

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

OCT 21 2004
Permit Number: 041431
CITY OF PORTLAND

BUILDING DEPARTMENT PERMIT

This is to certify that Libby Justine A /n/a
has permission to build 2 bedrooms and family room addition for a single family home
AT 1320 Forest Ave 97030 97030 292 D003001

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 when permit is procured before this building or part thereof is started or closed-in. **48 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

Jeanie Bourke 10/26/04
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: 04-1431	Issue Date:	CBL: 292 D003001
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Location of Construction: 1320 Forest Ave	Owner Name: Libby Justine A	Owner Address: 1320 Forest Ave	Phone: 878-5809
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: single family home <i>Call Wes Irving 653-1143</i> <i>see memo</i>	Proposed Use: single family home w/2 bedrooms & family room added	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: build 2 bedrooms and family room addition for a single family home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: JMB 10/26/04	
		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: dmm	Date Applied For: 09/24/2004	Zoning Approval
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<ol style="list-style-type: none"> 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 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 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 10/19/04</i>	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 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: <i>JMB</i>
	<i>Approved w/conditions</i> <i>Sec. 14-436(b)</i> <i>80% Expansion</i> <i>Single Family</i>		

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

Department of Building Inspections

9.24 2007

Received from

Justin Libby

Location of Work

1320 Forest Ave

Cost of Construction

\$ 25,000

Permit Fee

\$ 246.00

Building (12) Plumbing (15) Electrical (12) Site Plan (U2)

Other

CBL: 292 D3

Check #: _____

Total Collected \$ 246.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1431	Date Applied For: 09/24/2004	CBL: 292 D003001
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Location of Construction: 1320 Forest Ave	Owner Name: Libby Justine A	Owner Address: 1320 Forest Ave	Phone: () 878-5809
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family home w/2 bedrooms & family room added	Proposed Project Description: build 2 bedrooms and family room addition for a single family home
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 10/19/2004
Note: 10/18/04 Spoke w/Justine L. About setbacks and she confirmed the addition is replacing an existing 34' x 14' structure. The size is increasing, but it does not affect the non-conforming side setback. Also need several building plan revisions. She will submit. Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 1) This permit is approved based on Sec. 14-436 for an 80% expansion of the first floor footprint of a structure non-conforming to setbacks. This expansion is 58%, therefore future expansions may be limited to 22%. 2) A pre-demolition inspection is required to verify the footprint of the existing structures. 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. 4) 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. 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 6) 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: 10/26/2004
Note: Ok to Issue: <input checked="" type="checkbox"/>			
<ol style="list-style-type: none"> 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) Separate permits are required for any electrical, plumbing, or heating. 			

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.

- Pre demo
- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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 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.

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

[Signature]
Signature of Applicant/Designee

10/26/04
Date

[Signature]
Signature of Inspections Official

10/26/04
Date

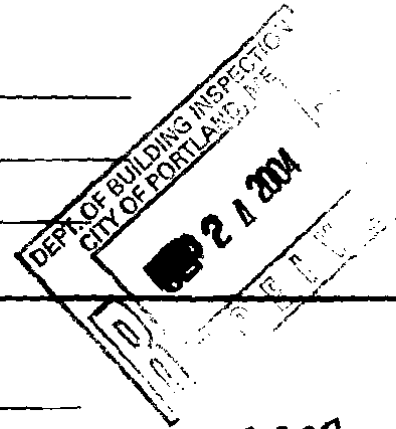
CBL: 292-D-3

Building Permit #: 04-1431

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>1320 Forest Ave Portland ME 04103</u>		
Total Square Footage of Proposed Structure <u>1000</u>	Square Footage of Lot <u>11,550</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>D</u> Lot# <u>3</u>	Owner: <u>Justine A Libby</u>	Telephone: <u>878-5809</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Justine Libby</u> <u>878-5809 1320 Forest Ave</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>25,000</u> Fee: \$
Current use: <u>Residential</u> <u>S/F</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Residential</u>		
Project description: <u>Addition of 2 bedrooms and family room</u>		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: <u>Justine Libby</u>		
Mailing address: <u>1320 Forest Ave</u> <u>Portland ME 04103</u> <u>Justine 523-7322</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>878-5809</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: <u>[Signature]</u>	Date: <u>9/24/04</u>
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**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**

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	292 D003001
Location	1320 FOREST AVE
Land Use	SINGLE FAMILY
Owner Address	LIBBY JUSTINE A 1320 FOREST AVE PORTLAND ME 04103

RS

Book/Page	16005/005
Legal	292-D-3 FOREST AVE 1318-1320

3452 SF

Valuation Information

Land	Building	Total
\$35,280	\$39,800	\$75,080

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1861	Old Style	1	968	0.267	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	Full Fin./wh	Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/05/2001	LAND + BLDING	\$112,000	16005-005
04/22/1997	LAND + BLDING	\$57,000	13041-075

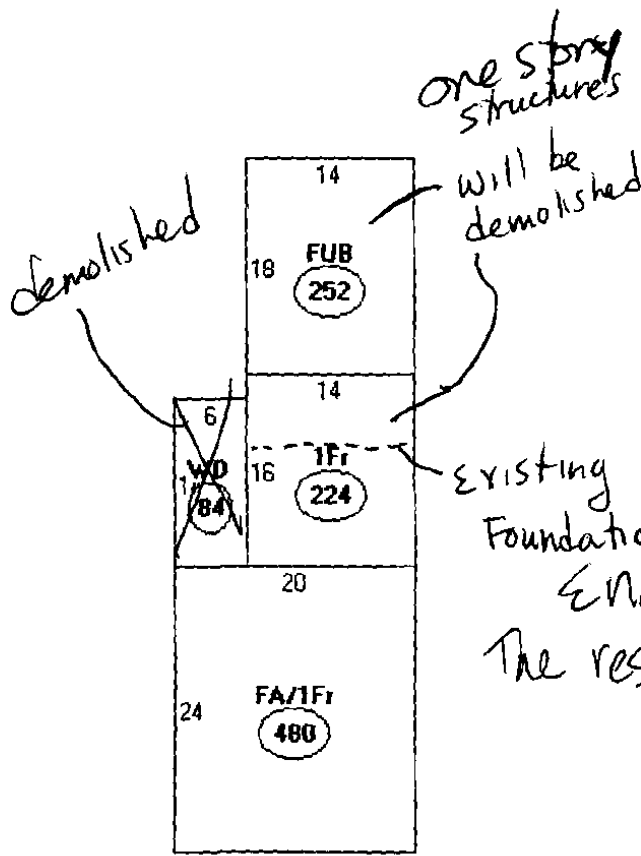
Picture and Sketch

Picture Sketch

[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	Area
A: FA/1Fr	480 sqft
B: wD	84 sqft
C: 1Fr	224 sqft
D: FUB	252 sqft

1040
~~84~~
 956 SF
~~258 New~~
 1214 SF

New
 $14 \times 16 = 224$
 $4 \times 8.50 = 34$
 $\underline{258}$

Lot 111652
 x 40%
 4,660.8

OK Sec. 14-436(b)
 Expansion

1040
 x 80%
 832 SF

2nd FL
 $28 \times 16 = 448$
 $8'50" \times 18 = 153$

601
 $\frac{601}{1040} = 58\%$
 OK



SITE/Plot Plan

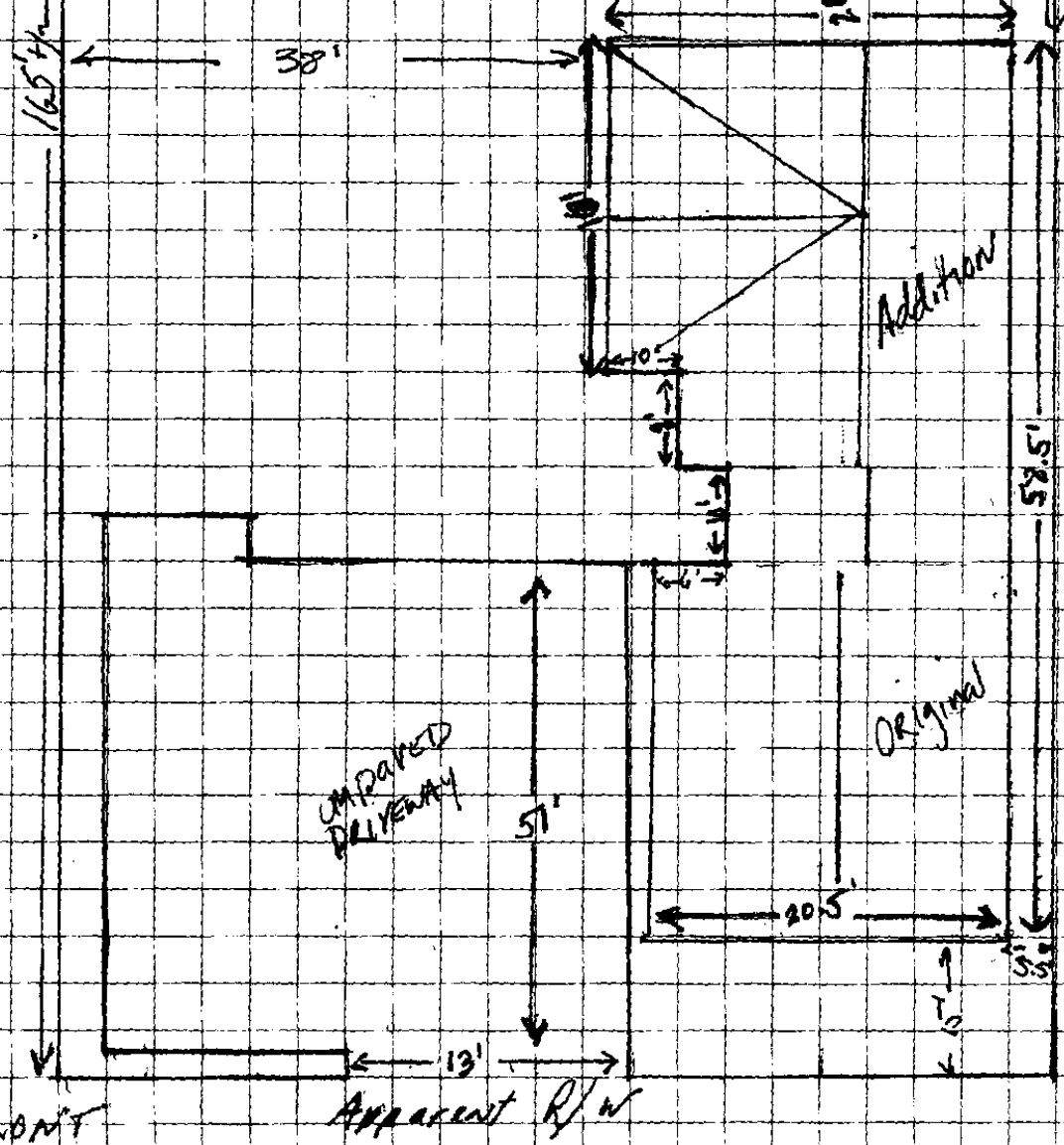
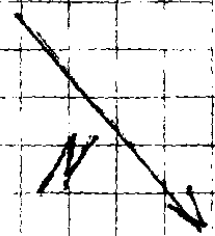
70'±

RS Zone

Rear 20' Req 92' shown

Side 2 story 12' Req 12'±38' shown

For every foot increased on one side a reduction can be taken on the other side to NO LESS THAN 8'



Not to Scale

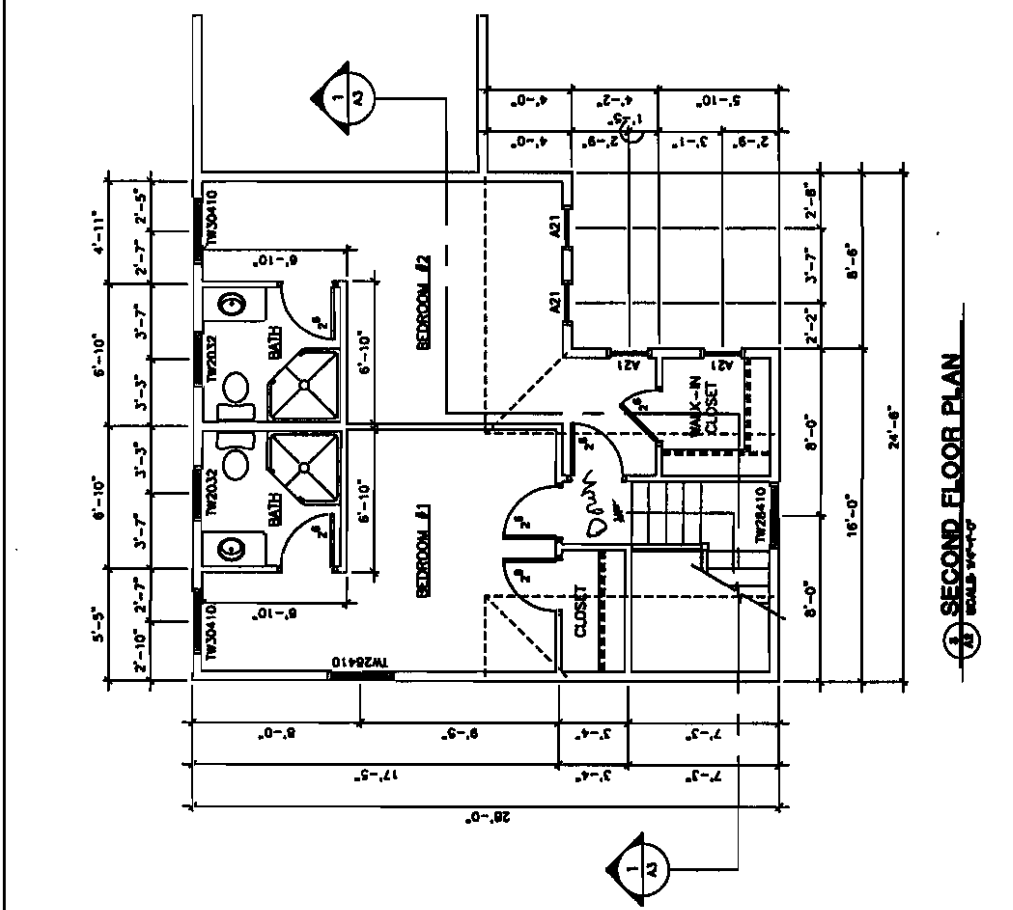
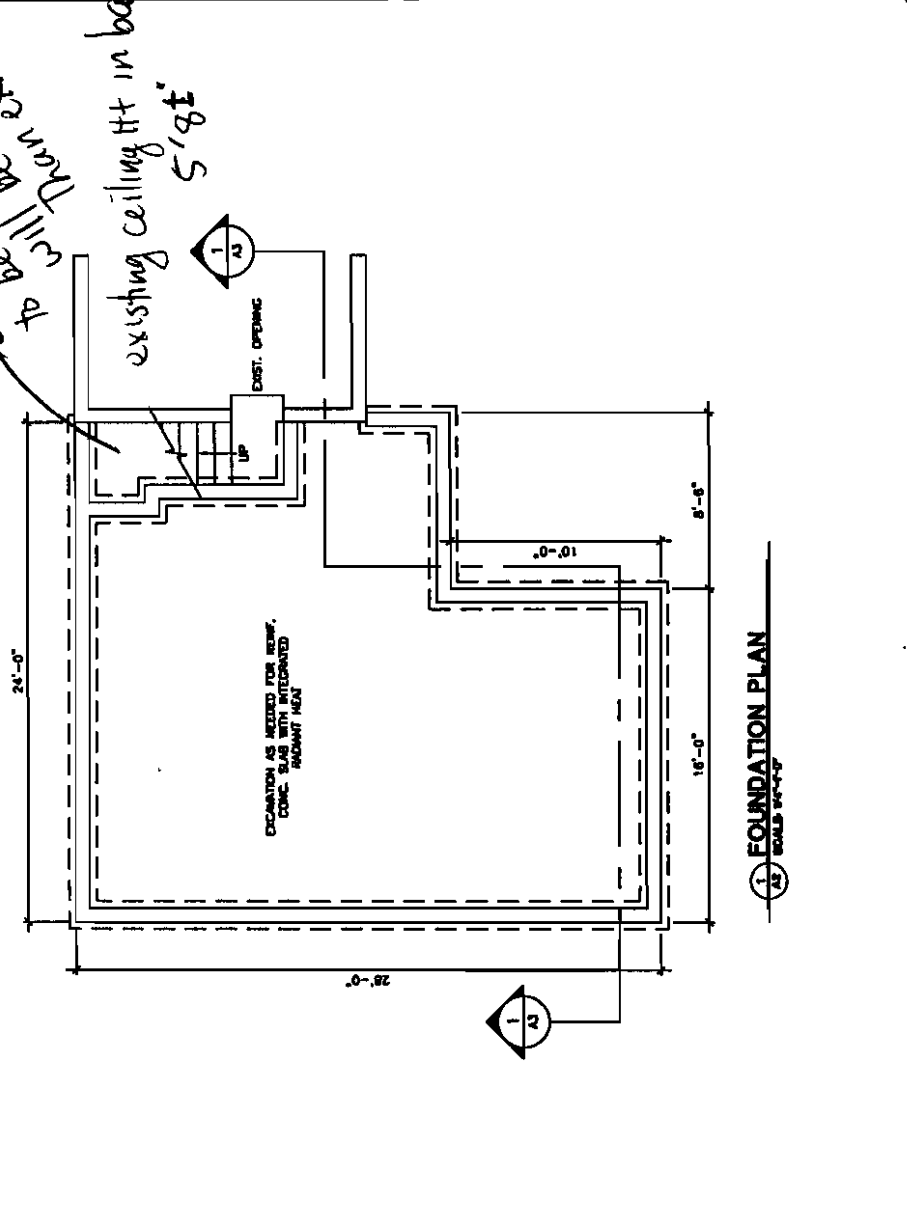
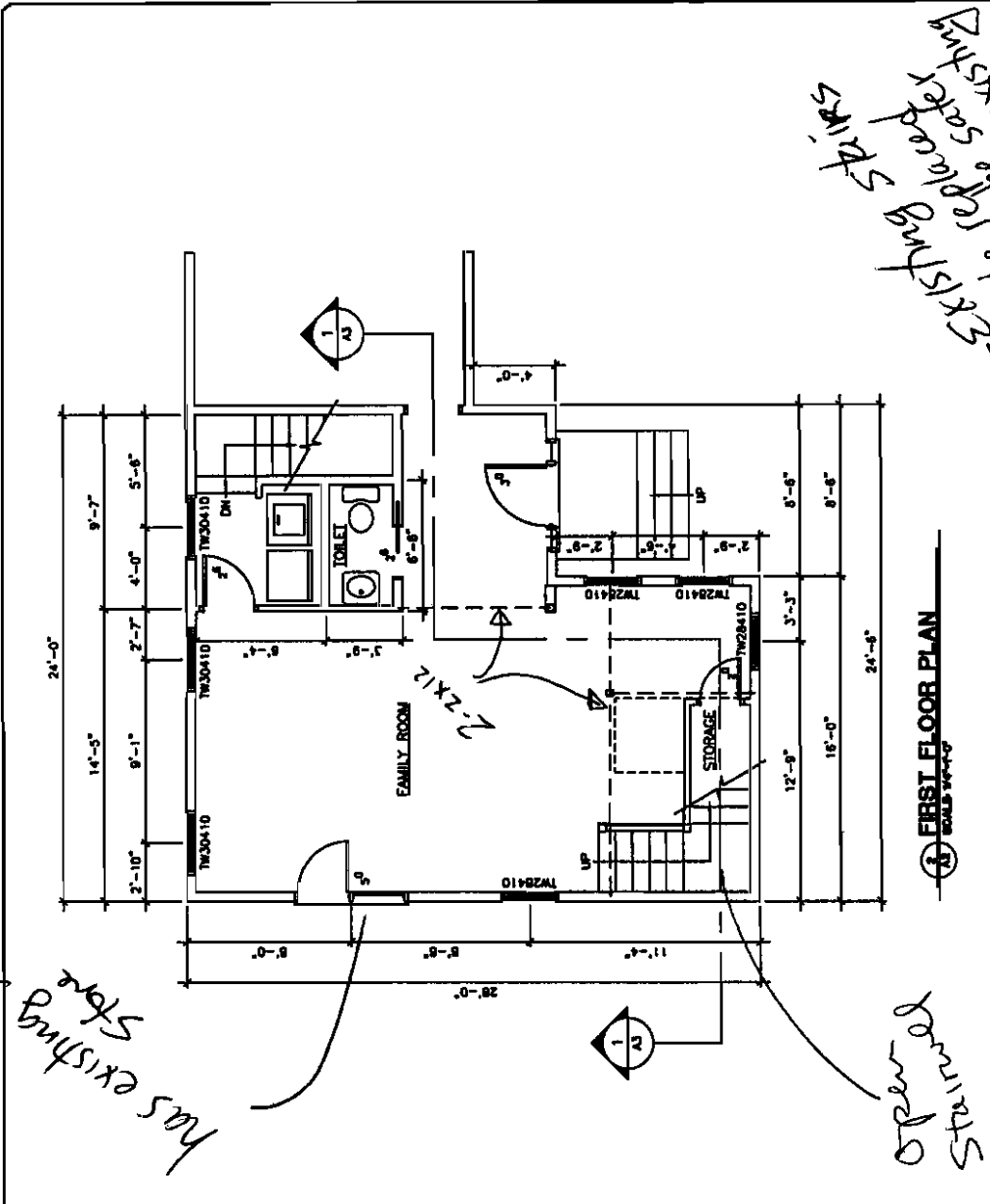
Attn: Jeannie Bortz
Phone: 207-874-8715

Libby Addition
1320 Forest Ave
Portland, ME 04103
Homeowner: Justine A Libby
(Phone) 207-878-5809

Re: Additional information required for building permit.

1. Riser Height for interior stairs is $7 \frac{5}{16}$ "
2. All interior and exterior stairs will be equipped with handrails extending the entire flight that comply with code requirements.
3. All interior and exterior stairs will also be constructed with balusters spaced ≤ 4 " apart where required.
4. Smoke detectors will be hard-wired (with battery backup) in each bedroom, the 2nd floor hallway and in the family room/entry space on the 1st floor.
5. The storage area under the stairs will be fire-blocked and finished with 5/8" fire-retardent sheetrock all the way to the top of the stairs.
6. 2nd floor joists will be 2" x 12" placed 16" on center.

OCT 26 2004



NOTE:
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 7. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS.
 8. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT.
 9. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES.
 10. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.

