

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 081212
PERMIT ISSUED
CITY OF PORTLAND
BUILDING DEPARTMENT

This is to certify that GLISIC RATKO & DRAGICA INC / Mark Glisic
has permission to build 7'5" long shed dormer on rear (connecting existing dormers) for bathroom, and roof over existing front entry (roof will extend 6'1" off side of house)
AT 104 CAPSIC ST SE 195 B037001

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 lath or other work is used-in. 24 HOUR NOTICE IS 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

Thomas H. Mahley 10/2/08
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

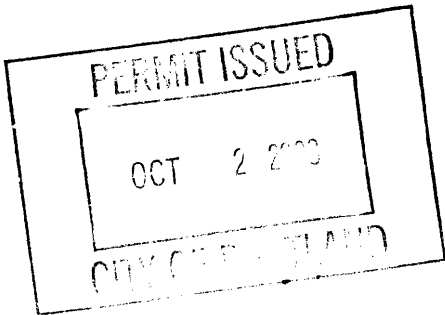
Permit No: 08-1212	Issue Date:	CBL: 195 B037001
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Location of Construction: 104 CAPISIC ST	Owner Name: GLISIC RATKO & DRAGICA JTS	Owner Address: 104 CAPISIC ST	Phone:
Business Name:	Contractor Name: Marko Crhogorac	Contractor Address: 33 Candlewyck Road Portland	Phone 2074082158
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - build 7'5" long shed dormer on the rear (connecting two existing dormers) for bathroom, and roof over existing front entry (roof will extend 6' x 10'5" off the front of the house)	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 3
Proposed Project Description: build 7'5" long shed dormer on the rear (connecting two existing dormers) for bathroom, and roof over existing front entry (roof will extend 6' x 10'5" off the front of the house)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: Jm 10/2/08	
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: 09/26/2008	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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 checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>10/1/08</i> ABU	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 <i>ABU</i> Date: _____
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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 (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.

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

4 X Final inspection required at completion of work.

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

2 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

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]
Signature of Applicant/Designee

10-02-08
Date

[Signature]
Signature of Inspections Official

10/2/08
Date



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>104 CAPISIC STREET PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>270 sq ft</u>	Square Footage of Lot <u>8,050</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>195</u> Block# <u>B</u> Lot# <u>37</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>RATKO GLISIC</u> Address <u>104 CAPISIC STREET</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>(207) 773-0441</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Build 7'-5" x 13' Shed Dormer for future bathroom and Roof over existing Front Entry</u>		
Contractor's name: <u>MARKO CRNOGORAC</u> Address: <u>33 CANDLEWYCK R.D.</u> City, State & Zip <u>PORTLAND, ME 04102</u> Telephone: <u>408-2158</u> Who should we contact when the permit is ready: <u>RATKO GLISIC</u> Telephone: <u>773-0441</u> Mailing address: <u>104 CAPISIC STREET PORTLAND, ME 04102</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.

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: Ratko Glisic Date: _____

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: 08-1212	Date Applied For: 09/26/2008	CBL: 195 B037001
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Location of Construction: 104 CAPISIC ST	Owner Name: GLISIC RATKO & DRAGICA JTS	Owner Address: 104 CAPISIC ST	Phone:
Business Name:	Contractor Name: Marko Crhogorac	Contractor Address: 33 Candlewyck Road Portland	Phone (207) 408-2158
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build 7'5" long shed dormer on the rear (connecting two existing dormers) for bathroom, and roof over existing front entry (roof will extend 6' x 10'5" off the front of the house)	Proposed Project Description: build 7'5" long shed dormer on the rear (connecting two existing dormers) for bathroom, and roof over existing front entry (roof will extend 6' x 10'5" off the front of the house)
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/01/2008
Note: Dormer is using section 14-436(b) to expand floor area. Expansion is minimal because the bathroom already exists. Extension of the roof over the entry uses section 14-425 for the side yard because 30sf extends into the side setback since the roof will be a minimum of three feet from the side setback.			
<ol style="list-style-type: none"> Section 14-425 does not allow the front entry to be enclosed, so this area may not be enclosed in the future. 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. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 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: 10/02/2008
Note:			
<ol style="list-style-type: none"> 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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
9/26/2008-amachado: The permit was giving to Chris Hanson. He gave it to zoning on 9/29/08.
10/1/2008-amachado: Received information from Marko.
9/30/2008-amachado: I had some questions for the owner. He told me to talk to the contractor, Marko. I left a voicemail for Marko. I need to know how long the dormer is. Is it 7' 5"? What is the pitch of the existing roof to figure out the added floor area. Also, I need to know the footprint of the the area that the roof is adding to the front of the house. The owner also said that he was rotating the stairs. This area can't be enclosed.

R3

for dormer

not meet side setback

land's side setback -

to 8' - not meet

lot size 8070 sq ft

use section 14-436(b)

80% of 10967 =

876.5 sq ft

for roof over front porch

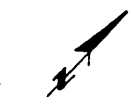
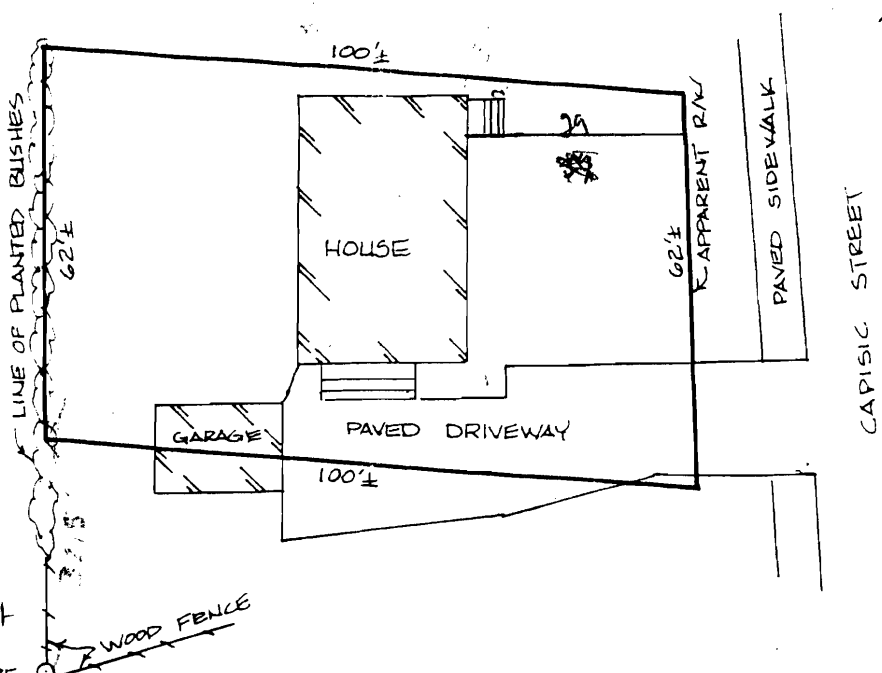
- roof will extend 6' into front yard & 10' into back yard

front yard 25'

29' shown

side yard - 8' needed roof starts 3' at closed point. (6' x 5') 30' in side setback

←←←←←←←←←← MORTGAGE LOAN INSPECTION →→→→→→→→→→



The dwelling does not conform to local zoning at the time of construction. Garage appears to encroach on to abutters land. A Standard Boundary Survey is suggested to confirm these findings.

The building and improvements are not in a special flood zone as defined by flood insurance rate map 230051-0013B dated 7-15-1992.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on lines of occupation, current deed information (referenced below), and local tax map information. **A STANDARD BOUNDARY IS SUGGESTED TO CONFIRM THE LOCATION OF ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may not be shown on this plan.

This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a Mortgage Inspection.

PROPERTY INFORMATION

Street: 104 CAPISIC STREET Town: PORTLAND County: CUMBERLAND , Maine
Owner: BLANCA BLOTNER
Buyer: RATKO & DRAGICA GLISTIC
Deed Reference: Book 4374 Page 312
Plan Reference: Book Page Lot
Lending institution: PEOPLES HERITAGE BANK
Scale: 1 Inch = 30 Feet Date: AUGUST 27, 1996

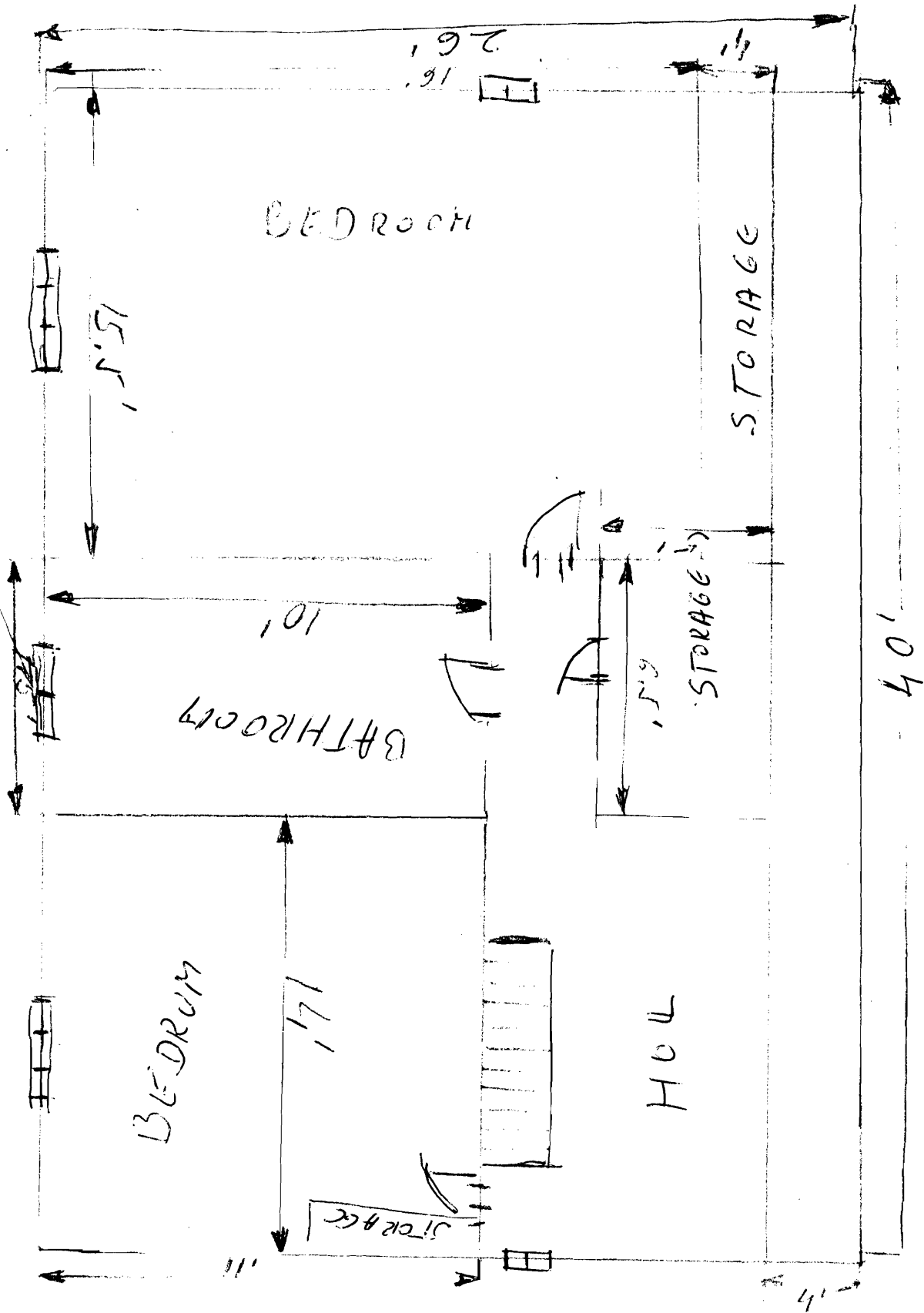
Atlantic Title Company
76 Atlantic Place
South Portland, Maine 04106
Telephone (207) 774-4400

William G. Austin

PROFESSIONAL LAND SURVEYOR # 2174

SECOND FLOOR PLAN

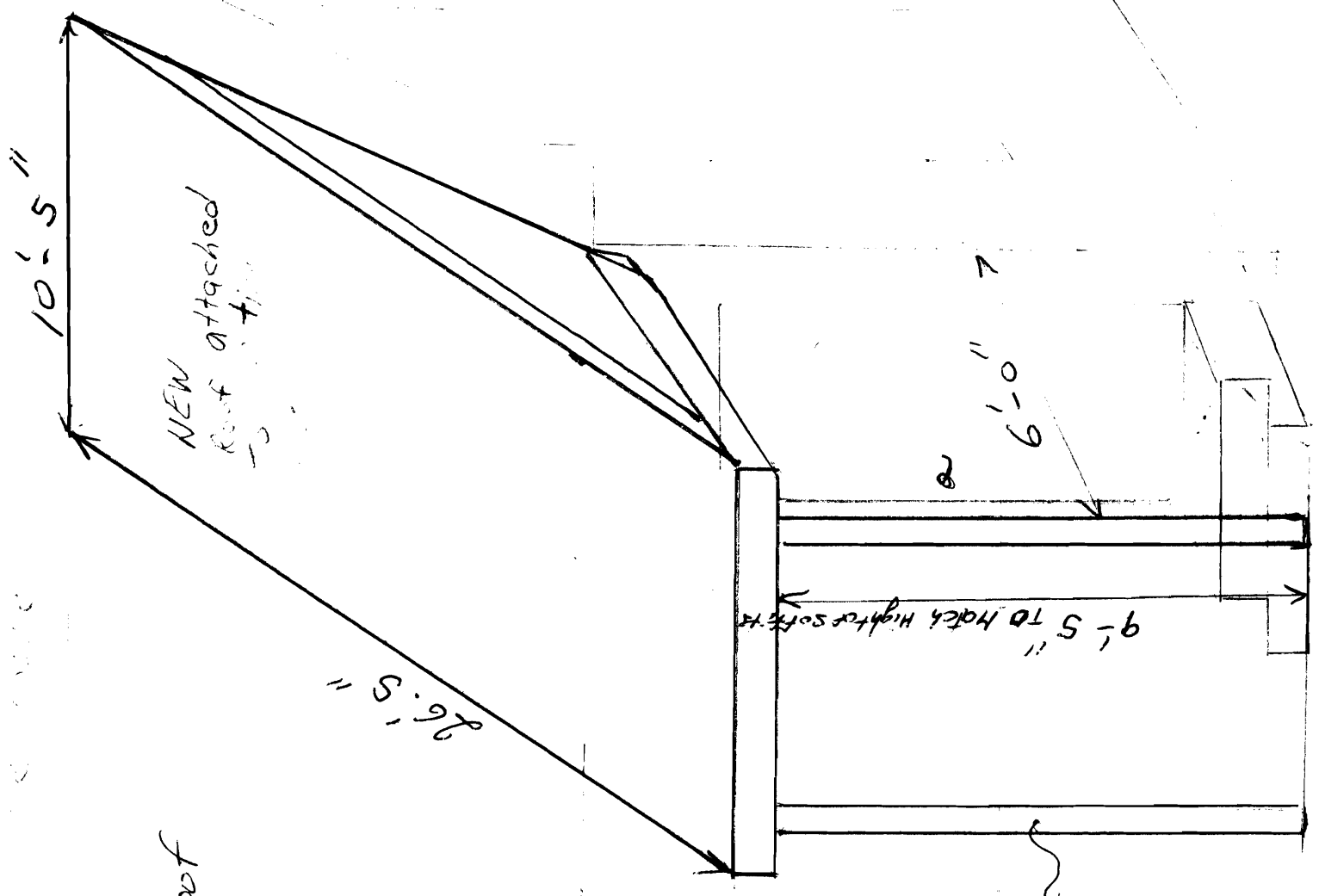
2 = WINDOWS 20" x 41"



Subprint
13'42" x 6"
67524
existing stair
dimensions.

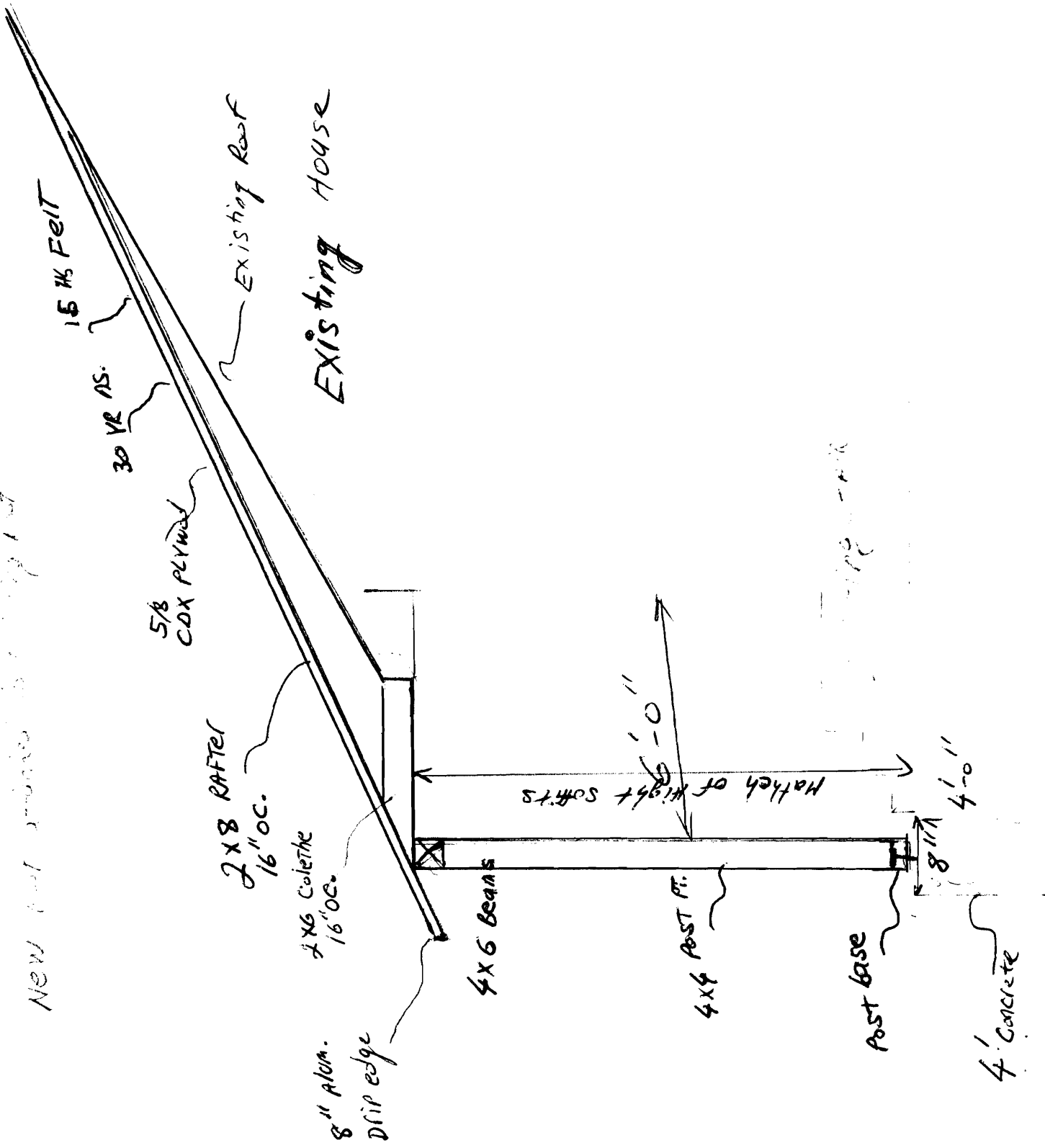
EXISTING STAIR CASE

Existing Roof



NEW POST

New roof structure to be replaced



15 1/2" Felt

30 YR AS.

5/8 COX PLYWOOD

2x8 RAFTER
16" OC.

4x6 COLETHE
16" OC.

4x6 BEAMS

MATCH OF RIGHT SOFFITS

5'-0"

4x4 POST FT.

POST BASE

8"

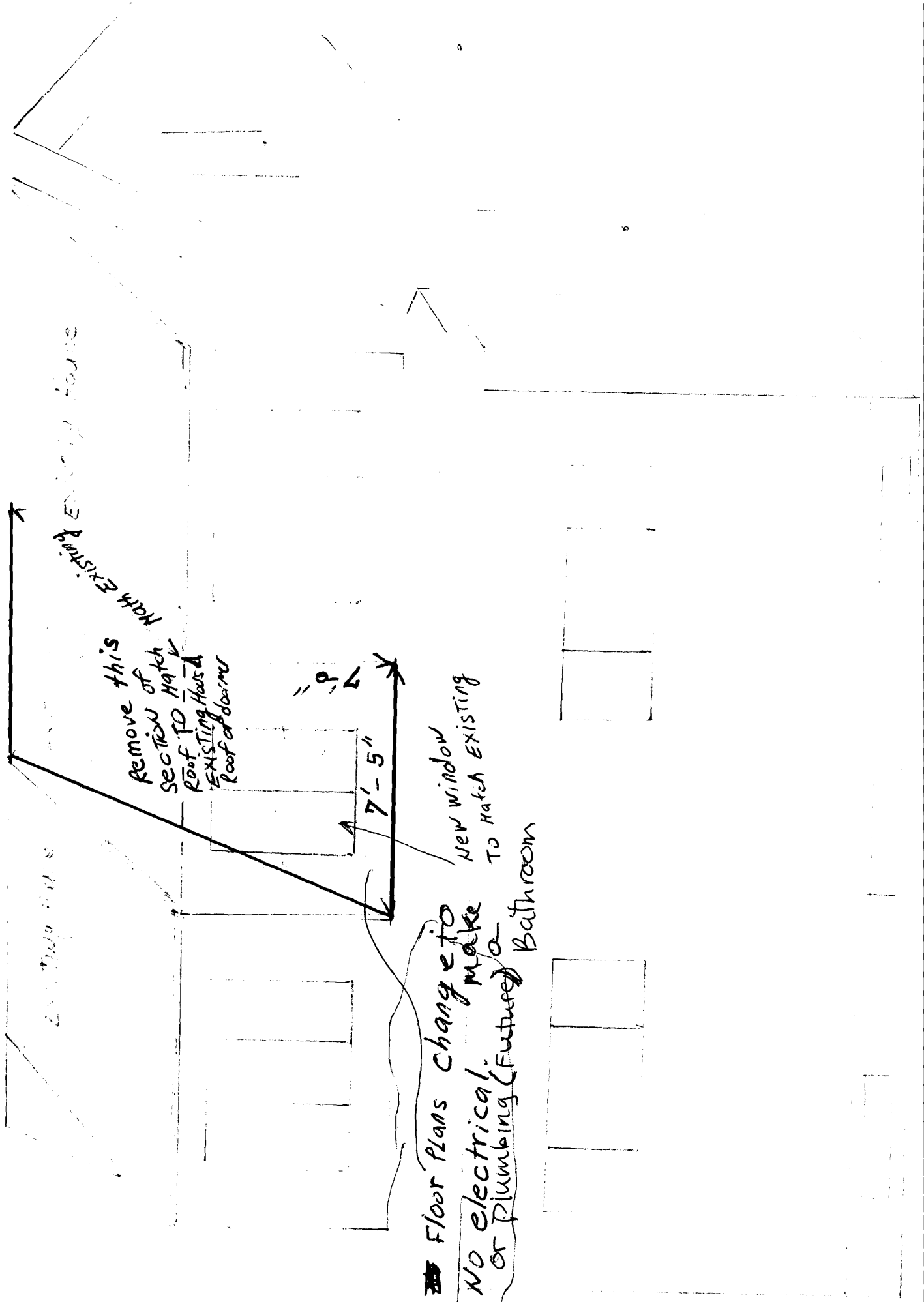
4'-0"

4' CONCRETE

EXISTING ROOF

EXISTING HOUSE

Line of roof

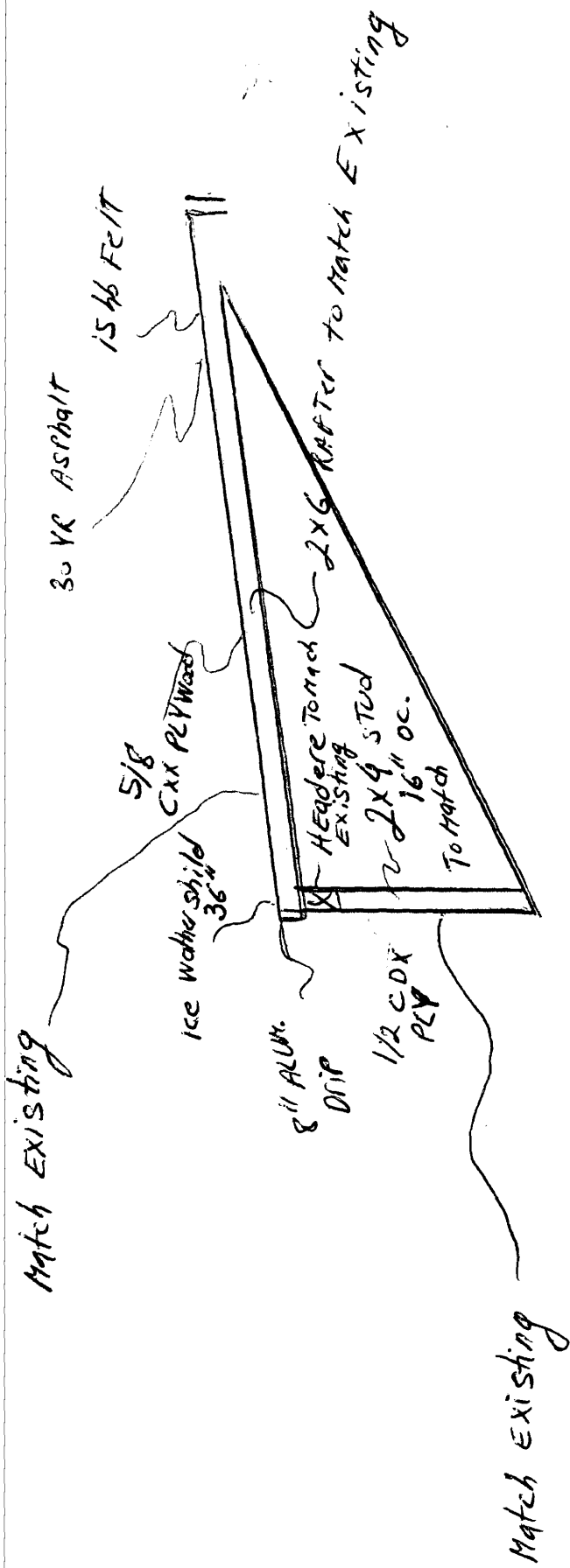


Remove this section of hatch roof to match existing house roof of dormer

Floor plans change to no electrical. Make or plumbing (Future) Bathroom

New window to match existing to hatch existing Bathroom

7'-5"



Dormer Detail

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

Card Number 1 of 1
Parcel ID 195 B037001
Location 104 CAPISIC ST
Land Use SINGLE FAMILY

Owner Address GLISIC RATKO & DRAGICA JTS
 104 CAPISIC ST
 PORTLAND ME 04102

Book/Page 12775/147
Legal 195-B-37
 CAPISIC ST 102-104

 8050 SF

*195-B-38
 7100*

Current Assessed Valuation

Land	Building	Total
\$58,800	\$132,900	\$191,700

Property Information

Year Built 1954	Style Cape	Story Height 1.5	Sq. Ft. 1820	Total Acres 0.185
Bedrooms 4	Full Baths 1	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1975	Size 14X20	Grade C	Condition A
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Sales Information

Date 10/17/1996	Type LAND + BLDING	Price \$102,500	Book/Page 12775-147
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us says b1 x12

Picture and Sketch

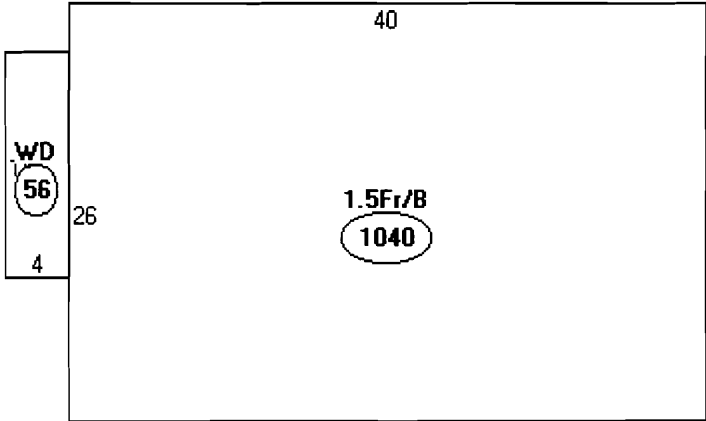
[Picture](#) [Sketch](#) [Tax Map](#)

[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!

Corrected area in 1962



Descriptor/Area

A: 1.5Fr/B
1040 sqft = 1096
B: WD
56 sqft

$80\% = 876.80$



RESIDENCE ZONE APPLICATION FOR PERMIT

PERMIT ISSUED
01250
AUG 13 1936

Class of Building or Type of Structure Third Class
Portland, Maine AUG. 10, 1936

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~repair~~ alter ~~repairs~~ ~~and~~ ~~construct~~ the following building ~~and~~ ~~equipment~~ ~~in~~ accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 104-106 Capais St. (102-104) Within Fire Limits? no Dist. No. _____

Owner's name and address John J. King, 15 Bancroft St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address George P. Webster, 212 Riverside St. Telephone 2-8492

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building dwelling house No. families 1

Last use _____ " " No. families 1

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 300. Fee \$ 2.00

General Description of New Work

To construct 12' long dormer of rear of dwelling house.

**QUALITY OF OCCUPANCY
REQUIREMENT IS WAIVED**

It is understood that this permit does not include installation of heating apparatus which is to be taken or, separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** George P. Webster

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof shed Rise per foot 3" Roof covering Asphalt Class C Lind Lab

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber—Kind hemlock dressed or full size? dressed

Corner posts 1x4 Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x8

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

[Handwritten signature]

Miscellaneous

Will work require disturbing of any tree on a public street? no

