

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070160

This is to certify that CASCO BAY DEVELOPMENT LLC / Michael Rogers

has permission to Construct 5'x4' rear steps & Construct 5' from steps

AT 88 Belfort St

300 C002001

**PERMIT ISSUED**

MAR 14 2007

provided that the person or persons who accept 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 procured before this building or part thereof is laid or closed-in. 4 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. Moulton* 3/6/07  
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:<br>07-0160 | Issue Date: | CBL:<br>300 C002001 |
|-----------------------|-------------|---------------------|

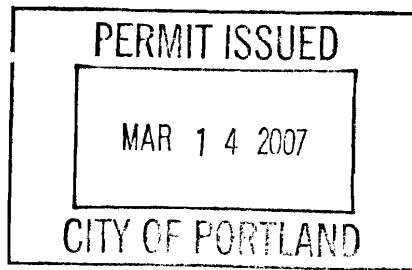
|   |  |   |                             |
|---|--|---|-----------------------------|
| <b>Location of Construction:</b><br>88 Belfort St | <b>Owner Name:</b><br>CASCO BAY DEVELOPMENT LL | <b>Owner Address:</b><br>440 FOREST AVE               | <b>Phone:</b>               |
| <b>Business Name:</b>                             | <b>Contractor Name:</b><br>Michael Rogers      | <b>Contractor Address:</b><br>440 Forest Ave Portland | <b>Phone:</b><br>2077755600 |
| <b>Lessee/Buyer's Name</b>                        | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Additions - Dwellings          | <b>Zone:</b><br>R3          |

|   |  |   |  |                           |
|---|--|---|--|---------------------------|
| <b>Past Use:</b><br>Single Family Home  | <b>Proposed Use:</b><br>Single Family Home - Construct 5'x4' rear steps & Construct 5'x 4' front steps | <b>Permit Fee:</b><br>\$30.00   | <b>Cost of Work:</b><br>\$700.00   | <b>CEO District:</b><br>5 |
| <b>Proposed Project Description:</b><br>Construct 5'x4' rear steps & Construct 5'x 4' front steps |  | <b>FIRE DEPT:</b><br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | <b>INSPECTION:</b><br>Use Group: R3 Type: SB<br><br>IRC 2003<br><br>Signature: Jm 3/6/07 |                           |

|  |                              |
|--|------------------------------|
| <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>   |                              |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | Signature: _____ Date: _____ |

|                                    |  |                        |  |
|------------------------------------|--|------------------------|--|
| <b>Permit Taken By:</b><br>Idobson | <b>Date Applied For:</b><br>02/13/2007 | <b>Zoning Approval</b> |  |
|------------------------------------|--|------------------------|--|

|   |   |   |  |
|---|---|---|--|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland <i>review only OK per section 14-435</i><br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: 2/14/07 <i>ASU</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>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 |

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

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>07-0160 | <b>Date Applied For:</b><br>02/13/2007 | <b>CBL:</b><br>300 C002001 |
|------------------------------|--|----------------------------|

|   |  |   |                                |
|---|--|---|--------------------------------|
| <b>Location of Construction:</b><br>88 Belfort St | <b>Owner Name:</b><br>CASCO BAY DEVELOPMENT LL | <b>Owner Address:</b><br>440 FOREST AVE               | <b>Phone:</b>                  |
| <b>Business Name:</b>                             | <b>Contractor Name:</b><br>Michael Rogers      | <b>Contractor Address:</b><br>440 Forest Ave Portland | <b>Phone</b><br>(207) 775-5600 |
| <b>Lessee/Buyer's Name</b>                        | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Additions - Dwellings          |                                |

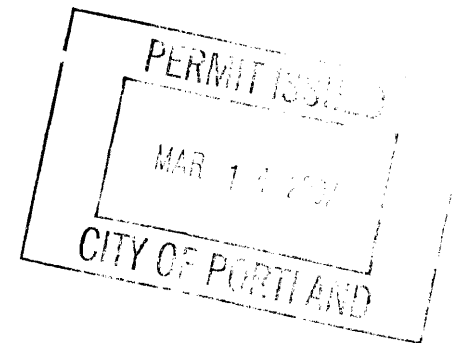
|  |   |
|--|---|
| <b>Proposed Use:</b><br>Single Family Home - Construct 5'x4' rear steps & Construct 5'x 4' front steps | <b>Proposed Project Description:</b><br>Construct 5'x4' rear steps & Construct 5'x 4' front steps |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/14/2007**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 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 with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 03/06/2007**Note:** **Ok to Issue:** 

- 1) 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: <u>88 BELFORD ST</u>   |   |   |
| Total Square Footage of Proposed Structure<br><u>TWO STEPS = 20 SF = 40 SF</u>   |   | Square Footage of Lot   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>298</u> Block# <u>A</u> Lot# <u>32</u>  | Owner:<br><u>CASCO BAY DEVELOPMENTS LLC</u>   | Telephone:<br><u>775-5600</u>   |
| Lessee/Buyer's Name (If Applicable)<br><u>N/A</u>  | Applicant name, address & telephone:<br><u>MICHAEL ROGERS</u><br><u>440 FOREST AVE</u><br><u>PORTLAND, ME 04101</u> | Cost Of Work: \$ <u>700.00</u><br>Fee: \$ _____<br>C of O Fee: \$ _____ |
| Current legal use (i.e. single family) <u>SINGLE FAMILY UNDER CONSTRUCTION</u>   | If vacant, what was the previous use? <u>UNDEVELOPED LAND</u>   |   |
| Proposed Specific use: <u>SINGLE FAMILY HOME</u>   | Is property part of a subdivision? <u>NO</u> If yes, please name _____  |   |
| Project description:<br><u>1.) CONSTRUCT 5'x4' = 20 SF REAR STEPS THAT WILL BE IN THE 25' REAR SETBACK</u><br><u>2.) CONSTRUCT 5'x4' = 20 SF FRONT STEPS</u> |   |   |
| Contractor's name, address & telephone:  |   |   |
| Who should we contact when the permit is ready: <u>MICHAEL ROGERS</u>  |   |   |
| Mailing address:   |   | Phone: <u>312-9984</u>  |

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant:

Date:

2/13/07

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



# Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

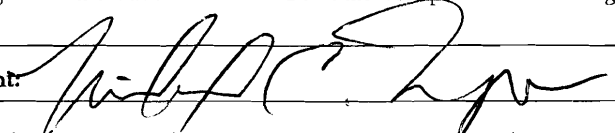
**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

**Inspections are still required per City Code of Ordinance.**

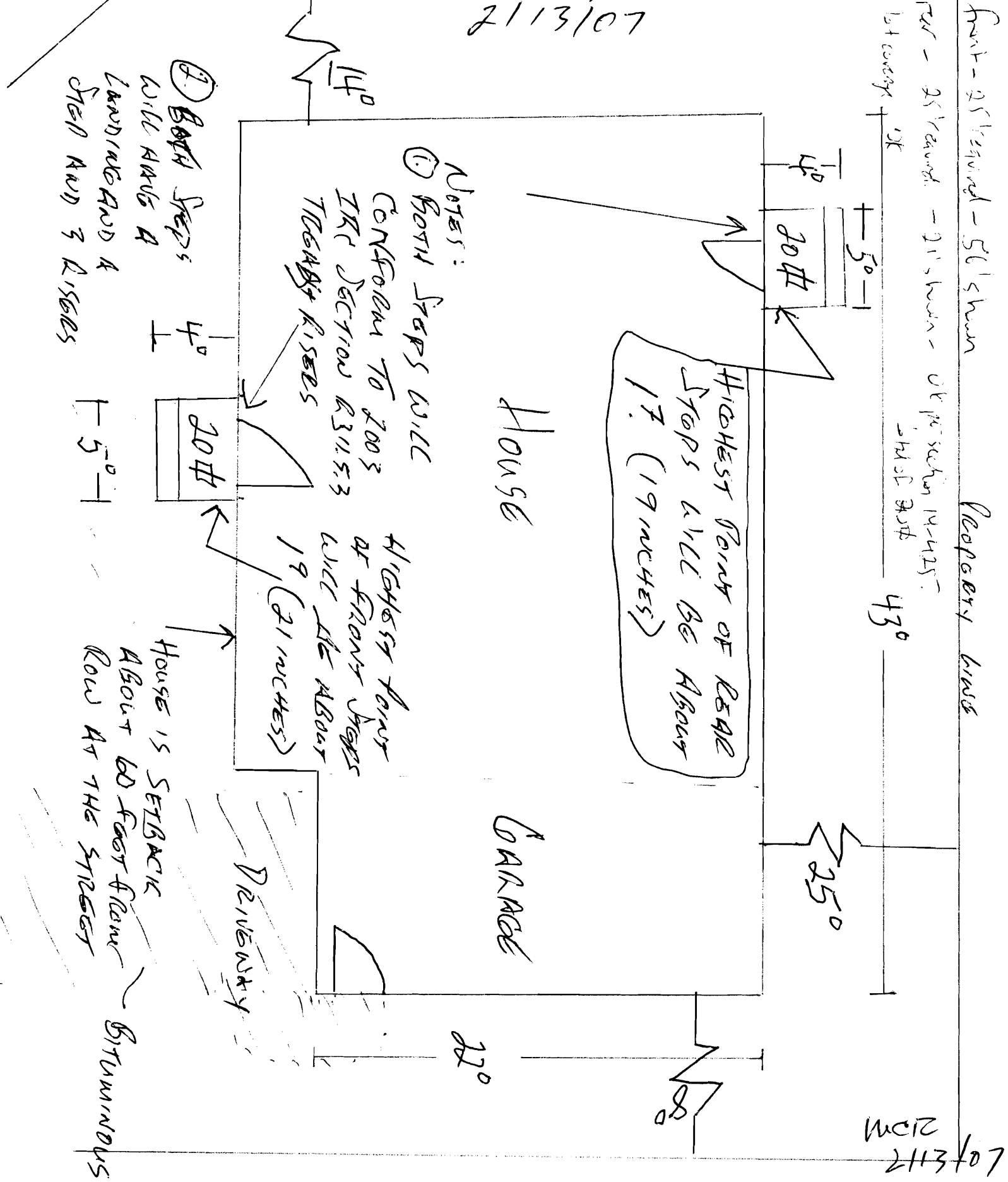
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

|  |               |
|--|---------------|
| Signature of applicant:  | Date: 7/13/07 |
|--|---------------|

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

88 BELFORD ST  
 EXTERIOR STAIRS SITE PLAN  
 2/13/07



① BOTH STAIRS WILL HAVE 2 LANDING AND 4 STEPS AND 3 RISERS

Notes:  
 ① BOTH STAIRS WILL CONFORM TO 2003 IRC SECTION R311.5.3 TRIGONOMETRY RISERS

HIGHEST POINT OF REAR STAIRS WILL BE ABOUT 17. (19 INCHES)

HIGHEST POINT OF FRONT STAIRS WILL BE ABOUT 19. (21 INCHES)

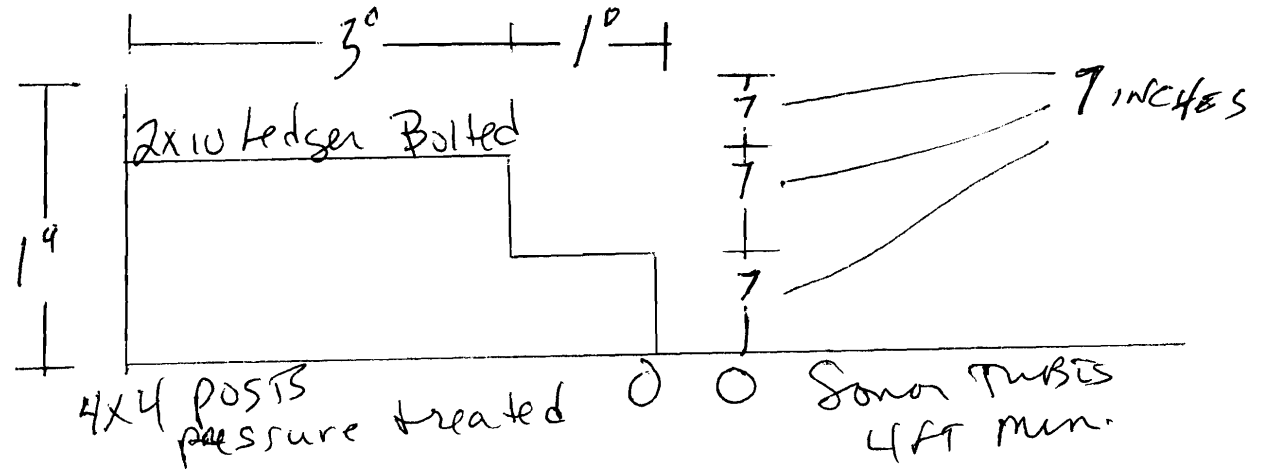
House is SETBACK ABOUT 60 FEET FROM ROW AT THE STREET

Front - 25' setback - 56' setback  
 Property line  
 Back - 25' setback - 21' setback - OK per section 14-415.1 - H.S.P. 2006  
 Lot coverage OK

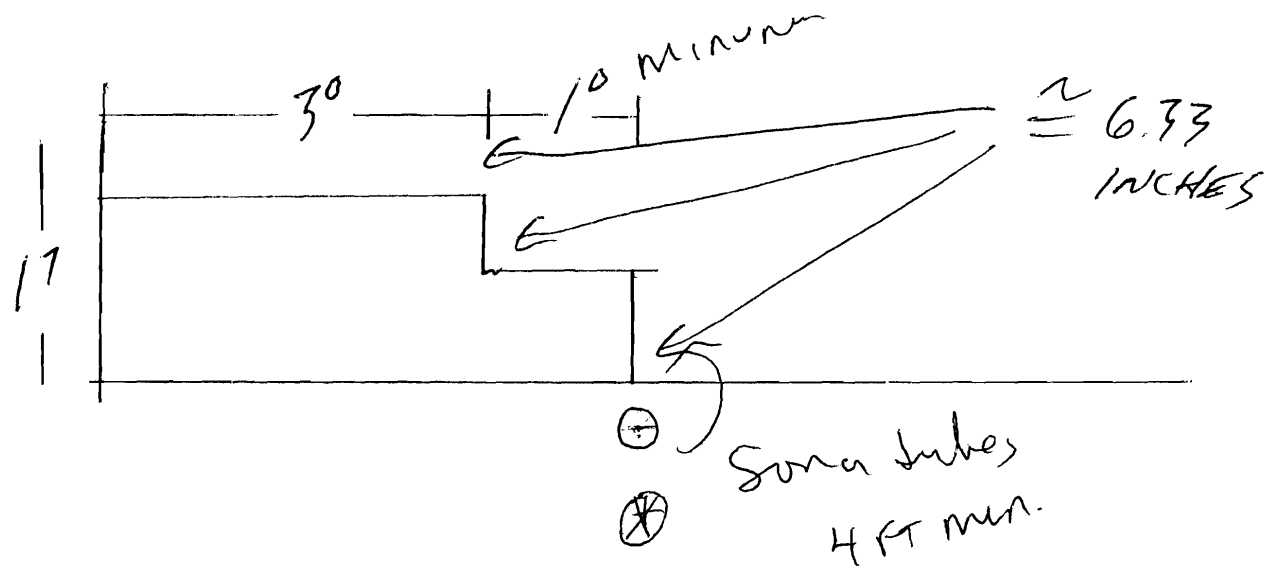
Lot 2113/07

# 88 Bolted $\downarrow$ FRONT & REAR EXTERIOR STEPS

FRONT  
STEPS



REAR  
STEPS



WICK  
2/13/07

EX. SMH  
RIM EL. = 99.9'  
INV. EL. = 91.7'

APPROX. EX.  
GAS LINE

APPROX. EX.  
WATER LINE

2 STREET TREES  
RED OAK  
(*quercus rebrum*)  
2" CAL. (TYP)

APPROX. EX.  
SEWER LINE

OWNER/BUILDER:  
CASCO BAY DEVELOPMENT, LLC

ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:  
JAMES D. NADEAU, LLC  
PROFESSIONAL LAND SURVEYORS  
PORTLAND, MAINE 04102

NOTES:

1. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
2. EROSION CONTROL REQUIRED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
3. TEST PIT REQUIRED TO DETERMINE DEPTH OF EX. SEWER IN BELFORT STREET. MAINTAIN POSITIVE SLOPE TO EXISTING SEWER, MINIMUM SLOPE = 1% FOR BOTH SEWER AND FOUNDATION DRAIN. A SUMP PUMP MAY BE REQUIRED FOR THE FOUNDATION DRAIN.

N/F  
PAMELA  
HANSEN-FRANCK  
BOOK 12589,  
PAGE 160

