

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: *1174 Westbrook St., Portland 04102		Owner: * Florence Berube		Phone: (207) 828-0560		Permit No 990563
Owner Address: 1174 Westbrook St., Portland 04102		Lessee/Buyer's Name:		Phone:		
Contractor Name:		Address:		Phone:		Permit Issued: Zone: CBL: 213-A-008 Zoning Approval:
Past Use: Garage		Proposed Use: Demo Garage		COST OF WORK: \$850.00 PERMIT FEE: \$25.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: Signature:		
Proposed Project Description: Demo Garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: Date:		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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date:
Permit Taken By: S.P.		Date Applied For: GD May 28th, 1999				

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 information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

May 28th, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 3

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 1174 Westbrook St 04102

Tax Assessor's Chart, Block & Lot Number Chart# <u>213</u> Block# <u>A</u> Lot# <u>008</u>		Owner: <u>Florence Beirne</u>	Telephone#: <u>828-0560</u>
Owner's Address: <u>1174 WESTBROOK ST</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 1850</u> Fee <u>\$ 25</u>
Proposed Project Description:(Please be as specific as possible) <u>Demolish Garage</u>			
Contractor's Name, Address & Telephone		Rec'd By: <u>SB</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

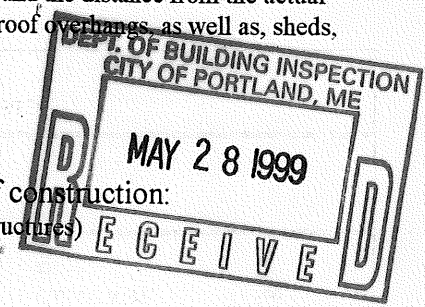
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Florence Beirne Date: 5/28/99

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



LAND USE - ZONING REPORT

ADDRESS: 1174 Westbrook St DATE: 6/4/99

REASON FOR PERMIT: Demolish Garage

BUILDING OWNER: Florence Beube C-B-L: 213-A-8

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#1, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition If you wish to rebuild this garage on the same footprint ~~with~~ the present structure is

from the date of demo issuance

not meeting today's zoning setbacks, you only have one year to replace it, or you must meet the present day zoning setbacks

Marge Schmuckal, Zoning Administrator

A separate permit to rebuild shall be required prior to that work.

Marge Schmuckal

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 1174 Westbrook St Owner: Florence Berube
Structure Type: small garage Contractor: Owner - Berube

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Duane - 2/1/99</u>
NYNEX	878-7000	<u>Mr. Holcomb - 5/28/98 - VT office</u>
Northern Utilities	797-8002 X6241	<u>Carolyn Small - 2/1/99</u>
Portland Water District	761-8310	<u>Dottie - 2/3/99</u>
Public Cable Co.	775-3431 X257	<u>Margie - 5/28/99 - done 5/28</u>
Dig Safe***	1-888-344-7233	<u>Rene Peta - 5/28/99 -</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	_____
DPW/Traffic Division(K.Doughty)	874-8300 X8437	_____
DPW/Forestry Division(J.Tarling)	874-8300 X8389	_____
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	_____
<i>Nadent</i> Building Inspections(insp required)	874-8300 X8703	<u>Sam Hoffoss</u>
Historic Preservation	874-8300 X8726	<u>Bill Needleman</u>
Fire Dispatcher	874-8300 X8676	_____

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	_____

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.

SIGNED: Florence Berube DATE: 5/28/99

