

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 051084

Please Read Application And Notes, If Any, Attached

This is to certify that Russo James G &/Owner  
has permission to build 704 sq foot garage attached to single family residence  
AT 30 Hampton St 339 C011001

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 altered or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**  
OTHER REQUIRED APPROVALS  
SEP 16 2005  
**CITY OF PORTLAND**  
Department Name

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

*[Signature]* 9/16/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING PERMIT**

*Need 2x8's over garage door -  
How many angle irons in wall?*

**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: 05-1084	Issue Date: <b>SEP 16 2005</b>	CBL: 339 C011001
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<b>Location of Construction:</b> 30 Hampton St	<b>Owner Name:</b> Russo James G &	<b>Owner Address:</b> 30 Luke St	<b>Phone:</b> 888-9870
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-3

<b>Past Use:</b> single family home	<b>Proposed Use:</b> single family home with attached 704 sq ft garage	<b>Permit Fee:</b> \$183.00	<b>Cost of Work:</b> \$18,000.00	<b>CEO District:</b> 5
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group: <i>R23/4</i> Type: <i>SE</i> <i>IRC 2003</i>	
		<b>Signature:</b>	<b>Date:</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				

<b>Permit Taken By:</b> jharris	<b>Date Applied For:</b> 08/05/2005	<b>Zoning Approval</b>	
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<b>Special Zone or Reviews</b> <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: <i>9/16/05</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>9/16/05</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

# 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A 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

X James G. Ruess  
Signature of Applicant/Designee

9/16/05  
Date

[Signature]  
Signature of Inspections Official

9/16/05  
Date

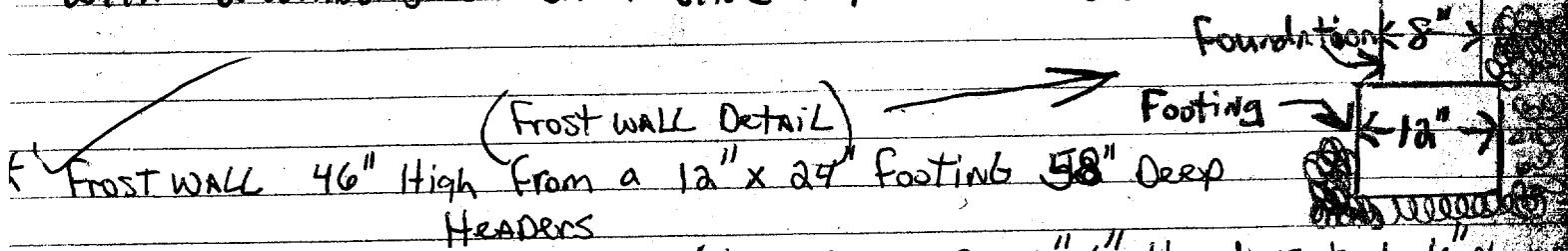
CBL: 339-C-11

Building Permit #: 05-1084

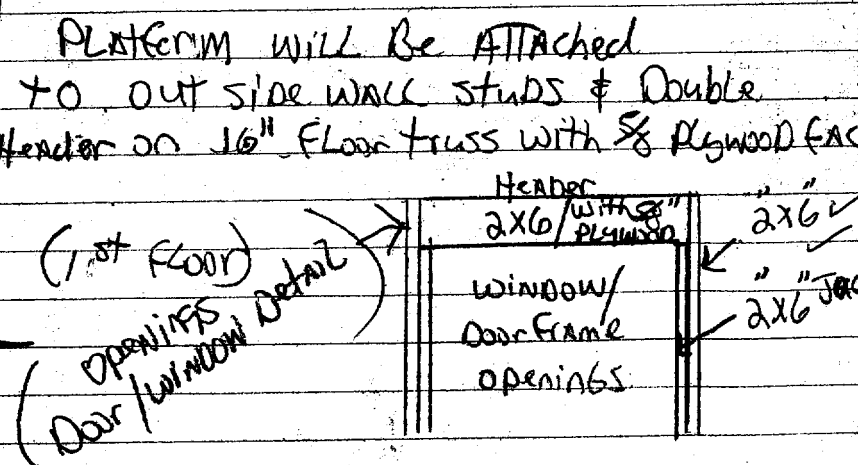
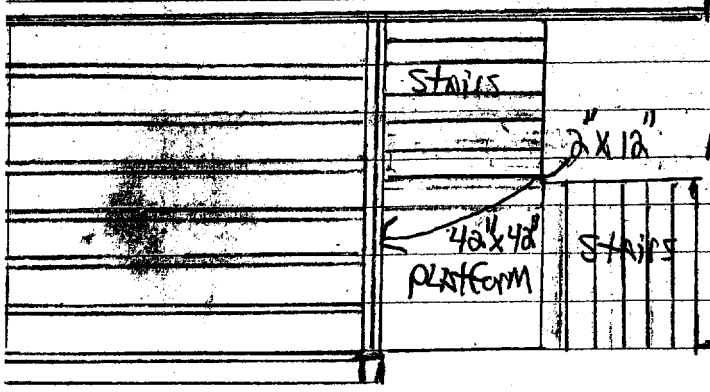
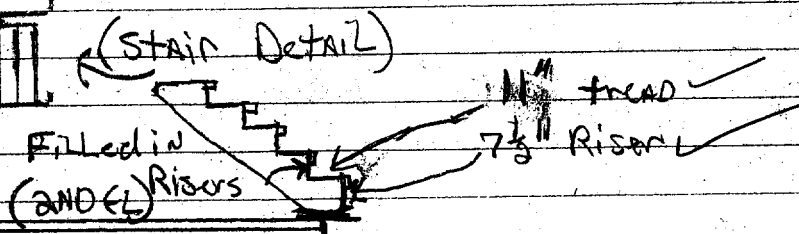
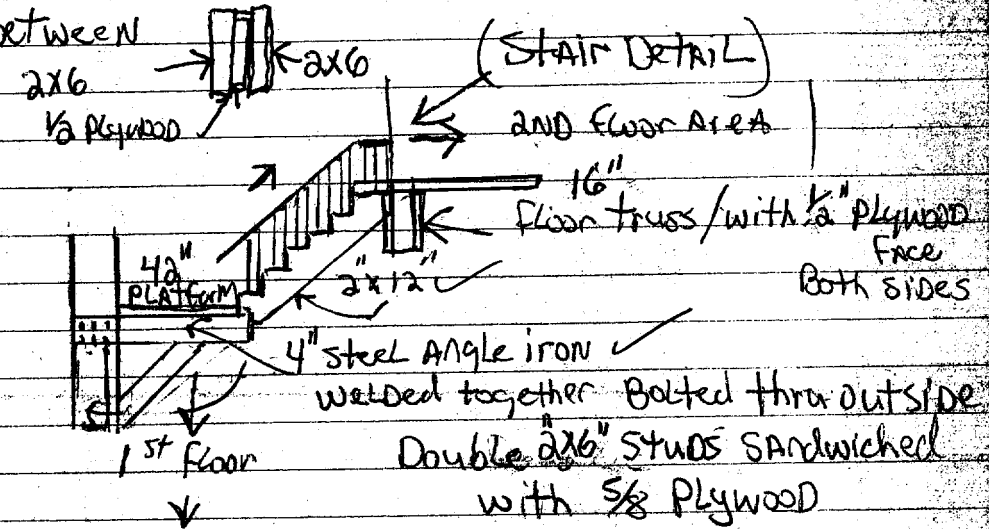
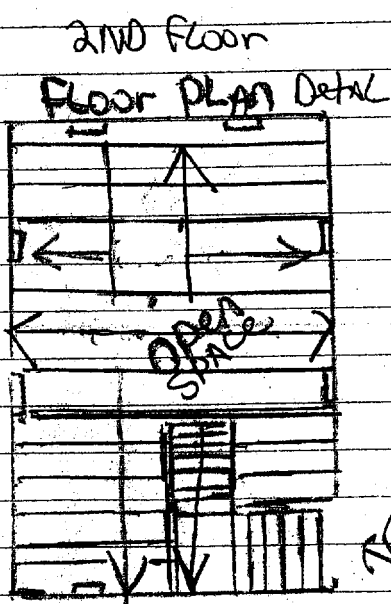
30 HAMPTON ST

JAMES RUSSO 30 LUKE ST PORTLAND, ME 04103

BUILD A 22' WIDE X 32' LONG GARAGE ATTACHED TO HOUSE  
APP 29'4" TALL WITH A FULL ROOM UP STAIRS  
FRONT SIDE OF GARAGE WILL HAVE A 3'x6'8" ENTRANCE DOOR  
& A 8'x12' GARAGE DOOR, REAR OF GARAGE WILL HAVE A 3.6'x6.8' OUT  
DOOR WITH 18"x2' SLIDER WINDOWS ON 1<sup>ST</sup> FLOOR AND 2 28"x36" ON  
2<sup>ND</sup> FLOOR ON FRONT & REAR OF BUILDING FOR A TOTAL OF 8  
WITH 2 WINDOWS ON EACH SIDE TOP FLOOR 28"x45"



ALL DOORWAYS & WINDOWS WILL HAVE 2-2"x6" HEADERS + 1-1/2" Plywood sheathing sandwiched between



Prmt

Text93

35804

Constr Type

New

Num1

51084

Permit Nbr 05-1084

Location of Construction

30 Hampton St

Appl. Date 08/05/2005

Status Hold

Permit Type

Additions - Dwellings

Issue Date

CBL 339 C011001

District Nbr

5

Estimated Cost

\$18,000.00

Date Closed

Comment Date

Comment

08/24/200

spoke w/ owner - need better frost wall p[lan], floor plans, stair details, better framing details.

Name

tmm

Follow Up Date

Completed

CreatedBy

harris

ModDate

08/24/2005

*James Russo  
 Cell Phone 252 962 1414  
 878 9870  
 Home*

# 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.

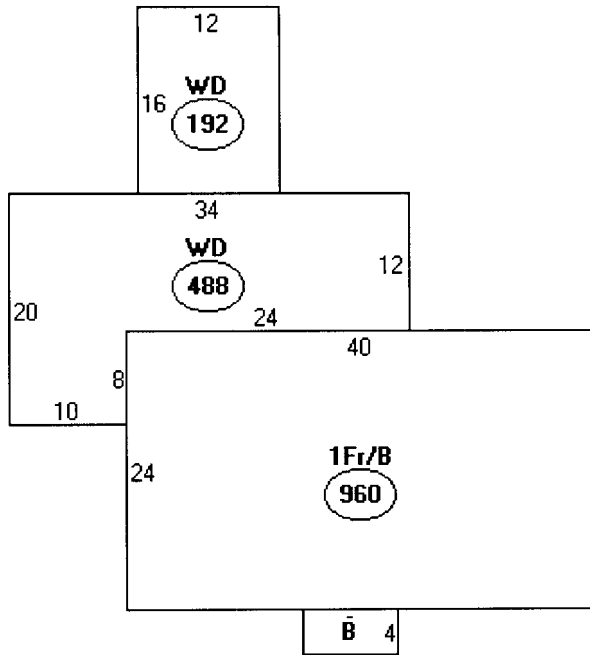
Also Known As: 30 HAMPTON ST.

Location/Address of Construction: 30 Luke St Portland, Maine		
Total Square Footage of Proposed Structure 704 SF	Square Footage of Lot 17'267 SF	
Tax Assessor's Chart, Block & Lot Chart# 339 Block# E Lot# 11-12-2021	Owner: JAMES RUSSO	Telephone: 878-9870
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ 18000.00 Fee: \$ 188.00
Current use: HOME SF		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: Adding an Attached Garage 704 SF		
Project description:		
Contractor Name, Address & Telephone: DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	JAMES RUSSO 30 LUKE ST 878-9870	
Who should we contact when the permit is ready:	JAMES RUSSO	
Mailing address: AUG 5 2005		
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: Cell 852 6601		

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.

Signature of applicant: James	Date: 8/3/05
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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



Descriptor/Area

- A 1Fr/B  
960 sqft
- B WD  
32 sqft
- C WD  
488 sqft
- D:WD  
192 sqft

1672  
120  
1024  
-----  
2816

17230  
x 390/10  
-----  
6030  
- 2816  
-----  
3214  
100

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 0011001
Location	30 HANPTON ST
Land Use	SINGLE FAMILY
Owner Address	RUSSO JAMES G 8 RHONDA RUSSO JTS 30 LUKE ST PORTLAND ME 04103
Book/Page	21819/252
Legal	339-C-11-12-20-21 HAMPTON ST LUKE ST BROADWAY 17230 SF

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$45,620	\$101,250	\$146,870

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
\$71,700	\$133,500	\$205,200

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1980	Raised Ranch	1	1340	0.396	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	2000	10X12	C	A
GARAGE-WD/CB	1	2002	32X32	C	A

**Sales Information**

Date	Type	Price	Book/Page
09/24/2004	LAND + BLDING	\$2027000	21819-252
01/31/2002	LAND	\$5,500	17267-288

**Picture and Sketch**

Picture                      Sketch                      Tax Map

[Click here](#) to view Tax Roll Information.

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

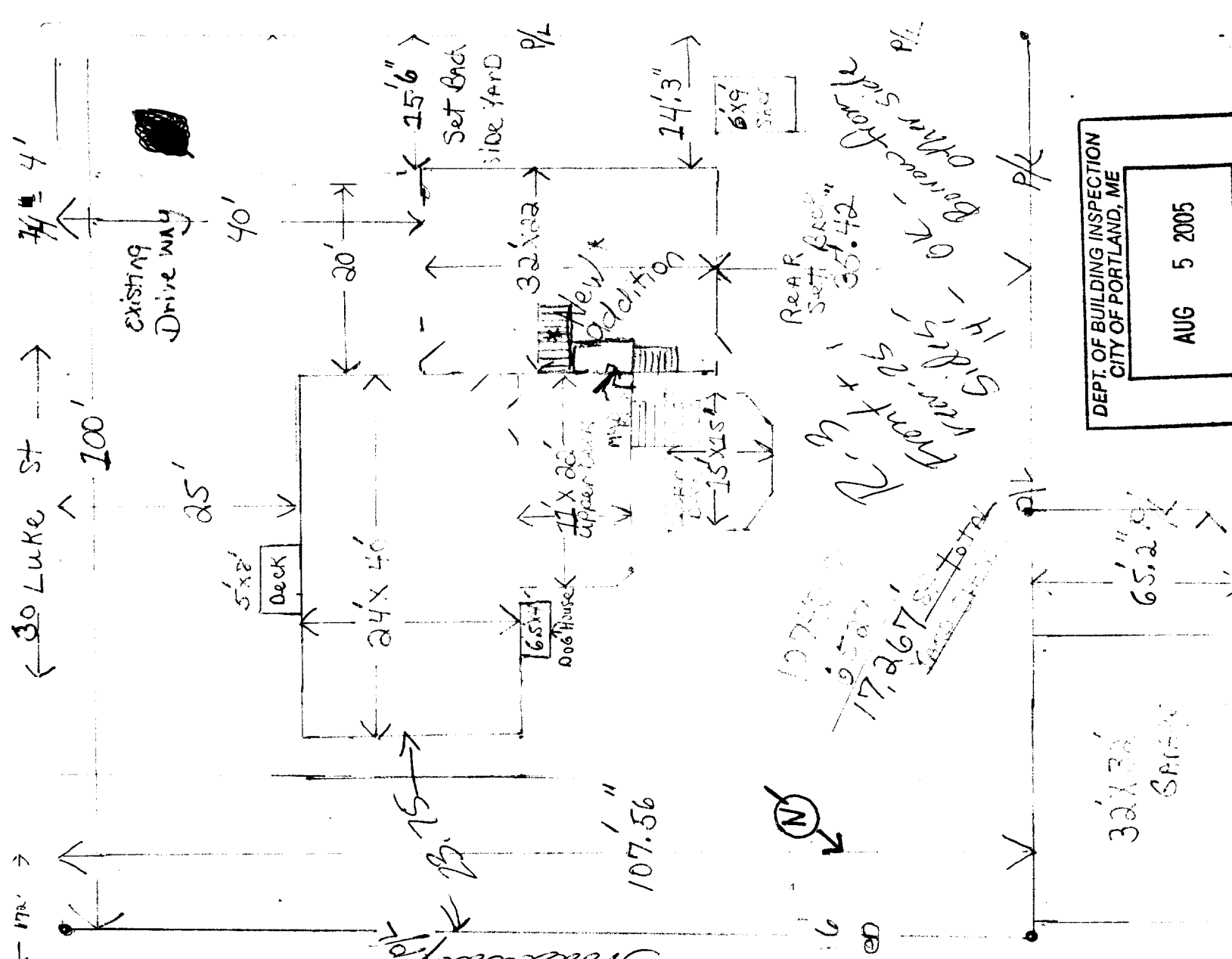


TOTALS = FRONTAL EXPOSED =  
 House 24' x 40' = 960 SF  
 Deck 6.5' x 4' = 26 SF  
 UPPER DECK 11' x 22' = 242 SF  
 LOWER DECK 15' x 15' = 225 SF  
 SHED 6' x 9' = 54 SF  
 SHED 12' x 16' = 192 SF  
 GARAGE 32' x 22' = 1084 SF

USING TOTAL SF → 2763 SF  
 New Addition 1704 SF  
 New total SF → 3467 SF  
 TOTAL YARD SF → 17267 SF  
 AVAILABLE SF → 4316.4 SF  
 LEAVING → 2791.4 SF EXCESS

\* ALL NEW UNCL. LEADING FROM BRINGS & STAIR WELLS WILL BE SHEET ROCKED WITH FIRE RATED SHEET ROCK WITH FIRE RATED STEEL DOOR AT TOP OF STAIRWAY

339 C011



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 AUG 5 2005

J Russo

30 Luke St



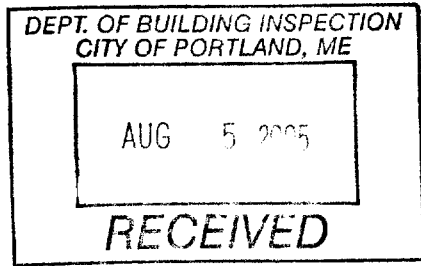
↑  
22' x 40' Drive way  
↓

Existing  
Foundation

Foundation Plan

8" Foundation wall →

32'

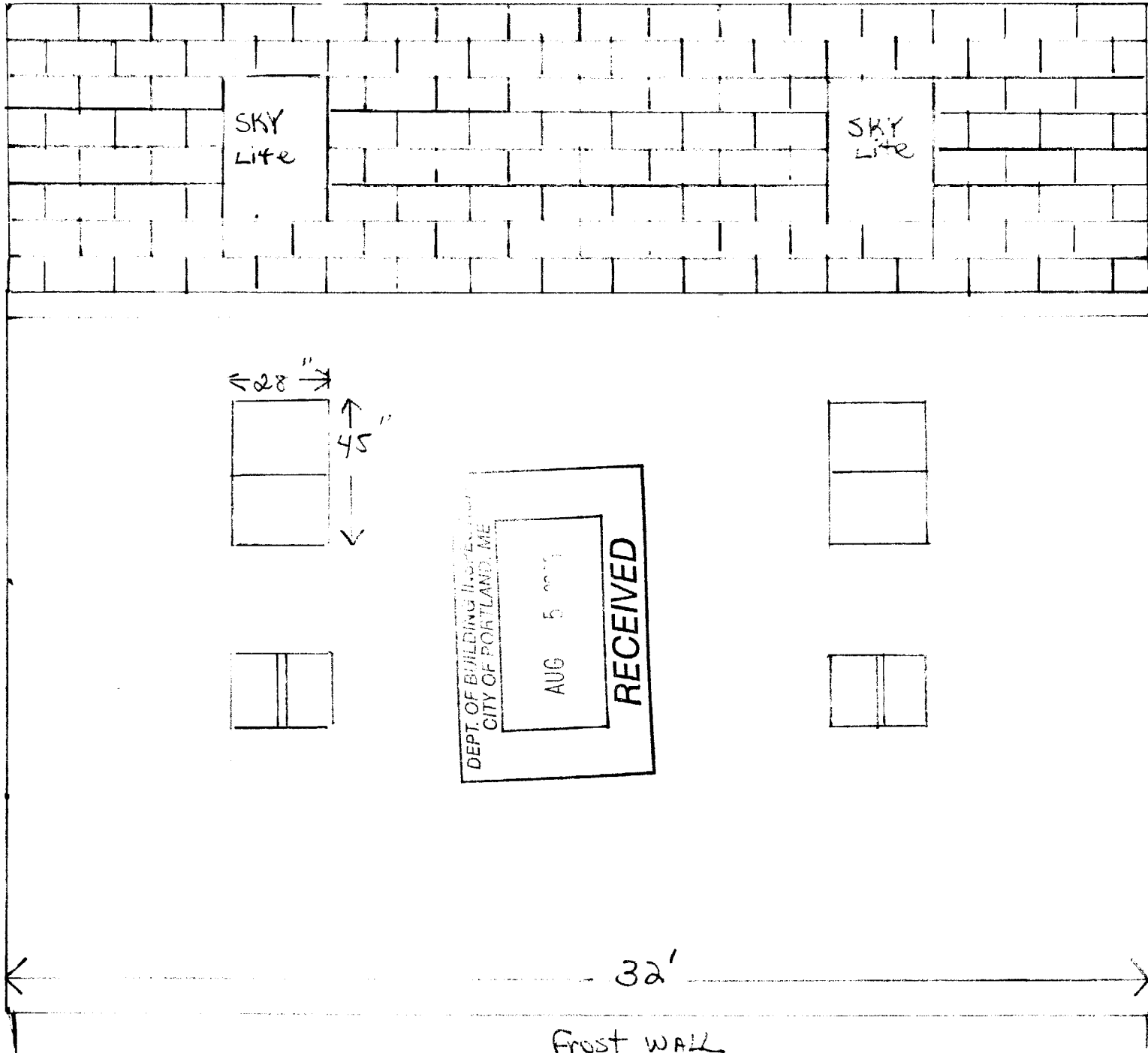


← 22' →

339 C 011

Side view

Russo 30 Luke St, Portland



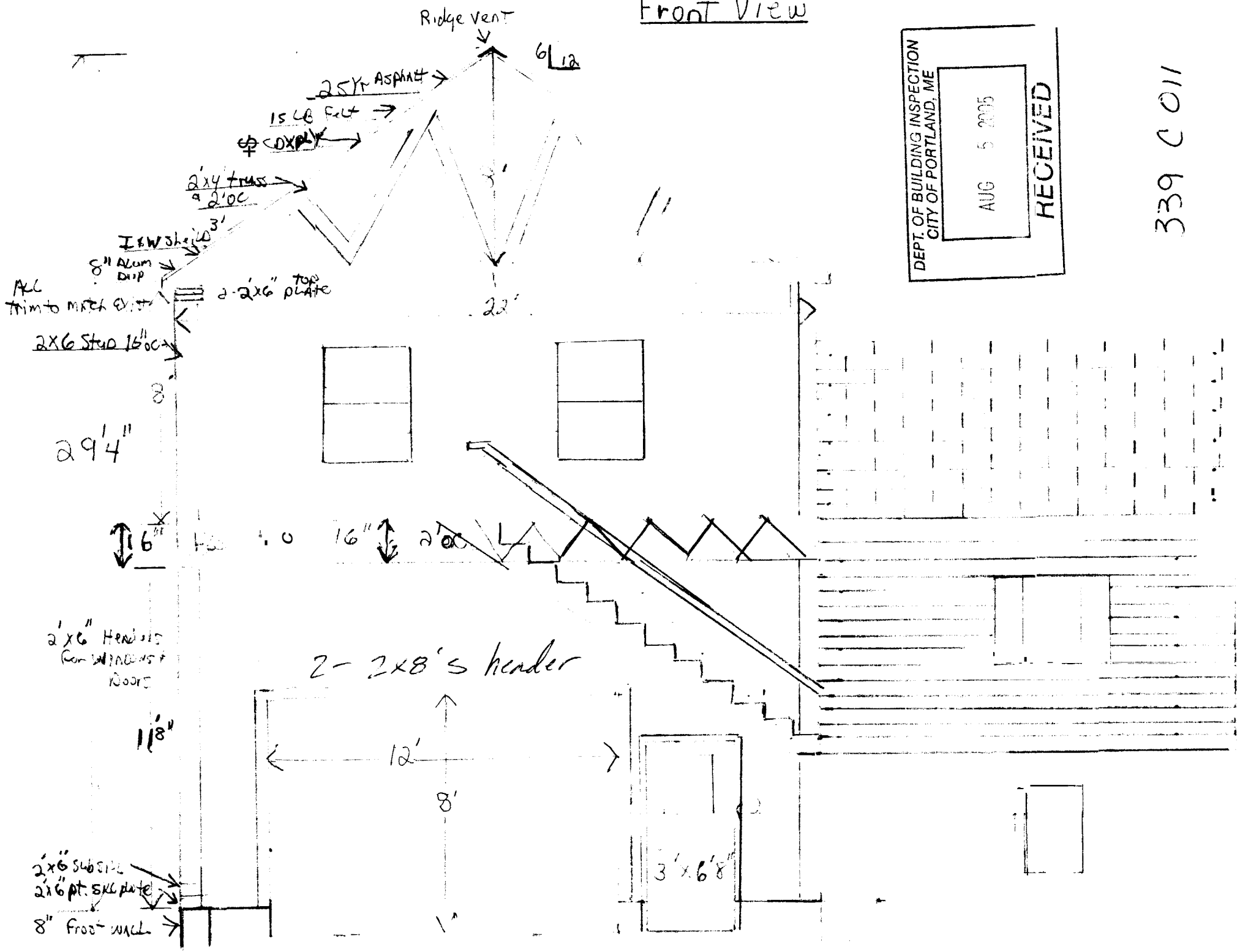
-a

339 C 11

29'4

Frost WALL

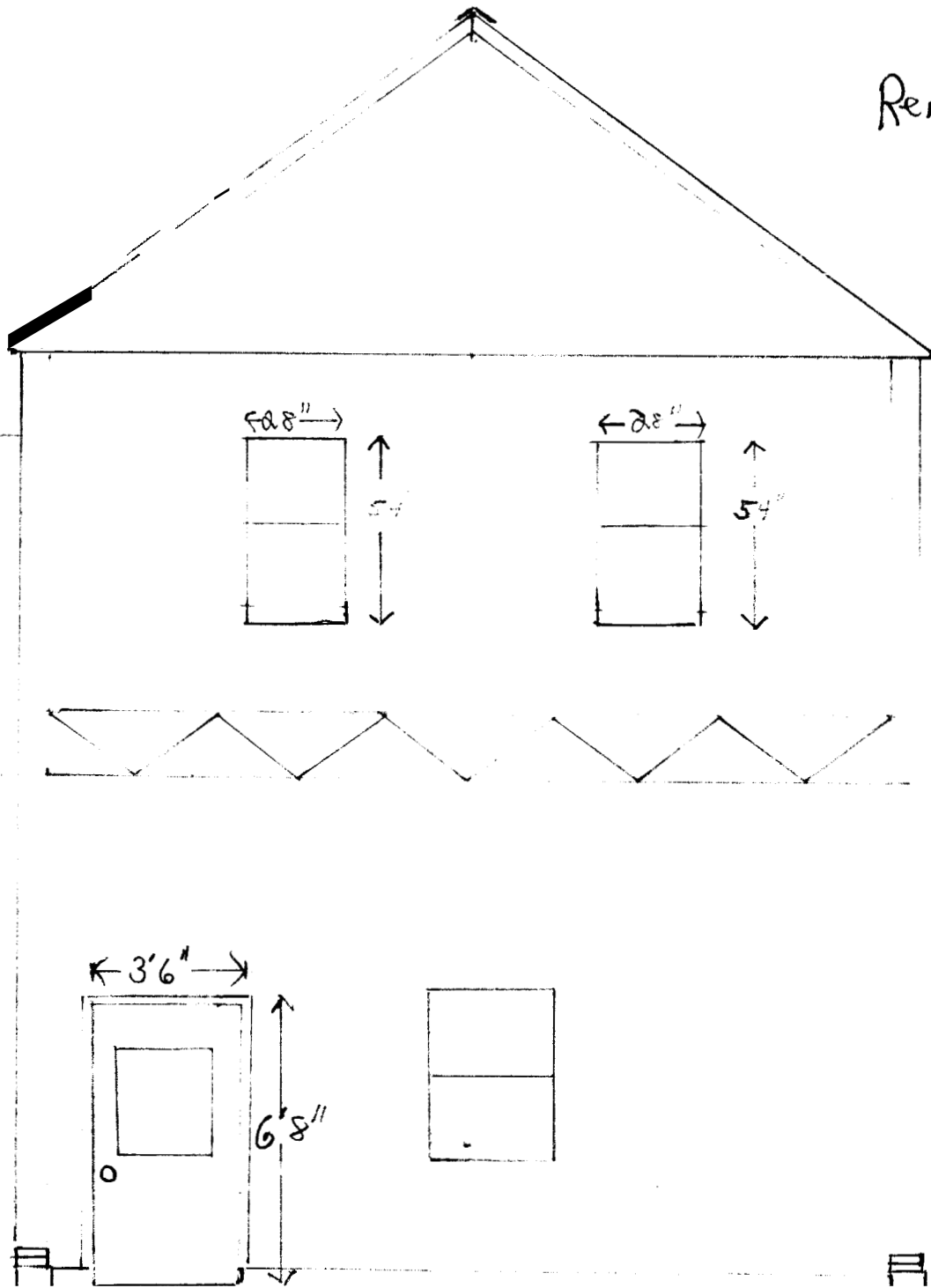
Front View



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 AUG 5 2005  
 RECEIVED

339 C 011

Rear View



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
AUG 3 1937  
RECEIVED

1107 FCC



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

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

<b>Permit No:</b> 05-1084	<b>Date Applied For:</b> 08/05/2005	<b>CBL:</b> 339 C011001
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<b>Location of Construction:</b> 30 Hampton St	<b>Owner Name:</b> Russo James G &	<b>Owner Address:</b> 30 Luke St	<b>Phone:</b> ( ) 878-9870
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> single family home with attached 704 sq ft garage	<b>Proposed Project Description:</b> build 704 sq foot garage attached to single family residence
---	--

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 09/16/2005  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 09/16/2005  
**Note:**      **Ok to Issue:**

**Comments:**

9/16/2005-tmm: met w/owner - ok to issue

8/24/2005-tmm: spoke w/ owner - need better frost wall plan, floor plans, stair details, better framing details.

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

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

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<b>Note:</b>				
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<b>Note:</b>				

**Comments:**  
 9/16/2005-tmm: met w/owner - ok to issue  
 8/24/2005-tmm: spoke w/ owner - need better frost wall p[lan, floor plans, stair details, better framing details.



\* 9/16/05 - OK to issue - Still need design on angle irons - went over w/owner. AM.

10/3/05 Footings/Gettrucks - ok - Spoke w/owner/builder Re: angle-  
iron design - he said they have been given to T. Munson  
(P)

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 051084

Please Read Application And Notes, If Any, Attached

This is to certify that Russo James G &/Owner

has permission to build 704 sq foot garage attached to single family residence

AT 30 Hampton St CBL 339 C011001

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 lathed or otherwise closed-in. 24 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

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Aug 5 20 05

Received from James Russo

Location of Work 30 huke St (30 Hampton)

Cost of Construction \$ 18000.00

Permit Fee \$ 183.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 339 C 11

Check #: 874

Total Collected \$ 183.00

**THIS IS NOT A PERMIT**

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Donna  
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

RECEIVED  
AUG 5 2005  
CITY OF PORTLAND, ME



# CITY OF PORTLAND, MAINE

Department of Building Inspections

Aug 5 2005

Received from

James Russo

Location of Work

30 Luke St (30 Hampton)

Cost of Construction

\$ 18000.00

Permit Fee

\$ 183.00

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

339 C 11

Check #:

874

Total Collected \$

183.00

## THIS IS NOT A PERMIT

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