

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0634	Issue Date: MAY 19 2004	CBL: 338 B009001
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Location of Construction: 171 Lexington Ave	Owner Name: Nason Ralph P Jr &	Owner Address: 171 Lexington Ave CITY OF PORTLAND	Phone: 523-2236
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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name	(Phone:	Permit Type: Additions - Dwellings	Zone: R3
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Past Use: Single Family	Proposed Use: Single Family w/kitchen expansion	Permit Fee: \$84.00	Cost of Work: \$6,800.00	(CEODistrict: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1444 Signature: JMB 5/19/04
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Proposed Project Description:
7' x 20' one story addition w/3'-6" x 5' bumpout to expand kitchen & bath

Signature:	Signature: JMB 5/19/04
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: jmb	Date Applied For: 051912004	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 <i>approved</i> <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: <i>JMB 5/19/04</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 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>JMB 5/19/04</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0634	Date Applied For: 05/19/2004	CBL: 338 B009001
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Location of Construction: 171 Lexington Ave	Owner Name: Nason Ralph P Jr &	Owner Address: 171 Lexington Ave	Phone: (.) 523-2236
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/kitchen expansion	Proposed Project Description: 7' x 20' one story addition w/3'-6" x 5' bumpout to expand kitchen & bath
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 05/19/2004
Note:			Ok to Issue: <input type="checkbox"/>
1) 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: 05/19/2004
Note:			Ok to Issue: <input type="checkbox"/>
1) Separate permits are required for any electrical or plumbing 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 & any Md are accepted.

Location/Address of Construction: <u>171 LEXINGTON AVE</u>		
Total Square Footage of Proposed Structure <u>155</u>	Square Footage of Lot <u>33,600</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>338</u> Block# <u>B</u> Lot# <u>7</u>	Owner: <u>RALPH & SUSAN NASON</u>	Telephone: <u>797-0214</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	cost Of Work: \$ <u>6800.00</u> Fee: \$ <u>84</u>
Current use: <u>SF HOME</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <input checked="" type="checkbox"/> SF Home		
Project description: <u>7x20 addition w/ 5x3'6" 1st floor</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>RALPH NASON, JR</u>		
Mailing address: <u>171 LEXINGTON 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: <u>797-0214 EVES.</u> <u>CELL 650-8566</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 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: *Ralph Nason Jr.* Date: 05/17/04

**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.

5/19
330
Ralph

Current Owner Information

Card Number 1 of 1
 Parcel ID 338 8009001
 Location 171 LEXINGTON AVE
 Land Use SINGLE FAMILY - *mer*
 Owner Address NASON RALPH P JR & SUSAN O JTS
 171 LEXINGTON AVE
 PORTLAND ME 04103

#634
\$84

R3

Book/Page 11552/91
 Legal 338-B-9 TO 12-15 TO 18
 LEXINGTON AVE 169-177
 DAYTON ST
 24970 SF

Valuation Information

Land	Building	Total
\$497040	\$56,700	\$105,740

Property Information

Year Built 1952	Style Cape	Story Height 1.5	Sq. Ft. 1452	Total Acres 0.573
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 7	Attic None
				Basement Full

Outbuildings

Type	quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 07/23/1994	Type LAND + BLDING	Price \$52,000	Book/Page 11552-091
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Picture and Sketch

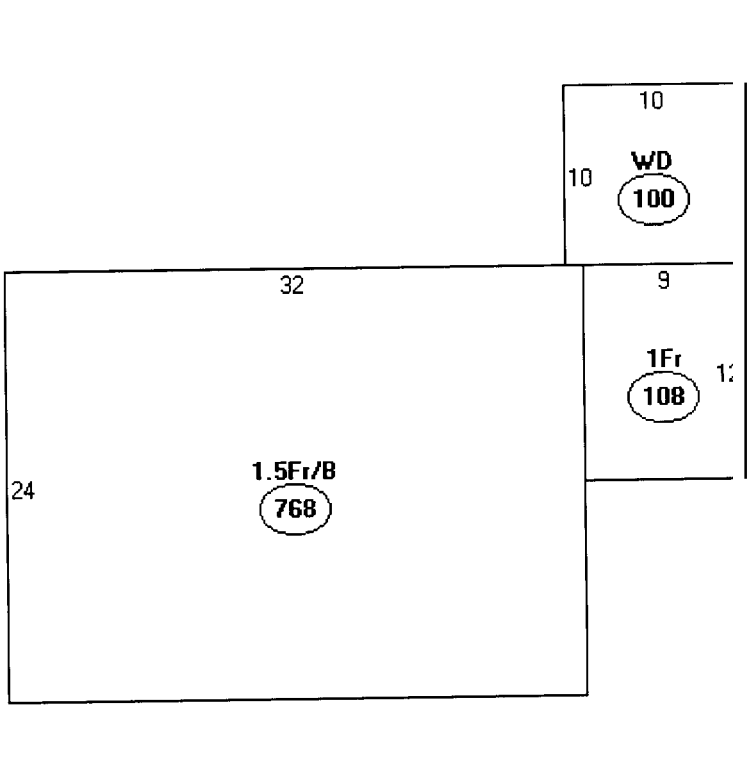
Picture Sketch

[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.

New Search!





Descriptor/Area

- A: 1.5Fr/B
768 sqft
- B: 1Fr
108 sqft
- C: WD
100 sqft

976 SF
147 addition
1,123 SF

OK

24,970
x 25%
6,242.5 SF

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE PERMIT WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

MAY 19 2004

Permit Number: 040634
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Nason Ralph P Jr &/self
 has permission to 7' x 20' one story addition w/ 12" x 5' bump out to kitchen & bath
 AT 171 Lexington Ave 338 B009001

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 laid or closed-in. HEAVY 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

Jeanie Bowke 5/19/04
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

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.

- 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: @ or to any insulating or drywalling
- Final/Certificate 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.

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

Dale P. Mason
Signature of Applicant/Designee

Date

Joanne Bonita
Signature of Inspections Official

5/19/04
Date

CBL: 338-B-9

Building Permit #:

04-0634