

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAR 23 2004
Permit Number: 04028
CITY OF PORTLAND

This is to certify that Delmonte Terry M Jr &/D. Buddy Pike Jr.
has permission to Add full shed dormer w/ 3' overhang on 1st and 2nd floors 270 SF for new bedroom/bath
AT 24 Arthur St Portland, OR 97203 340 D014001

provided that the person or persons performing or supervising the work 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 is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE 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

Jamie Bonke 3/23/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 04-0283	Issue Date: MAR 23 2004	CBL: 340 D014001
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Location of Construction: 24 Arthur St	Owner Name: Delmonte Terry M Jr &	Owner Address: 24 Arthur St	Phone: 878-3453
Business Name:	Contractor Name: D. K. Buddy Pike Jr.	Contractor Address: 2 Poplar Street Old Orchard	Phone 2079342545
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/shed dormer	Permit Fee: \$141.00	Cost of Work: \$10,000.00	CEO District: 5	65725F
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Proposed Project Description: Add full shed dormer w/ 3' cantilever on rear to expand 2nd floor 270 SF for new bedroom/bath	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB baa 1499 Signature: JMB 3/23/04
	Signature: _____ Date: _____	

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: 03/23/2004	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 3/23/04	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 w/conditions see 14-426(a) 80% expansion setback reduction</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0283	Date Applied For: 03/23/2004	CBL: 340 D014001
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Location of Construction: 24 Arthur St	Owner Name: Delmonte Terry M Jr &	Owner Address: 24 Arthur St	Phone: () 878-3453
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/shed dormer	Proposed Project Description: Add full shed dormer on rear to expand 2nd floor for bedroom/bath
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 03/23/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Sec. 14-433 allows a reduction in setback if the applicable setback cannot be met. For a 2 story building a 14' side setback is required. The addition of a 3' overhang is approved based on the lack of headroom in the second floor and the necessary width to allow an average bathroom and additional bedroom.</p> <p>2) Sec. 14-436(a) allows an 80% expansion when legally non-conforming to setbacks. This dormer addition adds 270 SF which is 38% of the first floor of 720 SF.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 03/23/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Design load specs and fastening are required to be submitted to this office for the engineered LVL floor joists to carry the cantilever.</p> <p>2) Separate permits are required for any electrical or plumbing work.</p> <p>3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			


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.

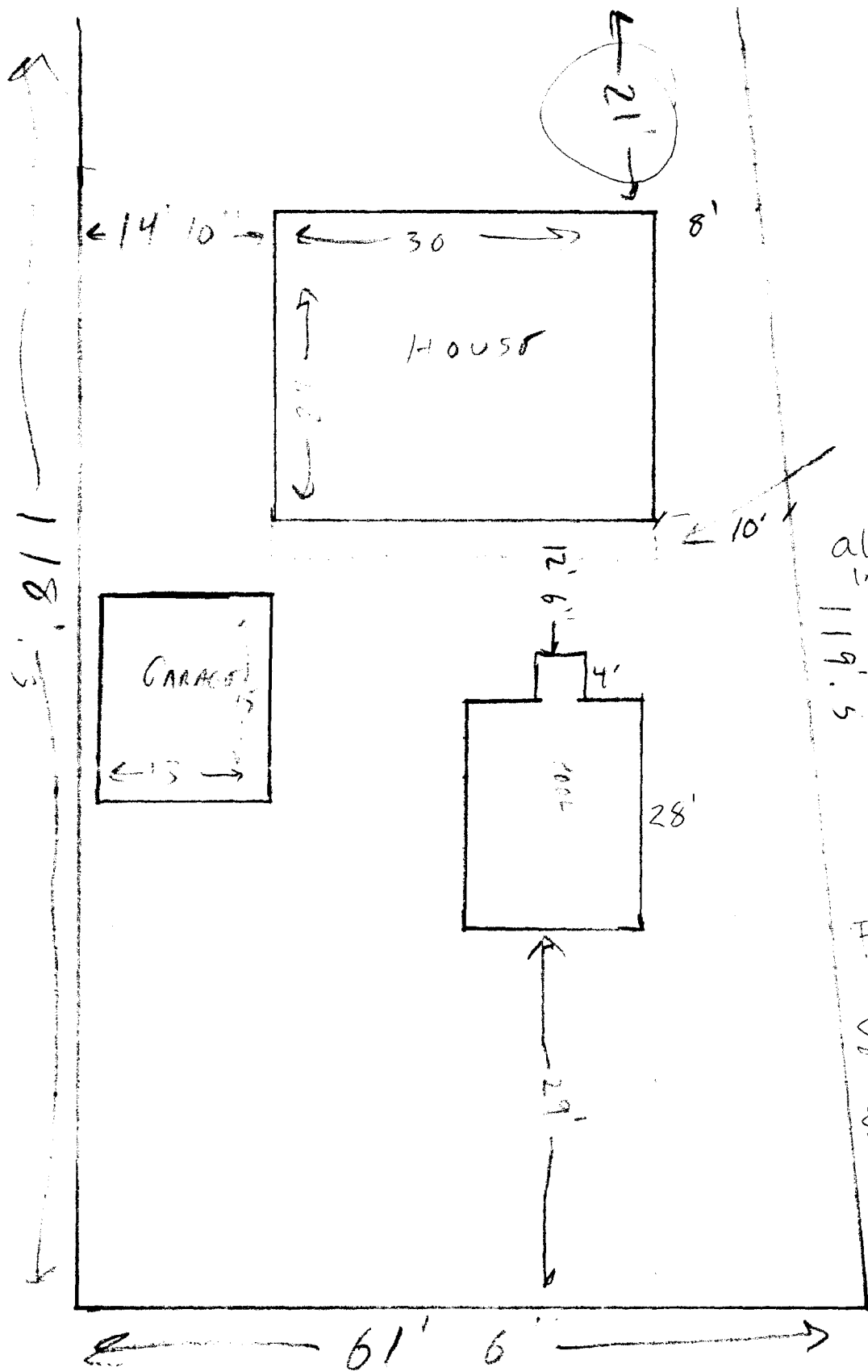
Location/Address of Construction: <u>24 ARTHUR ST.</u>		
Total Square Footage of Proposed Structure <u>270 SF of corner addition</u>	Square Footage of Lot <u>6500 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>D</u> Lot# <u>14</u>	Owner: <u>TERRY DELMONTE</u>	Telephone: <u>207-878-3453</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>TERRY DELMONTE</u> <u>24 ARTHUR ST</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>111.00</u>
Current use: <u>PRIMARY RESIDENCE SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: _____		
Contractor's name, address & telephone: <u>D.K. BUDDY PIKE JR.</u> (207)-934-2545 <u>2 POPPAN ST.</u> <u>CLD ORCHARD, ME 04064</u>		
Who should we contact when the permit is ready: <u>TERRY DELMONTE</u>		
Mailing address: <u>24 ARTHUR ST.</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: 207-878-3453		

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>3/23/04</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



3' OVERHANG OF DORMER

Sec. 14-433 allows a reduction in setback to min. 5' if required setback cannot be met

119' 5"

R3 Zone

Front 25' Req

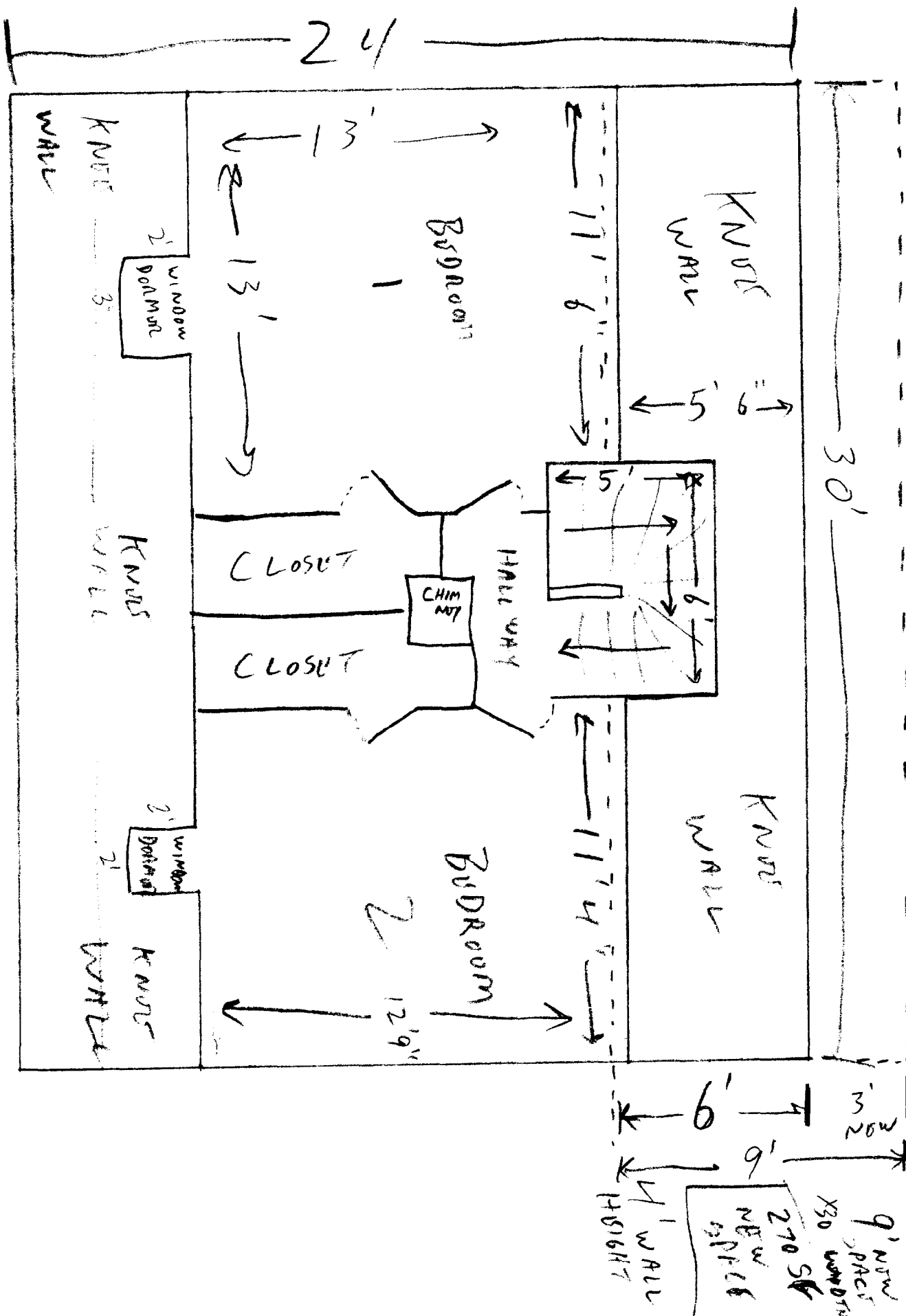
21' Shown

Sec. 14-436(b) allows an 80% Expansion if legally non-conforming to setbacks.

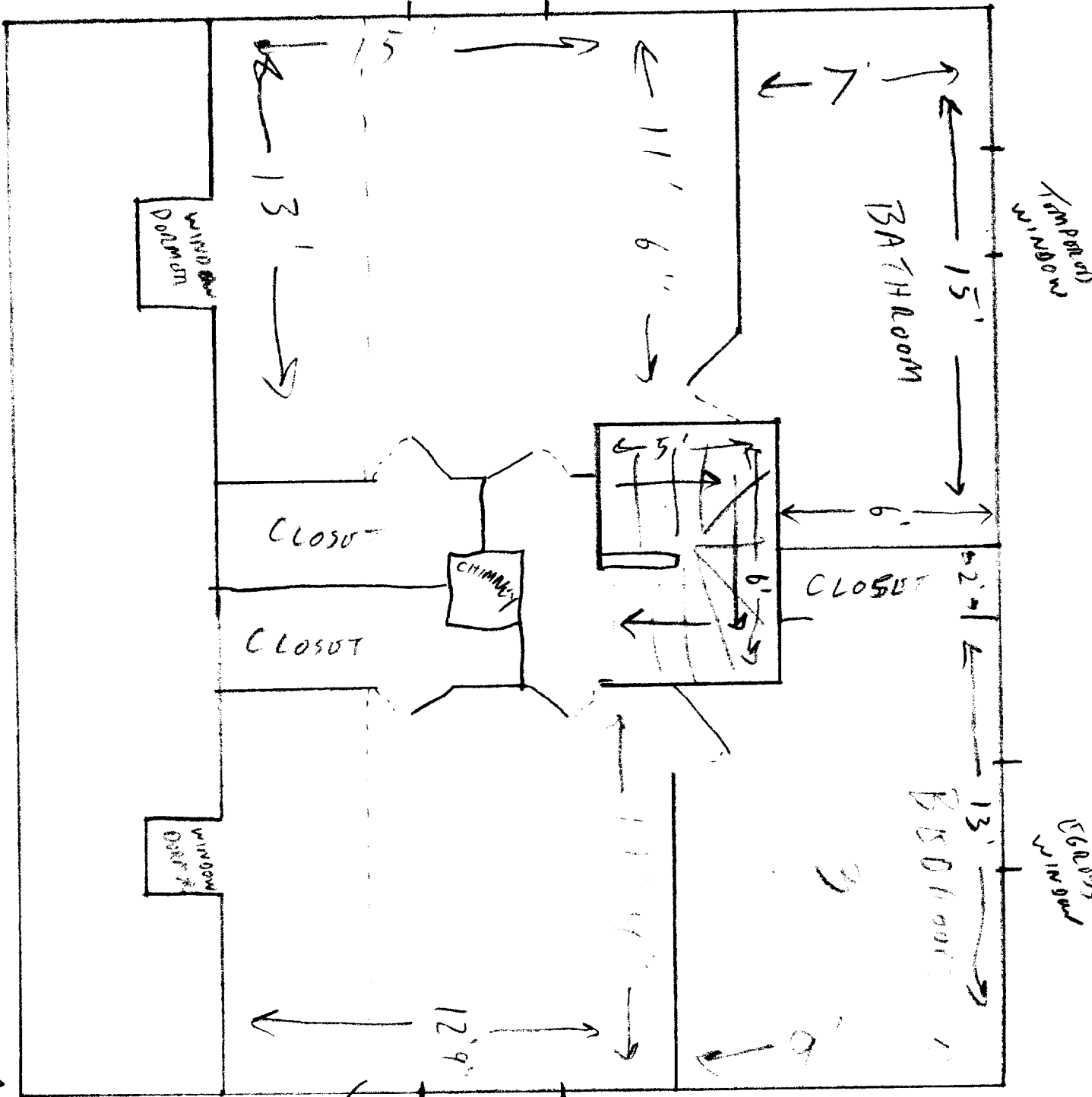
Rear 25' Req

60' Shown to new overhang

1/32" = 3' scale



AS OF
 3/23/04



EXISTING WINDOW

EXISTING WINDOW

EXISTING WINDOW

EXISTING WINDOW

Ceiling HT

AFTON

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.

3/23
2 PM
Terry
04-0283
R3

Current Owner Information

Card Number 1 of 1
 Parcel ID 340 D014001
 Location 24 ARTHUR ST
 Land Use SINGLE FAMILY
 Owner Address DELMONTE TERRY M JR & JENNIFER M JTS
 24 ARTHUR ST
 PORTLAND ME 04103
 Book/Page 10517/250
 Legal 340-D-14
 ARTHUR ST 24-26

6572 SF OK

Valuation Information

Land \$31,620 Building \$63,100 Total \$94,920

Property Information

Year Built 1953	Style Cape	Story Height 1	Sq. Ft. 1006	Total Acres 0.151
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1953	12X20	D	G
POOL-PREFAB	1	2002	14X28	C	A
PLASTIC LINER					

Sales Information

Date 01/15/1993	Type LAND + BLDING	Price \$94,900	Book/Page 10517-250
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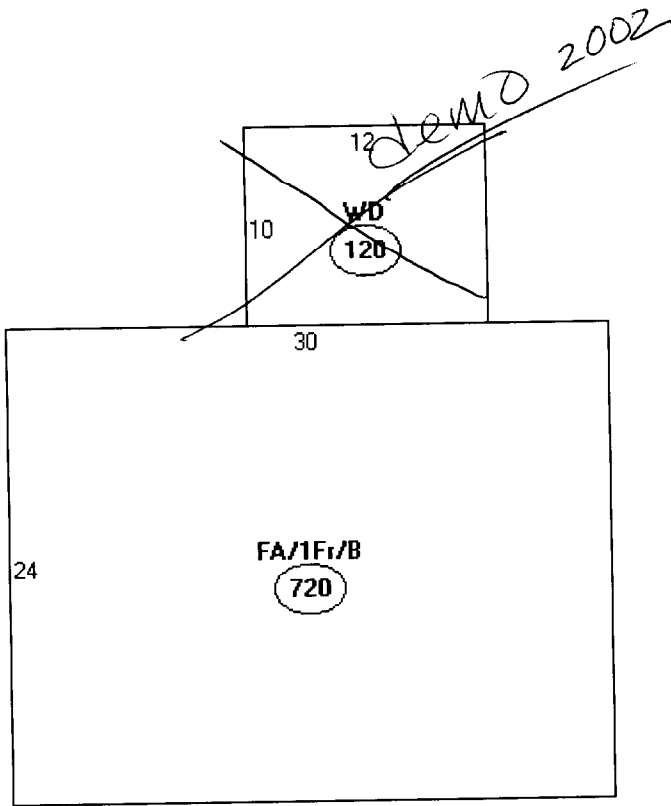
Picture and Sketch

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: FA/1Fr/B
720 sqft

~~B: WD
120 sqft~~

720
x 80%

576 SF allowed

Lot = 6572

x .25

1,643

720

+ 240

960

90 overhang

1,050 SF

OK

Dormer 9 x 30 = 270 SF
= 38%

32.5 SF

in Second Floor

which is over 2/3 of first Floor foot print

@ 475.2



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.

NA **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: 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.

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

[Signature]
Signature of Applicant/Designee

3/23/04
Date

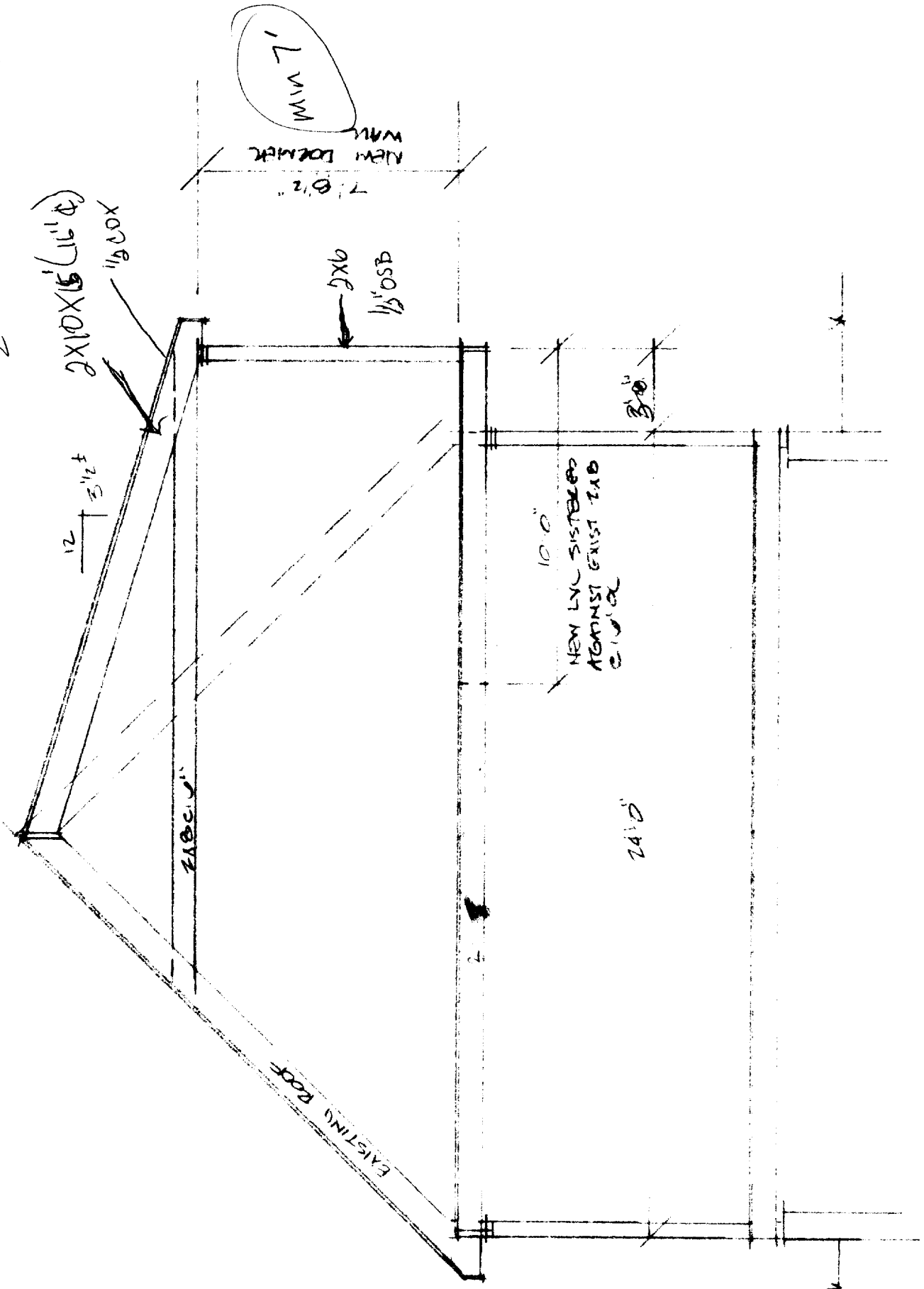
[Signature]
Signature of Inspections Official

3/23/04
Date

CBL: 340-D-14

Building Permit #: 04-0283

2x10 of 15'1" max span



Cross SECTION

1/4" = 1'-0"

SIDE ELEVATION
1/4" = 1'-0"

