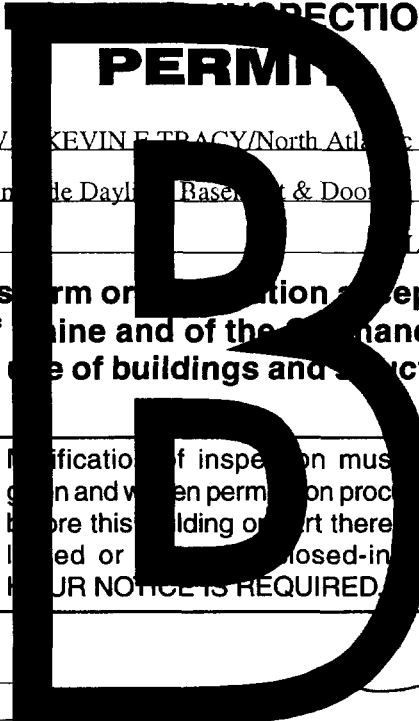


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 060674  
JUN - 7 2006  
CITY OF PORTLAND



This is to certify that PHILBROOK ROBERT W. KEVIN E. TRACY/North Atlantic Cu

has permission to Amend permit#060124 to include Dayl... Basement & Door

AT 295 CAPISIC ST L. 224 B023001

provided that the person or persons form or reception 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 when permission proceeds before this building or part thereof is locked or closed-in. 4 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# 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>295 Capisic</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>224</u> Block# <u>3</u> Lot# <u>23</u>		Owner: <u>Philip Brook &amp; Kevin Tracey</u> Telephone: <u>284-0480</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kevin Tracey</u> <u>North Atlantic Builders</u> <u>PO. Box 1973</u> <u>Port ME 04104</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ <u>30<sup>00</sup>/100</u>
Current Specific use: <u>Single Family Home</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>interior work</u>		
Project description: <u>Amend Perm. # 060124 to inc. Day light + Basement E Door.</u>		
Contractor's name, address & telephone: <u>North Atlantic Builders PO Box 1973 Port ME</u>		
Who should we contact when the permit is ready: <u>Kevin Tracey</u>		DEPT. OF BUILDING CITY OF PORTLAND MAY 4 2006
Mailing address: _____ Phone: <u>831-3947</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](http://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 representatives 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>[Signature]</u>	Date: <u>MAY 4 2006</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

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

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

Permit No: 06-0674	Issue Date: JUN - 7 2006	SCBL 224 B023001
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Location of Construction: 295 CAPISIC ST	Owner Name: PHILBROOK ROBERT W & KEVI	Owner Address: 295 CAPISIC ST	Phone: 207-831-3947
Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone: 207-831-3947
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ Amend permit#060124 to include Daylight Basement & Door	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
Proposed Project Description: Amend permit#060124 to include Daylight Basement & Door		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 513 IRC 2003 <i>[Signature]</i>	
		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: 05/03/2006	<b>Zoning Approval</b>		
1.	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 type="checkbox"/> MM <input type="checkbox"/>	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 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>ABM</i>	
2.				
3.				
		Date: 5/24/06 <i>ABM</i>	Date: _____	

**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	UATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

Applicant: Robert W. Philbrook & Kevin Tracy

Date: 2/1/06

amendment  
5/24/06

Address: 295 Capric St.

C-B-L: 224-B-23 (lot split)  
permit # 06-0124 \*lot on right

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 06-0674

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new 42'10" x 42 single family home w/ 2 car garage (24x24)

Sevage Disposal - city

Lot Street Frontage - 50' min. 75' scaled.

Front Yard - 25' min. - 9' scaled.

Rear Yard - 25' min - ~~52 scaled~~ 44' scaled from steps off deck

Side Yard - 2 stories - 14' min. - 15' right side scaled.  
15.25' left side scaled.

Projections - 6x6 b. 1k head, 11.5x12 deck, 6.5x19 front porch

Width of Lot - 65' min. - 74.5 scaled.

Height - 35' max. - 35.25'

Lot Area - 6,500 sq ft min. - 11,865 sq ft given

Lot Coverage/ Impervious Surface - 35% 5202.75 sq ft -

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 car garage. OK

Loading Bays - N/A

Site Plan - 2006-0017

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - Panel 12 B zone X - Panel 12 C

115 x 12 = 138  
65 x 19 = 1235  
36.5 x 30 = 1095  
6 x 2 = 12  
6 x 6 = 36  
13 x 24.75 = 321.75  
11 x 7 = 70

~~1534.75~~

1796.25

28

1824.25

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0674	<b>Date Applied For:</b> 05/04/2006	<b>CBL:</b> 224 B023001
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<b>Location of Construction:</b> 295 CAPISIC ST	<b>Owner Name:</b> PHILBROOK ROBERT W & KEVI	<b>Owner Address:</b> 295 CAPISIC ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> North Atlantic Custom Builders, Inc.	<b>Contractor Address:</b> PO Box 1973 Portland	<b>Phone:</b> (207) 831-3947
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	
<b>Proposed Use:</b> Single Family Home/ Amend permit#060124 to include Daylight Basement & Door		<b>Proposed Project Description:</b> Amend permit#060124 to include Daylight Basement & Door	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 0512412006

**Note:** **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.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 06/06/2006

**Note:** **Ok to Issue:**

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 02/2112006

**Note:** **Ok to Issue:**

- 1) Driveway and turnaround shall be graded so that it drains toward the street.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 02/21/2006

**Note:** **Ok to Issue:**

**Comments:**

5/18/2006-amachado: We need a revised site plan that shows the entry to the daylight basement instead of the bulkhead, that shows the back steps off of the deck and the new grade around the building. Tammy had to call Kevin Tracy about the building so she was going to pass this along.

5/24/2006-amachado: Received a revised site plan yesterday from Kevin Tracy. He explained that the grade was not changing.