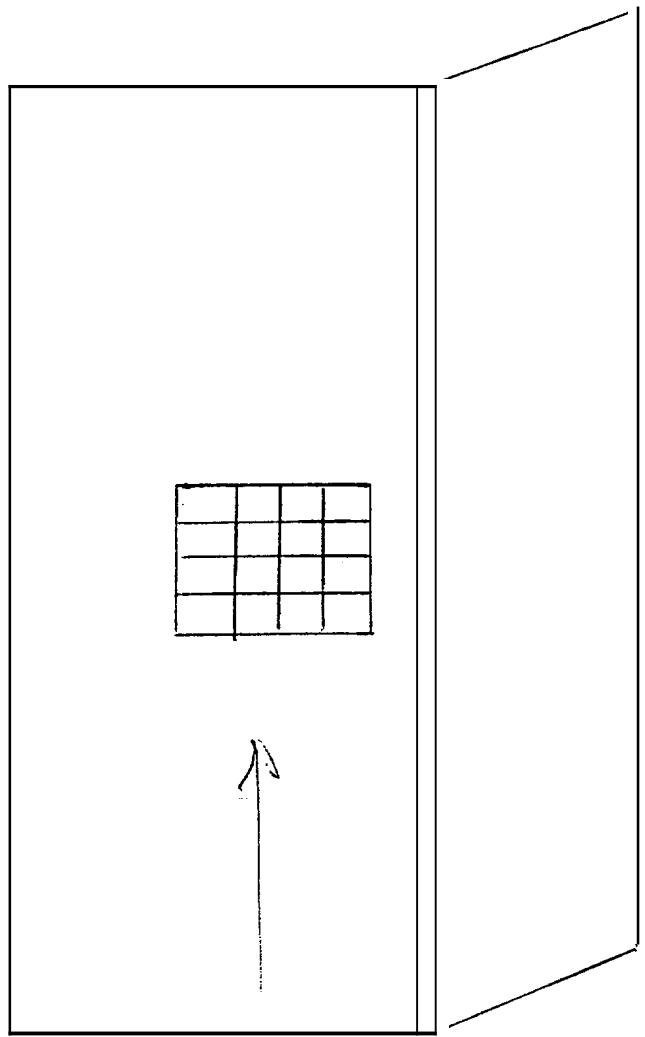
Interior Light
& two outlets

1 exterior light above
overhead door



883-3653

Bill Royall



one 3'x4' window

20'

Excavation Full Frost wall
 Foundation
 Slab Concrete material

Overhead Door
 W/ opener
 LABOR

3700 00	
3560 00	
640 00	
4597 00	
900 00	
4700 00	
<u>16097,00</u>	

Garage must be permitted by City Prior to Construction

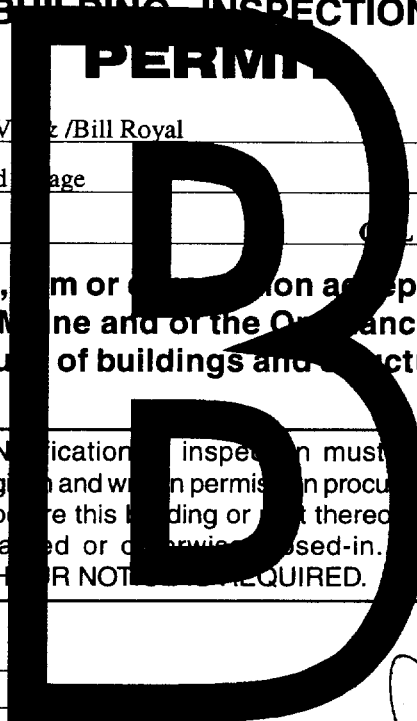
Without foundation Add Approximately 100.00 to Slab Price.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED
JUL 19 2004
Permit Number: 041001
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
PERMIT**



This is to certify that Giard Nancy C Wid Wwii V /Bill Royal
has permission to One story 16' x 20' detached age
AT 4 Colonial Ct 192 F004001

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 inspection must be given and work in permit in process before this building or part thereof is altered or otherwise used-in. HOUR NOT 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

Deanne Bourke 7/19/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA **Foundation Inspection:** Prior to placing ANY backfill
- NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- 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.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

Date

7/18/04

[Signature]
Signature of Inspections Official

Date

CBL: 192-F-4

Building Permit #:

04-1001