

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

# PERMIT

Permit Number: 090984  
**PERMIT ISSUED**  
SEP 28 2009  
CITY OF PORTLAND

This is to certify that VAN DYKE JESSICA /Paul M. McNeill

has permission to Demolish 1 car garage and rebuild same for print and volume

AT 6 MAYFIELD ST

CD 293 D002001

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 work is set-in. 24 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

*Thomas M. McNeill* 9/28/09  
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: 09-0984	Issue Date:	CBL: 293 D002001
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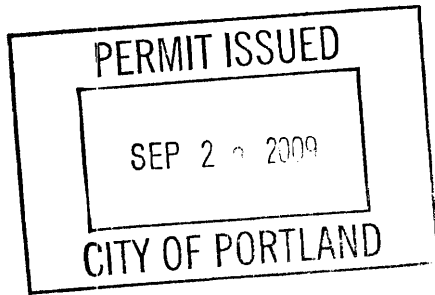
Location of Construction: 6 MAYFIELD ST	Owner Name: VAN DYKE JESSICA	Owner Address: 6 MAYFIELD ST	Phone:
Business Name:	Contractor Name: Paul Mitchell	Contractor Address: 10 Crosby St #2 Portland	Phone 2072332235
Lessee/Buyer's Name	Phone:	Permit Type: Demolition - Building/Rebuild	Zone: L-M

Past Use: Single Family Home	Proposed Use: Single Family Home - Demolish 1 car garage and rebuild same footprint and volume	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 5	3890 <sup>th</sup>
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		

Proposed Project Description: Demolish 1 car garage and rebuild same footprint and volume <i>NO EXPANSION permitted</i>	Signature:	Signature: <i>Jm 9/28/09</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: Ldobson	Date Applied For: 09/08/2009	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></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"/> Date: <i>9/10/09</i>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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:
			



**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

**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.**

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

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **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.**

*[Handwritten Signature]*  
Signature of Applicant/Designee

  9/28/09    
Date

*[Handwritten Signature]*  
Signature of Inspections Official

  9/28/09    
Date

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

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

<b>Permit No:</b> 09-0984	<b>Date Applied For:</b> 09/08/2009	<b>CBL:</b> 293 D002001
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<b>Location of Construction:</b> 6 MAYFIELD ST	<b>Owner Name:</b> VAN DYKE JESSICA	<b>Owner Address:</b> 6 MAYFIELD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Paul Mitchell	<b>Contractor Address:</b> 10 Crosby St #2 Portland	<b>Phone</b> (207) 233-2235
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolition - Building/Rebuild	

<b>Proposed Use:</b> Single Family Home - Demolish 1 car garage and rebuild same footprint and volume	<b>Proposed Project Description:</b> Demolish 1 car garage and rebuild same footprint and volume
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/10/2009

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

- 1) Please note the REQUIREMENT to call PRIOR TO DEMO.
- 2) Your present 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. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 3) 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.
- 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:** Tom Markley      **Approval Date:** 09/28/2009

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

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# 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: <b>6 MAYFIELD ST</b>		
Total Square Footage of Proposed Structure/Area <b>240</b>		Square Footage of Lot <b>3870</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>293-D-2</b> <b>1 &amp; 2</b>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <b>JESSICA VANDYKE</b> Address <b>6 MAYFIELD ST</b> City, State & Zip <b>PORTLAND ME 04103</b>	Telephone: <b>207-878-8029</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <b>\$10,000.00</b> C of O Fee: \$ _____ Total Fee: \$ <b>120</b>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <b>DEMO &amp; REBUILD AN EXISTING 1 CAR GARAGE SAME FOOTPRINT &amp; VOLUME.</b>		
Contractor's name: <u>PAUL MITCHELL</u> Address: <u>10 CROSBY ST #2</u> City, State & Zip: <u>PORTLAND, ME 04103</u> Telephone: <u>207.233.2235</u> Who should we contact when the permit is ready: <u>PAUL MITCHELL</u> Telephone: <u>207.233.2235</u> Mailing address: <u>10 CROSBY ST #2 PORTLAND, ME 04103</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](http://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: Jessica Vandyke Date: SEP 8 2009

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

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15260 PAGE 234 COUNTY Cumberland  
 PLAN BOOK 12 PAGE 68 LOT p/o 1&2

ADDRESS: 6 Mayfield Street, Portland, Maine

Job Number: 268-18-R

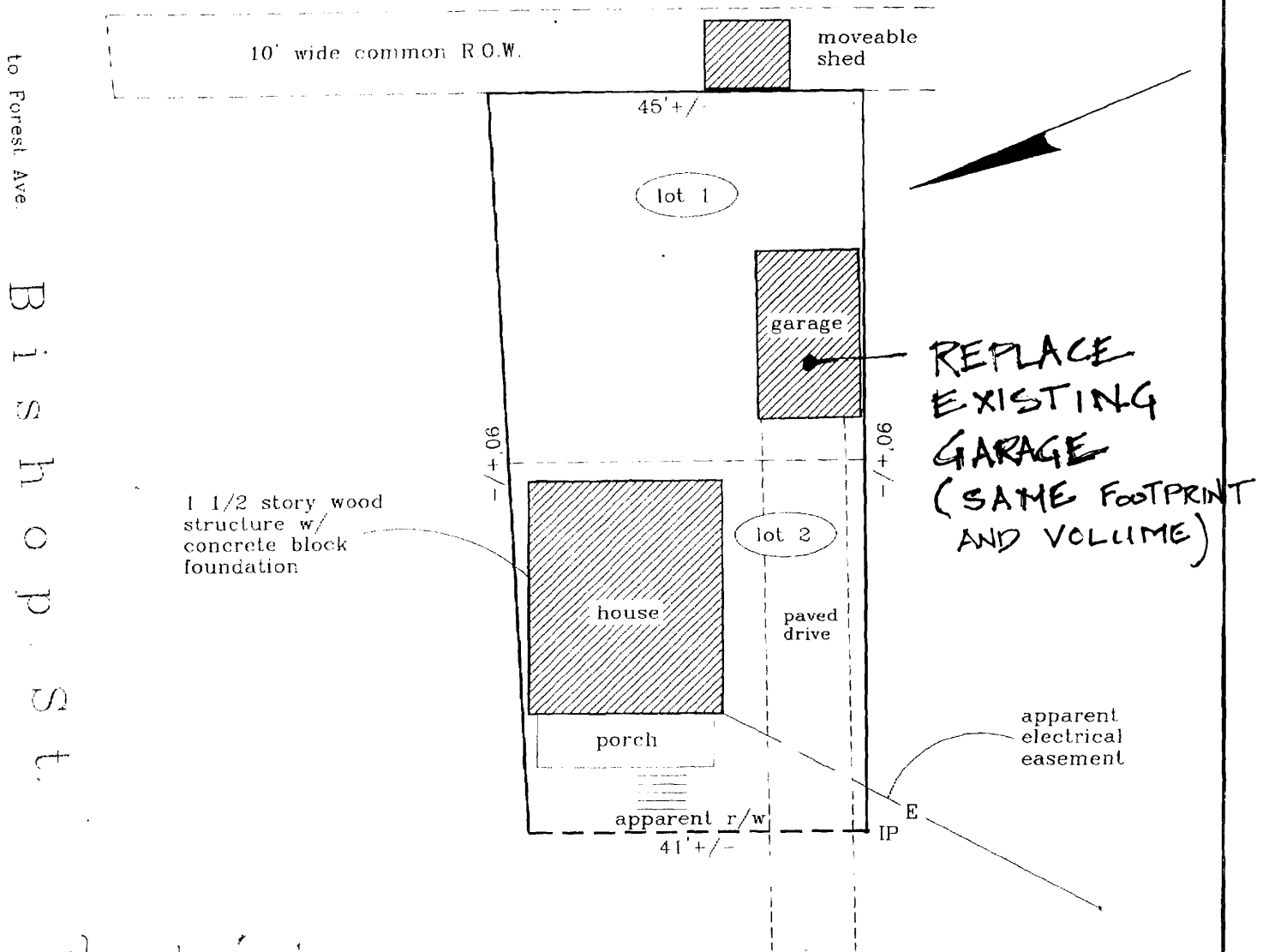
Buyers: Jessica Van Dyke

Inspection Date: 06-18-03

Sellers: Douglas & Yvette Ingalls

Scale: 1" = 20'

Client File#: 31256



to Forest Ave  
B i s h o p S t.

*[Handwritten Signature]* Mayfield St.

I HEREBY CERTIFY TO: Bay Area Title, Residential Mortgage Services and its title insurer.

Monuments found did not conflict with the deed description  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel: 230051-0007 C  
 The structure does not fall within the special flood hazard zone  
 The land does not fall within the special flood hazard zone

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS. IF ANY.

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Livingston -- Hughes  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport - Maine 04046  
 207-967-9761 phone/fax



# Demolition Call List & Requirements

Site Address: 6 MAYFIELD ST

Owner: JESSICA L VAN DYKE

Structure Type: Garage

Contractor: Carver Excavating

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>George</u> 9/8/2009
Northern Utilities <u>UNITIL</u>	797-8002 ext 6241	<u>Barbara Monti</u> 9/8/2009
Portland Water District	761-8310	<u>Heather Fields</u> 9/8/2009
Dig Safe	1-888-344-7233	<u>Kathy</u> 9/8/2009

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote</u> 9/8/2009
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt</u> 9/8/2009
Historic Preservation	874-8726	<u>Deb</u> 9/8/2009
Fire Dispatcher	874-8576	<u>Brad Williams</u> 9/8/2009
DEP – Environmental (Augusta)	287-2651	<u>Sandy Moody</u> 9/8/2009

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property ✓
- 4) Certification from an asbestos abatement company

SEP - 09

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 9/8/09

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

9/8/2009

Dear Neighbor:

This notice is to inform you that we intend to demolish our existing garage at 6 Mayfield St in order to rebuild on the same footprint. The City of Portland requires that we notify adjacent property owners of our intentions.

Thank you!

Jessica L. Van Dyke

6 Mayfield Street

Portland ME 04103

207.878.8029



Nelson Residence

34 Bishop Street

Portland, ME 04103

Aubuchon Hardware

832 Steven's Ave

Portland , ME 04103

Residence

10 Mayfield Street

Portland, ME 04103

Residence

9 Mayfield Street

Portland, ME 04103





WHITECAP DESIGN  
10 CROSSBY STREET #2  
PORTLAND, ME 04103  
207.233.2235  
PAUL@WHITECAPDESIGN.COM

REVISIONS

**Reba-VanDyke Garage**  
6 Mayfield St.  
Portland, ME

PHASE  
**BUILDING PERMIT**

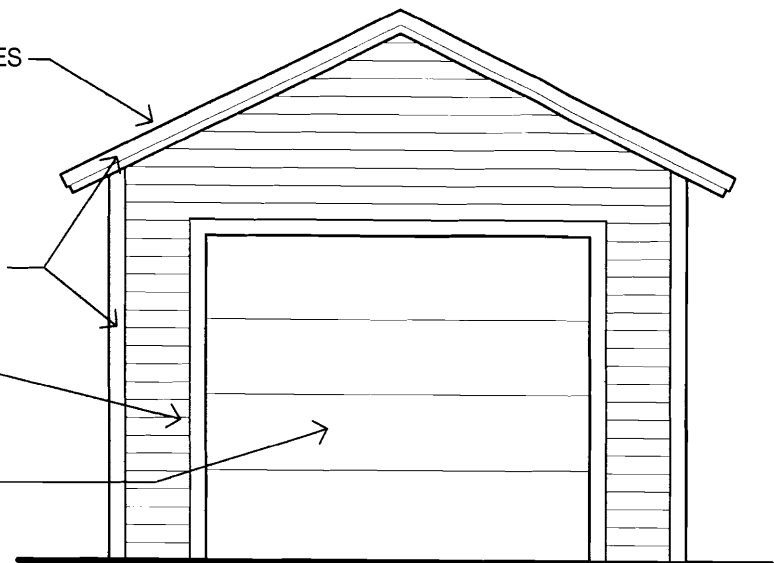
PHASE PERMIT	DATE
	09.02.06

SHEET

**A3**



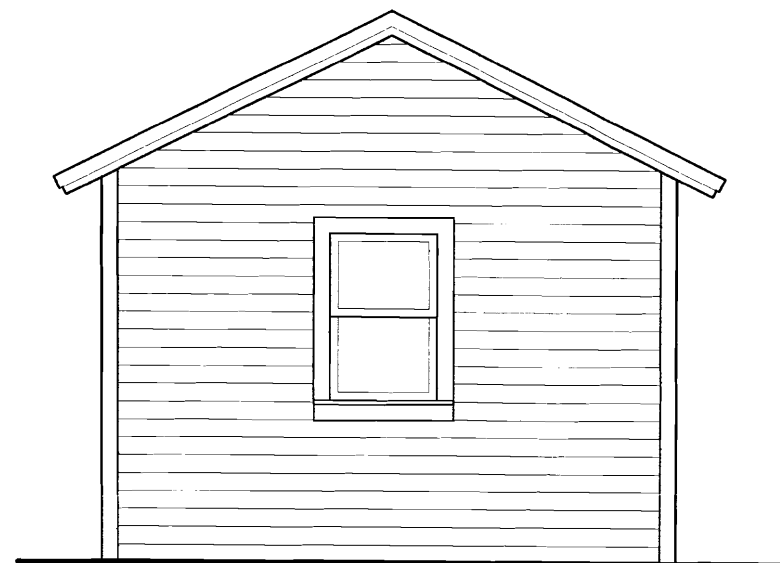
PROPOSED ELEVATION



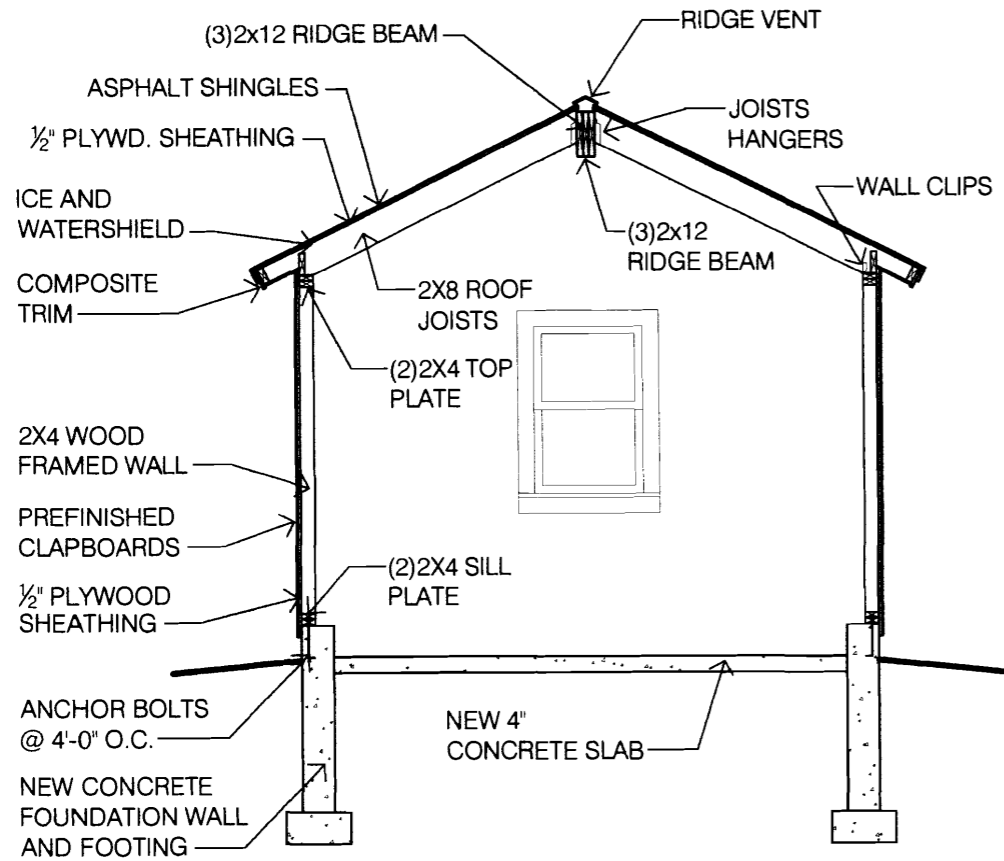
PROPOSED ELEVATION



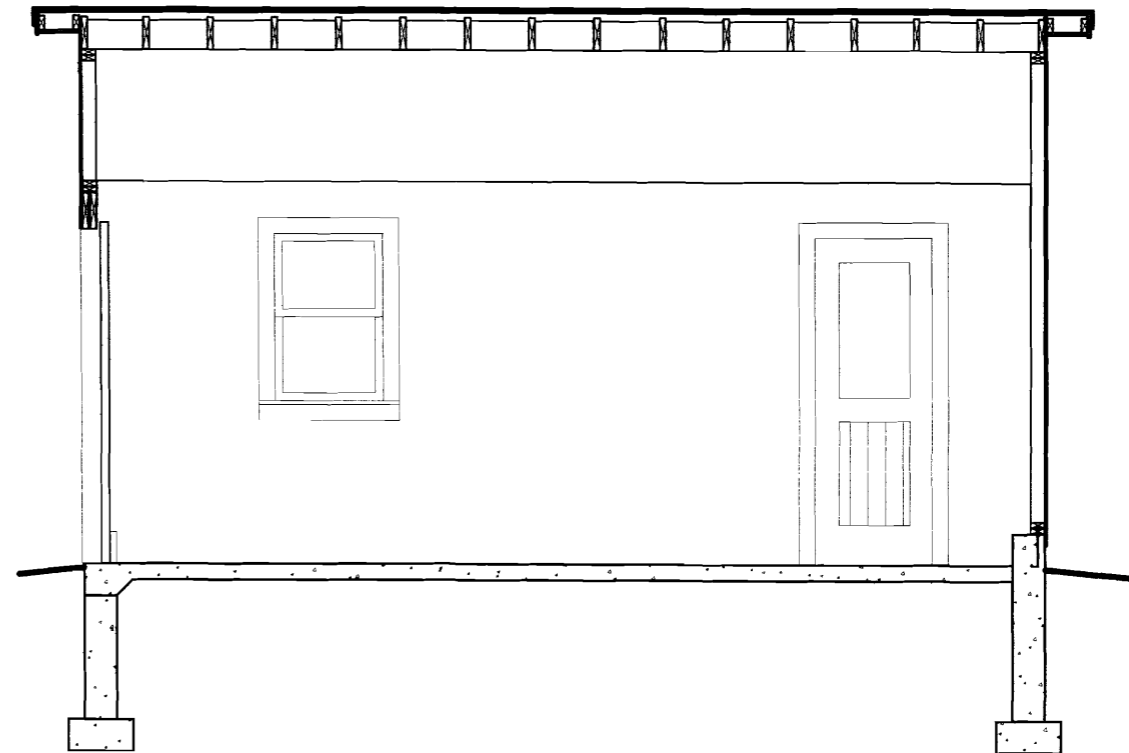
PROPOSED ELEVATION



PROPOSED ELEVATION



BUILDING SECTION



BUILDING SECTION



WHITECAP DESIGN  
 10 CROSBY STREET #2  
 PORTLAND, ME 04103  
 - 207.233.2285 -  
 PAUL@WHITECAPDESIGN.COM

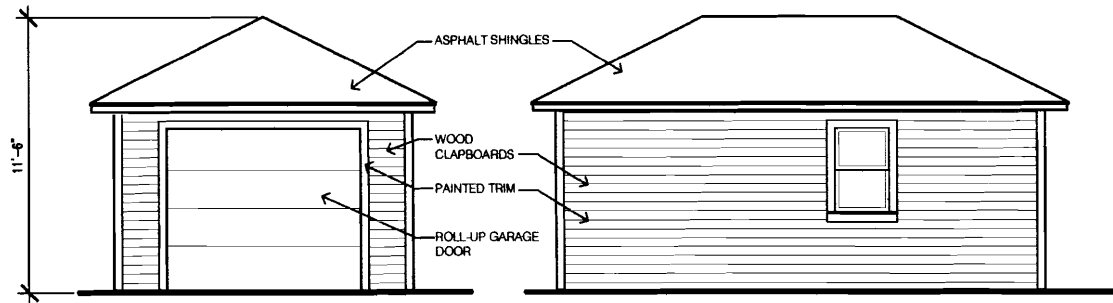
REVISIONS

**Reba-VanDyke Garage**  
 6 Mayfield St.  
 Portland, ME

PHASE  
**BUILDING PERMIT**

PHASE	DATE
PERMIT	09/02/00

SHEET  
**A4**

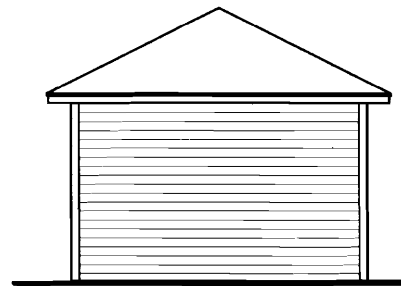


EXISTING ELEVATION

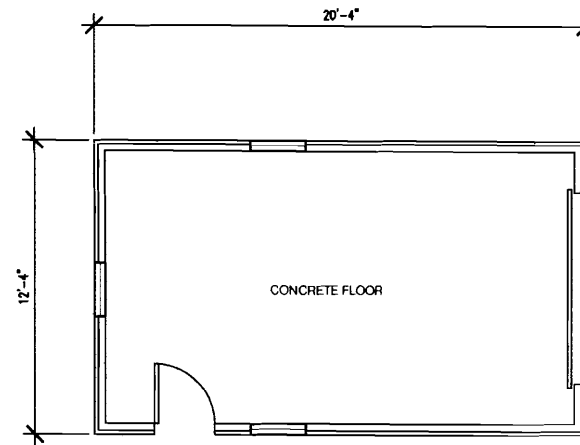
EXISTING ELEVATION



EXISTING ELEVATION



EXISTING ELEVATION



EXISTING PLAN

0101 2009 100



WHITECAP DESIGN  
10 CROSBY STREET #2  
PORTLAND, ME 04103  
207.233.2225  
PAUL@WHITECAPDESIGN.COM

REVISIONS

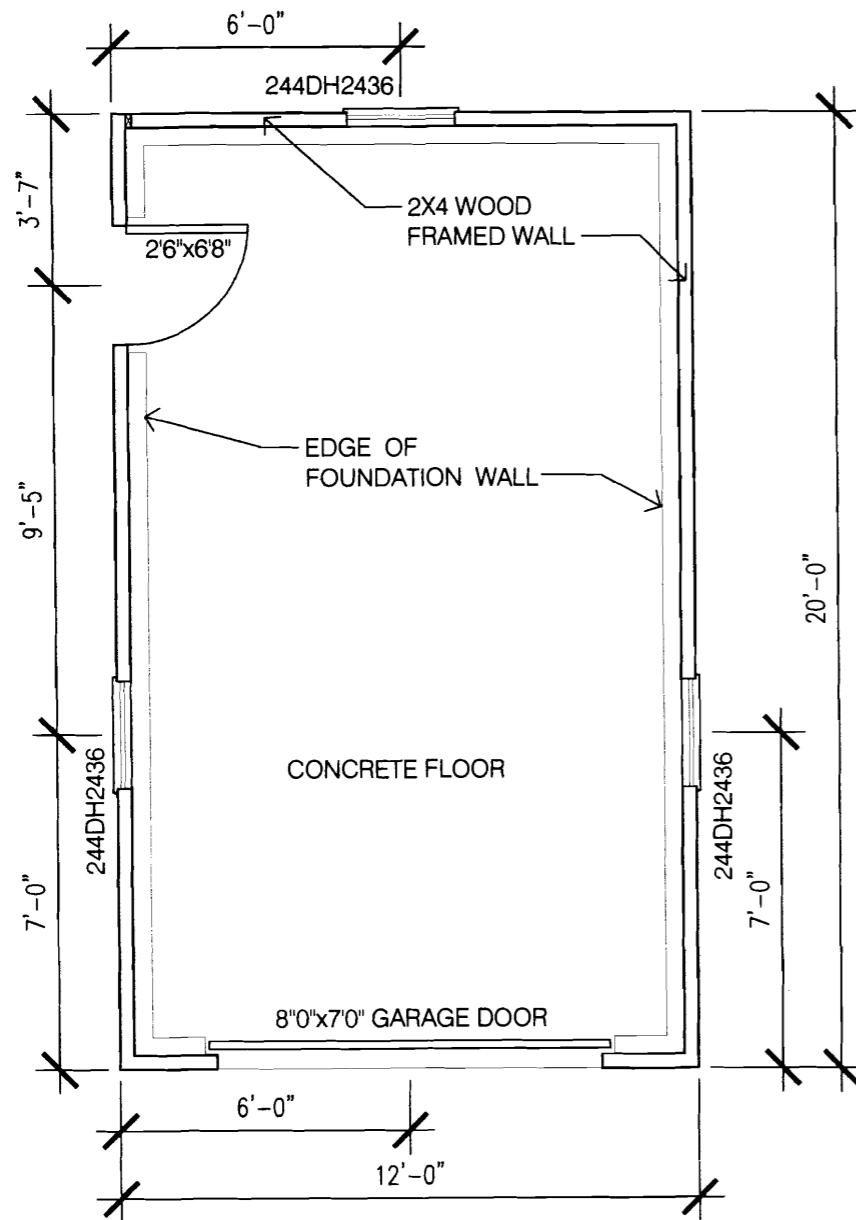
**Reba-VanDyke Garage**  
6 Mayfield St.  
Portland, ME

PHASE  
**BUILDING PERMIT**

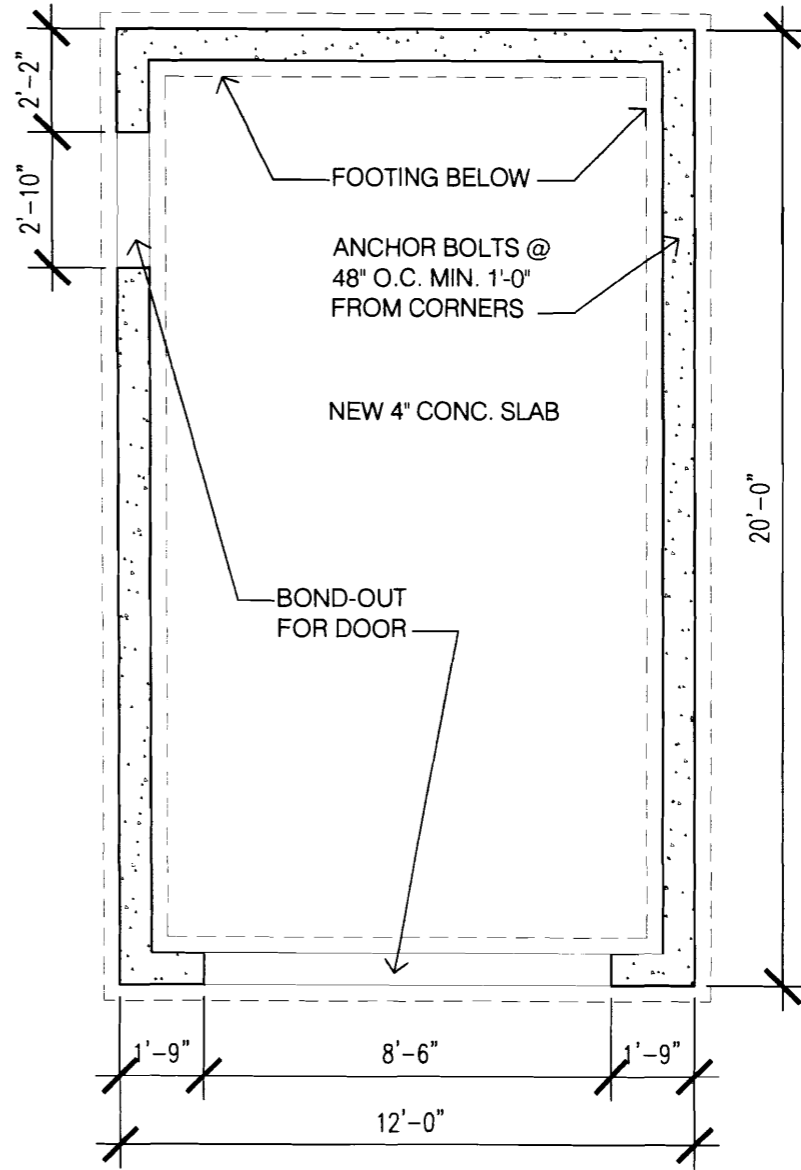
PHASE PERMIT	DATE 09/02/09
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SHEET

**A1**



FLOOR PLAN



FOUNDATION PLAN



WHITECAP DESIGN  
 10 CROSBY STREET #2  
 PORTLAND, ME 04103  
 207.232.2285  
 PAUL@WHITECAPDESIGN.COM

REVISIONS

**Reba-VanDyke Garage**  
 6 Mayfield St.  
 Portland, ME

PHASE  
**BUILDING PERMIT**

PHASE	DATE
PERMIT	08 02 09

SHEET  
**A2**