

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: 03-1176	Issue Date: SEP 25 2003	CBL: 327 B006001
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Location of Construction: 1832 Forest Ave	Owner Name: Rodway James A	Owner Address: 1832 Forest Ave	Phone: 878-8226
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: B2

Past Use: Duplex/Office	Proposed Use: Duplex/Office w/detached garage	Permit Fee: \$237.00	Cost of Work: \$24,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: 5B accessory	

Proposed Project Description: Build a 28x30 detached garage w/storage above	Signature: JMB 9/25/03	Signature: JMB 9/25/03
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: jmb	Date Applied For: 09/25/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 9/25/03	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 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>approved must be 10' on side setback if borders a 1st PL residence</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 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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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Duplex/Office w/detached garage	Proposed Project Description: Build a 28x30 detached garage
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Dept: Zoning Status: Approved Reviewer: Jeanine Bourke Approval Date: 09/25/2003

Note: *will need survey pins and letter if right on setback* Ok to Issue:

- 1) This property shall remain a two family dwelling w/office. Any change of use shall require a separate permit application for review and approval.
- 2) 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 Reviewer: Jeanine Bourke Approval Date: 09/25/2003

Note: Ok to Issue:

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>1832 FOREST AVE</u>		
Total Square Footage of Proposed Structure 840 <u>840</u>	Square Footage of Lot 840 <u>840</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>327</u> Block# <u>B</u> Lot# <u>6</u>	Owner: <u>JAMES RODWAY</u>	Telephone: <u>878-8226</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$25,000.00</u> Fee: <u>\$246.00</u>
Current use: <u>GARAGE</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>28x30 detached</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JAMES RODWAY</u>		
Mailing address: <u>1832 FOREST AVE</u> <u>PORTLAND, ME. 04103</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: _____		

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 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: <u>9-25-03</u>
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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

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	327 B006001
Location	1832 FOREST AVE
Land Use	TWO FAMILY
Owner Address	RODWAY JAMES A 1832 FOREST AVE PORTLAND ME 04103
Book/Page	18466/216
Legal	327-B-6 FOREST AVE 1832-1838 11434 SF

*ZPM
Jim #1176
B2 zone*

Valuation Information

Land	Building	Total
\$35,070	\$105,110	\$140,180

Property Information

Year Built 1900	Style Contemporary	Story Height 2.5	Sq. Ft. 4262	Total Acres 0.262		
Bedrooms 3	Full Baths 3	Half Baths 1	Total Rooms 10	Attic None	Basement Pier/slab	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1900	Size 1X660	Grade C	Condition F
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Sales Information

Date	Type	Price	Book/Page
11/01/2002	LAND + BLDING	\$5,000	18466-216
11/01/2002	LAND + BLDING	\$5,000	18466-215
07/08/1997	LAND + BLDING	\$35,000	13306-147
07/17/1991	LAND + BLDING		09717-022

Picture and Sketch

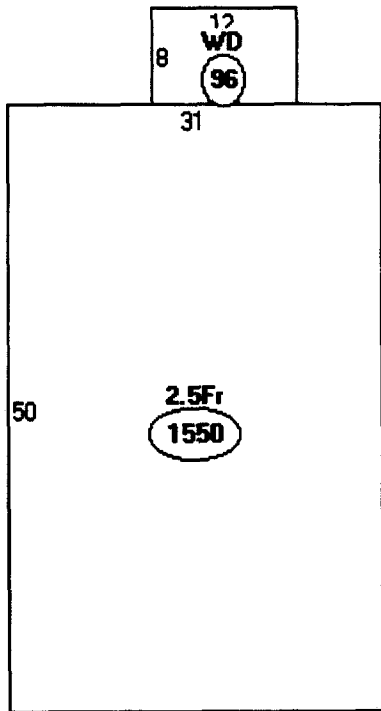
[Picture](#) [Sketch](#)

[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: 2.5Fr
1550 sqft

B: WD
96 sqft

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 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.

DB ~~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.

- 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
- NA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$1500 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 **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL:

327-B-6

Building Permit #:

03-1176

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031176

SEP 25 2003

This is to certify that Rodway James A/self

has permission to Build a 28x30 detached garage w/storage

~~CITY OF PORTLAND~~

AT 1832 Forest Ave

327 B006001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of this 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 otherwise used-in-which case YOUR 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

Debbie Benke 9/25/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD