

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061513

Please Read Application And Notes, If Any, Attached

This is to certify that RAKOVIC DUSKO & ZELJKA RAKOVIC JTS/property owner
has permission to 14 x 14 sunroom on existing deck
AT 160 BANCROFT ST City of Portland 193 E020001

PERMIT ISSUED
NOV - 7 2006
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procedure before this building or part thereof is loaded or services closed-in. 24 HOUR NOTICE 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

Jeanie Bourke 11/6/06
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: 06-1513	Issue Date:	CBL: 193 E020001
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Location of Construction: 160 BANCROFT ST	Owner Name: RAKOVIC DUSKO & ZELJKA RA	Owner Address: 164 BANCROFT ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family 14 x 14 sunroom on existing deck	Permit Fee: \$50.00	Cost of Work: \$2,300.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 11/6/06
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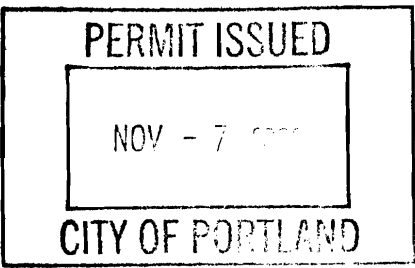
Proposed Project Description:
14 x 14 sunroom on existing deck : permit after the fact
10' x 18' deck between the sunroom and the pool.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 10/13/2006	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: 11/6/06 OK w/conditions JMB	Date:	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 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

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.

- Thursday u/s 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
- 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**

Zeljko Lovovic
Signature of Applicant/Designee

Date

Seanne Bonta
Signature of Inspections Official

11/9/06
Date

CBL: 193-E-20

Building Permit #: 06-1513

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1513	Date Applied For: 10/13/2006	CBL: 193 E020001
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Location of Construction: 160 BANCROFT ST	Owner Name: RAKOVIC DUSKO & ZELJKA RA	Owner Address: 164 BANCROFT ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family 14 x 14 sunroom on existing deck	Proposed Project Description: 14 x 14 sunroom on existing deck & permit after the fact the 10' x 18' deck between the sunroom and the pool
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/06/2006

Note: 10' x 18' deck was added in 1992 when pool was added (92-3822) but the deck was not permitted. The 10' x 18' deck is being permitted after the fact. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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 will also permit the 10' x 18' deck extension as long as it meets the side setback of 8'.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/06/2006

Note: The owner had called back on 10/27 and I forgot to get back to her.../jmb **Ok to Issue:**

- 1) Due to the new entrance to the pool area, this must be made code compliant. See the enclosed code description.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) 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.
- 4) This permit is approved based verification of the existing deck framing and frost protection. Further code compliance may be necessary prior to construction.

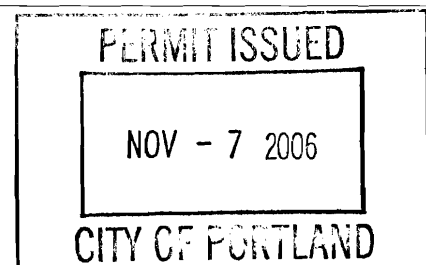
Comments:

10/26/2006-amachado: Left message for the Rakovics. Existing deck is not fully permitted. There was a 4' 8' deck off the rear. In 1982 a 10' x 14' deck was added to the existing one. In 1992, the owner applied for a permit to install a 21' pool. At the inspection it was discovered that the deck had been added to and it did not meet code. The deck additions need to be permitted. Siteplan is not scalable, so don't know what side setbacks are.

11/6/2006-amachado: Jeanie spoke to owner. They measured 20' to the side yard property line from the deck.

10/30/2006-amachado: Owner called back 10/27/06. I returned their call and left message.

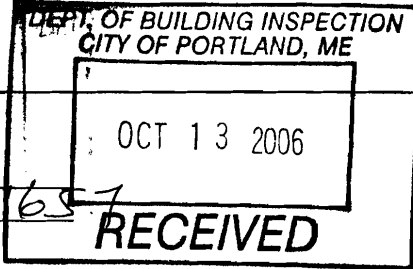
10/27/2006-jmb: Owner called for help on Ann's questions on setback....I told her I'd have Ann call on Monday.





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>164 BANCROFT ST.</u>		
Total Square Footage of Proposed Structure <u>Existing 14' x 14' section of deck</u>		Square Footage of Lot <u>.35</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>193 E 020</u>	Owner: <u>DUSKO RAKOVIC</u>	Telephone: <u>828-1657</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DUSKO RAKOVIC</u> <u>164 BANCROFT ST.</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>2,300</u> Fee: \$ <u>50</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>SF Home</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u>		
Project description: <u>Build 14' x 14' Sun Room on Existing Deck</u>		
Contractor's name, address & telephone: <u>Zeljka or Dusko</u>		
Who should we contact when the permit is ready: <u>Owner</u>		
Mailing address:	Phone: <u>828-6577</u>	

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Dusko RAKOVIC</u>	Date: <u>09-29-2006</u>
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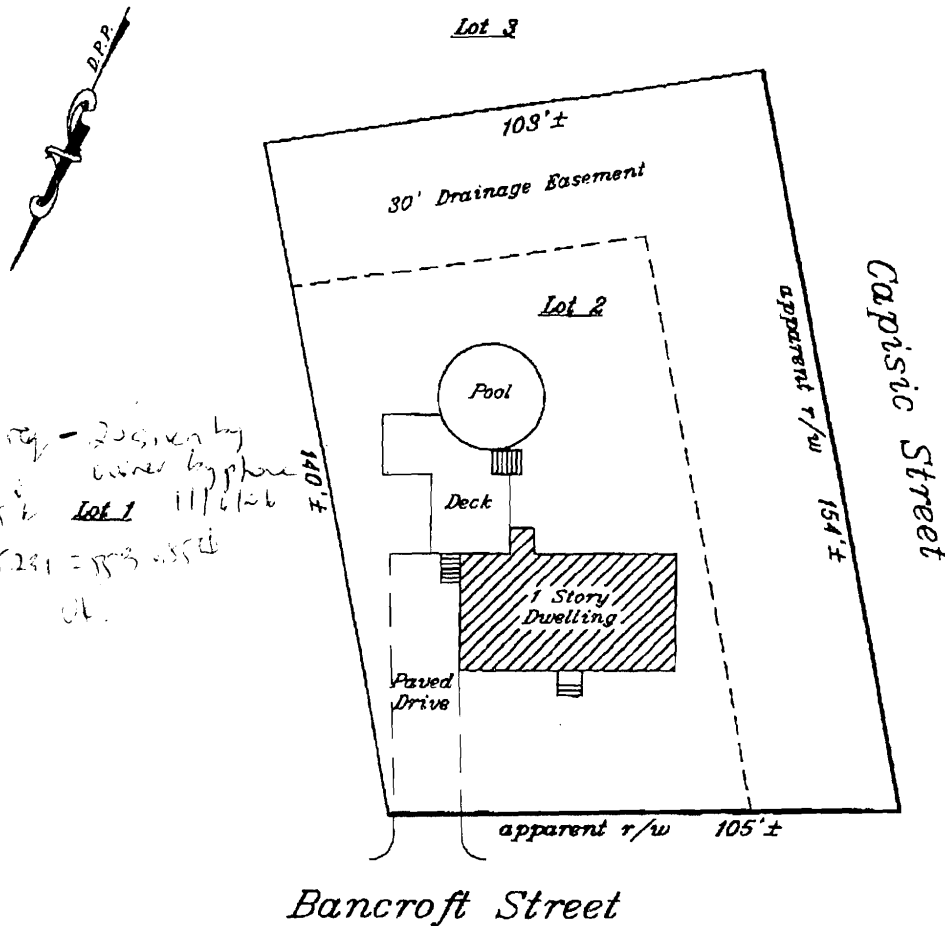
This is not a permit; you may not commence ANY work until the permit is issued.

For Mortgage Lender Use Only

A04088
BM

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) dwelling and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by horizontal contouring on below referenced FEMA Map. (3) This inspection exempts out all technical standards as set forth by State of Maine Board of Licensure for Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney and title insurer and shall not be used by another party for boundary line locations or land title opinions. (5) A boundary survey should be performed to render a professional opinion pertaining to boundary line locations, easements, rights of way, encumbrances and/or encroachments.

Address: 164 Bancroft Street Inspection Date: December 20, 2001
Portland, Maine Scale: 1" = 30'



RS
side setback
lot coverage

5' reg - 20' given by owner by phone
 75' ± Lot 1 11/6/06
 15291 = 153 ± SE
 ct.

Applicant: Duska & Zeljka Rakoic Requesting Party: New England Title
 Owner: John Fairweather II Attorney: _____
 Lender: First Financial Mortgage Corp File No. 2011173 Field Book: 224-10
 N.E.T. File No. A01-688

Title References:
 Deed Book: 19229 Page: 194
 Plan Book: 125 Page: B Lot: 2
 County: Cumberland

Municipal References:
 Map: 193 Block: E Lot: 20

The dwelling does not fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051
 Panel: 0012C Zone: X Date: December 8, 1998

The dwelling was in compliance with municipal zoning setback requirements at the time of construction.

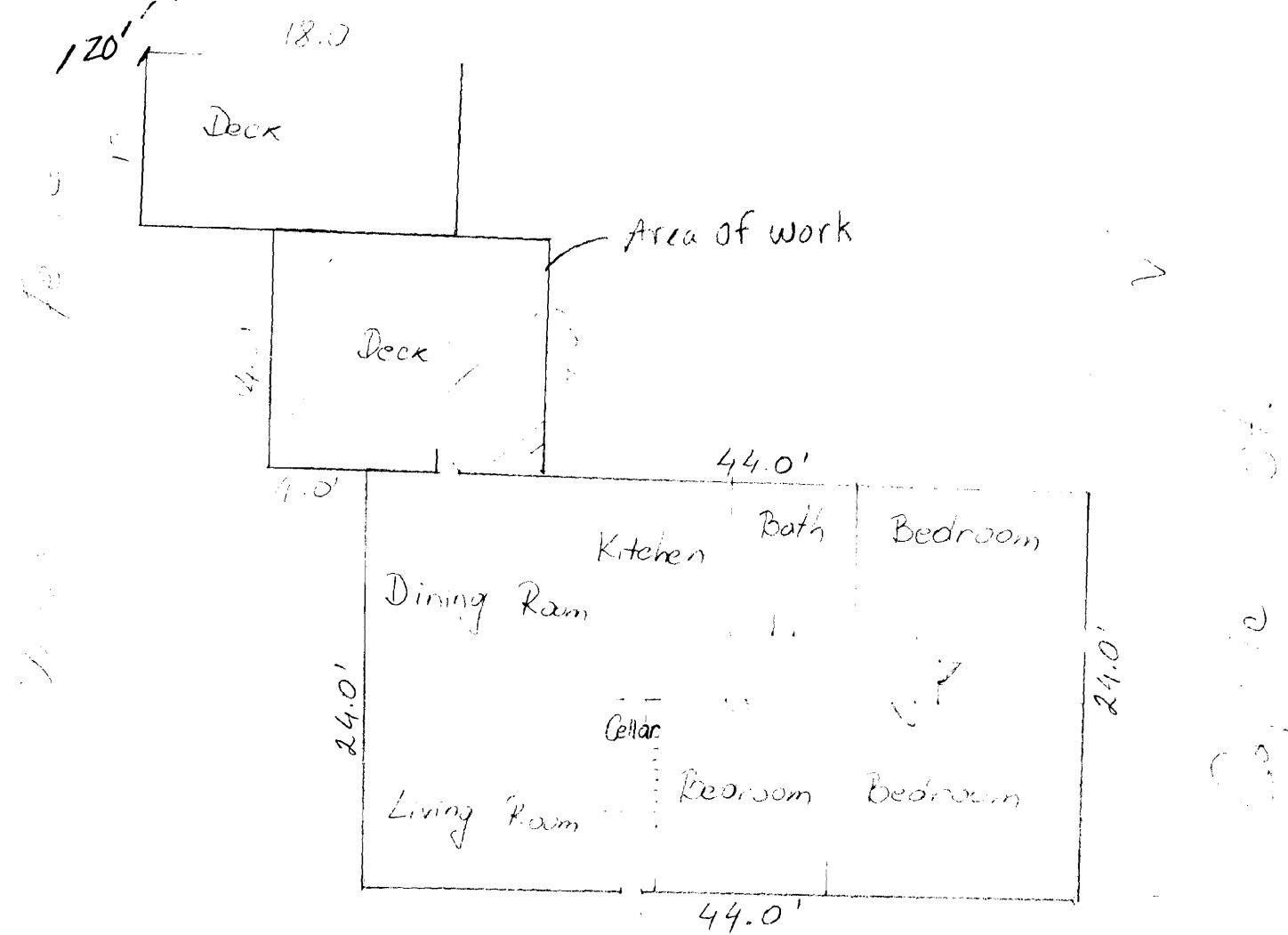
Comments: See deed for appurtenances.

Nadeau & Lodge, Inc.
 Professional Land Surveyors
 918 Brighton Avenue
 Portland, Maine 04102
 Ph. (207)878-7870 Fax (207)878-7871

Camille Nadeau
 12-20-01

This Is Not A Boundary Survey Not For Recording

120' - - - - - per owner 11/6/86



Baneroft A

4"

2x12 NA1.5E



13"

7"

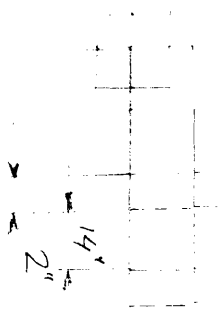


2x4

3.5"

3.5"





2x8

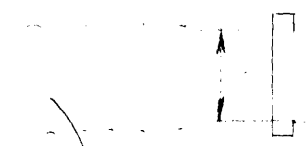
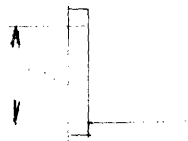


RIMS

8x8
POSTS

14 0'

1.02

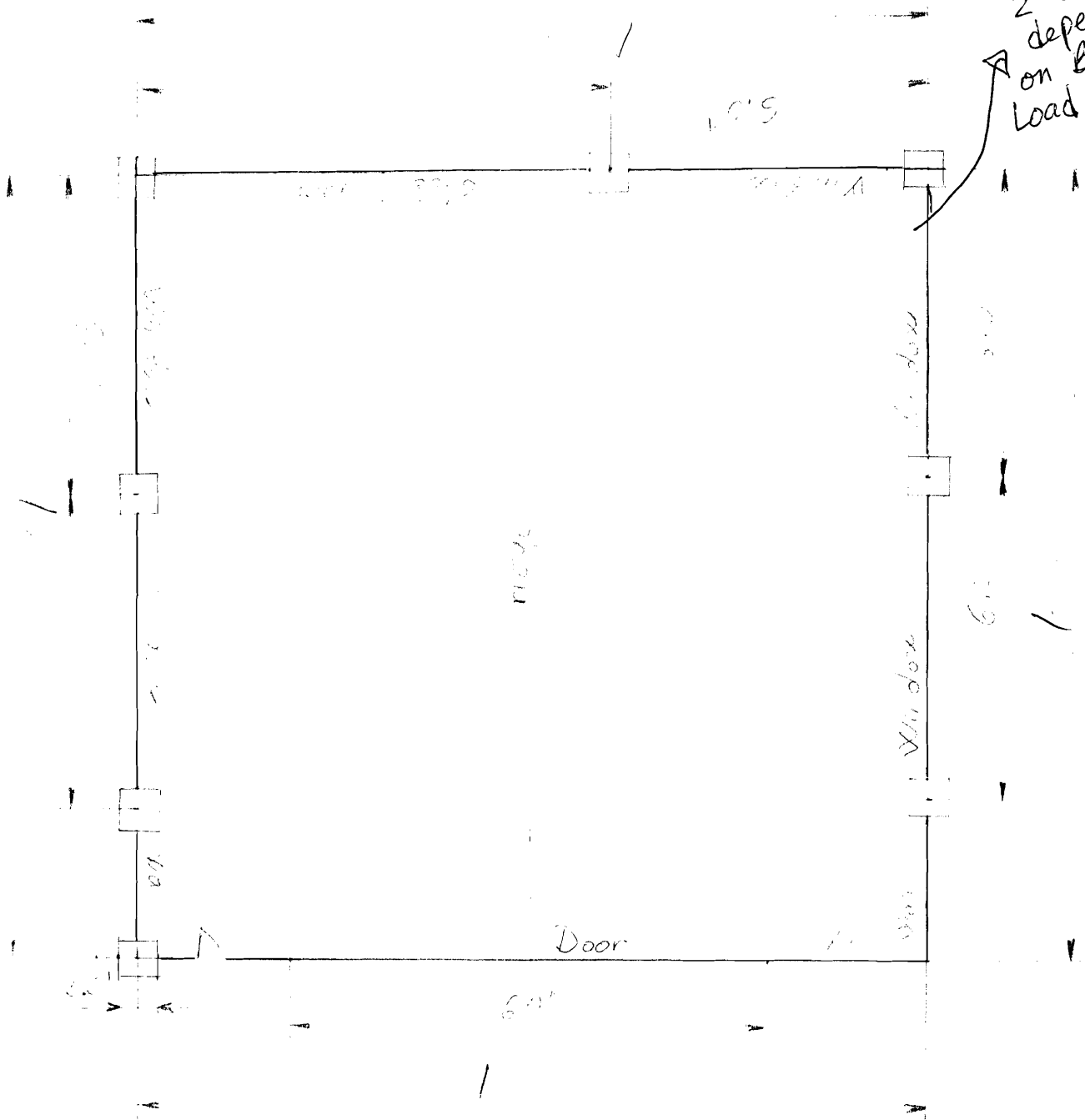


Existing
Concrete

Deck/Pool

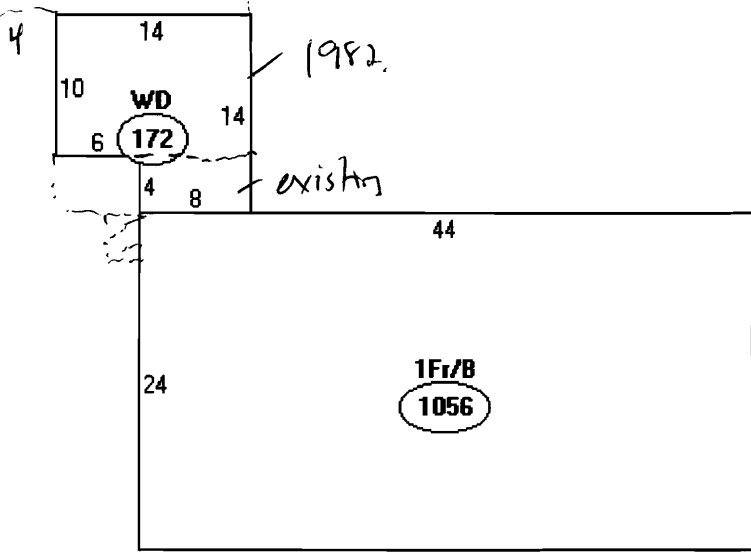


Minimum
2-2x8
on bearing
Load points
JMB



House

added w/out permit
w/ pool 1992
pool
111 SWS.



Descriptor/Area

- A: 1Fr/B
1056 sqft
- B: WD
172 sqft

pool added in 1992 deck added 1982.

deck existing 4x8

1982 - added 10x14 to 4x8,