

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING PERMITS

# PERMIT

Permit Number: 091069

Please Read Application And Notes, If Any, Attached

This is to certify that Lacourse Philip L & /self  
has permission to Frame 8' x 22' farmers porch and add 12' x 12' deck  
AT 118 Rowe Ave CE 261 D018001

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 lathed or otherwise closed-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 M. Marley* 10/13/09  
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

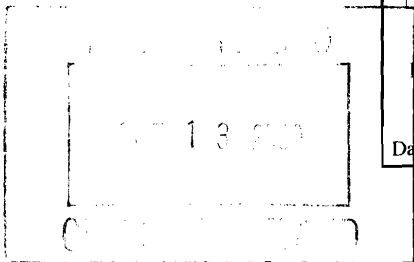
Permit No: 09-1069	Issue Date:	CBL: 261 D018001
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Location of Construction: 118 Rowe Ave	Owner Name: Lacourse Philip L &	Owner Address: 118 Rowe Ave	Phone: 207-608-1325
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Frame 8' x 22' 1/2 farmers porch and add 12' x 18' deck.	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: Frame 8' x 22' farmers porch and add 12' x 18' deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB  IRC 2003  Signature: Jm 10/13/09	
		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: gg	Date Applied For: 09/28/2009	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: 10/13/09 Jm	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 Date: JBA
	Using section 11-42F for 32ft of farmers porch.	OK w/ conditions Date: 10/13/09 Jm	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	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.**

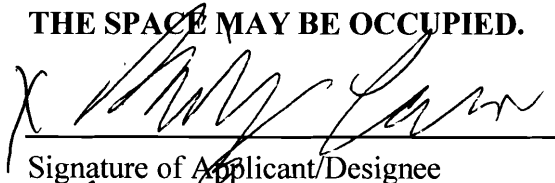
  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Final inspection required at completion of work.**

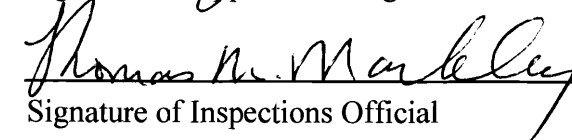
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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.**

X   
\_\_\_\_\_  
Signature of Applicant/Designee

10/13/09  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

10/13/09  
Date



# General Building Permit Application

If you or the property owner own real estate or personal property subject to user charges or any other fees within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>118 Rowe Ave</u>		
Total Square Footage of Proposed Structure/Area <u>392</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>MAD</u> Block# <u>D</u> Lot# <u>18-21</u> <u>261</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>Philip LACOURSE</u> Address <u>118 Rowe Ave</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>608 1325</u>
<b>RECEIVED</b>  <b>SEP 28 2009</b>  <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip
	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ <del>200</del> <u>40.00</u>	
Current legal use (i.e. single family) <u>single</u> Number of Residential Units <u>1</u>	If vacant, what was the previous use? _____	
Proposed Specific use: _____	Is property part of a subdivision? _____ If yes, please name _____	
Project description: <u>A DECK</u> <u>FRAME A FARMERS PORCH</u> <u>12x18</u> <u>12x16</u> <u>8x22</u> <u>6x22</u> <u>plus</u>	<i>*email received 11/1/09 revised dimensions.</i>	
Contractor's name: <u>Philip LACOURSE</u>	Address: <u>SAME</u>	
City, State & Zip: _____	Telephone: <u>SAME</u>	
Who should we contact when the permit is ready: <u>Philip LACOURSE</u>	Telephone: <u>608 1325</u>	
Mailing address: _____	<u>TH</u> <u>600</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: Philip Lacourse Date: 9/25/09

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

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

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

<b>Permit No:</b> 09-1069	<b>Date Applied For:</b> 09/28/2009	<b>CBL:</b> 261 D018001
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<b>Location of Construction:</b> 118 Rowe Ave	<b>Owner Name:</b> Lacourse Philip L &	<b>Owner Address:</b> 118 Rowe Ave	<b>Phone:</b> 207-608-1325
<b>Business Name:</b>	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / Frame 6' x 22' farmers porch and add 12' x 16' deck.	<b>Proposed Project Description:</b> Frame 8' x 22' farmers porch and add 12' x 18' deck.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 10/01/2009
<b>Note:</b> The original submittal had the farmer's porch at 8' x 20'. This did not meet the side yard on a side street setback of 20. It was only 15'. Revised proposal makes the porch 6' x 22'. This meets section 14-425. The porch extends 6' from the principal structure and the square footage within the setback is 30 sf. As a result of the 2' reduction in the porch, the deck is also being reduced by 2' to 16' x 12'.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 10/13/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

<b>Comments:</b>
9/29/2009-amachado: Spoke to Philip Lacourse. The proposed farmer's porch does not meet the 20' side setback on the side street. He will send email revising the size to 6'x22' to meet section 14-425.
10/1/2009-amachado: Received email. Farmer's porch is now 6' x 22' and the deck is now 12' x 16'.

**Ann Machado - 118 Rowe Ave. Permit for Farmer Porch**

**From:** philip lacourse <philiplacourse@yahoo.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 9/30/2009 9:20 PM  
**Subject:** 118 Rowe Ave. Permit for Farmer Porch

Changes to structure:

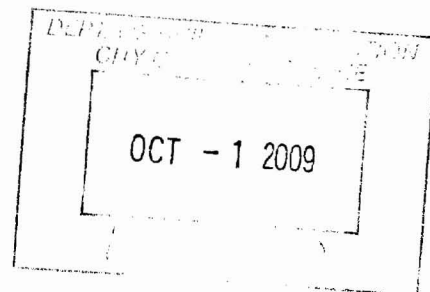
Farmer Porch to extend 6' from current building, side deck to be 16' x 12'.

Please contact us if there need to be any additional changes. Thank you.

Sincerely,

Philip & Lynn Lacourse  
**Philip Lacourse Additions & Restorations, LLC**  
**207-608-1325 cell**

*revised  
dimensions*



P3

- lot size 12,000 sf (assessors)
- 1 acre area per dw 6500 (ok)

- front - 25' max - 43' given (ok)

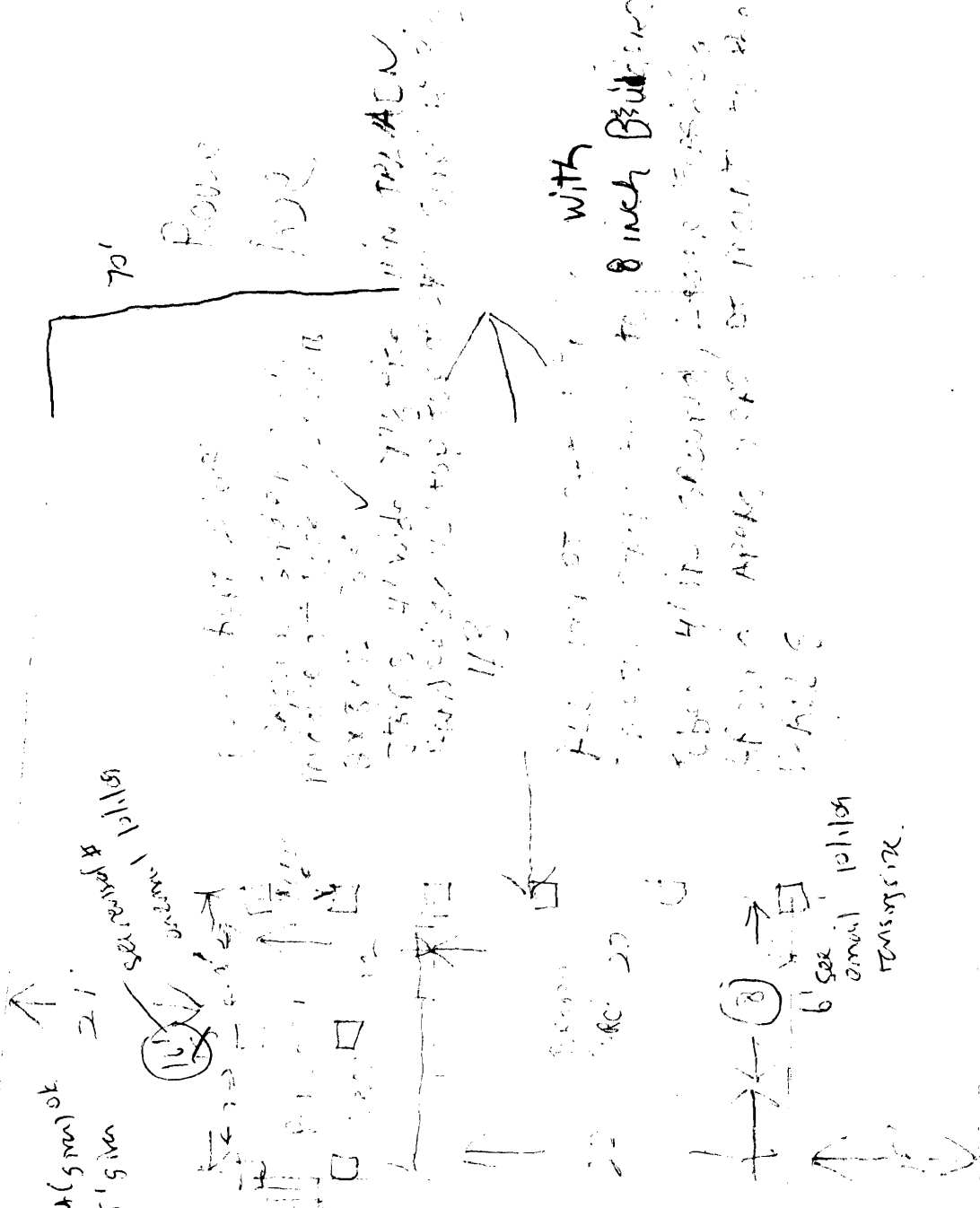
- rear - 25' max - 119' (ok)

- side - 15 by 8' - 21' on horizontal (given) ok  
 \* 5' driveway - sidewalk 20' - 15' given  
 lot coverage - 35% b = 4110 ft<sup>2</sup>

\* porch is now 6' x 20' (10110 ft<sup>2</sup>)  
 using section 14-425 - extends 6'  
 - 3rd int. bank

Deck

- wishing to 08x - 744 ft
- proposed - 12x18 = 216 ft<sup>2</sup>
- proposed 8x22 = 176 ft<sup>2</sup>



sewer lines  
 10/11/04

70' Round Ave  
 113  
 4' wide 7 1/2' wide  
 8' x 3' 1/2' 3' x 2' ✓  
 12' x 18' 8' x 22'

with  
 8 inch  
 4/11-  
 11/11/04

6' deck  
 10/11/04  
 11/11/04

180  
 ALMAGIA Ave 1.50

12  
7/6

2x4 KNEEWALL

12  
7/6

2x4 HAND STANDES HEIGHT

1/2 x 1/2 BALL BEARING  
AT 3 1/2

AROUND JOIST

6 (8)

20

LEDGER FLASHING ALONG PARCH AREA

DECK

2x8 ROOF RAFTERS  
SITTING ON A KNEE WALL  
TIED TO RIDGE POLE

← 4x4 PT FASTEN TO 8 INCH  
BLUIDERS TIE WITH SIMPSON

STRONG TIES

BUILDING TUBES 8' CIG BOWLS 4'

SPRICE AT 5' 6"

2x8x8 PT JOIST WITH HINGES

2x8x12 LEDGER BOLTED EVERY

2 FEET WITH 1/2x6 BOLTS

PT DECKING



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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	261 D018001
<b>Location</b>	118 ROWE AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LACOURSE PHILIP L & LYNN D LACOURSE JTS 118 ROWE AVE PORTLAND ME 04102
<b>Book/Page</b>	25636/297
<b>Legal</b>	261-D-18-19-20-21 ROWE AVE 118-120 ALMON AVE HILLCREST AVE 12600 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$63,800	\$70,100	\$133,900

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1945	Old Style	1	636	0.289	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
1	1		4	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
11/26/2007	LAND + BLDING	\$155,000	25636-297
11/26/2007	LAND + BLDING	\$66,950	25636-294

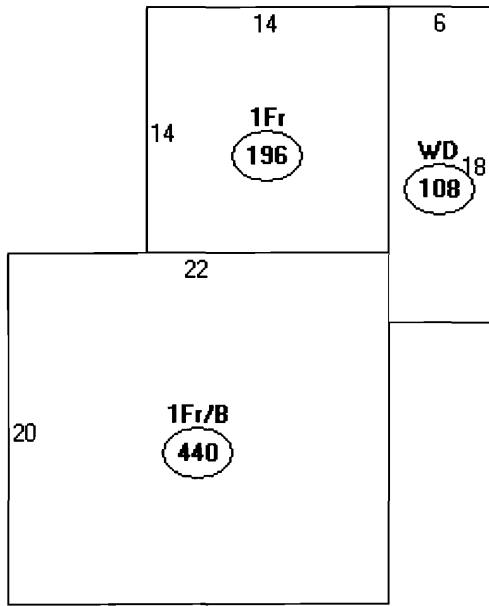
### Picture and Sketch

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
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[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!**



Descriptor/Area

A: 1Fr/B  
440 sqft

B: 1Fr  
196 sqft

C: WD  
108 sqft

= 744¢