

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that ALEA » BIRBECK

Located At 278 CAPISIC

Job ID: 2011-07-1807-ALTR

CBL: 224 - - A - 009 - 001 - - - -

has permission to Build gazebo on existing deck

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 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

**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](mailto: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. Footing/ setback inspection prior to pouring concrete.
  2. Framing/Final inspection required. These can be completed at the same time as long as the framing is visible.

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-07-1807-ALTR

Located At: 278 CAPISIC

CBL: 224 - - A - 009 - 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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

# City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1807-ALTR	Date Applied: 7/28/2011	CBL: 224 - - A - 009 - 001 - - - -	
Location of Construction: 278 CAPISIC ST	Owner Name: ALEA BIRBECK	Owner Address: 278 CAPISIC ST PORTLAND, ME - MAINE 04102	Phone:
Business Name:	Contractor Name: owner	Contractor Address:	Phone: 523-9069
Lessee/Buyer's Name:	Phone:	Permit Type: bldg addition	Zone: R-3 & RPZ
Past Use: Single family dwelling	Proposed Use: Same: single family dwelling - to construct a gazebo on an existing deck, does not extend beyond existing deck	Cost of Work: \$2000.00	CEO District:
		Fire Dept:  Approved Denied N/A Signature: <i>[Signature]</i>	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i> Signature: <i>[Signature]</i>
Proposed Project Description: Add Gazebo to existing deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>in 250' well over 75' from WM</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions 8/4/11</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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 Date: <i>[Signature]</i>

CERTIFICATION *8/4/11*

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 PHON



# 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>278 Capisic Street Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>100</u>		Square Footage of Lot <u>0.79 acre</u>
Tax Assessor's Chart, Block & Lot Chart# <u>224</u> Block# <u>A</u> Lot# <u>009</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Alea Birbeck</u> Address <u>278 Capisic St</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207 523 9069</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address <u>Same</u> City, State & Zip	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>2000</u>
Current legal use (i.e. single family) <u>single family house</u> If vacant, what was the previous use? Proposed Specific use: <u>gazebo on deck</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>adding gazebo to existing deck, not to extend out beyond existing deck</u>		
Contractor's name: <u>SELF</u>		
Address:		
City, State & Zip		
Telephone:		
Who should we contact when the permit is ready: <u>Alea Birbeck</u> Telephone: <u>207-523-9069</u>		
Mailing address: <u>278 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](http://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: Alea Birbeck Date: 7/28/2011

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

# THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 24889 PAGE 323 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 278 Capisic Street, Portland, Maine

Job Number: 626-40

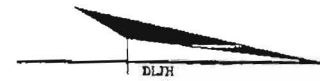
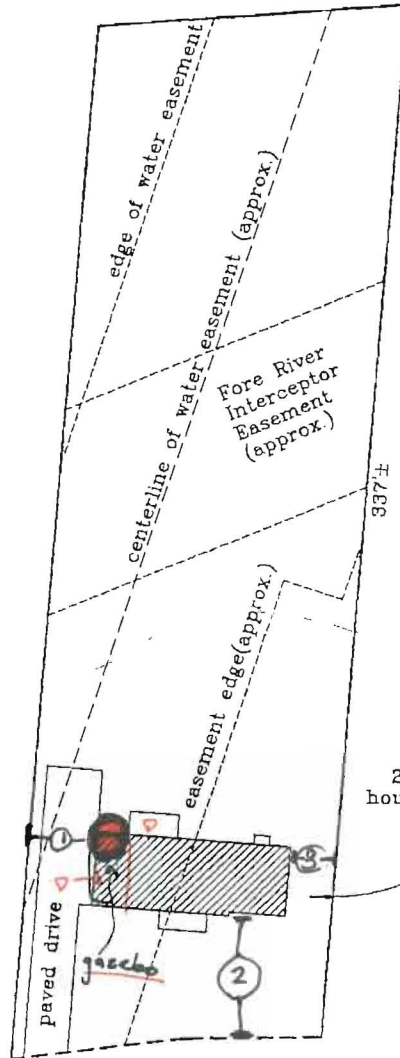
Inspection Date: 8-6-08

Scale: 1" = 60'

Client File #: Res 1789

Buyers: Alea Birbeck & Cheryl A. Dearborn

Seller: Fernand A. Martineau



L-3

Rear: 25' min - 200' indicated  
Side: 16' min - 25' given  
Front: N/A

2 story wood house w/ concrete foundation

③ = 20'

② = 50'

① = 25'

*existing deck*

Capisic Street



I HEREBY CERTIFY TO: H & D Title & Closing Services, The Lender  
 and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0012C:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

**Livingston-Hughes**

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone

207-967-4831 fax

www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Home > Search > Search Detail > Parcel ID: 224 A009001 > Results: 1 > 224 A009001

By: [Name] > [Address] > [City] > [State] > [Zip] > [County] > [Municipality]

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

Assessing Methods

Help

Fee Sheet

Fee Bill

Q & A

Home > Search > Search Detail

Home > Search > Search Detail



**CBL** 224 A009001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 278 CAPISIC ST  
**Owner Information** BIRBECK ALEA  
 278 CAPISIC ST  
 PORTLAND ME 04102  
**Book and Page**  
**Legal Description** 224-A-9  
 CAPISIC ST 272-278  
**Acres** 34040 SF  
 0.781

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	29336	<b>OWNER OF RECORD AS OF APRIL 2011:</b>
		BIRBECK ALEA
<b>LAND VALUE</b>	\$79,700.00	278 CAPISIC ST
<b>BUILDING VALUE</b>	\$197,900.00	PORTLAND ME 04102
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$267,600.00	
<b>TAX AMOUNT</b>	\$4,891.74	

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

### Building Information:

Card 1 of 1

**Year Built** 1903  
**Style/Structure Type** COLONIAL  
**# Stories** 2  
**Bedrooms** 4  
**Full Baths** 2  
**Half Baths** 1  
**Total Rooms** 9  
**Attic** UNFIN  
**Basement** FULL  
**Square Feet** 2136

View Sketch

View Map

View Picture

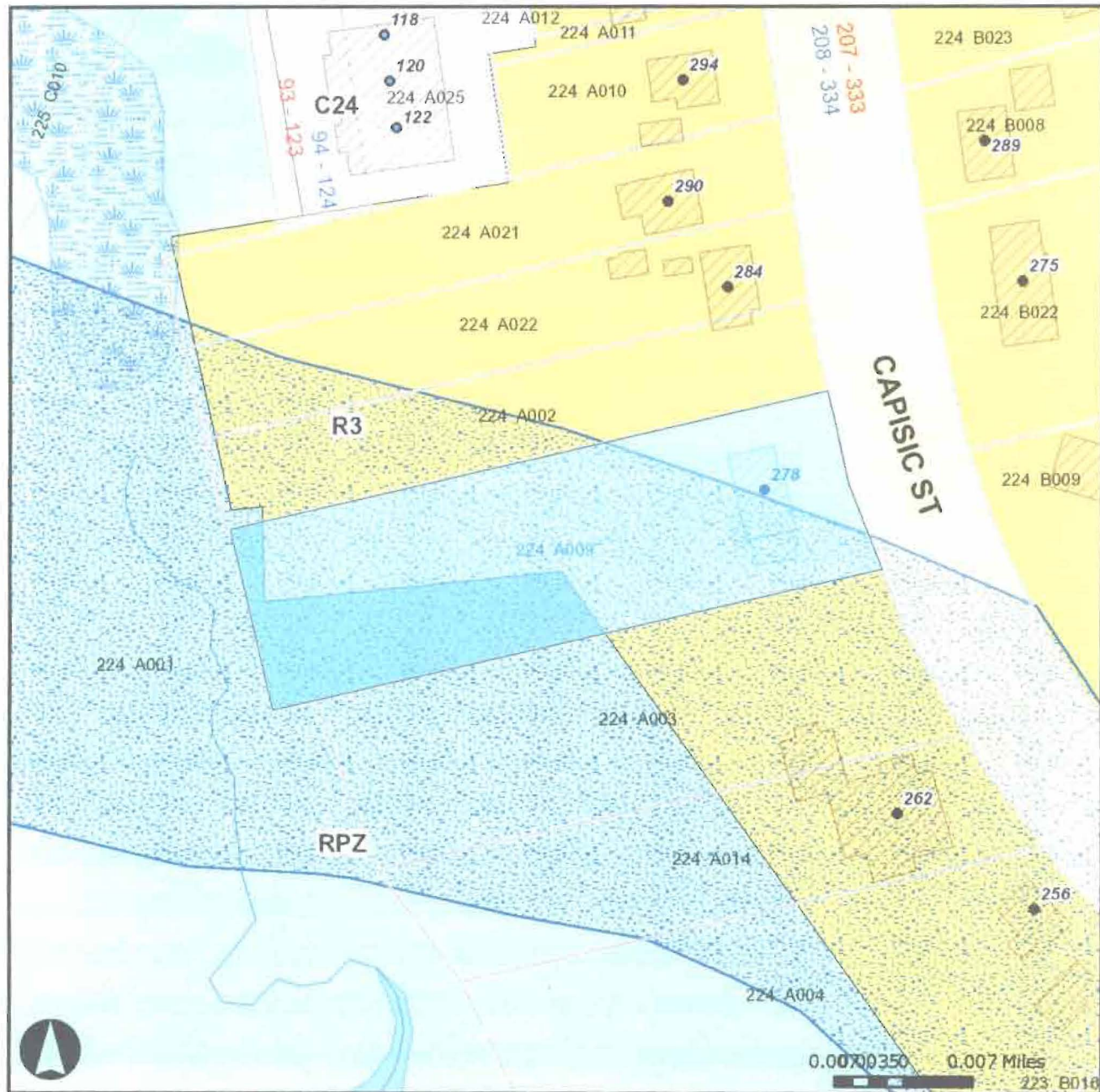


### Sales Information:

Sale Date	Type	Price	Book/Page
12/30/2008	LAND + BUILDING	\$0.00	/
8/11/2008	LAND + BUILDING	\$390,000.00	/
3/5/2007	LAND + BUILDING	\$420,000.00	24889/323
12/1/2006	LAND + BUILDING	\$438,000.00	24618/249

[New Search!](#)

# Map



## Parcels

- Interstate
- Streets

## Buildings

- Building
- Out Building

## Stream Overlay Zone

- Stream\_protection

## Island Zoning

- C43
- I-B
- I-TS
- I-R1
- I-R2

## Zoning (continued)

- R2 Residential
- R3 Residential
- R4 Residential
- R5 Residential
- R6 Residential
- ROS Recreation Open Space

## Zoning (continued)

- C25
- C26
- C27
- C28
- C29
- C30
- C31



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.18 20 11

Received from Alex Bicknell

Location of Work 279 y.s.c.

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 40

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 224-19-

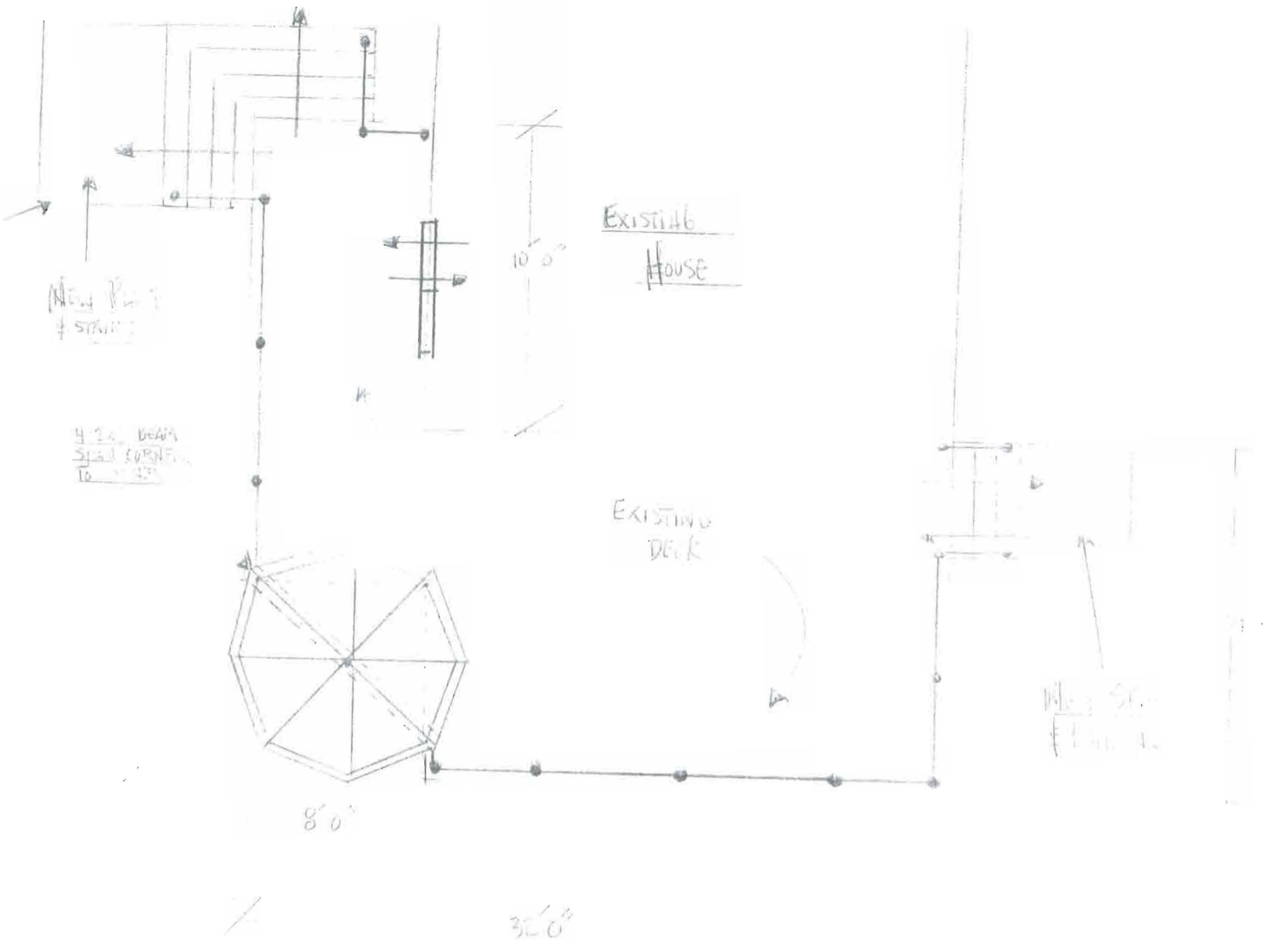
Check #: CL Total Collected \$ 40

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy





Top View DECK / PATIO