

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 060520

Please Read Application And Notes, If Any, Attached

This is to certify that DOHERTY ROBERT J JR

has permission to add a 24' x 35' second floor addition & deck fact permit for the existing deck

AT 31 WARWICK ST

275 H012001

<b>PERMIT ISSUED</b>
<b>MAY 31 2006</b>

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 is procured before this building or part thereof is occupied or service is closed-in. **NO OTHER APPROVALS 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

*Jeanie Bowke* 5/31/06  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise 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.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 275-412

Building Permit #: 060520

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

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

Permit No: 06-0520	Issue Date: <b>PERMIT ISSUED</b> MAY 31 2006	275 H012001
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<b>Location of Construction:</b> 31 WARWICK ST	<b>Owner Name:</b> DOHERTY ROBERT J JR	<b>Owner Address:</b> PO BOX 11021	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> <del>Additions</del> Alterations Dwellings	<b>Zone:</b> A3

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home/ add a 24' x 35' second floor addition & an after the fact permit for the existing deck	<b>Permit Fee:</b> \$291.00	<b>Cost of Work:</b> \$30,000.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> add a 24' x 35' second floor addition & an after the fact permit for the existing deck		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group <b>R3</b> Type: <b>SB</b> <b>IRC-2003</b> Signature: <b>AMB 5/31/06</b>		

<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action, <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 04/14/2006	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>* check over be moved</i> <input type="checkbox"/> Flood Zone <i>* 20' front setback OK</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/cond. has</i> Date: 5/14/06	<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 <i>AMB</i> 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

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

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

<b>Permit No:</b> 06-0520	<b>Date Applied For:</b> 04/14/2006	<b>CBL:</b> 275 H012001
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<b>Location of Construction:</b> 31 WARWICK ST	<b>Owner Name:</b> DOHERTY ROBERT J JR	<b>Owner Address:</b> PO BOX 11021	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

Single Family Home/ add a 24' x 35' second floor addition & an after the fact permit for the existing deck	add a 24' x 35' second floor addition & an after the fact permit for the existing deck
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/12/2006

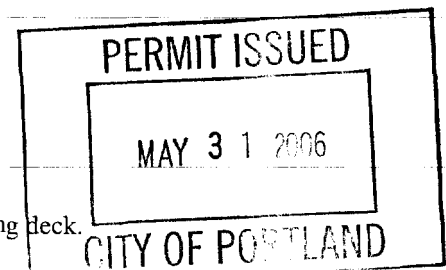
**Note:** House was built in 1961. The front setback could be averaged at that point in the ordinance. The 20' front setback was accepted when the house was built. As a result the house is legally non conforming and allowing the second story to go on will not increase the nonconformity so it is accepted. There is no permit for the existing deck so it needs to be included as part of this permit. The shed is less than 5' from the property line and must be moved. **Ok to Issue:**

- 1) The shed is less than 5' from the side property line. It must be moved and the inspector will verify its conformity during the inspection process for the addition.
- 2) The deck is existing but there is no permit on file for it. It will be inspected during the inspection process for the addition to make sure that it meets the code requirements.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Jeanine Bourke      **Approval Date:** 05/31/2006

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

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 3) Separate permits are required for any electrical, plumbing, or heating.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) The pre-existing unpermitted deck will need to meet the guardrail requirements of the IRC 2003 code.



**Comments:**

051112006-amachado: Need a plot plan not just dimensions to the lot lines. No permit for existing deck.

05/30/2006-jmb: Left pager message for Robert D.

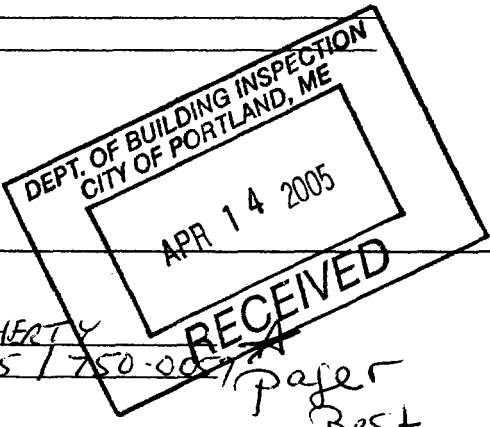
fxokay-



# 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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>275</u> Block# <u>M</u> Lot# <u>12, B, 14</u>		Owner: <u>ROBERT DOHERTY</u>	Telephone: <u>773-1345</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ROBERT DOHERTY</u> <u>31 WARWICK ST / PO BOX 1102</u> <u>04102</u> <u>773-1345 750-0059</u>		Cost Of Work: \$ <u>30,000</u> , Fee: \$ _____ C of O Fee: \$ <u>29100</u>
Current Specific use: <u>HOME</u> <u>STP</u>			
If vacant, what was the previous use?			
Proposed Specific use: <u>STP</u>			
Project description: <u>ADDITION OF SECOND FLOOR 24 x 36</u>			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>ROBERT DOHERTY</u>			
Mailing address: <u>PO Box 1102</u> <u>PORTLAND, ME 04104</u>		Phone: <u>773-1345 / 750-0059</u>	



Paper Best

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.

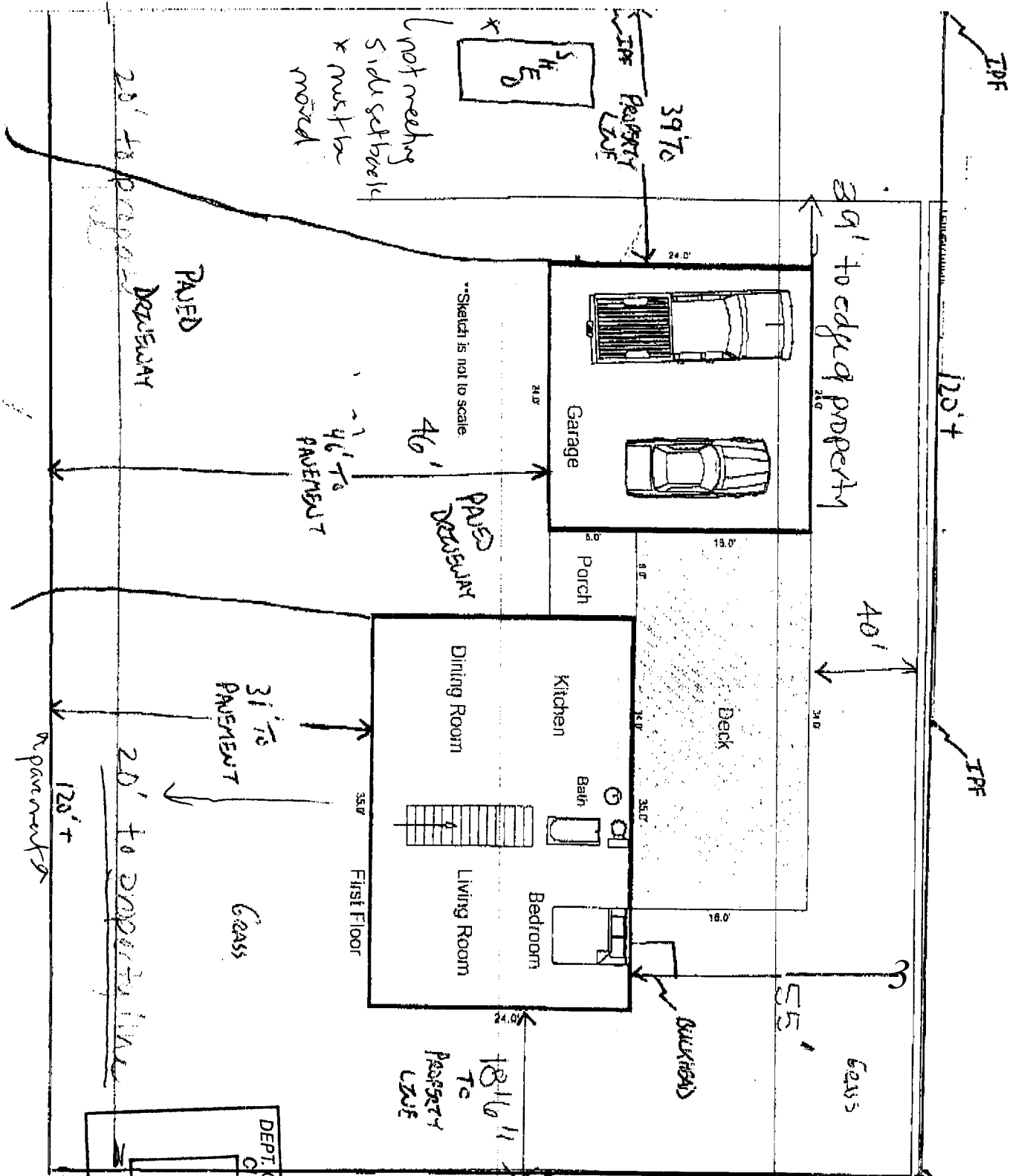
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Robert Doherty</u>	Date: <u>4.14.06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

PLOT PLAN 31 WINDSOR STREET

Windsor Street



not meeting  
side setback  
must be  
moved

\*\*Sketch is not to scale.

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 12 2006  
RECEIVED

1941  
R 25' x 4' 1/2" x 10' shown  
S - 25' by - 14' - 18.5'  
5' on  
- 7' on  
left.  
height 35' max - 23'  
School  
lot corner (4200)  
2120 - OK

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>	275 H012001
<b>Location</b>	31 WARWICK ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	DOHERTY ROBERT J JR PO BOX 11021 PORTLAND ME 04104
<b>Book/Page</b>	11686/244
<b>Legal</b>	275-H-12 TO 14 WARWICK ST 29-35
	12000 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$49,190	\$79,320	\$128,510

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$63,400	\$90,800	\$154,200

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1962	<b>Style</b> Cape	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1176	<b>Total Acres</b> 0.275	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic Full Finsh</b>	<b>Basement Full</b>

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1965	<b>Size</b> 8X12	<b>Grade</b> C	<b>Condition</b> F
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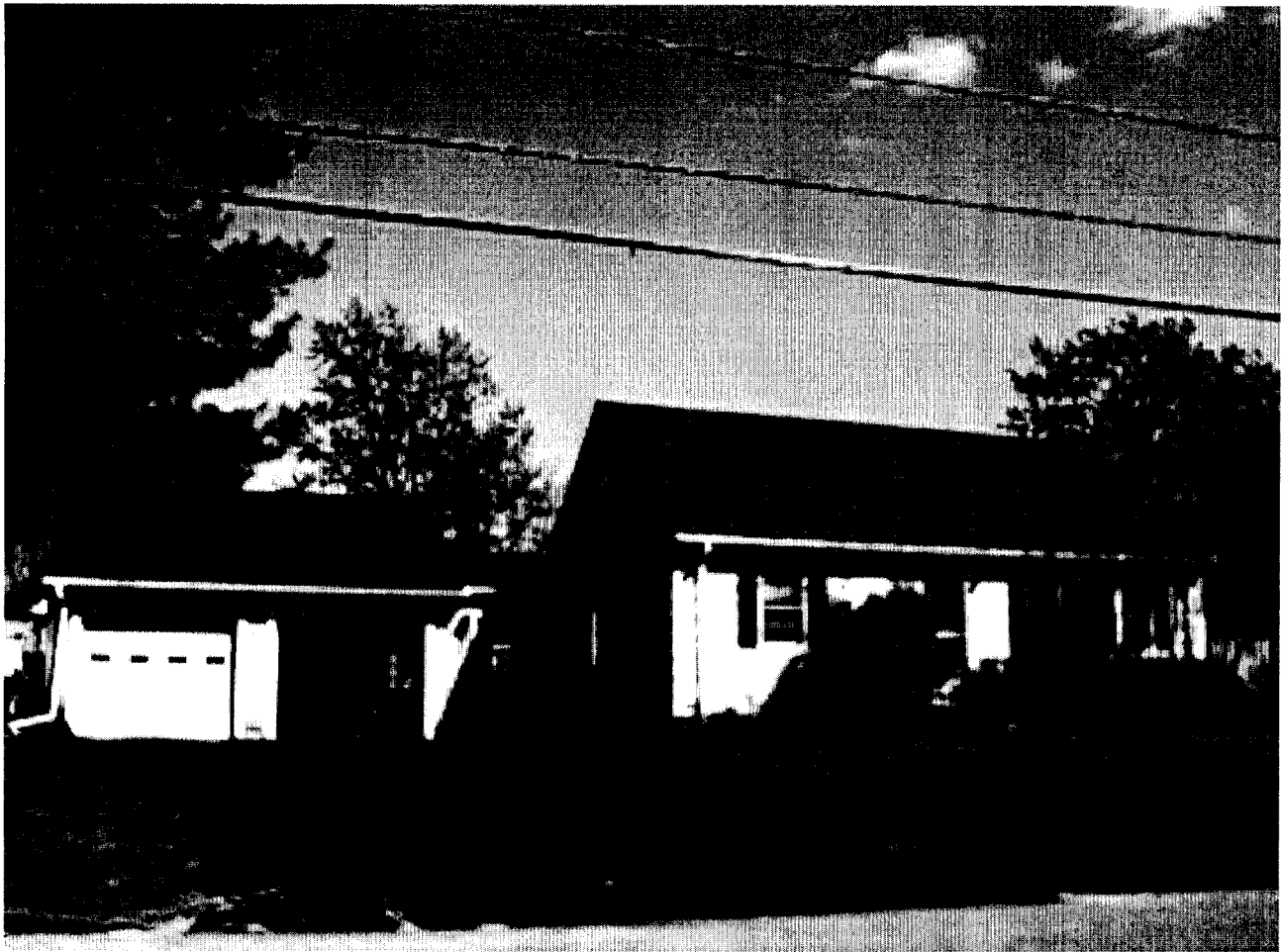
**Sales Information**

<b>Date</b> 10/27/1994	<b>Type</b> LAND + BLDING	<b>Price</b> \$85,000	<b>Book/Page</b> 11686-244
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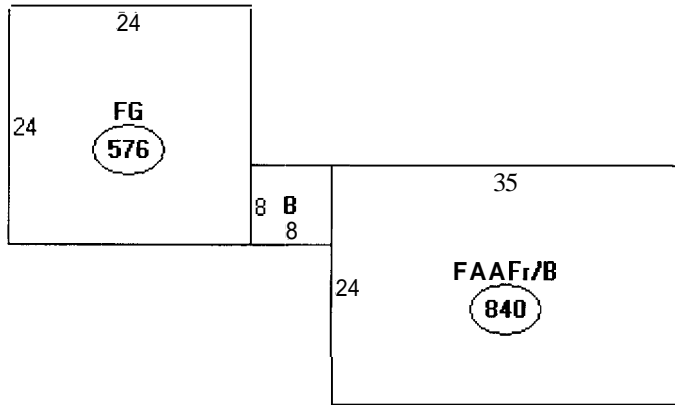
**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

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







Descriptor/Area

A: FA/1Fr/B  
840 sqft

B: EP  
64 sqft

C: FG  
576 sqft

1480

Warwick St - 6/21/61 - Allen

Dwelling

R3

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New - O.K.
- ✓ Zone Location - R3 - O.K.
- ✓ 40 ft. setback area? (Section 21) 100 - O.K.
- ✓ Use - O.K.
- ✓ Sewage Disposal - Septic tank - O.K.
- ✓ Interior or Corner Lot - O.K.
- ✓ Rear Yards - 66' - O.K.
- ✓ Side Yards - ~~porch, detached~~ - O.K.
- ✓ Front Yards - 20' - O.K. (House at 25 Warwick St sets 10' from street line.)
  - ✓ Projections - porch, balcony - O.K.
- ✓ Height - O.K.
- ✓ Building Area - 3,000 sq ft - House 890 sq ft - O.K.
- ✓ Lot Area - 12,000 sq ft - O.K.
- ✓ Area per Family - O.K.
- ✓ Width of Lot - O.K.
- ✓ Lot Frontage - O.K.
- ✓ Off-street Parking - O.K.

6/21/61

issued June 22, 1961

new 1 1/2 single family