

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0802	Issue Date: JUL 10 2003	CBL: 294 D015001
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Location of Construction: 6 Ardmore St	Owner Name: Welter Megan E &	Owner Address: 6 Ardmore St CITY OF PORTLAND	Phone: 878-0708
Business Name:	Contractor Name: Steve Richard	Contractor Address: 18 Maple Streey So Portland	Phone: 2077995694
Lessee/Buyer's Name:	Phone:	Permit Type: Garages - Attached	Zone: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$228.00	Cost of Work: \$23,000.00	CEO District: 1
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Proposed Project Description: Build 18x 23 one story garage and 12x10 side deck	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB BOA 1999 Signature: JMB 7/10/03
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Permit Taken By: tmm	Date Applied For: 07/10/2003	Zoning Approval
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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..	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: JMB 7/10/03	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: JMB
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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

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Permit No: 03-0802	Date Applied For: 07/10/2003	CBL: 294 D015001
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Location of Construction: 6 Ardmore St	Owner Name: Welter Megan E &	Owner Address: 6 Ardmore St	Phone: () 878-0708
Business Name:	Contractor Name: Steve Richard	Contractor Address: 18 Maple Streey So Portland	Phone: (207) 799-5694
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

Proposed Use: Single Family	Proposed Project Description: Build 18x 23 one story garage and 12x10 side deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/10/2003

Note: **Ok to Issue:**

- 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 permit was approved using section 14-428 for corner lots the aggregate of existing yard setbacks totals 85 pts. And the required setbacks total 84 pts so the maximum allowable setback is utilized. The garage has to be 18x23 and the deck has to be 10x12
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 07/10/2003

Note: **Ok to Issue:**

- 1) No guardrail may be required on the deck if it is 15-1/2" or less from grade
- 2) Separate permits are required for any electrical work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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>6 ARDMORE ST., PORTLAND</u> <u>04103</u>		
Total Square Footage of Proposed Structure <u>414</u>	Square Footage of Lot <u>6505</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>294</u> Block# <u>D</u> Lot# <u>15</u>	Owner: <u>MEGAN WELTER</u>	Telephone: <u>878-0708</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MEGAN WELTER, 6 ARDMORE ST.</u> <u>878-0708</u>	Cost Of Work: \$ <u>18,000</u> <u>5,000</u> Fee: \$ <u>23,000</u>
Current use: <u>RESIDENCE - DRIVEWAY</u> <u>PORTLAND, ME 04103</u> <u>1 + DECK</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>BUILD ATTACHED GARAGE TO EXISTING STRUCTURE 10x12deck</u>		
Contractor's name, address & telephone: <u>STEVE RICHARD - REMODELING & HOMEBUILDERS</u> <u>18 MAPLE ST., SO. PORTLAND, ME 04106, 799-5694</u>		
Who should we contact when the permit is ready: <u>MEGAN WELTER</u>		
Mailing address: <u>6 ARDMORE ST.</u> <u>PORTLAND, ME 04103</u> <u>878-0708</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>878-0708</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 Date Specified authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the Ordinance applicable to this permit.

Signature of applicant: Megan Welter Date: 11/27/03 **0 2003**

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

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side - aggregate of yards		Required setbacks if facing on short side	
Front yard	28 feet	Front yard	25 feet
Rear yard	15 feet	Rear yard	25 feet
Side yard -rt	30 feet	Side yard -rt	14 feet
Side yard -lft	20 feet	Side yard -lft	20 feet

TOTALS **85** feet is greater than

84 feet

25%

65 05

1626.25 MAX

6 x 15

24 x 36 = 720

18 x 20 = 100

→ 18 x 23

414

~~1252~~
1254

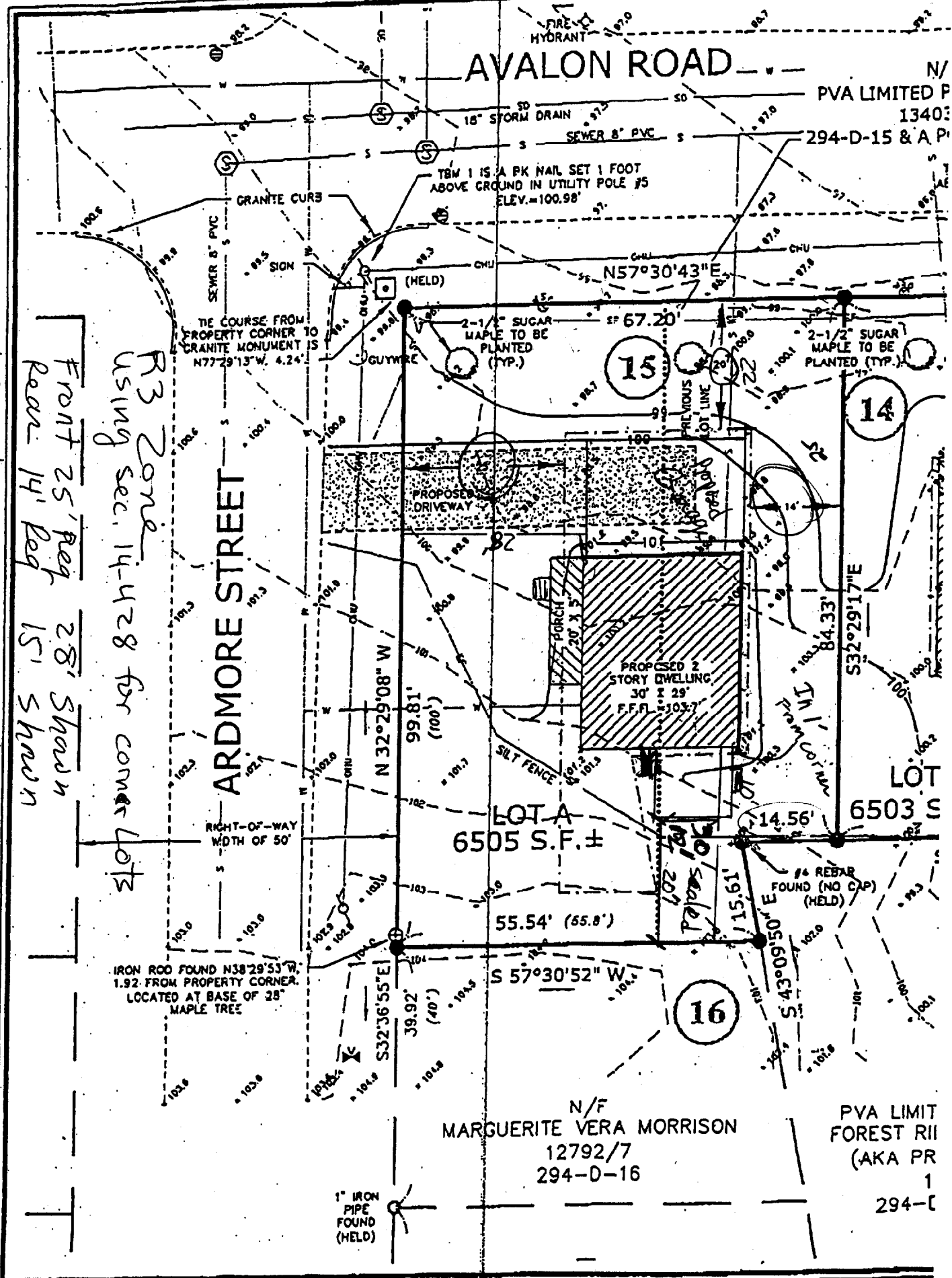
18 x 24 =

$$\begin{array}{r} 2 \\ 18 \\ 23 \\ \hline 154 \\ 360 \\ \hline 414 \end{array}$$

51
626

252

≈ 374 # APPROX remaining sq. footage left



Left side 20' Req 22' Shawn
 Right side 14' Req 20' Shawn
 Front 25' Req 28' Shawn
 Rear 14' Req 15' Shawn

R3 Zone
 using sec. 14-4-28 for corner lots

ARDMORE STREET

AVALON ROAD

LOT A
 6505 S.F. ±

PROPOSED 2
 STORY DWELLING
 30' x 29'
 F.F.L. 103.7

N 32°29'08" W
 99.81'
 (100')

55.54' (65.8')

S 57°30'52" W

16

14

15

IRON ROD FOUND N38°29'53" W,
 1.92' FROM PROPERTY CORNER,
 LOCATED AT BASE OF 28"
 MAPLE TREE

1" IRON
 PIPE
 FOUND
 (HELD)

N/F
 MARGUERITE VERA MORRISON
 12792/7
 294-D-16

PVA LIMIT
 FOREST RII
 (AKA PR
 1
 294-[

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 294 D015001
Location 6 ARDMORE ST
Land Use SINGLE FAMILY

Owner Address WELTER MEGAN E & ROBIN J WRIGHT JTS
 6 ARDMORE ST
 PORTLAND ME 04103

Book/Page 16795/244
Legal 294-D-15
 AVALON RD 54-56
 ARDMORE ST 2-8
 6506 SF

Valuation Information

Land	Building	Total
\$31,710	\$91,770	\$123,480

Property Information

Year Built 2001	Style Colonial	Story Height 2	Sq. Ft. 1440	Total Acres 0.149		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 5	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/01/2001	LAND + BLDING	\$169,000	16795-244
05/18/2001	LAND + BLDING		16317-196

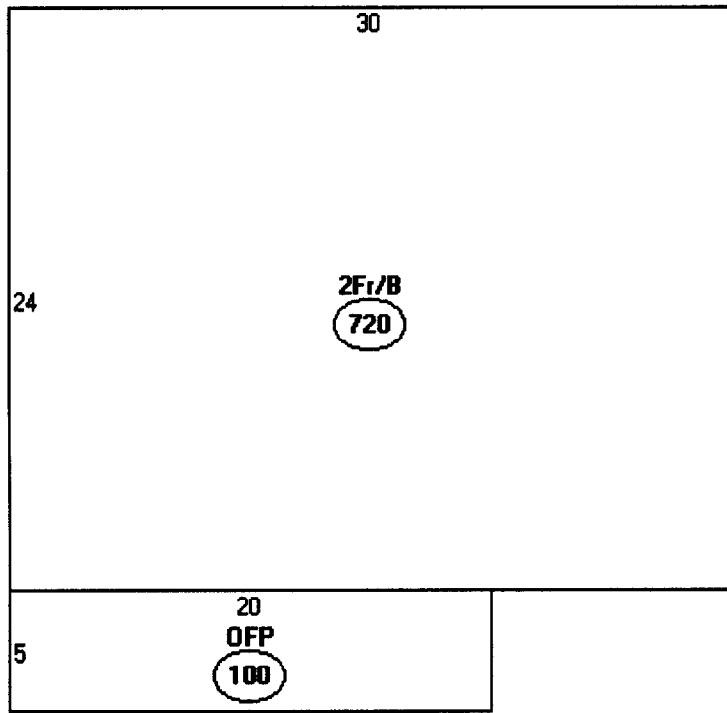
Picture and Sketch

[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](#).





Descriptor/Area

A: 2Fr/B
720 sqft

B: OFF
100 sqft

) 820 SF
 414 Garage
 120 Deck

1354 SF
120 stairs

1,374

OK

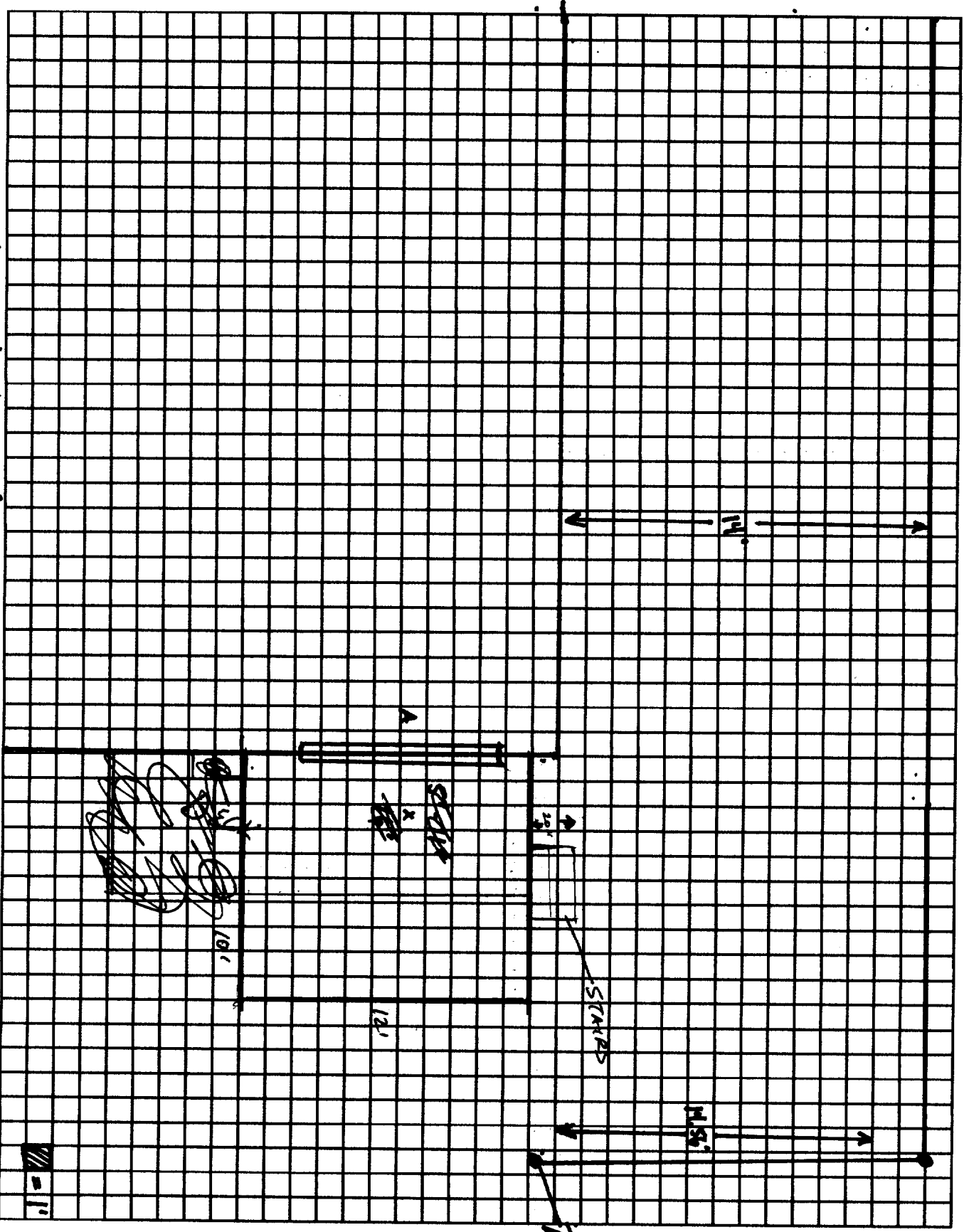
Lot 6,505

x 25

1,626.25



10x12 Deck

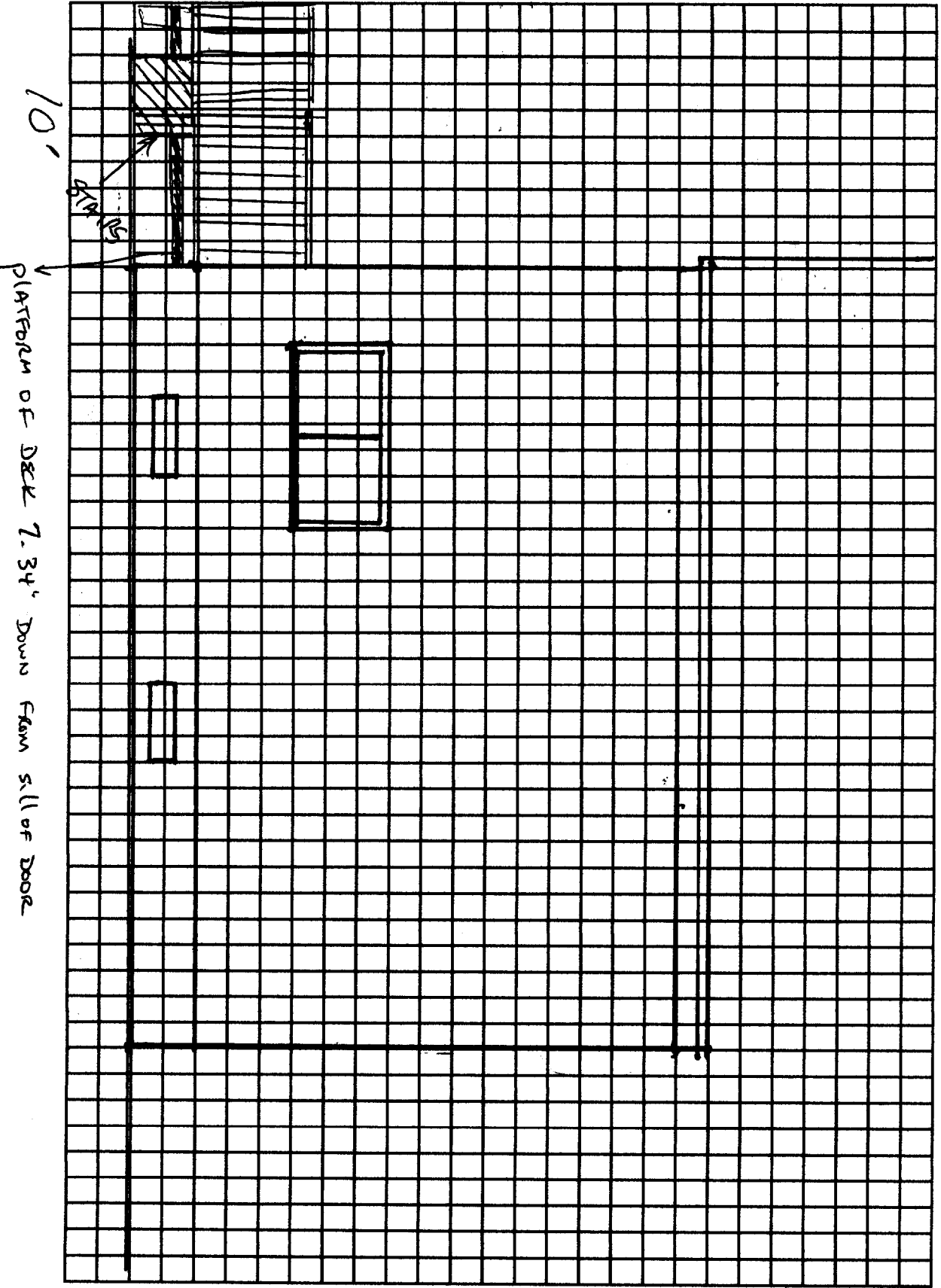


2 STAIRS

A = TWIN Double hung Patio Doors - ~~2~~ x
 Z = 2 X6 min header

2 STAIRS
 BALUSTERS LESS THAN 4" APART
 2" X 8" AT 16" O.C.
~~2" X 8" 854M~~
 3 - 8" SONA TUBES

~~4" X 6" 16' SPACED~~

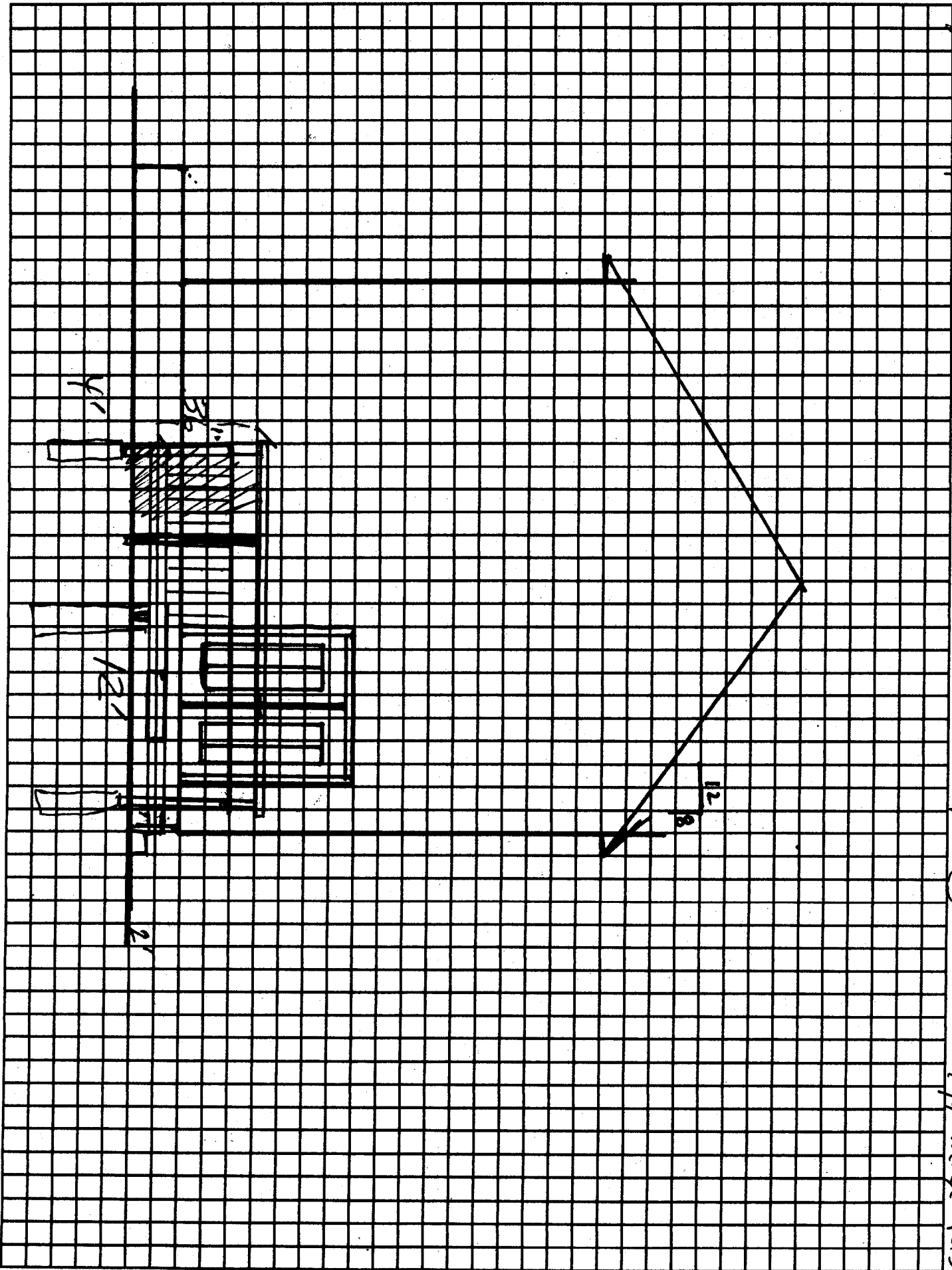


10'
 PLATFORM OF DECK 7.34' DOWN FROM SILL OF DOOR

BACK ELEVATION

If 15 1/2" or less
no guard required Balusters are less Than 4" Spacing

10" net Tread
7 3/4" max Rise



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 initialzing 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Set Footing Boards
 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/Certificates 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] _____ Date 7/10/03
Signature of applicant/designee
[Signature] _____ Date 7/10/03
Signature of Inspections Official

CBL: 294-D-15 Building Permit #: 03-0802 

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 030802

JUL 10 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Welter Megan E & /Steve Richard
has permission to Build 18x 23 one story garage and 12x10 pole deck
AT 6 Ardmore St City of Portland 294 D015001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting 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 closed-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

Janice Bowke 7/10/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD