

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ION

Permit Number: 090503

PERMIT ISSUED

This is to certify that DIMATTEO MARY S WID W H VET Construction Co  
has permission to New Free Standing 28' x 14' Garage and new 8' x 8' deck attached to existing house  
AT 42 W COMMONWEALTH DR CT 298 D008001

JUN - 9 2009

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 used-in. 2 HOUSING 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. Marley* 6/8/09  
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

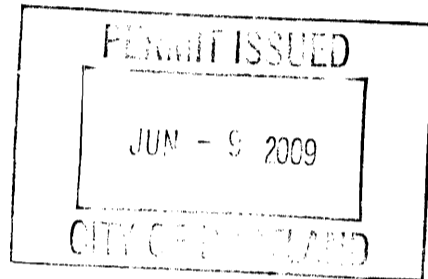
Permit No: 09-0503	Issue Date:	CBL: 298 D008001
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Location of Construction: 42 W COMMONWEALTH DR	Owner Name: DIMATTEO MARY S WID WWII	Owner Address: 42 W COMMONWEALTH DR	Phone:
Business Name:	Contractor Name: Hamilton Construction Company	Contractor Address: PO Box 4848 Portland	Phone: 2078832771
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - New Free Standing 28' x 14' Garage and new 8' x 8' Deck attached to existing house	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 5	6540 <sup>#</sup>
Proposed Project Description: New Free Standing 28' x 14' Garage and new 8' x 8' Deck attached to existing house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		
		Signature:	Signature: Jm 6/8/09		
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: 05/26/2009	<b>Zoning Approval</b>			
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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..	<b>Special Zone or Reviews</b> <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"/> Minpr <input type="checkbox"/> MM <input type="checkbox"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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>5/26/09</i>	Date: _____	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



# 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>42 WEST COMMONWEALTH DR</u>		
Total Square Footage of Proposed Structure/Area <u>392</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>298</u> Block# <u>D</u> Lot# <u>8</u>	Applicant * <b>must</b> be owner, Lessee or Buyer Name <u>Mary Dimatteo</u> Address <u>42 W. Commonwealth Dr</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>878-8524</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$2,500.00</u> C of O Fee: \$ Total Fee: \$ <u>150</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Park car in garage</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>NEW Free Standing -</u> <u>new 8x8 Deck</u> <u>called &amp; left a message</u> <u>that permit is ready</u> <u>for pick-up</u> <u>6/08/09</u> <u>Tom M</u>		
Contractor's name: <u>J. HAMIL</u> Address: <u>70 E. 48th</u> City, State & Zip: <u>Portland, ME</u> Who should we contact when the pe Mailing address:		Telephone: <u>853-2771</u> Telephone:

Please submit all of the info do so will resu

cklist. Failure to it.

In order to be sure the City fully under may request additional information pric this form and other applications visit th Division office, room 315 City Hall or call

id Development Department ion or to download copies of gov, or stop by the Inspections

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: 5/26/09

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

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

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

<b>Permit No:</b> 09-0503	<b>Date Applied For:</b> 05/26/2009	<b>CBL:</b> 298 D008001
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<b>Location of Construction:</b> 42 W COMMONWEALTH DR	<b>Owner Name:</b> DIMATTEO MARY S WID WWII	<b>Owner Address:</b> 42 W COMMONWEALTH DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Hamilton Construction Company	<b>Contractor Address:</b> PO Box 4848 Portland	<b>Phone</b> (207) 883-2771
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - New Free Standing 28' x 14' Garage and new 8' x 8' Deck attached to existing house	<b>Proposed Project Description:</b> New Free Standing 28' x 14' Garage and new 8' x 8' Deck attached to existing house
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/26/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 06/08/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**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.**

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


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


**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.

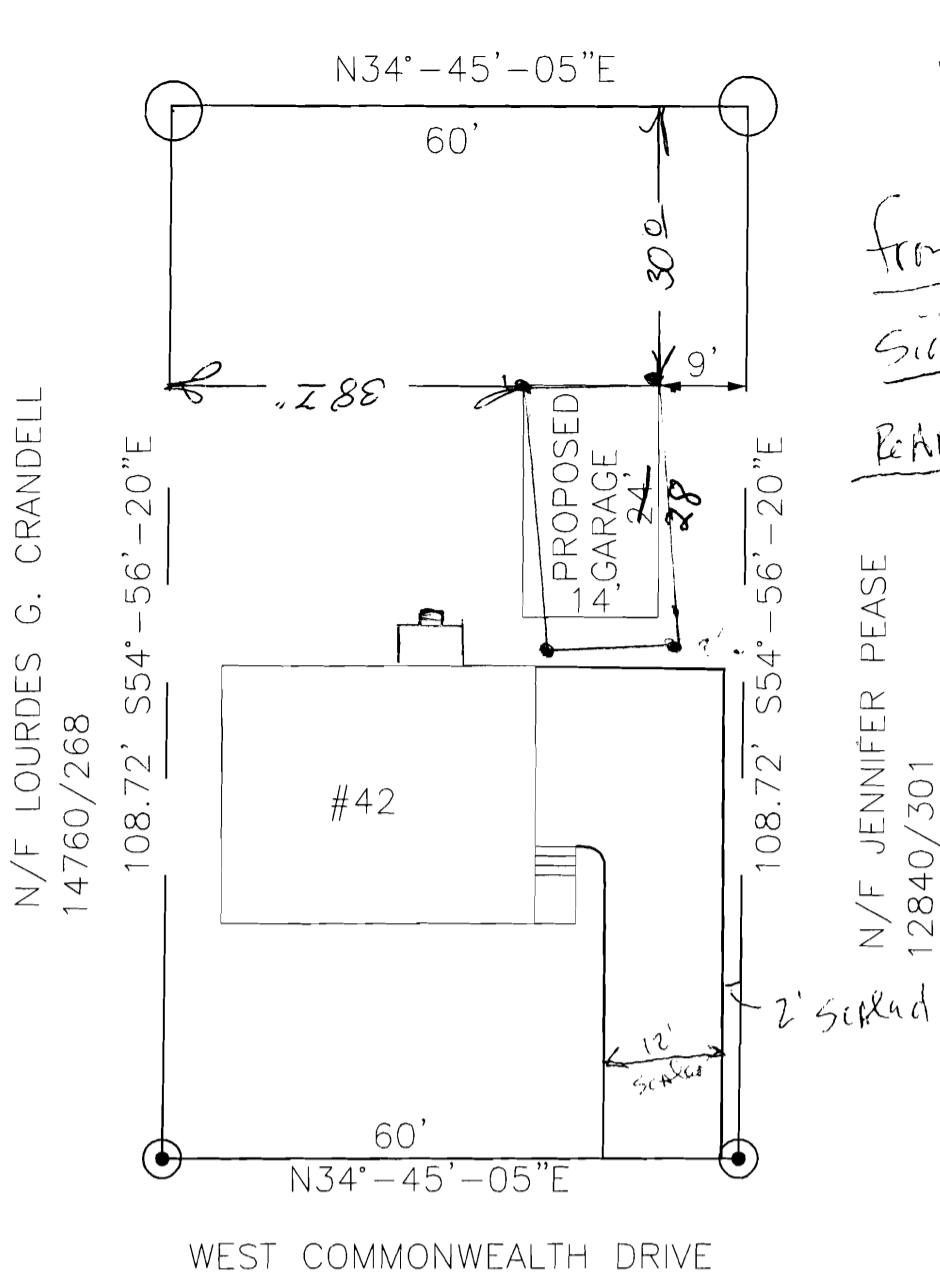
**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

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

 6/9/09  
Signature of Applicant/Designee Date

 6/8/09  
Signature of Inspections Official Date





R-3 Zone

front: 25' min - 25' shown  
 side: 8' min (1 story) - 8' shown - 38' shown  
 Rear: 25' min - 30' given

SCALE = 1"=20'  
 4/27/09

Also meets the  
 35% lot  
 coverage

WEST COMMONWEALTH DRIVE

42 West Commonwealth Drive  
 Portland, Maine  
 Scale: 1"=20'

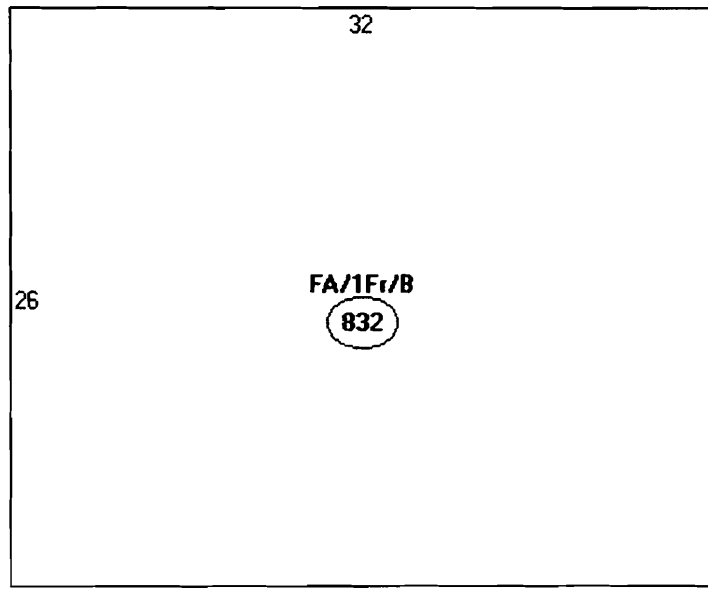
LOCUS DEED: BOOK 2343 - PAGE 340  
 LOT 58 - PLAN BOOK 44 - PAGE 14  
 HOMESTEAD ACRES EXTENSION  
 FOR CHARLES H. HANSON  
 JULY 14, 1955

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was made from an instrument survey. The certifications are for mortgage purposes only. This plan is not for recording.

Owner of record, Mary S. Dimatteo

*Herbert P. Gray*



Descriptor/Area

A:FA/1F1/B  
832 sqft

64 = 8x8 existing shed

896<sup>sq</sup>

392 = 14x28 new garage

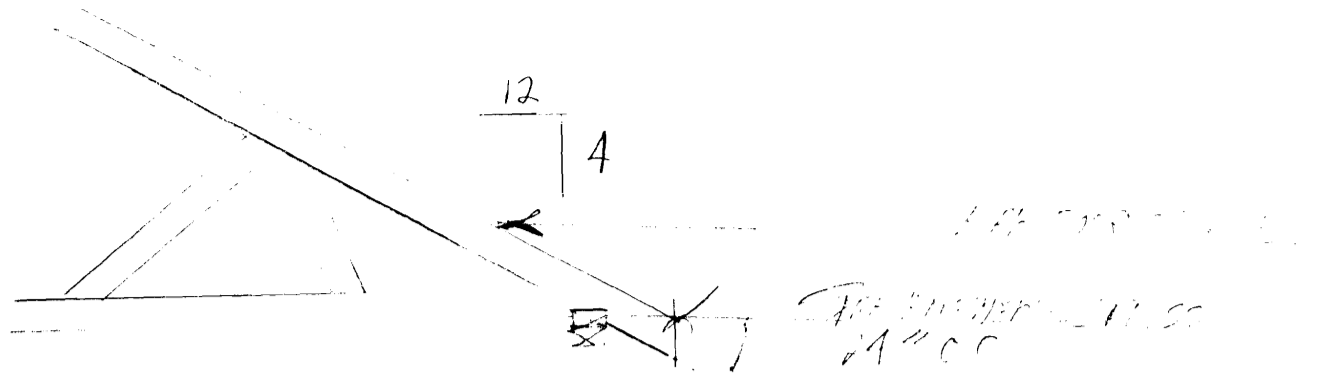
64 = New Deck 8x8

16 Stairs ? from deck  
4x4 gress

1368<sup>sq</sup>

OK

6540<sup>sq</sup> x 35% = 2289<sup>sq</sup> MAX



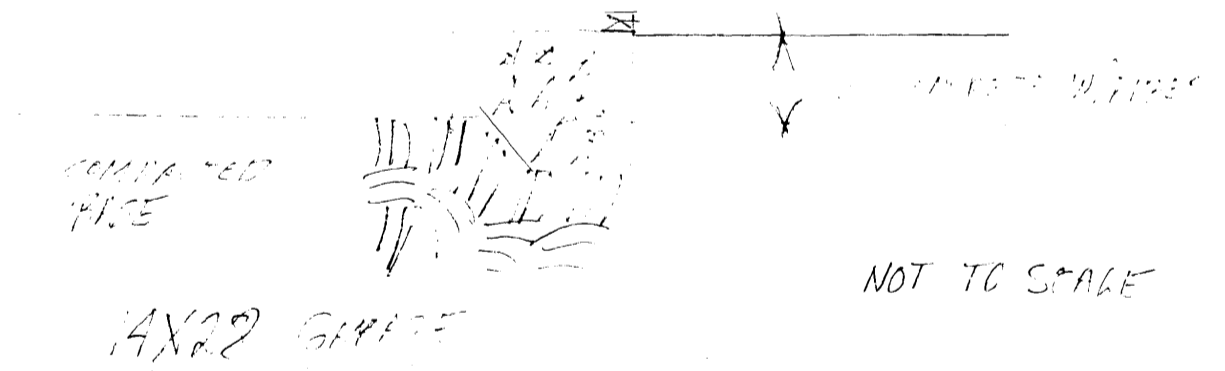
← 2x4 16' 0"

← The support  
wall is 10' 0"

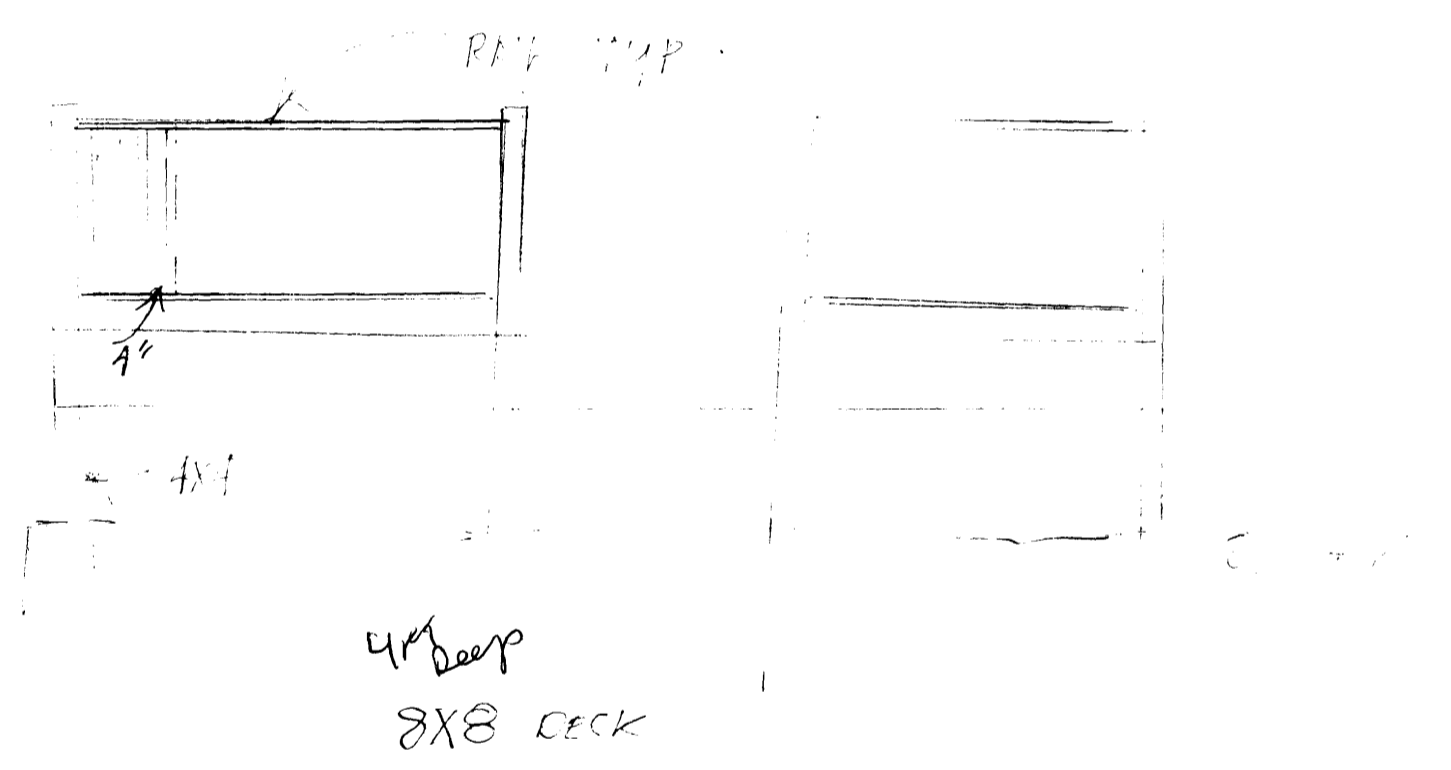
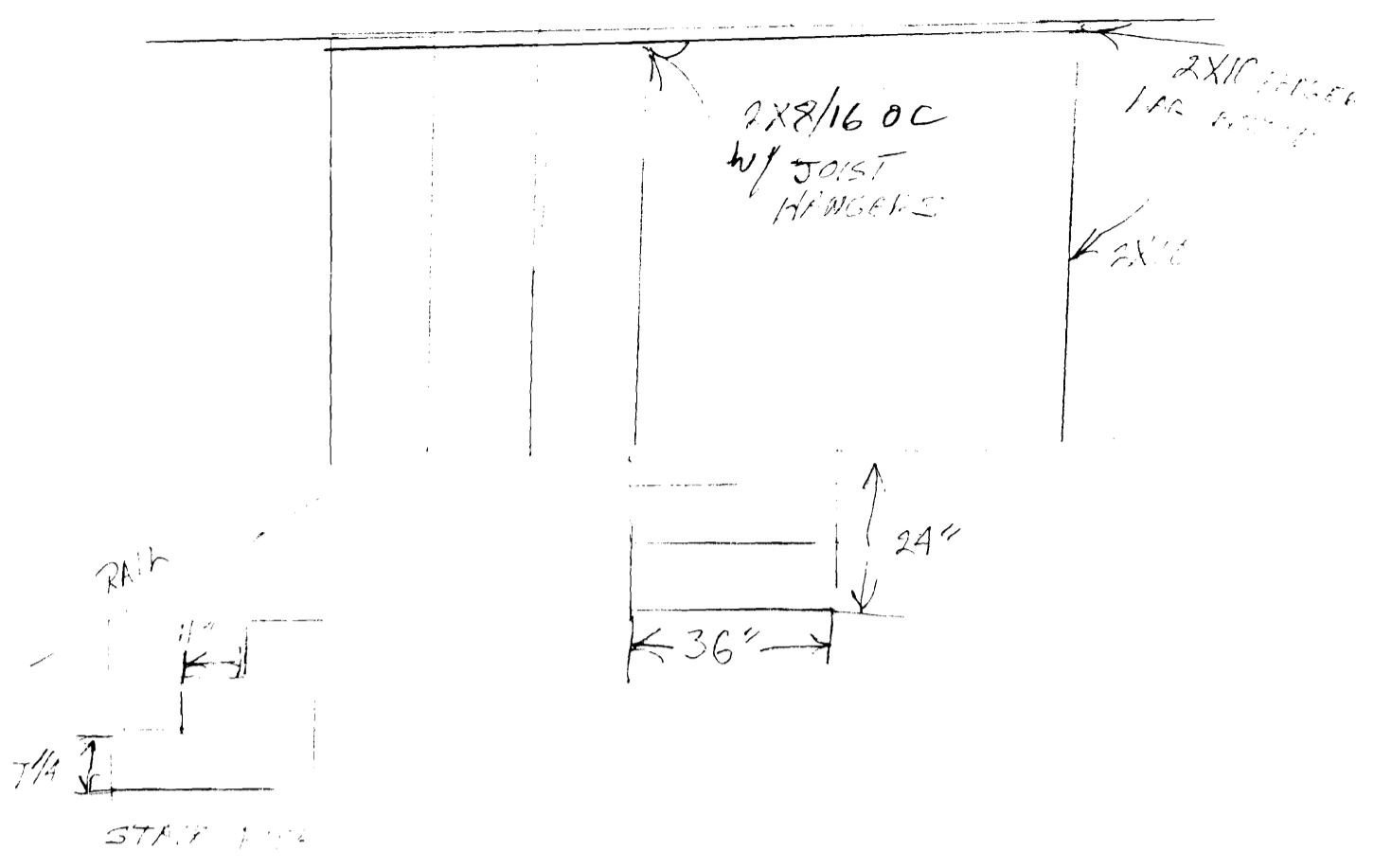
10' 0"

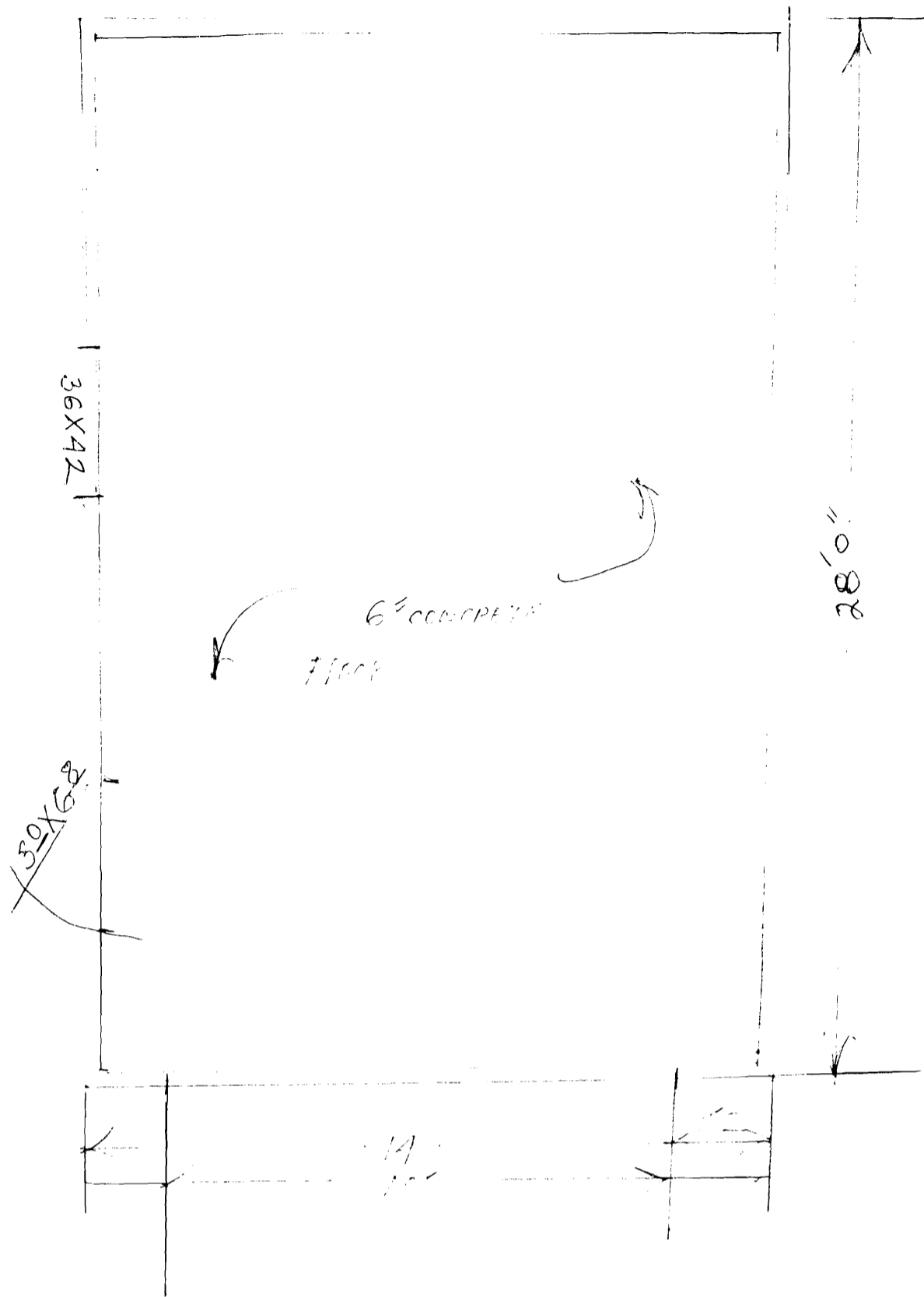
DOOR + WINDOW  
HEADER 2x8

10' OH DOOR  
4' 6x12 HEADER









NOT TO SCALE