

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-1072	Issue Date: OCT 29 2002	CHL: 284 E006001
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Location of Construction: 15 Kent St	Owner Name: Platts Roberta J Wid Vn Vet	Owner Address: 15 Kent St	Phone: 774-9026
Business Name:	Contractor Name: Starbird Construction	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Garage	Proposed Use: 348 sq ft Detached Garage	Permit Fee: \$86.00	Cost of Work: \$9,000.00	CEO District: 3
Proposed Project Description: Construct New 348 Sq Ft One Car Detached Garage - rebuild from Demold Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>5B</i> <i>BOCA 1999</i>	

Signature:	Signature: <i>JMB 10/29/02</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: gad	Date Applied For: 09/17/2002	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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"/> <i>ok with conditions</i> Date: <i>10/11/02</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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:
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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

02-1072

All Purpose 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.

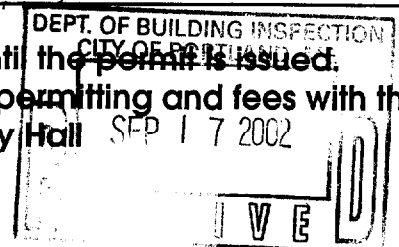
Location/Address of Construction: <u>15 Kent Street Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>348 sqft</u>	Square Footage of Lot <u>Approx 6500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>284</u> Block# <u>E</u> Lot# <u>006</u>	Owner: <u>Roberta Platts</u>	Telephone: <u>772-9026</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Roberta Platts</u> <u>15 Kent St</u> <u>Portland ME</u> <u>7729026</u>	Cost Of <u>Approx</u> Work: \$ <u>9,000.00</u> Fee: \$ <u>86.00</u>
Current use: <u>Garage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Garage</u>		
Project description: <u>demolition of existing garage & construction of new garage - new 1 car detached 348 sqft garage</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Roberta Platts</u> → X		
Mailing address: <u>15 Kent St</u> <u>Portland ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-9026</u> <u>cell</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: Roberta Platts Date: September 18, 2002

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application ID Number: 2-1072

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 15 Kent St - rebuild demoed garage and add smaller addition to it

Approval Date: 10/11/2002

Drawn On Date: 09/19/2002

OK to Issue Permit Name: Marge Schmuckal Date: 10/11/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Your present garage structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

It is understood that there is a rear "dog shed" addition on the rear of this garage. This may be used for the measurement of your garage. Please have the Code Enforcement Officer measure and document the existing garage PRIOR to demolition.

Create Date: 09/19/2002 By: gad Update Date: 10/11/2002 By: mes

Application ID Number: 2-1072

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments: 10/17/02 left VM with owner to call. 10/21/02 Owner called and discussed access to overhead storage area. There will be none provided, only used with a portable extension ladder. The area of storage is in the back of garage.

Given On Date: 10/15/2002

Approval Date: 10/29/2002

OK to Issue Permit
 Name: Jeanine Bourke
 Date: 10/29/2002
 Date 2:

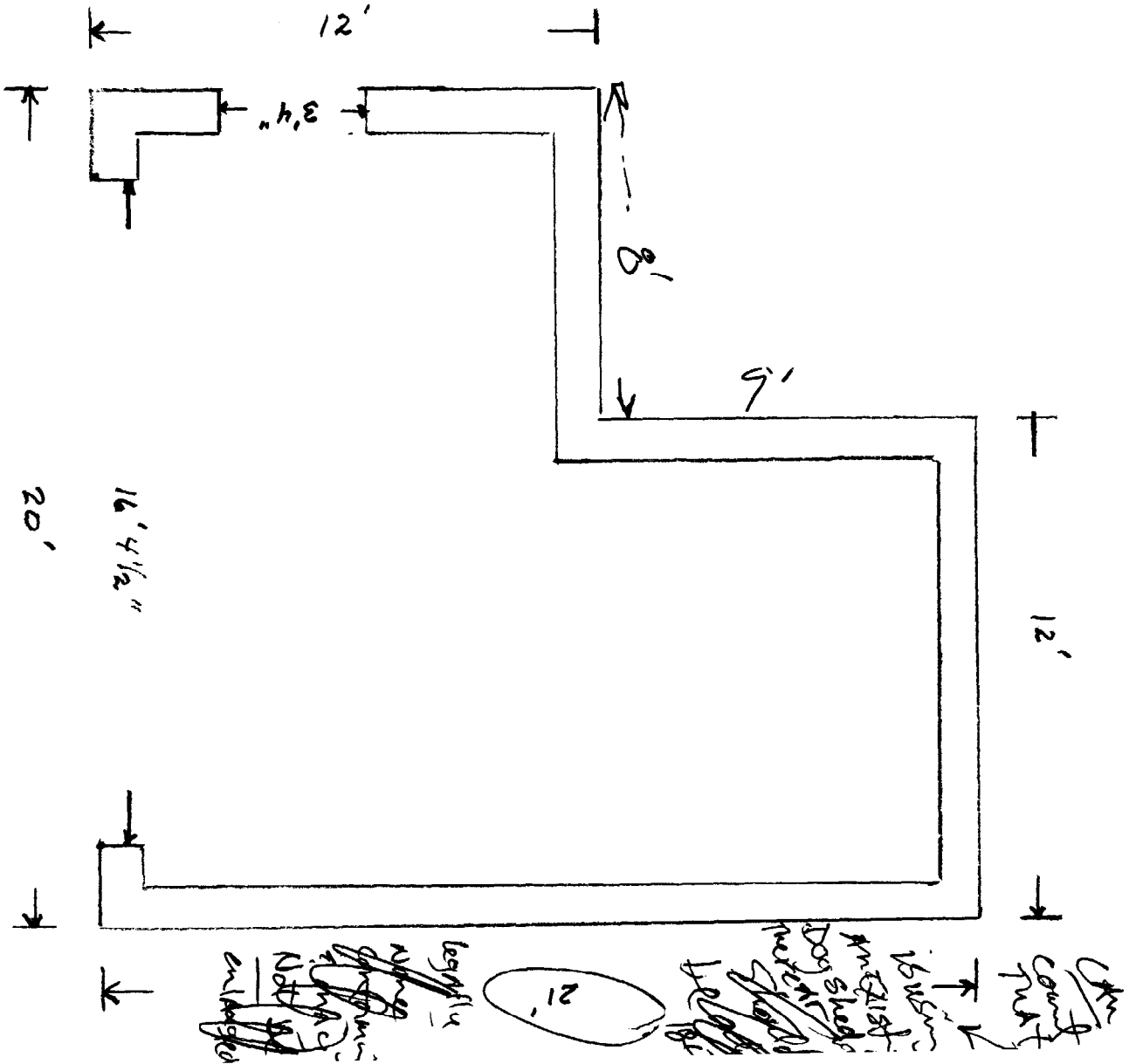
Conditions Section:

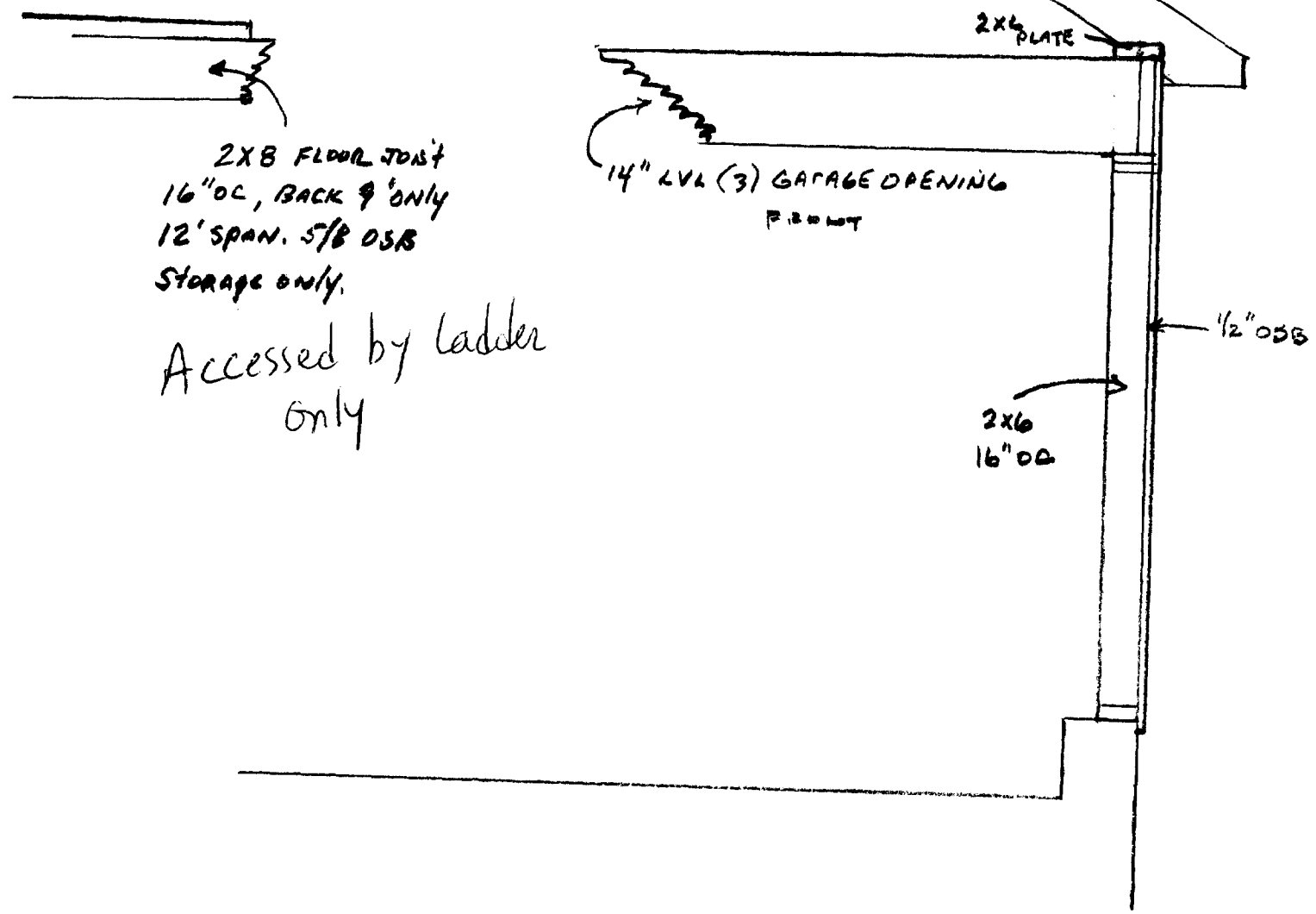
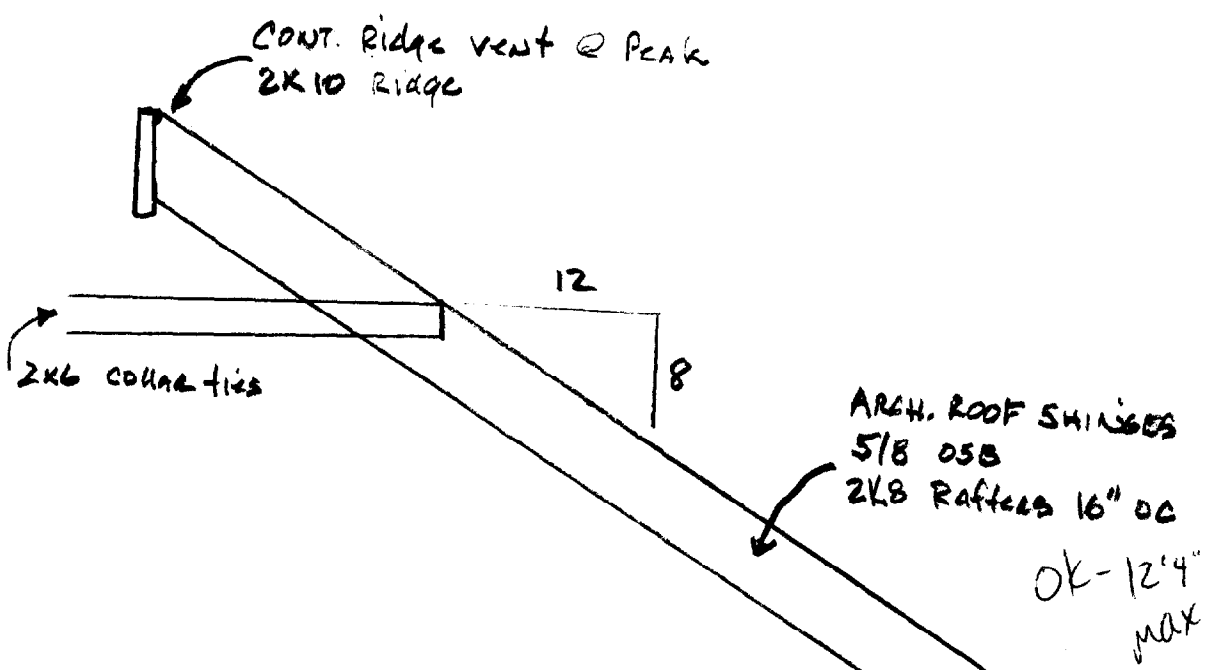
Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Frost protection of slab to be provided as per the specs on the enclosed descriptions

Create Date: 09/19/2002 By: god Update Date: 10/29/2002 By: lmb

FOUNDATION





1/2" = 1ft

* grandfathered by existing garage footprint

* 18'

27'

shall be no more than

12'

* 4'

9'

8'

18'

HOUSE

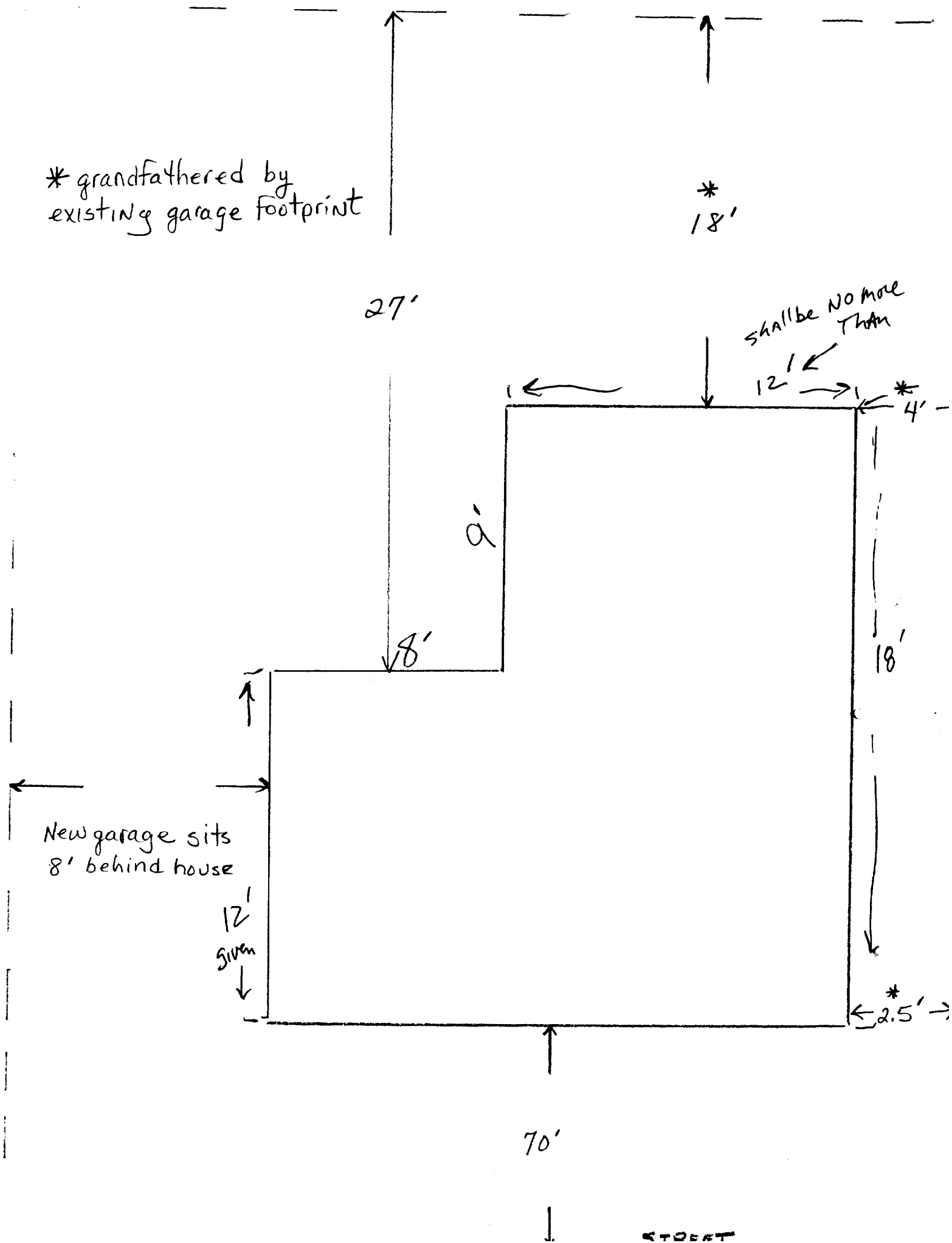
New garage sits 8' behind house

12'
given

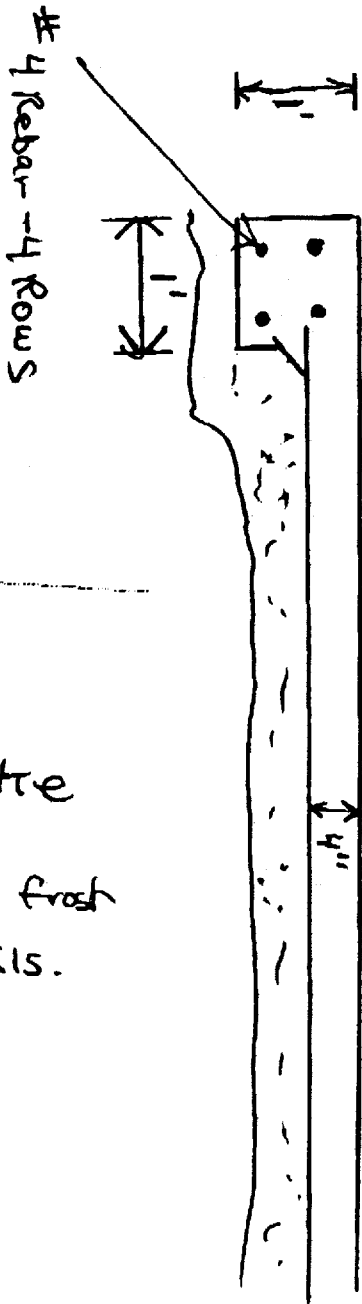
* 2.5'

70'

STREET



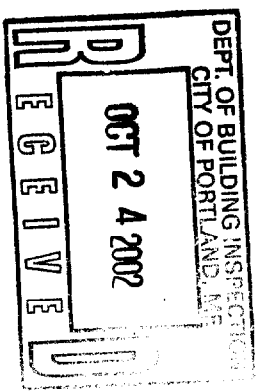
15 Kent Street Platts Residence



4" floor
 1' x 1' thickened slab edge
 4 Rows #4 Rebar outside perimeter
 3000 lbs concrete with fiber reinforcement
 min. 1' structural fill under slab (compacted)

Atten
 Jeannie Burtie
 Please fax back frost
 protection details.
 Mike

Contractor to install
 Frost protection
 per the specs of BOCA
 See sheet



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE FOR WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

OCT 29 2002
Permit Number: 021072
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Platts Roberta J Wid Vn Veb... has permission to Construct New 348 Sq Ft Or... AT 15 Kent St 284 E006001

provided that the person or persons... of the provisions of the Statutes of... 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... 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

Debbie Louke 10/29/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD