

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

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

Permit No: 04-1867	Issue Date: JAN 12 2005	CBL: 53 D003001
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Location of Construction: 312 Palmer Ave	Owner Name: Mccallum Richard &	Owner Address: 312 Palmer Ave	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family add 2 dormers to existing garage	Permit Fee: \$156.00	Cost of Work: \$14,246.00	CEO District: 5
Proposed Project Description: ( 2 ) 12x11 dormers to existing garage.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 1/11/05	
		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: dmartin	Date Applied For: 12/29/2004	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>OK</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 1/11/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>JMB</i></p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that McCallum Richard &/Home Center

has permission to (2) 12x11 dormers to existing garage.

At 312 Palmer Ave

353 D003001

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 of Oregon 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 permit procured before this building or structure is occupied. NO 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

### PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

*Carrie Burke 1/11/05*

PERMIT ISSUED

Permit Number: 041867

JAN 12 2005

CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
RECEIVED  
FEB 28 2008

# All Purpose Building Permit Application

If you or the property owner owns 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: 312 Palmer Ave Port.

Total Square Footage of Proposed Structure: 260 sq  
 Square Footage of Lot: 13800 sq + or -

Tax Assessor's Chart, Block & Lot: Chart# 353 Block# D Lot# 3  
 Owner: Richard McCallum Telephone: 878 0756

Lessee/Buyer's Name (if Applicable):  
 Applicant name, address & telephone: SKURKA Builders 13 MAZAR ST PORTMOUTH ME 04105  
 Cost Of Work: \$ 14246.00 Fee: \$ 156.00

Current use: Garage MTIC  
 If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_  
 Proposed use: Deniers front & back BED Rooms  
 Project description: 12' x 11' & x Deniers - above garage -

Contractor's name, address & telephone:  
 Who should we contact when the permit is ready: MILIE SKURKA 650 6938  
 Mailing address: 13 Mazar St Portmouth ME 04105  
 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: 650 6938

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: [Signature]  
 Date: 12/29/04

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.

[Handwritten initials]

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

*R3*

Card Number 1 of 1  
 Parcel ID 353 D003001  
 Location 312 PALMER AVE  
 Land Use SINGLE FAMILY  
 Owner Address MCCALLUM RICHARD & SANDRA H JTS  
 312 PALMER AVE  
 PORTLAND ME 04103  
 Book/Page 13711/226  
 Legal 353-D-3  
 PALMER AVE 310-316  
 18416 SF  
 Valuation Information  
 Land \$30,030  
 Building \$91,780  
 Total \$122,010

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	Condition
1969	Cape	1.5	1344	0.423	3	2	1	6	None	Full	Full

Sales Information

Date	Type	Price	Book/Page
10/01/1989	LAND + BLDING	\$111,000	13711-226
10/01/1989	LAND	\$34,000	

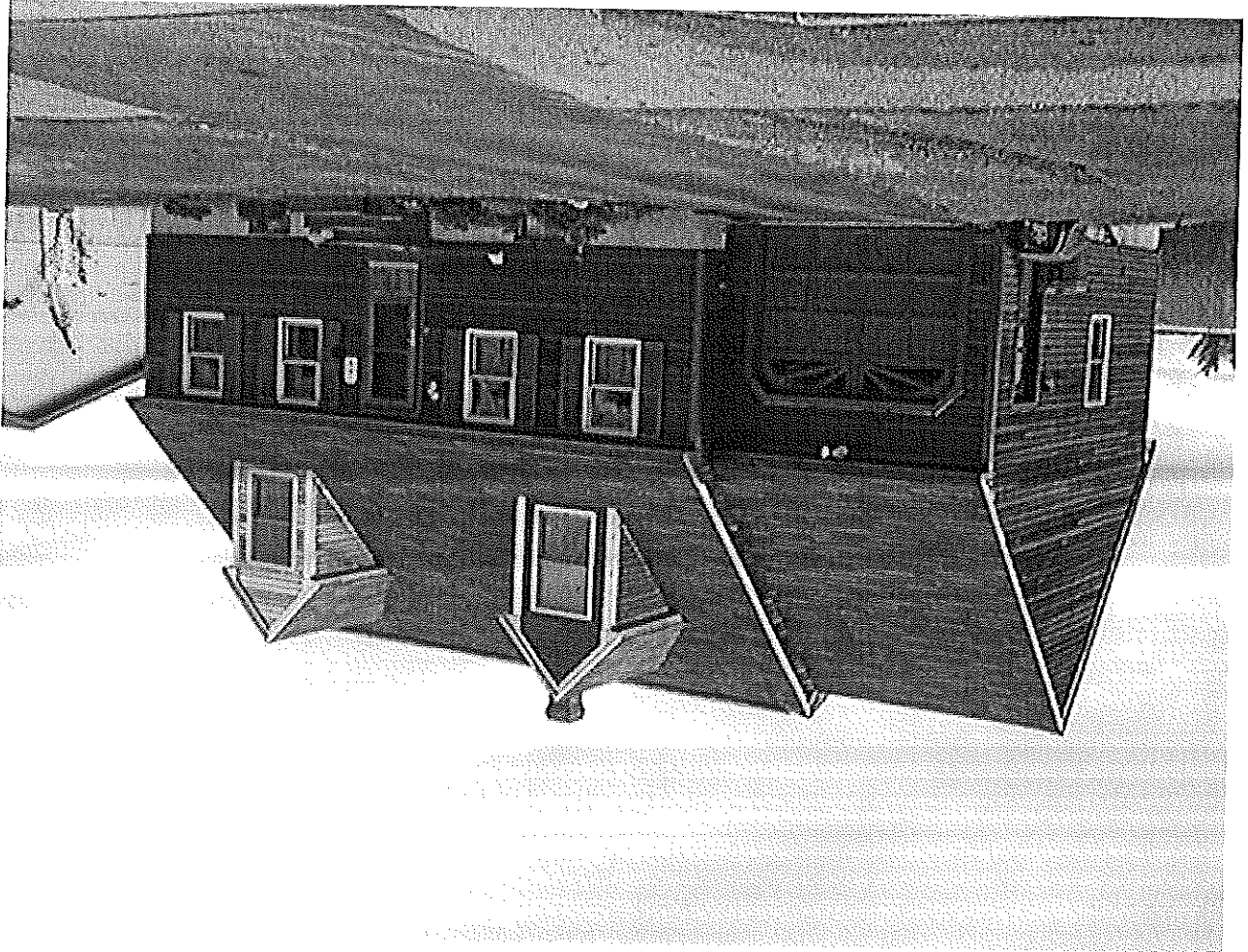
Picture and Sketch

Picture Sketch Tax Map

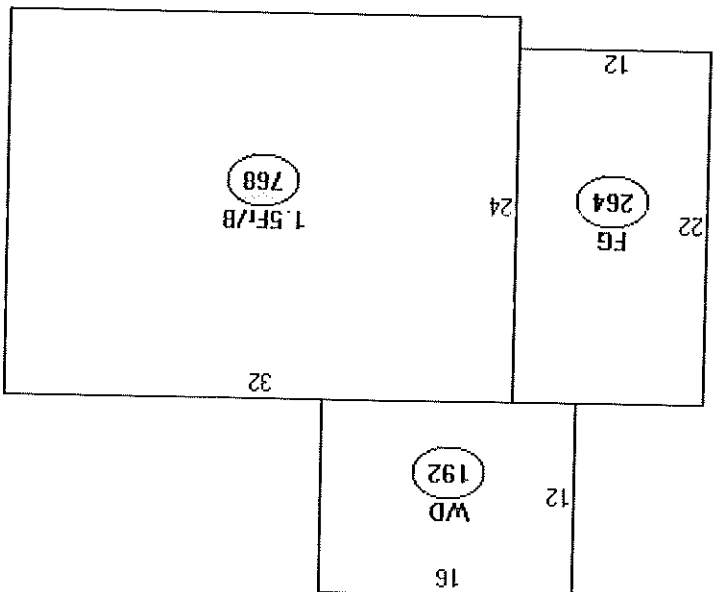
Click here to view Tax Roll Information.

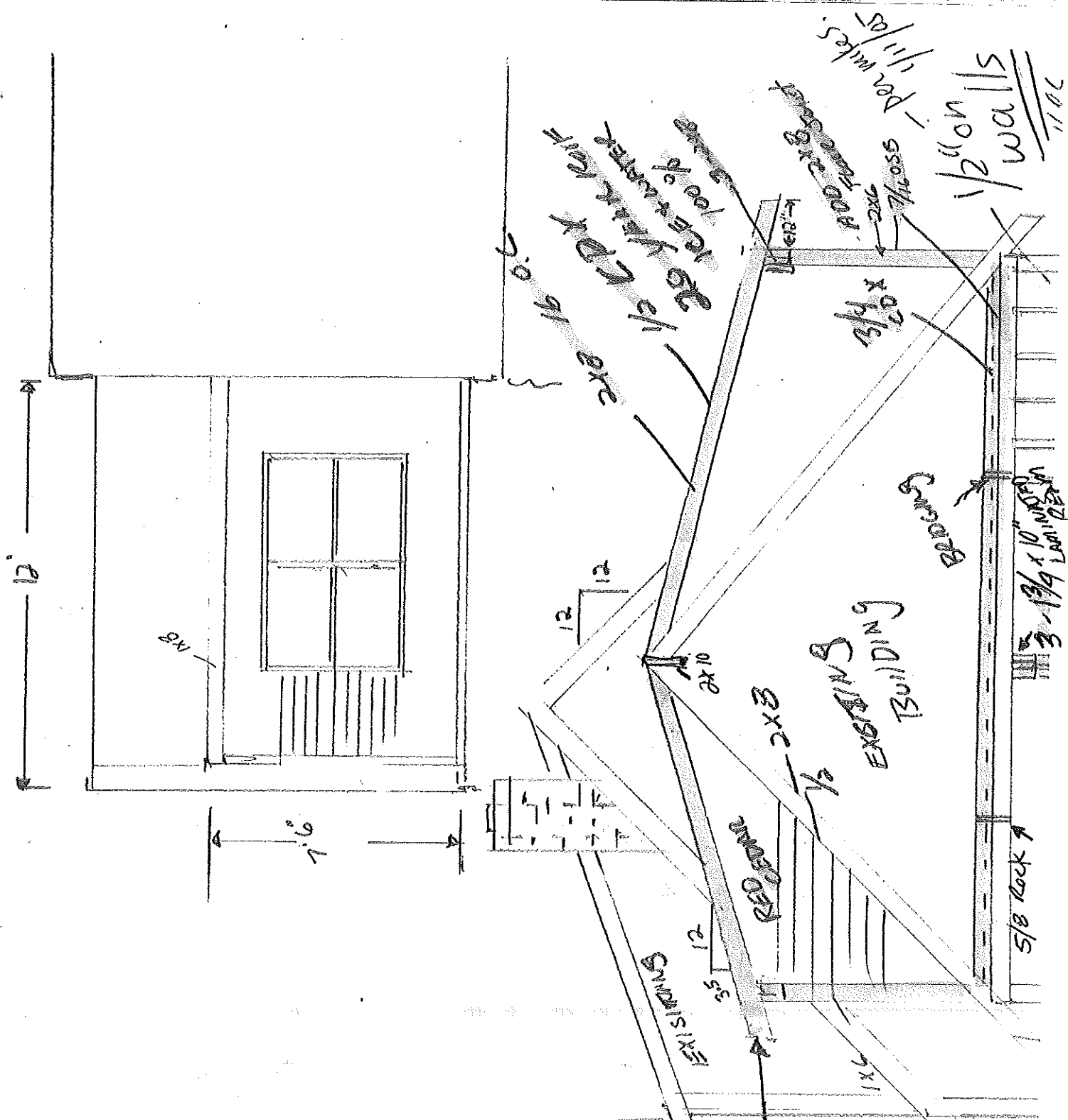
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search



Descriptor/Area  
 A: 1.5Ft/B 788 sqft  
 B: FG 264 sqft  
 C: WD 192 sqft





1/2" on walls  
11/02  
Per wifes.  
11/11/05

2x6  
100% dry water  
2x6  
100% dry water

BRACING  
3-1 3/4 x 10" NIPED LAMINATED

EXISTING BUILDING

REDWOOD

EXISTING

5/8 Rock

FRAMING  
Floor Back  
on Back

RECEIVED  
DEC 29 2004  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

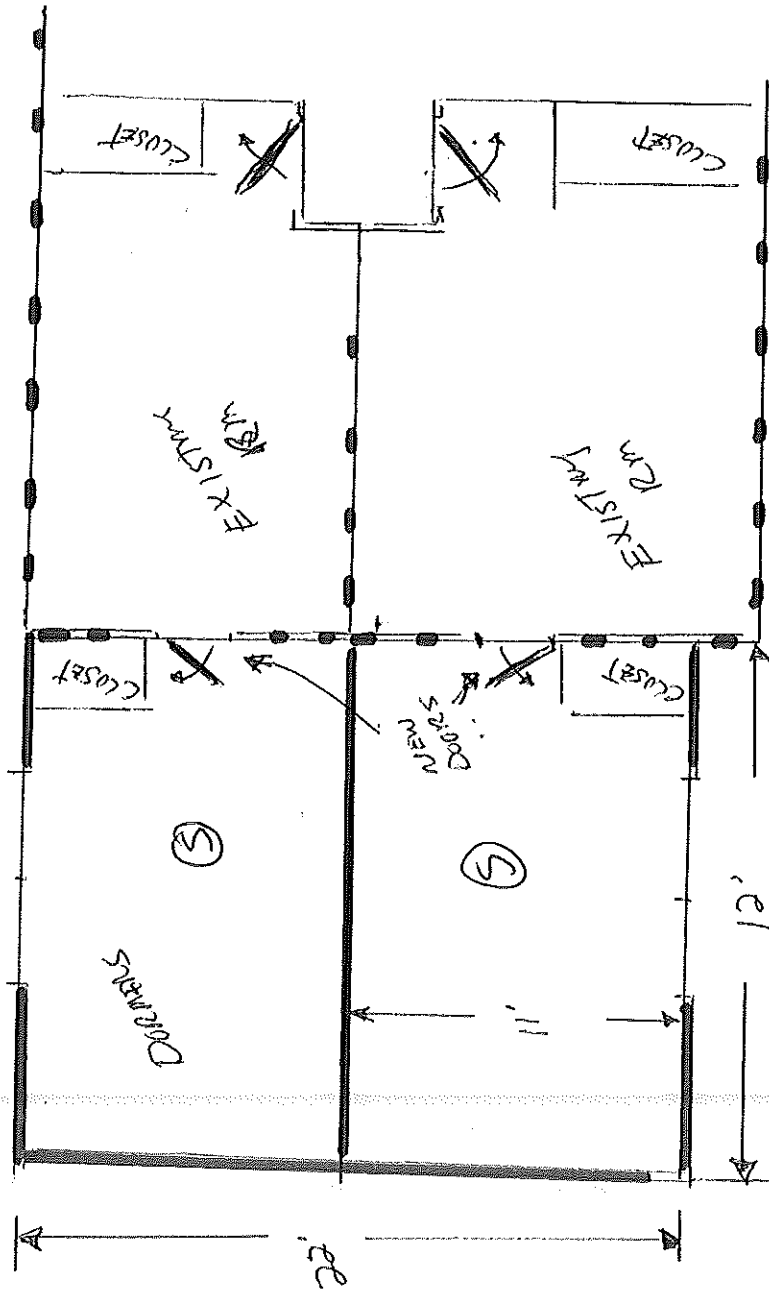
FRANCIS  
FRANCIS

# Skurka Builders

Over 20 years of creative home solutions



Floor Plan



RECEIVED  
DEC 29 2004  
CITY OF PORTLAND, ME  
DEPT. OF BUILDING INSPECTION

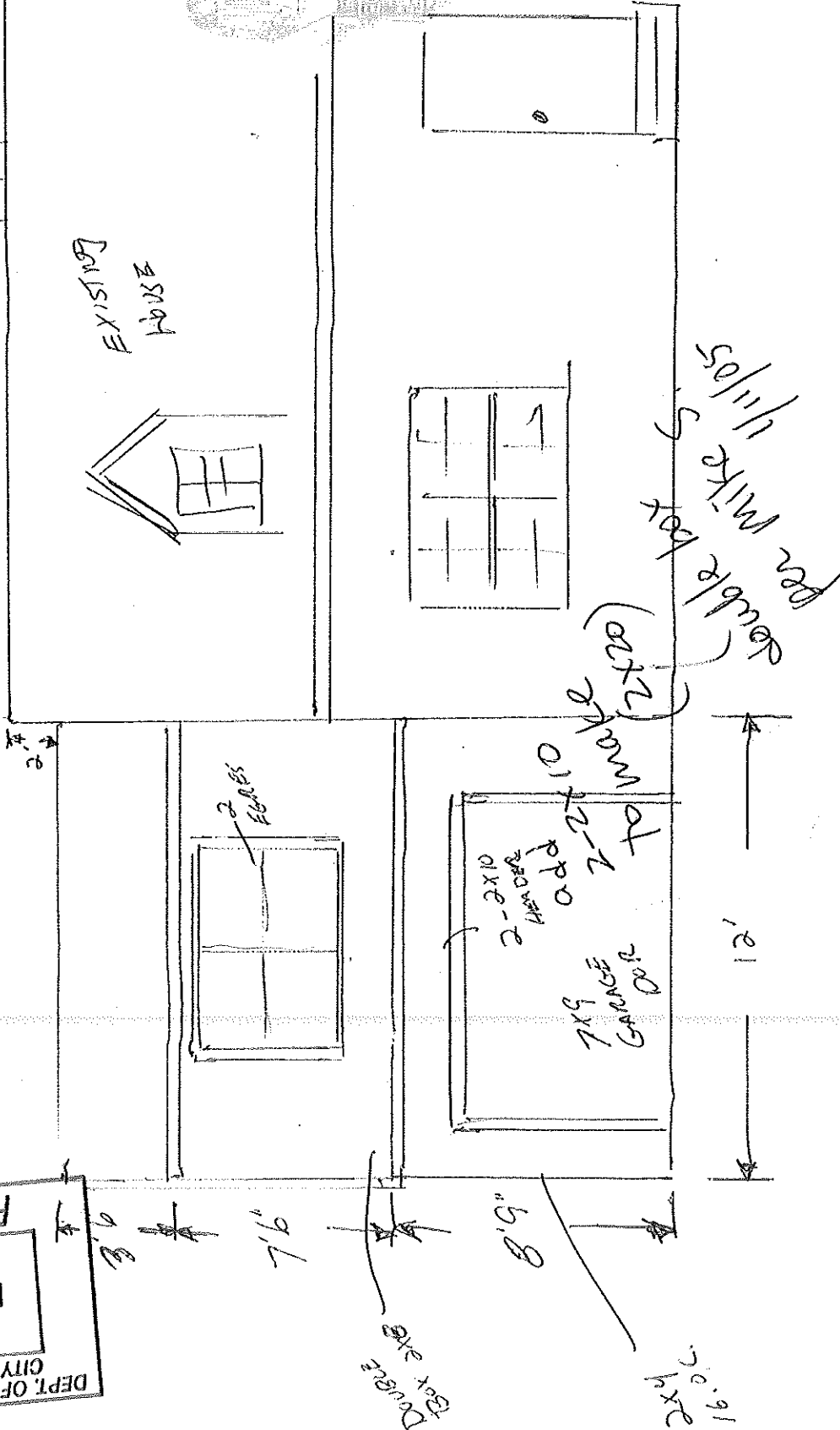


# Skurka Builders

Over 20 years of creative home solutions



312 PALMER



Date \_\_\_\_\_

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

1/3 down 2/3 pay 1/3 completion

Note - This proposal may be withdrawn by us if not accepted within 30 days

Per John Stank

Dollars (\$) 19296.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ with payments as follows:

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an contingent upon strikes, accidents, or delays beyond our control.

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Dormers Front & Back over Garage

12x24 Rooms

REMOVE OLD ROOF

FRAME FLOORS 2x8 16 OC

FRAME WALLS 2x6 "

FRAME ROOF 2x8 "

1/2 CDX 20 YEAR ROOF ICE & WATER

100% OF ROOF

3/4 x 6 CEAR SIDING TO MATCH EXISTING

9 EGGS WINDOWS

SHEET ROCK - INSULATION - TRUSS/STAYS

ROUGH ELECTRIC - HEAT OFF HEAT UP STAIRS

NO NEW ZONES

WORK PERFORMED AT

ADDRESS \_\_\_\_\_

START DATE Nov 09

FINISH DATE 1/02

PROPOSAL SUBMITTED TO:

NAME Richard Williams

ADDRESS 315 Palmer Ave

PHONE NO. 878-0756

DANKA DUNNIG  
Portland, ME  
650-6938  
353

~~359~~ C-045-001

D-3

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

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

Permit No:	04-1867
Date Applied For:	12/29/2004
CBL:	353 D003001

Location of Construction:	Owner Name:	312 Palmer Ave	Owner Address:	312 Palmer Ave
Business Name:	Contractor Name:	McCallum Richard &	Contractor Address:	Portland
Lessee/Buyer's Name	Home owner:		Contractor Address:	Portland
	Phone:		Permit Type:	Alterations - Dwellings

Proposed Use:	Proposed Project Description:
Single Family add 2 dormers to existing garage	( 2 ) 12x11 dormers to existing garage.

Dept: Zoning Status: Approved Reviewer: Jeanine Bourke  
 Note:  Ok to Issue: 01/11/2005

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke  
 Note:  Ok to Issue: 01/11/2005

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

# Fill 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 Fill Area: Lot # 66 Palmer Avenue

Total Cubic Yardage of Proposed Fill: 300 cu yd  
 Square Footage of Lot: 15,866 sq. ft.

Tax Assessor's Chart, Block & Lot: Chart # 753 Block # D Lot # 5  
 Owner: David Pino  
 Telephone: 329-8154

Lessee/Buyer's Name (if Applicable): James Placentini  
 Applicant name, address & telephone: 324 Palmer Avenue 878-3801  
 Applicant name, address & telephone: James Placentini 324 Palmer Avenue 878-3801  
 Fee: \$ 50.  
 500cy-less \$50.00  
 500cy-more \$100.00

Current use: vacant  
 If the location is currently vacant, what was prior use: vacant  
 Approximately how long has it been vacant: \_\_\_\_\_  
 Proposed use: single family residence  
 Project description: construction of a 2 story colonial 22x28 with attached single story garage 20x24

Contractor's name, address & telephone: James Placentini 324 Palmer Avenue 878-3801  
 Who should we contact when the permit is ready: same  
 Mailing address: 9 Grafton Street Park ME 04103  
 Phone: 775-2148

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Signature of applicant: James Placentini  
 Date: 9/2/01

This is not a permit. You may not commence ANY work until the permit is issued

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2001-0222 Application I. D. Number

09/04/2001 Application Date

Lot # 60 Palmer Ave.

Project Name/Description

324 - 324 Palmer Ave, Portland, Maine

Address of Proposed Site

353 D005001

Assessor's Reference: Chart-Block-Lot

Pino David M

Applicant

1 Two Rod Rd, Scarborough, ME 04074

Applicant's Mailing Address

Consultant/Agent

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling within the drainage course shall be removed and restored to its original condition at the owner's expense.
4. Siltation fence shall be installed and maintained at all times. The siltation fence shall be located along the entire downstream limits of the filled area or around the perimeter of the filled area to protect the disturbed area from siltation and possible erosion. Installation shall be initially reviewed by the Development Review Coordinator (DRC) prior to filling and must be in accordance with the Best Management Practices for Construction Erosion and Sediment Control.
5. Erosion control (silt fence) shall be maintained on a regular basis. Silt fence may not be removed until the lawn area or disturbed area is 80% re-vegetated or is approved by the DRC.
6. Any alteration or rerouting of a water course will require the plan to be reviewed as a complete site plan application. This will be required to include, but not limited to, a boundary survey, a stamped professional engineer plan, calculations for drainage discharge, channel sizing, and location.
7. The applicant shall disclose the amount, a description of type, and the origin of the proposed fill material. Fill material shall consist of non-contaminated soils free of large debris. Only under special exceptions shall sources of inert construction debris (concrete, brick, mortar, ceramics, etc.) be utilized for fill. Special exception fill material shall be reviewed by the Development Review Coordinator prior to actual placement for approval.
8. The fill material shall not remain exposed without a temporary erosion and sedimentation control or seeding application for more than 14 days. Temporary erosion control such as hay mulching must also occur on stock piled material if the time of exposure is to be greater than 14 days.
9. The filled area must be covered with 3-4" layer of loam material, free of clay, stone, roots, or wood debris. Loamed areas shall be seeded within 7 days following final grading or be covered with a hay mulch until the area is ready for final seeding. If the area fails to grow grass within 14 days, the area shall be re-seeded.
10. A copy of the boundary survey shall be submitted showing the approximate limits of filling. No filling shall be allowed within any public right of way, easement, or on any land other than the lot owned by the applicant.
11. The applicant shall complete all construction, grading, and seeding activities by September 1, or a date agreed to by the Development Review Coordinator. Failure to complete will require the applicant to apply for a permit extension.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. Please take notice that these are only guidelines and that the review of each application is different and is dependent on field conditions and topography. Conditions or requirements requested may exceed these guidelines in certain circumstances.