

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: 03-1228	Issue Date: OCT 15 2003	CBL: 339 G020001
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Location of Construction: 18 Woodbury St	Owner Name: Lyons Mary Tracie &	Owner Address: 18 Woodbury St	Phone:
Business Name:	Contractor Name: White, Jim	Contractor Address: 2 Farwell Court Westbrook	Phone: 2077413141
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Single family	Proposed Use: Single family w/2 car 24' x 28' attached garage	Permit Fee: \$318.00	Cost of Work: \$33,000.00
Proposed Project Description: Add 2 car 24' x 28' attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: R3 SB BOCA 1999 Signature: JMB 10/15/03
		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: kwd	Date Applied For: 10/02/2003	Zoning Approval
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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..	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 10/15/03	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 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: JMB
	<i>approved</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Permit No: 03-1228	Date Applied For: 10/02/2003	CBL: 339 G020001
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Location of Construction: 18 Woodbury St	Owner Name: Lyons Mary Tracie &	Owner Address: 18 Woodbury St	Phone:
Business Name:	Contractor Name: White, Jim	Contractor Address: 2 Farwell Court Westbrook	Phone (207) 741-3141
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single family w/2 car 24' x 28' attached garage	Proposed Project Description: Add 2 car 24' x 28' attached garage
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/15/2003

Note: **Ok to Issue:**

- 1) It is the responsibility of the owner to establish the property lines. This structure appears to be located on the required 25' front setback to the property line. A surveyors statement may be required to verify the location.
- 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:** Jeanine Bourke **Approval Date:** 10/15/2003

Note: **Ok to Issue:**

- 1) The 2nd floor will remain unfinished and will need future permits to finish off.
- 2) Design load specs on the steel beam and garage header must be submitted
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

03-1228

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>18 WOODBURY ST.</u>		
Total Square Footage of Proposed Structure <u>576⁰ 672</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>339-020</u> Block# <u>G</u> Lot# <u>20-26</u>	Owner: <u>Lyons</u>	Telephone: <u>878-9152</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>James White</u> <u>2 Foxwell Court</u> <u>Westbrook ME 04092</u>	Cost Of Work: \$ <u>33,000⁰⁰</u> Fee: \$ <u>318.⁰⁰</u>
Current use: <u>Driveway</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2-car garage 24' x 28' 2 car</u>		
Project description: <u>Attached.</u>		
Contractor's name, address & telephone: <u>White Homes</u>		
Who should we contact when the permit is ready: <u>J. White / same</u>		
Mailing address: <u>2 Foxwell Court</u> <u>Westbrook ME 04092</u> <u>741-3141 (7)</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: <u>J. White</u>	Date: <u>10/2/2003</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

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.

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

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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 \$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

[Signature]
Signature of applicant/designee

10/15/2003
Date

[Signature]
Signature of Inspections Official

10/15/03
Date

CBL: 339-6-20 Building Permit #: 03-1228

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

DEPARTMENT OF BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031228
OCT 15 2003

PERMIT

This is to certify that Lyons Mary Tracie & /White
has permission to Add 2 car 24' x 28' attached garage
AT 18 Woodbury St 339 G020001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting 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 loaded or enclosed-in-
FOUR 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

Deanne Bonke 10/15/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 339 G020001
Location 18 WOODBURY ST
Land Use SINGLE FAMILY

R3

Owner Address LYONS MARY TRACIE & JASON J LYONS JTS
 18 WOODBURY ST
 PORTLAND ME 04103

Book/Page 16924/287
Legal 339-G-20 T0 26
 WOODBURY ST
 LUKE ST
 18606 SF

Valuation Information

Land	Building	Total
\$34,020	\$100,490	\$134,510

Property Information

Year Built 2001	Style Colonial	Story Height 2	Sq. Ft. 1664	Total Acres 0.427	
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2002	Size 8X10	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
11/01/2001	LAND + BLDING	\$161,324	16924-287
10/16/2001	LAND + BLDING	\$49,250	16849-072
07/06/2001	LAND + BLDING	\$4,000	16500-161
07/06/2001	LAND + BLDING	\$18,000	16500-158

Picture and Sketch

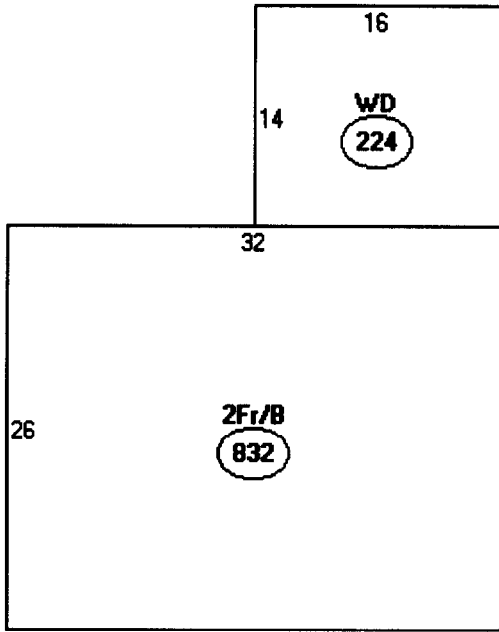
Picture Sketch

[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: 2Fr/B
832 sqft

B: WD
224 sqft

> 1056
80 shed

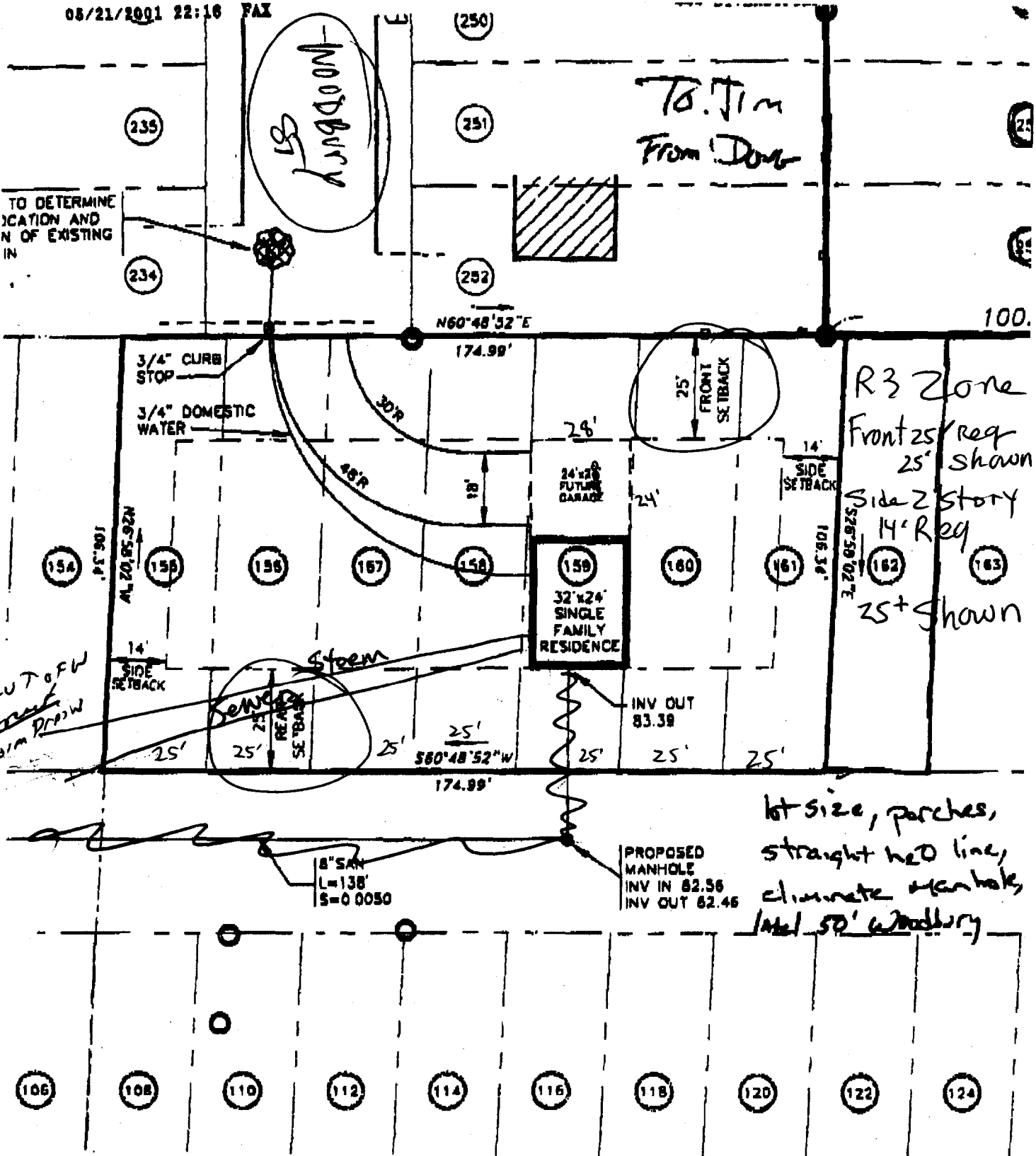
1136
1622 new garage

1,808

OK

18,606
x 25%

4,651 SF



TO DETERMINE LOCATION AND DEPTH OF EXISTING UTILITY LINES

To Jim From Don

R3 Zone
 Front 25' req
 25' shown
 Side 2 story
 14' req
 25+ shown

Elev T of W
 Elevation
 Station
 25'

lot size, porches,
 straight h2O line,
 eliminate manholes
 1st 50' Woodbury

239-2852

Date:	Mar 2001
Job No:	309
Scale:	1" = 30'
Sheet:	54.100

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 123
 28 Main Street
 Gray, ME 04039

207-657-0810
 FAX 207-657-0713
 E-Mail: gpa@maine.net

Drawing Name:	Lo
Project:	WOOL

WOODBURY Street