

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LILLIAN CAIAZZO

Located At 54 FARNHAM

Job ID: 2011-03-697-ALTR

CBL: 310 - - F - 010 - 001 - - - -

has permission to rebuild garage due to roof colapse

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR**

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

APR 12 2011
City of Portland

Job No: 2011-03-697-ALTR	Date Applied: 3/29/2011	CBL: 310 - - F - 010 - 001 - - - - -	Phone:
Location of Construction: 54 FARNHAM ST	Owner Name: LILLIAN CAIAZZO	Owner Address: 54 FARNHAM ST PORTLAND, ME - MAINE 04103	878-3843
Business Name:	Contractor Name: Christensen, Tony	Contractor Address: PO Box 15233 PORTLAND MAINE 04112	Phone: (207) 828-2900
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single Family	Proposed Use: Single Family – rebuild garage that collapsed under snow – new garage will be 12.5' x 22'	Cost of Work: 9000.00	CEO District:
		Fire Dept: <i>N/A</i> Approved Denied N/A	Inspection: Use Group: <i>R3</i> Type: <i>SB</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: 54 Farnham St. – replace garage (12.5' x 22')		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>ok w/ cond. has</i> <i>4/5/11 ABM</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 Dist 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>ABM</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 appication 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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Setback inspection required prior to placing concrete.
 2. Close-In inspection required prior to insulating and drywalling.
 3. Final inspection required upon completion.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-03-697-ALTR

Located At: 54 FARNHAM

CBL: 310 - - F - 010 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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 property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The deck and pool were built without a permit. The owner has thirty days from the date the permit is issued to apply for a permit for the deck and pool or remove them.

3/29/11

ENR-ALS

Job Summary Report
Job ID: 2011-03-697-ALTR

Report generated on Mar 30, 2011 11:57:06 AM

Job Type:	Alterations Residential SF/Duplex	Job Description:	54 Farnham St.	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1003	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	9,000	Square Footage:			
Related Parties:		LILLIAN CAIAZZO		<i>Property Owner</i>	
		Viking Restoration - Tony Christensen		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 34314

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
C00705	310 F 010 001		M				-70.310806	43.696603

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				54 FARNHAM STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R-3				DISTRICT 8	RIVERTON

Structure Details

Structure: rebuild garage

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Attached Residential Garages	0		9000	54 FARNHAM STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: 20112327

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
34314	rebuild garage	Initialized	rebuild garage due to roof colapse			

Job Summary Report
Job ID: 2011-03-697-ALTR

Report generated on Mar 30, 2011 11:57:06 AM

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Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$110.00							



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>54 Farnham Street</u>		
Total Square Footage of Proposed Structure/Area <u>16x34</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>310</u> Block# <u>F</u> Lot# <u>10</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Lillian Cairzo</u> Address <u>54 Farnham Street</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>878-3843</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8300</u> C of O Fee: \$ _____ Total Fee: \$ <u>110</u>
Current legal use (i.e. single family) <u>garage</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Rebuild garage due to roof collapse. 12.5x22. proposed garage</u>		
Contractor's name: <u>Viking Restoration</u>		
Address: <u>Po Box 15233</u>		
City, State & Zip <u>Portland ME 04112</u>		
Who should we contact when the permit is ready: <u>Tony Christensen</u>		
Mailing address: <u>Po Box 15233 Portland ME 04112</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, 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: [Signature] Date: 3-26-11

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

54 Farnham Plot PLAN

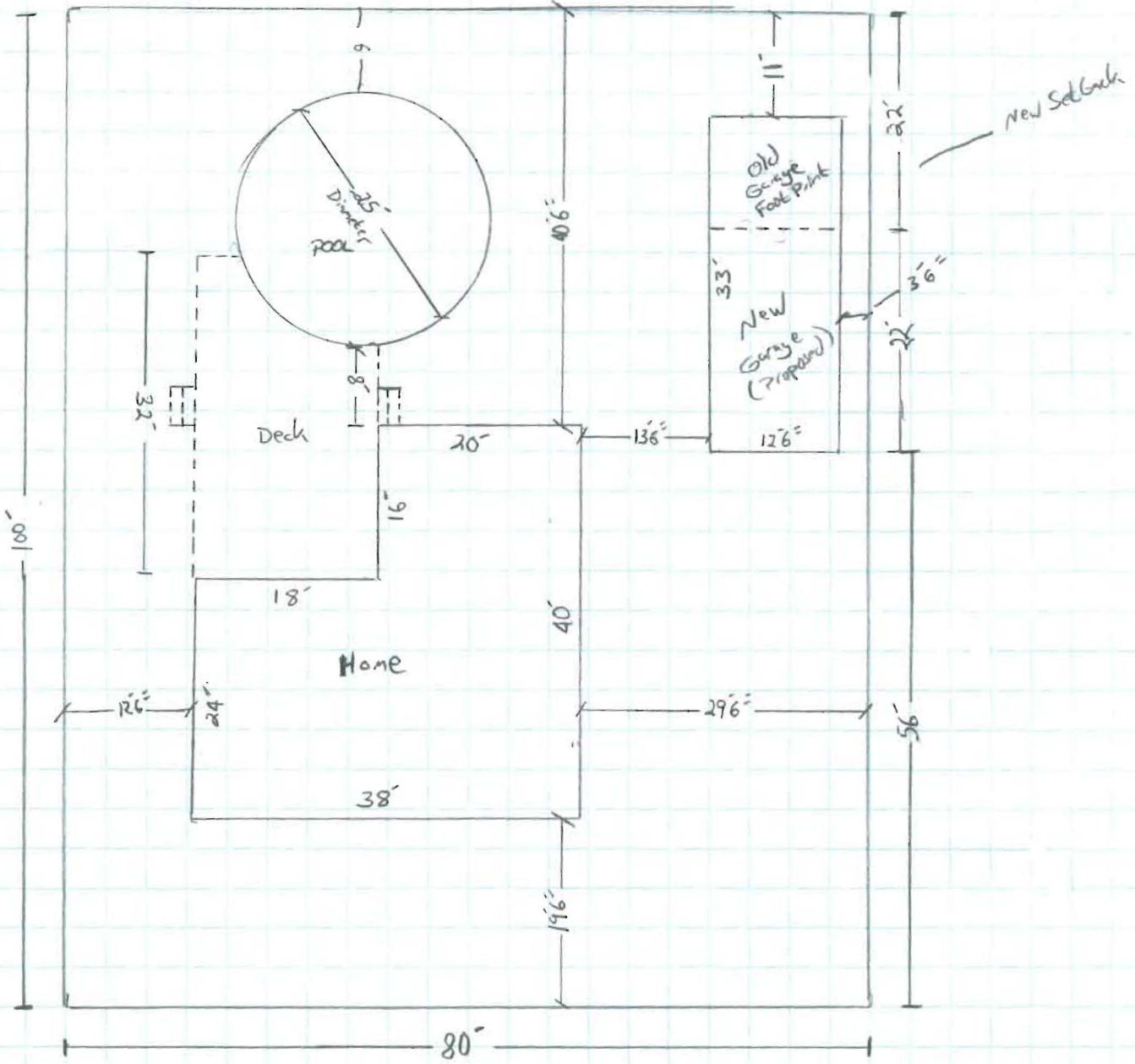
RECEIVED

APR - 4 2011

R-3

lot size - 8000 \pm
 front - 25 min - 56 g min (OK)
 side - 81 - 3.5' legally non conforming (OK)
 rear - 25' - rebuild will be 22' more conforming. (OK)

Dept. of Building Inspections
 City of Portland Maine



1 Square = 4 feet

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 310 F010001
Land Use Type SINGLE FAMILY
Property Location 54 FARNHAM ST
Owner Information CAIAZZO LILLIAN
 54 FARNHAM ST
 PORTLAND ME 04103
Book and Page /
Legal Description 310-F-10
 FARNHAM ST 52-56
Acres 0.184

Current Assessed Valuation:

TAX ACCT NO.	34314	OWNER OF RECORD AS OF APRIL 2010
		CAIAZZO LILLIAN
LAND VALUE	\$62,800.00	54 FARNHAM ST
BUILDING VALUE	\$107,600.00	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$160,400.00	
TAX AMOUNT	\$2,874.38	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:



Best viewed at 800x600, with Internet Explorer

Card 1 of 1

Year Built 1959
Style/Structure Type RANCH
Stories 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic NONE
Basement FULL
Square Feet 1280

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1959
Structure GARAGE-WD/CB
Size 12X32
Units 1
Grade D
Condition F

Sales Information:

Sale Date	Type	Price	Book/Page
3/15/2005	LAND + BUILDING	\$0.00	/
9/25/1990	LAND + BUILDING	\$0.00	292/9330

New Search!



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application

APPLICATION FOR PERMIT TO BUILD

(3b CLASS BUILDING)

Portland, Me., October 11, 1923 19

To the
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following

Specifications:—

(4236)

Location lot 14 Farnham Street Address Wd. 9 Farnham Street

Name of owner is? Winthrop H Smith Address Farnham Street

Name of mechanic is? OWNER " "

Name of architect is? " " "

Proposed occupancy of building (purpose)? hen house

If a dwelling or tenement house, for how many families? _____

Are there to be stores in lower story? _____

Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____

Size of building, No. of feet front? 12ft; No. of feet rear? 12ft; No. of feet deep? 32ft

No. of stories, front? 1; rear? _____

No. of feet in height from the mean grade of street to the highest part of the roof? 8ft

Distance from lot lines, front? _____ feet; side? _____ feet; rear? _____ feet

Firestop to be used? yes

Will the building be erected on solid or filled land? _____

Will the foundation be laid on earth, rock or piles? _____

If on piles, No. of rows? _____ distance on centres? _____ length of? _____

Diameter, top of? _____ diameter, bottom of? _____

Size of posts? _____

" girts? _____

" floor timbers 1st floor earth, 2d _____, 3d _____, 4th _____

O. C. " " " " " " " " " " " "

Span " " " " " " " " " " " "

Braces, how put in? _____

Building, how framed? _____

Material of foundation? _____ thickness of? _____ laid with mortar? _____

Underpinning, material of? posts height of? _____ thickness of? _____

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will the building be heated by steam, furnaces, stoves, or grates? _____ Will the flues be lined? _____

Will the building conform to the requirements of the law? yes

No. of brick walls? _____ and where placed? _____

Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____

What will be the clear height of first story? _____ second? _____ third? _____

State what means of egress is to be provided? _____

_____ Scuttle and stepladder to roof?

Estimated Cost,

\$ 125.

Signature of owner or authorized representative,

Winthrop H. Smith

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, stop by the Building-Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.