

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BLAISDELL, OWEN V VN VET

Located At 71 BANCROFT ST

Job ID: 2012-10-5284-ALTR

CBL: 193- A-029-001

has permission to Expand rear landing & replace front entry creating an enclosure (Single Family Residence).
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

11/16/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**
1. **Footings/Setbacks prior to pouring concrete**
 2. **Close In: Elec/Plmb/Framing prior to insulate or gypsum**
 3. **Final Inspection**

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5284-ALTR

Located At: 71 BANCROFT ST

CBL: 193- A-029-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. The expanded rear deck must meet the rear setback of twenty-five (25) feet. Due to the apparent proximity of the rear setback of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The exact front setback to the proposed new landing & stairs is unclear. The minimum front yard setback is 25' or the average of the front yards of the houses on either side which was not provided. If the new 6' x 4' landing and stairs does not meet the 25' front setback, it is being approved under section 14-425. The landing & stairs must not extend more than six feet off the building and the footprint may not be larger than 50 square feet. Also, the new landing may have a roof over it but it cannot be enclosed if it encroaches into the front yard setback. If it meets the average front setback of the houses on either side, then it can be enclosed.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

5. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
6. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
7. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
8. R311.7.1Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5284-ALTR	Date Applied: 10/26/2012	CBL: 193- A-029-001	
Location of Construction: 71 BANCROFT ST	Owner Name: OWEN BLAISDELL	Owner Address: 71 BANCROFT ST PORTLAND, ME 04102	Phone: 207-831-0965
Business Name:	Contractor Name: Emery Sawyer	Contractor Address: 14 Deer Run Dr., Gorham ME 04038	Phone: (207) 838-4173
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - extend front entry landing & stairs 6' off the front & cover - expand back deck 4' x 8'	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (4085) Signature: <i>[Signature]</i>
Proposed Project Description: Expand rear deck and expand fr entry & enclose		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

___ Maj ___ Min ___ MM

Date: OK w/ condition
10/29/12 ABM

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: ABM

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 appication 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

R-3

Entered 10/26/12



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.

2012-10-5289 - ACT 12

Location/Address of Construction: <u>71 BANCROFT STREET</u>		
Total Square Footage of Proposed Structure/Area <u>264 FRONT STEPS / 16 REAR STEPS</u>	Square Footage of Lot <u>7500</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>193 A029001</u> Block# <u>1</u> Lot# <u>1</u>	Applicant: (must be owner, lessee or buyer) Name <u>OWEN BLAISDELL</u> Address <u>71 BANCROFT STREET</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207-297-8206</u> <u>207-831-0965</u>
Lessee/DBA <u>N/A</u> RECEIVED OCT 26 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>N/A</u> Address City, State & Zip	Cost of Work: \$ <u>1000</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY RESID.</u> Is property part of a subdivision? <u>N/A</u> If yes, please name Project description: <u>EXPAND REAR ENTRY LANDING - 16 SF</u> <u>2) REPLACE FRONT ENTRY LANDING + 50 SF AND ENCLOSE - 64 SF</u>		
Contractor's name: <u>EMERY SAWYER</u>		Email: <u>WOODMAN@50</u>
Address: <u>14 DEER RUN DRIVE</u>		<u>APRIL.COM</u>
City, State & Zip <u>GORHAM, ME</u>		Telephone: <u>8324173</u>
Who should we contact when the permit is ready: <u>OWEN BLAISDELL</u>		Telephone: <u>207-831-0965</u>
Mailing address: <u>71 BANCROFT ST, PORTLAND, ME 04102</u>		<u>831-0965</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.

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.

and 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: O Blaisdell

Date: 10/26/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 7583

Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/26/2012

Receipt Number: 49712

Receipt Details:

Reference ID:	8546	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-10-5284-ALTR - Expand rear landing and replace fr entry & enclose			
Additional Comments: 71 Bancroft St			

Thank You for your Payment!

Rear
deck

existing
conditions
proposed on
graph paper sheet

$$\begin{array}{r} -29 \\ -13 \\ -36 \\ \hline 22 \end{array}$$

existing

* Use graph paper
for new drawing

* talked to owner
10/24/13

A: -----
1170 sqft
B: EP
28 sqft
C: OFP
28 sqft
D: 1Fr
199 sqft
E: WD
64 sqft
F: RG1
420 sqft

ABU

22b
property
line.

• Cow

45' to Center

35 to edge of road. to garden
10/22/12 pr-amer
~~Cont of road~~

R-3 zone

lot sin 7700

front yard - 25' or average.

✓ 22 to foundation - 18 to front of addition

Frankfurt Schenkung - if 100 fl.

1st year holder 20 - @viny section

14-425 - extend 6'

- apr. $6' \times 8' = 48'$ (OK)

* ror, nedbittet 25' - ~~under~~ 25' i 25'

Side - 725' (04)

lot coverage - $35\% = 2625 \text{ ft}^2$

existing 1459

Garner - 420

front - 48 (6x1)

row: $\frac{-32}{(4 \times 8)}$

1980

http://www.portlandassessor.com/images/sketches/193A029001_1_141.jpg

5/30/2012

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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.

Current Owner Information:**Services****Applications****Doing Business****Maps****Tax Relief****Tax Roll****Q & A****browse city services a-z****browse facts and links a-z**

Best viewed at
800x600, with
Internet Explorer

CBL 193 A029001
Land Use Type SINGLE FAMILY
Property Location 71 BANCROFT ST
Owner Information BLAISDELL OWEN V VN VET & MARSHA E BLAISDELL
 71 BANCROFT ST
 PORTLAND ME 04102
Book and Page 10087/216
Legal Description 193-A-29-33
 BANCROFT ST 71
 7500 SF
Acres 0.1722

Current Assessed Valuation:

TAX ACCT NO.	28158	OWNER OF RECORD AS OF APRIL 2012
		BLAISDELL OWEN V VN VET &
		MARSHA E BLAISDELL
		71 BANCROFT ST
		PORTLAND ME 04102
LAND VALUE	\$57,900.00	
BUILDING VALUE	\$121,500.00	
HOMESTEAD EXEMPTION	(\$10,000.00)	
POST WORLD WAR I VETERAN	(\$6,000.00)	
NET TAXABLE - REAL ESTATE	\$163,400.00	
TAX AMOUNT	\$3,075.20	

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

Building Information:

Building 1

Year Built 1951
Style/Structure Type RANCH
Stories 1
Units 1
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 1369



[View Sketch](#) [View Map](#) [View Picture](#)

Outbuildings/Yard Improvements:

Building 1

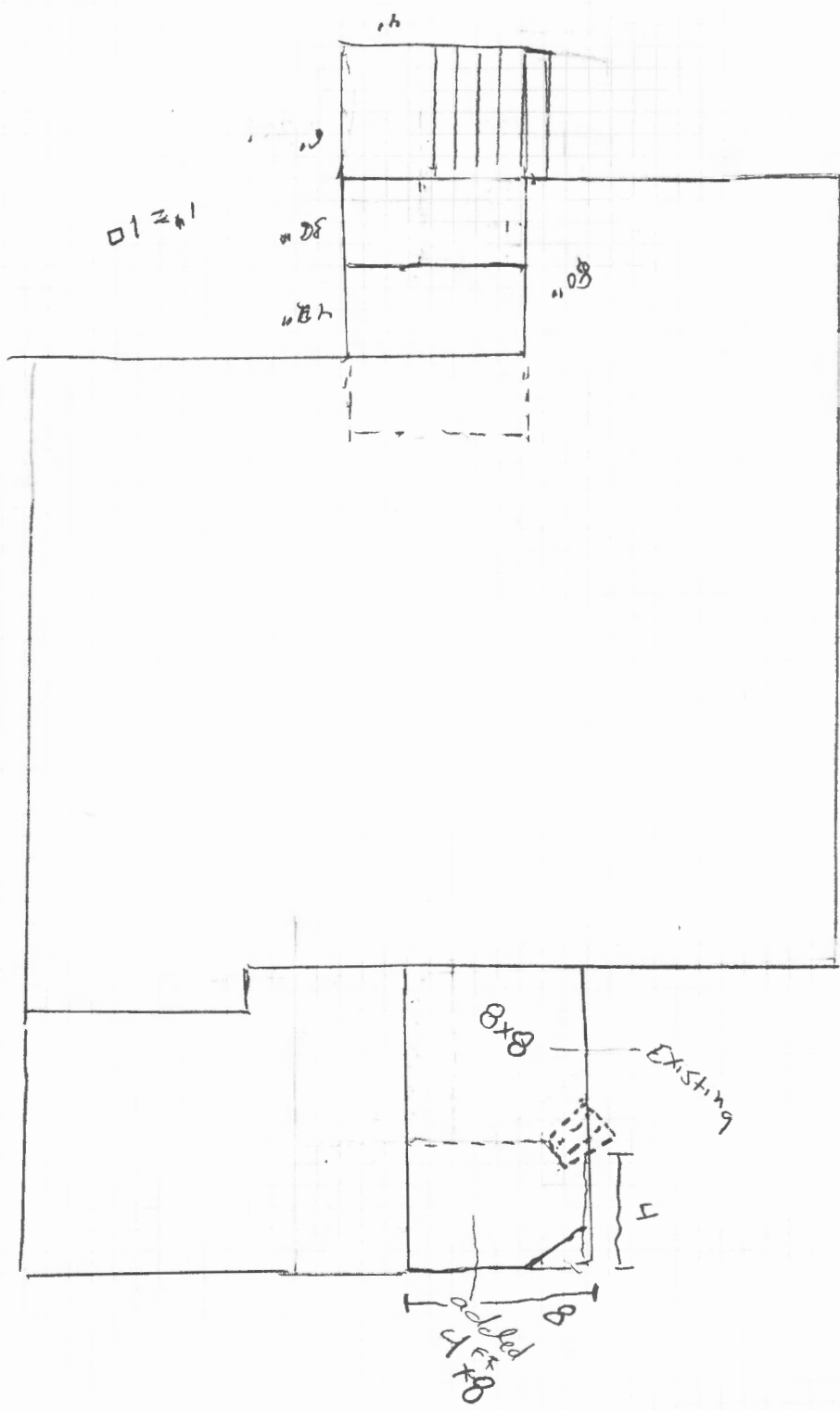
Year Built 1950
Structure GARAGE-WD/CB
Size 20X21
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
5/12/1992	LAND + BUILDING	\$59,220.00	10087/216

[New Search](#)

River Deck





Sample of roof extending out over landing stairs.



11/15/12

JAK

3'-0" Roof Bump-out

- 2x8" @ 16" O.C.

- Asphalt

- 5/8" Roof

Wall 2x6 @ 16" O.C.

-(2) 2x8" Headers

- 1/2" Wall Sheathing

Decks

- Trex

- 2x10" @ 16" O.C.

- 2x6" PT Sill

- Existing Foundation

4'-0" min front

2x10" Stringer

- Trex steps

36" Guards

4" Balusters

34"-38" Graspall

RECEIVED

NOV 15 2012

Dept. of Building Inspections
City of Portland Maine



Descriptor/Area
A: 1170 sqft
B: EP 28 sqft
C: OFF 28 sqft
D: 1Fr 199 sqft
E: WD 64 sqft
F: RG1 420 sqft

will extend this
roof out over the
new landing stairs



