

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU **INSPECTION**

PERMIT

Permit Number: 090574

Please Read Application And Notes, If Any, Attached

This is to certify that VALMOND-DENISE /Home Owner
has permission to Build a 24x14 Attached Deck
AT 53 BIRCHVALE DR City 272 N011001

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 used-in. 2 HO **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 of **CITY OF PORTLAND**

PERMIT ISSUED

JUN - 8 2009

Thomas H. MacAlister
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

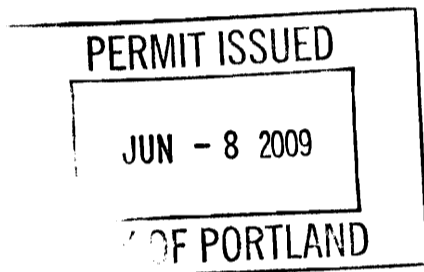
Permit No: 09-0574	Issue Date:	CBL: 272 N011001
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Location of Construction: 53 BIRCHVALE DR	Owner Name: VALMOND DENISE	Owner Address: 53 BIRCHVALE DR	Phone: 207-415-4377
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - Build a 24x14 Attached Deck	Permit Fee: \$50.00	Cost of Work: \$2,400.00	CEO District: 3
Proposed Project Description: Build a 24x14 Attached Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003 Signature: Jm 6/8/09	
		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: lmd	Date Applied For: 06/08/2009	Zoning Approval		
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone OK <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: Jm	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 checked="" 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:
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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



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>53 BIRCHVALE DRIVE</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>272 N 011</u>	Applicant * must be owner, Lessee or Buyer * Name <u>JEAN F. VALMOND</u> Address <u>53 BIRCHVALE DRIVE</u> City, State & Zip <u>PORTLAND, ME, 04102</u>	Telephone: <u>207-415-4377</u>
Lessee/DBA (If Applicable) <u>JUN - 8 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2400⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>2400⁰⁰</u>
Current legal use (i.e. single family) <u>FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>NO</u> Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILDING A DECK FROM THE HOUSE TO YARD 24X14</u>		
Contractor's name: <u>SELF</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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: [Signature] Date: 6/8/29

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

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.

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

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.

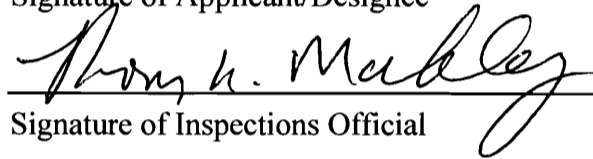
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

6/8/09

Date



Signature of Inspections Official

6/8/09

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0574	Date Applied For: 06/08/2009	CBL: 272 N011001
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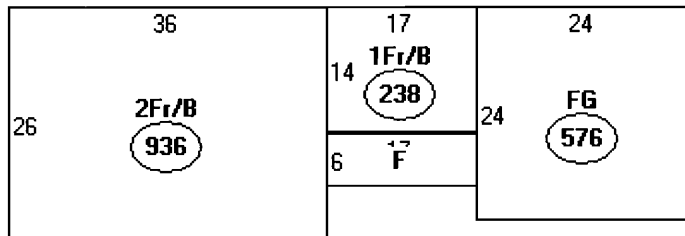
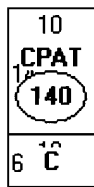
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Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build a 24x14 Attached Deck	Proposed Project Description: Build a 24x14 Attached Deck
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Dept: Zoning	Status: Approved	Reviewer: Tom Markley	Approval Date: 06/08/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
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 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: 06/08/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.			



28,327 LOT SIZE



- Descriptor/Area
- A: 2Fr/B
936 sqft
 - B: 1Fr/B
238 sqft
 - C: WD
60 sqft
 - D: CPAT
140 sqft
 - E: FG
576 sqft
 - F: OFF
102 sqft

2052
+ 512 pool 7% Current TOTAL Coverage

Allowed 35%
2564 w/ pool 9% max

SETRACKS FRONT 25-50+
 REAR 25-50+
 SIDES 1.5(8) - 2(14) 2.5(16) -
 Sides 25 shown
 NO SETBACK PROBLEM

This data is provided by the Assessor's Office and is current as of **May. 11, 2009**

Fees

CBL	272 N011001	Acct No	30846	Property Address	53 BIRCHVALE DR	View		
Owner Name 1	VALMOND DENISE			Property Type	RESIDENTIAL	Dist#: 3 View		
Name 2				Description	272-N-11 BIRCHVALE DR 53	View		
Mailing Address	53 BIRCHVALE DR			Census Tract	20.01	View		
City, State, Zip	PORTLAND	ME	04102		28329 SF			
Prop Info	Inspections	Site Plans	Permits	Complaints	Food/Water/Odor	Documents	Letters	Property Mgmt

Land Use	SINGLE FAMILY	Nbr of Units	1	Click Here to View: Picture Sketch				
Zone	R3	Neighborhood						
District	NASONS CORNER	Historic District	No					
Yr Built	1974	House Style	GAMBREL	NOTES				
Total Rms	8	Baths	1		1/2 Baths	1	Bedrms	4
Heat Type	BASIC	Basement	FULL					
Fuel Type	OIL	Attic	NONE					
System Type	HOT WATER							

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	272 N011001
Location	53 BIRCHVALE DR
Land Use	SINGLE FAMILY
 Owner Address	 VALMOND DENISE 53 BIRCHVALE DR PORTLAND ME 04102
 Book/Page	 25477/319
Legal	272-N-11 BIRCHVALE DR 53 28329 SF

Current Assessed Valuation

Land	Building	Total
\$93,100	\$180,200	\$273,300

Property Information

Year Built 1974	Style Gambrel	Story Height 2	Sq. Ft. 2110	Total Acres 0.65		
Bedrooms 4	Full Baths 1	Half Baths 1	Total Rooms 8	Attic None	Basement Full	

Outbuildings

Type POOL-PREFAB PLASTIC LINER	Quantity 1	Year Built 1977	Size 16X32	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
09/19/2007	LAND + BLDING	\$260,000	25477-319
03/01/2007	LAND + BLDING	\$264,671	24887-075
09/01/2004	LAND + BLDING	\$259,900	21739-138
11/01/2002	LAND + BLDING	\$152,000	18443-77
08/17/1995	LAND + BLDING	\$130,000	12062-108

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

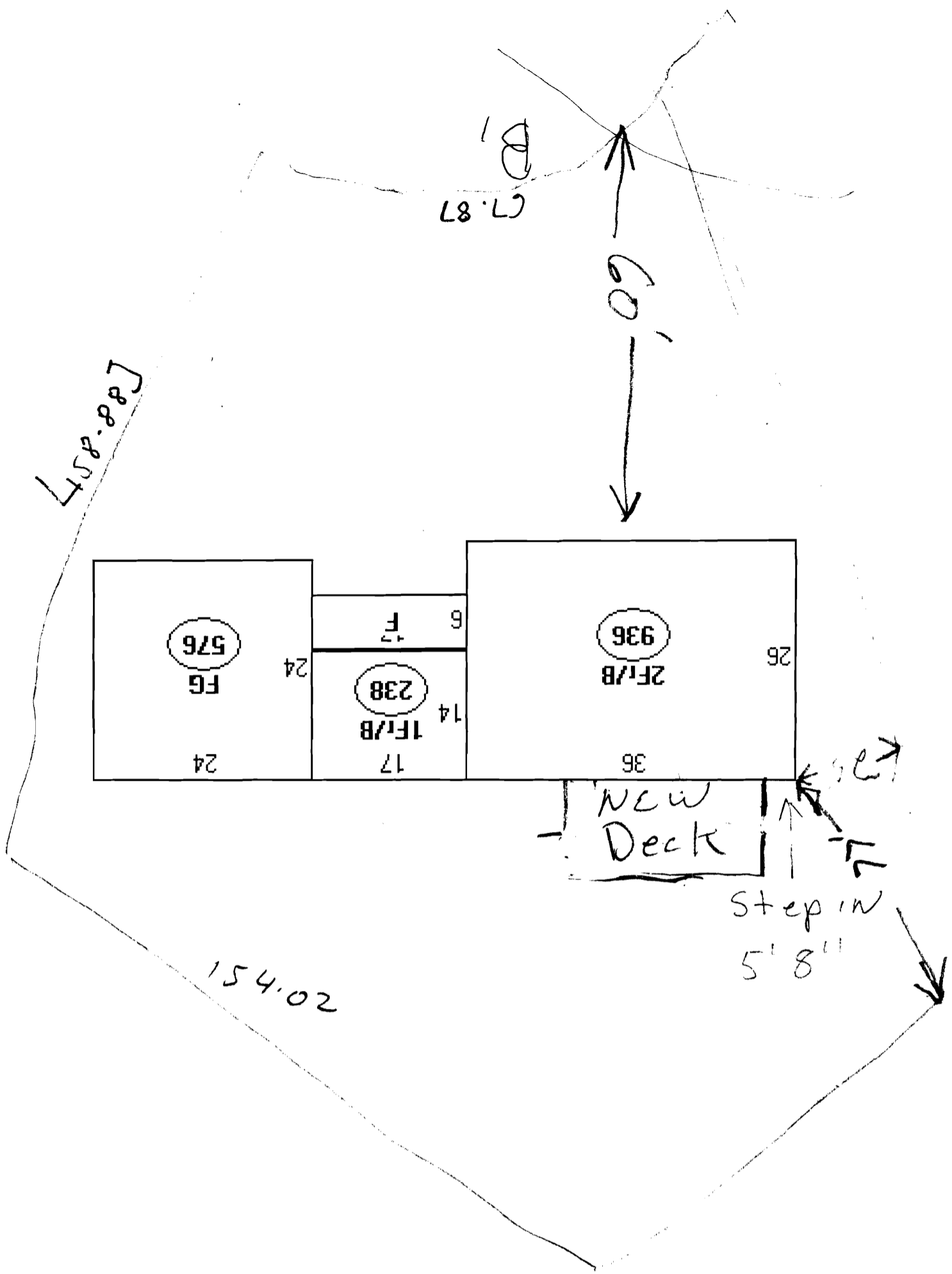
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



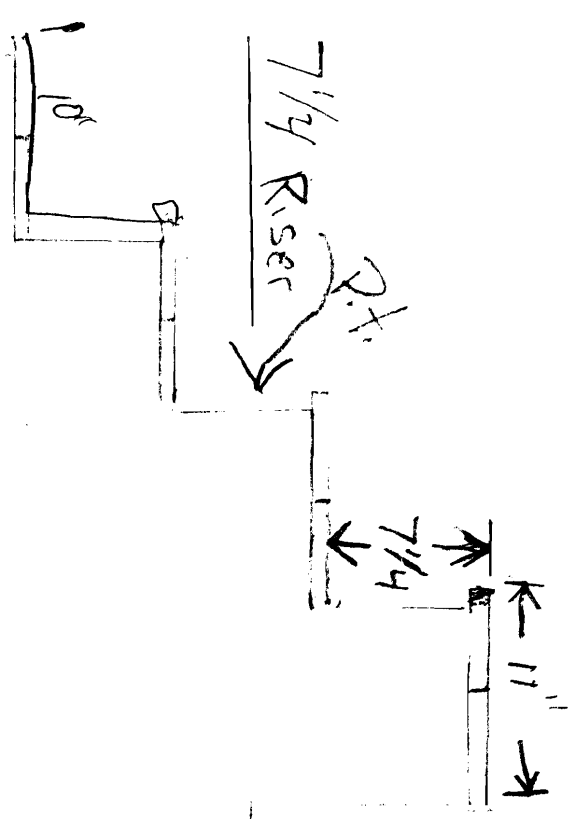
<http://www.portlandassessor.com/images/pictures/01855001.jpg>

6/8/2009



Handrails
34-38

11" Tread
2x



4" CONC SHAD
 10" square tube

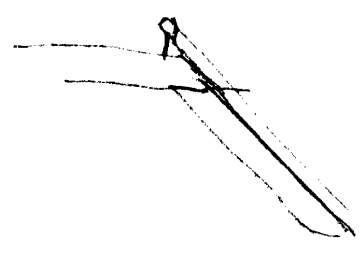
← Baluster
 3 1/2" apart
 ALL around Deck

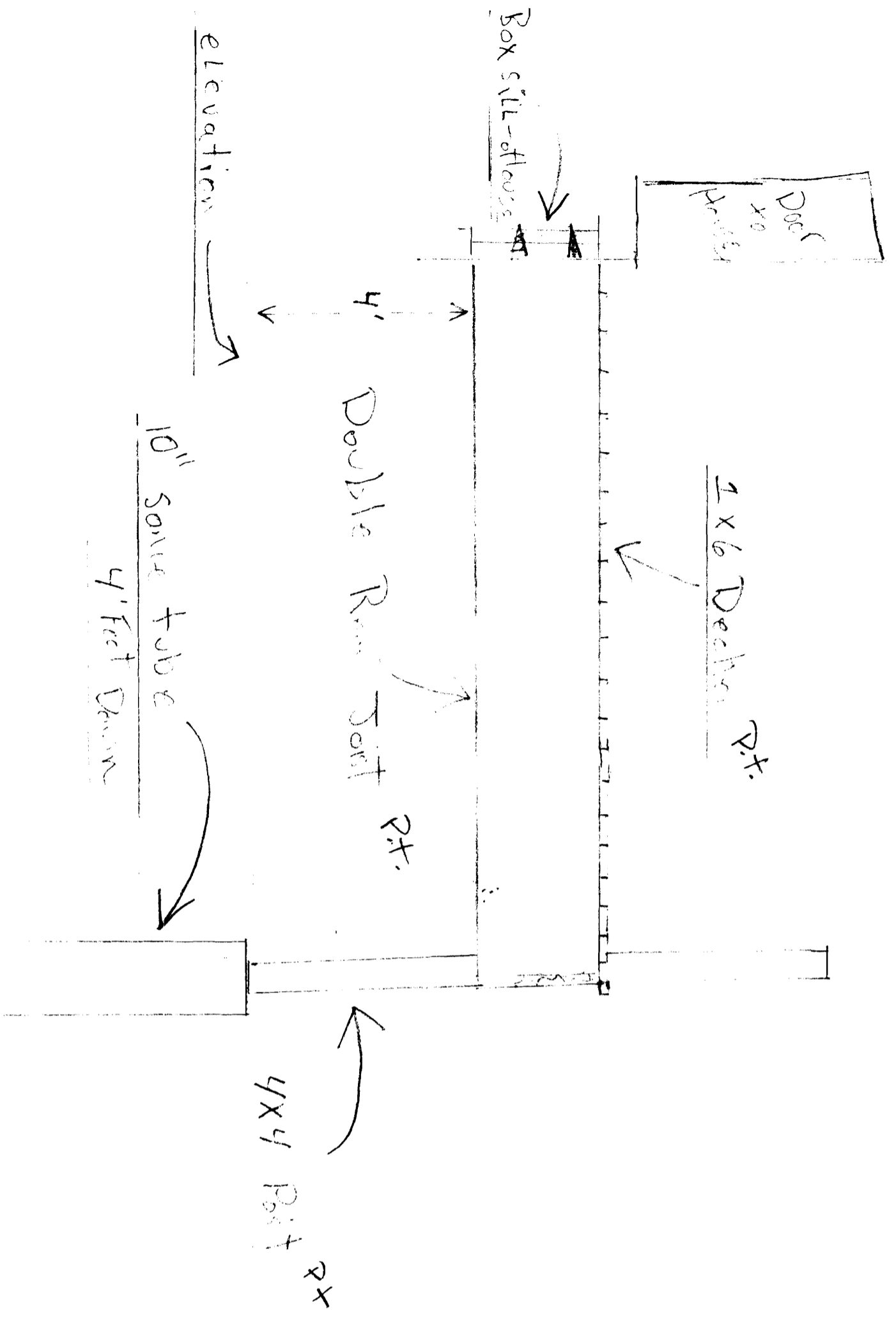
2x4 HANDRAILS

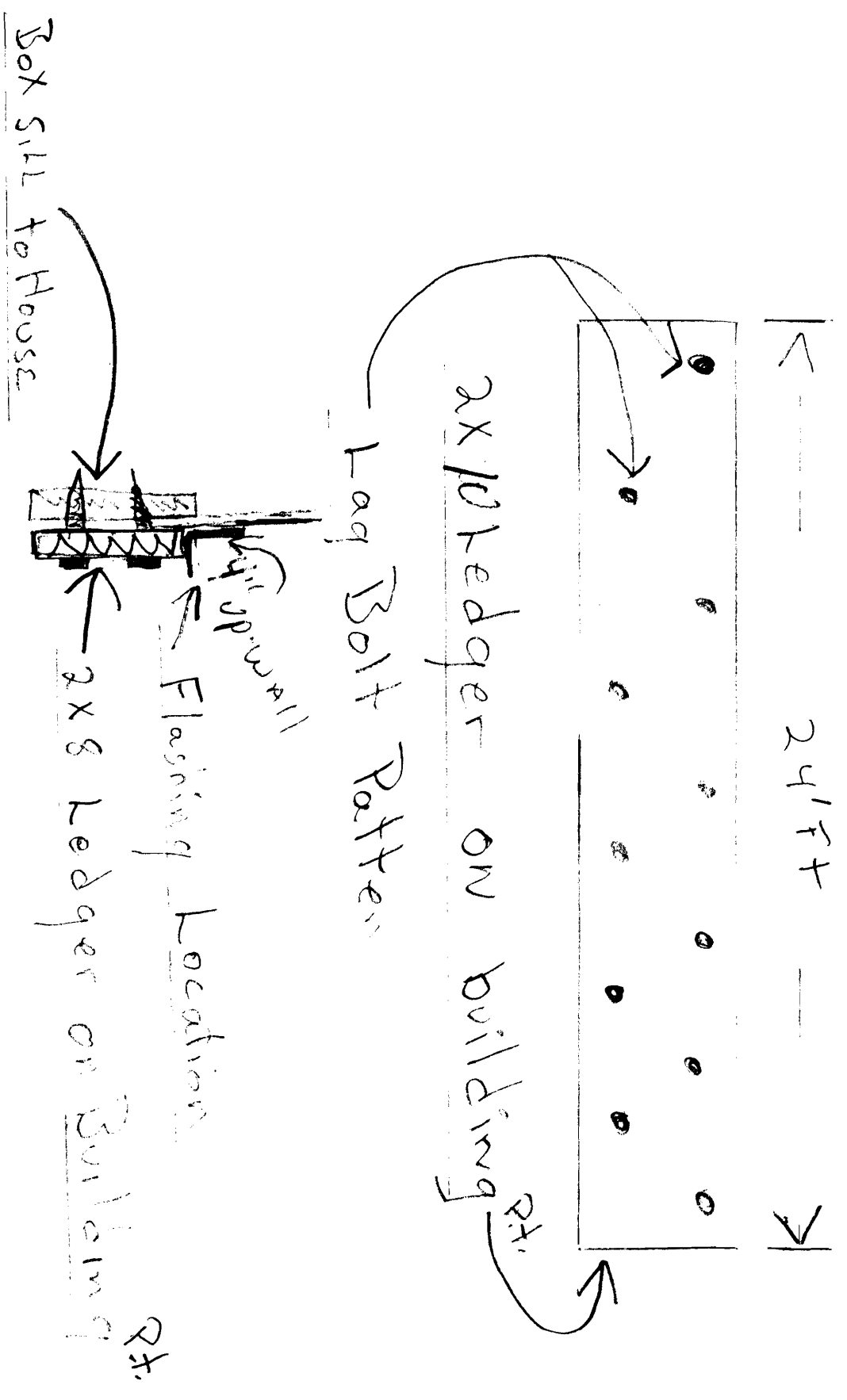
4x4 Post

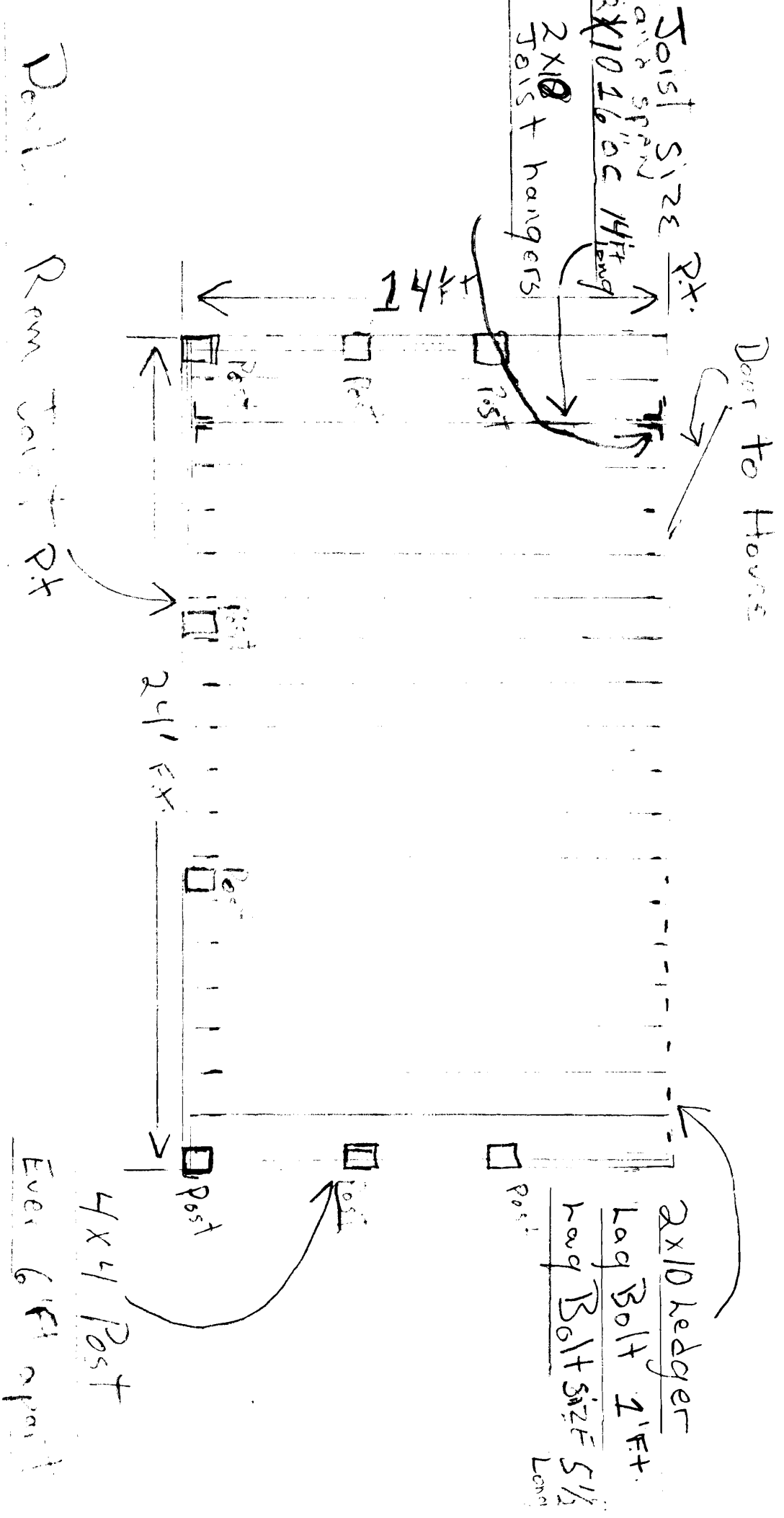
There will Be 4x
 4 Strs Around 2' O.C.

← 2x4 Post









Scale 1/4" = 2' FT

Deck Framing details

