

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CYNTHIA M RAND

Located At 51 BROOKVIEW TERR

Job ID: 2011-07-1588-ALTR

CBL: 277 - - F - 038 - 001 - - - -

has permission to Build an 8'x16' lower deck attached to existing deck, with additional 6'x12' and 2 sets of steps provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

 7/20/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1588-ALTR	Date Applied: 6/28/2011	CBL: 277 - - F - 038 - 001 - - - -	
Location of Construction: 51 BROOKVIEW TERRACE	Owner Name: CYNTHIA M RAND	Owner Address: 51 BROOKVIEW TER PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Ganem, Dennis	Contractor Address: 24 Longmeadow RD SCARBOROUGH ME 04074	Phone: (207) 885-9993
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: R-3
Past Use: Single family	Proposed Use: Single family – build an 8' x 16' deck off existing deck & 6' x 12' deck off the 8' x 16' deck w/STEPS(2)	Cost of Work: 4000.00	CEO District:
		Fire Dept: <div style="text-align: center;">Approved Denied N/A</div> 	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2009</i> Signature: <i>amb</i> <i>7/20/11</i>
Proposed Project Description: add 8'x16' deck & 6' x 12 deck off it		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building Permits do not include plumbing, septic or electrical work.
- 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

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☒ MM

Date: *Ok w/ condition*
7/8/11 *AGY*

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: *AGY*

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

PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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. Footings/Setback inspection prior to concrete pour
 2. Framing inspection unless visible at final
 3. Final inspection at completion of work

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1588-ALTR

Located At: 51 BROOKVIEW

CBL: 277 - - F - 038 - 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.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet dimensional graspability.

2011-07-1588.

P3.



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>51 Brookview Terrace, Portland 04102</u>			
Total Square Footage of Proposed Structure/Area <u>200</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>277</u> Block# <u>F</u> Lot# <u>30</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Lorraine Rand</u> Address <u>51 Brookview Terrace</u> City, State & Zip <u>Portland 04102</u>		Telephone: <u>3650</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: <u>3650.00</u> C of O Fee: \$ Total Fee: \$ <u>60</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? Proposed Specific use: <u>construct additional deck</u> Is property part of a subdivision? If yes, please name Project description: <u>Add 8x16 lower deck off existing deck & 6x12 deck off new deck with stairs down to ground. PT with composite decking & vinyl handrails.</u>			
Contractor's name: <u>Dennis Ganem / Ganem Builders, Inc</u> Address: <u>24 Longmeadow Road</u> City, State & Zip <u>Scarborough Me 04074</u> Telephone: <u>D: 885-9993</u> Who should we contact when the permit is ready: <u>Dennis Ganem</u> Telephone: <u>C: 233-1127</u> Mailing address: <u>Same</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, 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: 6-24-11

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

RECEIVED
JUN 28 2011
Dept. of Building Inspections
City of Portland Maine

SHEET 278A-C

91
89
87
85
83
81
79

75
38
100
95
36
83.94

37
38
39

120°
153°
1881
175
13125
15315
18876
1533
35
53
49
47
35
37
39
75'
20.49
20°
54.51

R-3

lot size - 15,315 sq ft

front - 54' x 100' x 100'

front - 25' min - 51' 5" min (existing) (adequate not confirmed)

side - 8' min - 27' 5" min ok

lot coverage = 35% = 5360.25

house - 1025

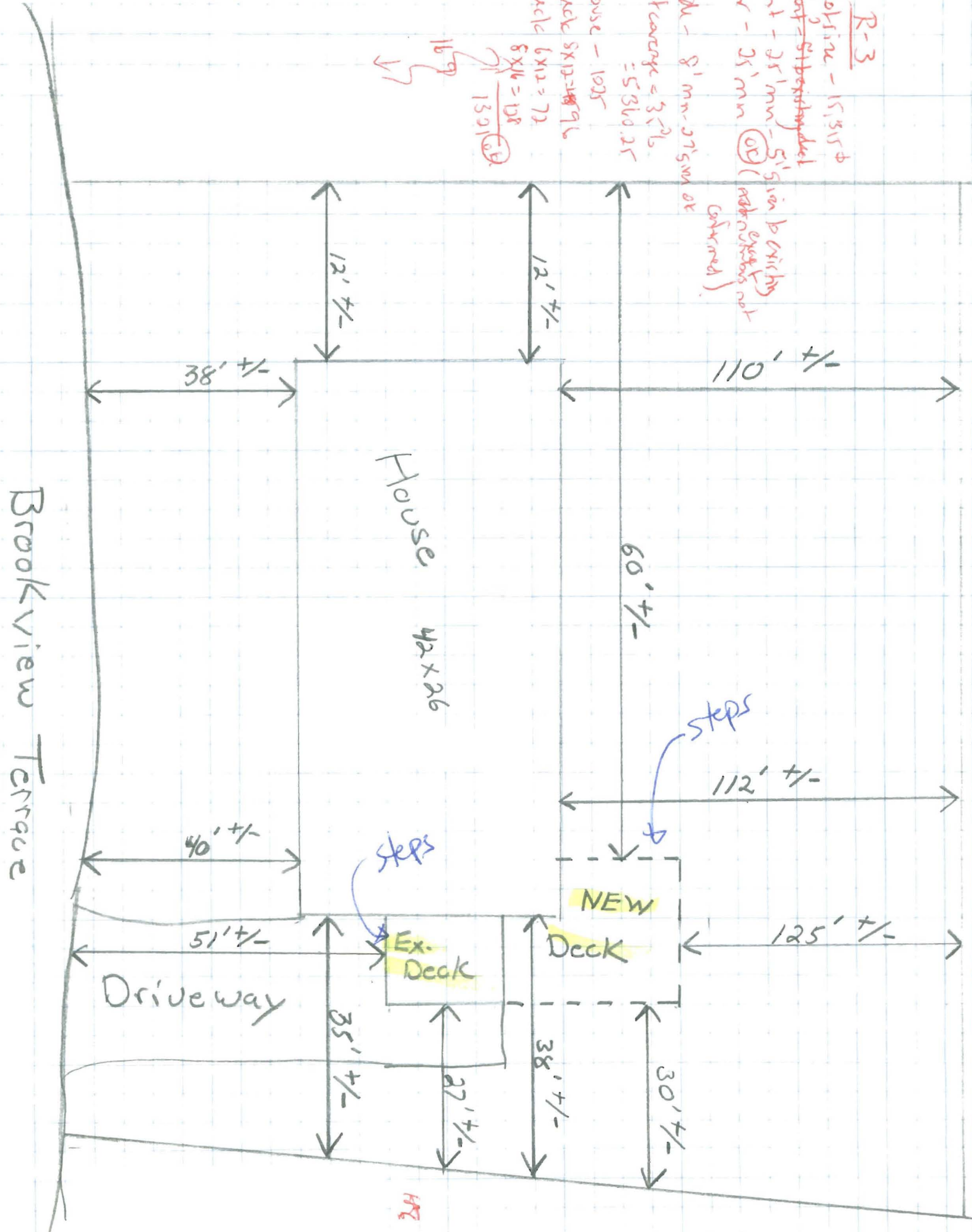
deck 8' x 12' = 96

deck 6' x 12' = 72

8' x 16' = 128

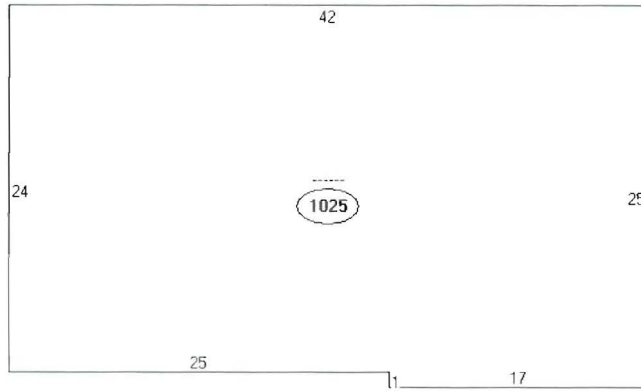
1321 sq ft

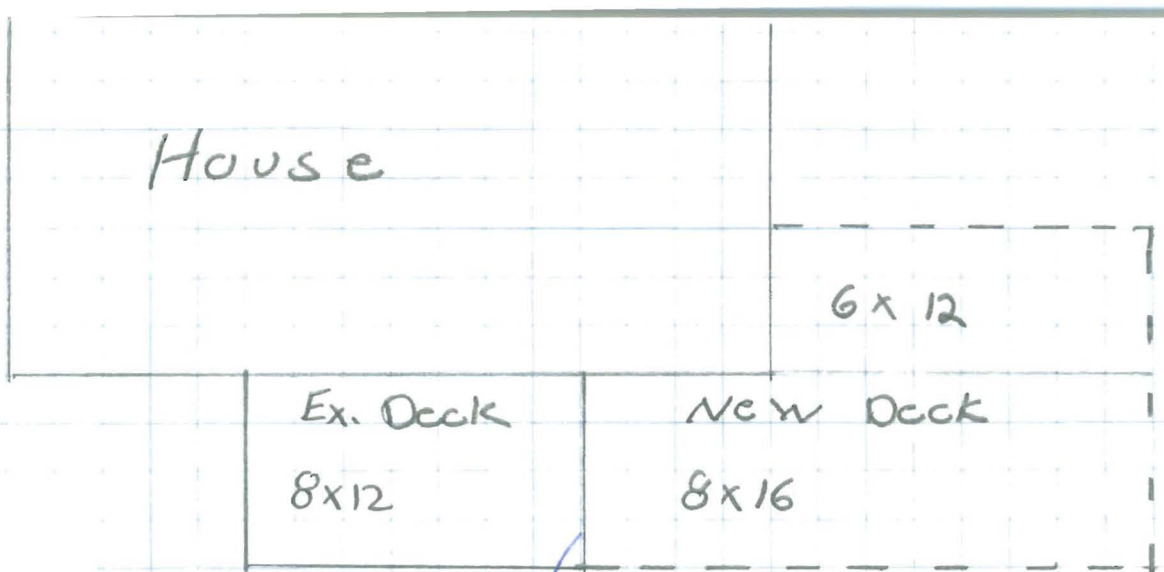
16' 9" 17'



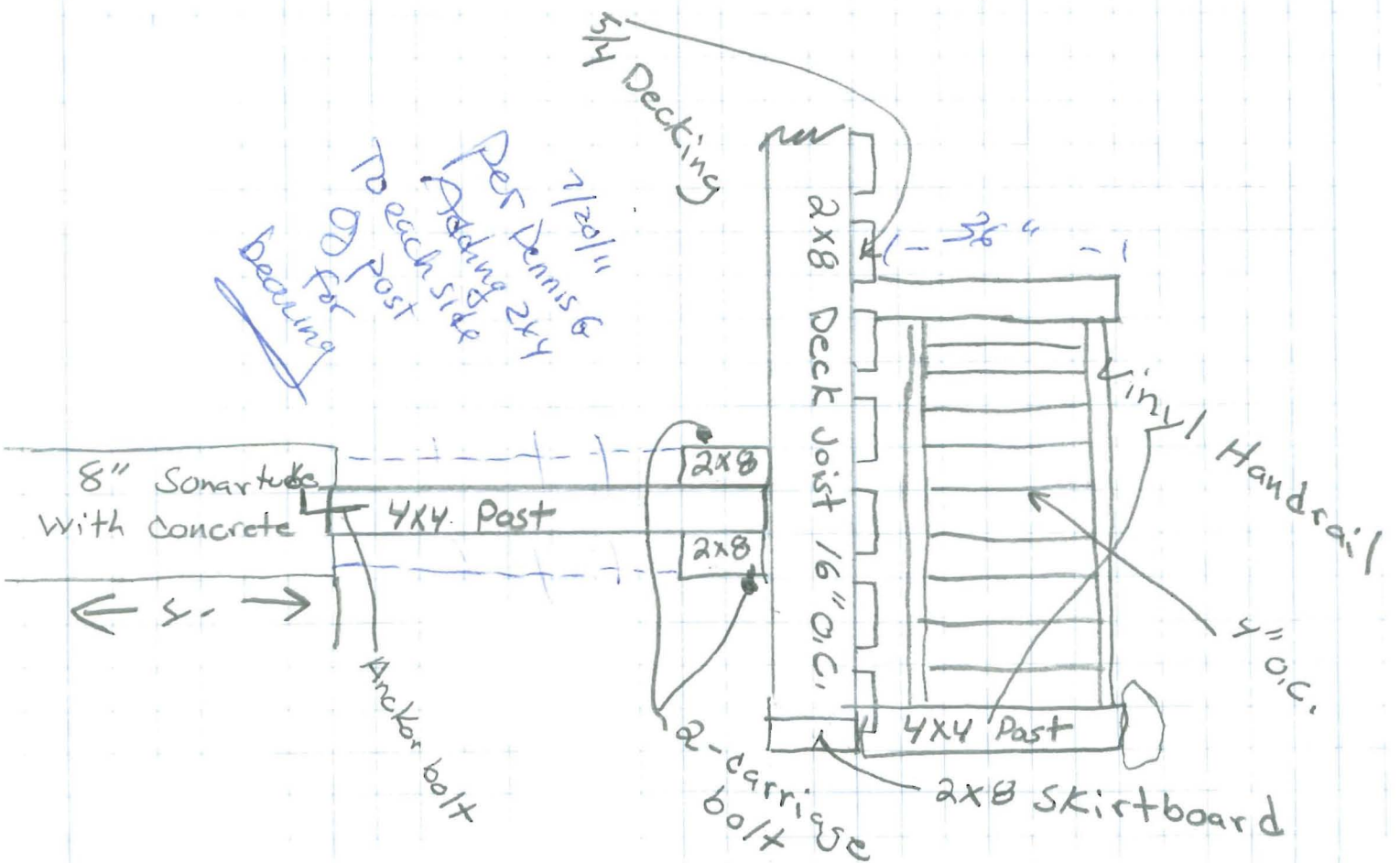
Descriptor/Area

A:
1025 sqft





one step down
per Dennis G.
7/20/11



FAX COVER SHEET

Please deliver to: Jeannie Thorpe

Text message:

51 Brookview Drive, Portland.

Additional information as needed for deck building permit.

2 pages including cover letter

From:

Dennis Ganem
Ganem Builders Inc.
24 Longmeadow Road
Scarborough, Me 04074
O: 207-885-9993
C: 207-233-1127
F: 207-885-9168

RECEIVED
JUL 20 2011
Dept. of Building Inspections
City of Portland Maine

