

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061005

Please Read Application And Notes, If Any, Attached

This is to certify that ROGERS BRUCE E & PATRICIA A JFS/Home owner

has permission to Replace open porch and stairs

AT 450 ALLEN AVE

PERMIT ISSUED
MAY 14 2007
376 B001001
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of this 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 occupied or closed-in. 4 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

5/14/07 *Chetan S. Patel*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1005	Issue Date: 5/14/07	CBL: 376 B001001
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Location of Construction: 450 ALLEN AVE	Owner Name: ROGERS BRUCE E & PATRICIA	Owner Address: 450 ALLEN AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

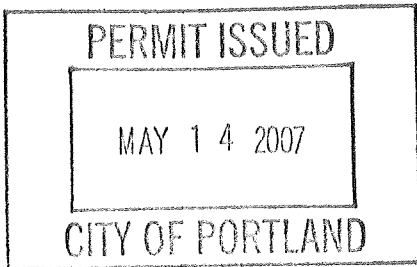
Past Use: Single Family	Proposed Use: Single Family replace open porch and stairs	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	

Proposed Project Description: Replace open porch and stairs	Signature:	Signature: <i>[Signature]</i>
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: 07/06/2006	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan <i>OK same as prior</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>5/14/07 er</i>	Date:	Date: <i>ABW</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: 06-1005	Date Applied For: 07/06/2006	CBL: 376 B001001
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Location of Construction: 450 ALLEN AVE	Owner Name: ROGERS BRUCE E & PATRICIA	Owner Address: 450 ALLEN AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family replace open porch and stairs	Proposed Project Description: Replace open porch and stairs
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/11/2007

Note: Existing front entry is 8'6" wide and extends 7'6" from the front of the house. Since it encroaches into the 25' front setback the replacement entry must be built within the existing footprint. **Ok to Issue:**

- 1) This permit is being issued with the condition that the front entry will be rebuilt within the existing footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/14/2007

Note: **Ok to Issue:**

- 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 2) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

7/14/2006-amachado: Left message with home owner. Need more detailed, complete plot plan to do zoning determination.

3/27/2007-amachado: Sent Bruce Rogers a letter saying that the permit application had been inactive for more than six months and he had 10 days to get the required information in or I would deny it.

3/28/2007-amachado: Spoke to Bruce Rogers. He said that he had brought revised plans in twice, but I never received them. Some family health problems then came up so he didn't follow through. He would like to get the permit moving but it may take him a month to get the necessary information together for the application.

5/11/2007-amachado: Bruce Rogers came in today with a plot plan. The front yard was measured to the curb. He will tell me what the measurement is from the inside of the sidewalk. If the steps are in the front yard setback, he will have to build the replacement ones in the same footprint as the existing. He said that he would call me.

5/11/2007-amachado: Front entry encroaches into front setback. Needs to rebuild in existing footprint or use 14-425. Left message for Bruce. Permit is on hold until he lets us know what he is doing.

5/14/2007-csh: Called bruce and talked directly with the builder and discussed framing details as noted on plans deck will be on sonotubes CSH 05142007



General Building Permit Application

R3

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>450 Allen Ave, Portland, Me</u>		
Total Square Footage of Proposed Structure <u>120 sq. Ft.</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>376</u> Block# <u>B</u> Lot# <u>001</u>	Owner: <u>Bruce E. Rogers</u>	Telephone: <u>797-3278</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>B. Rogers</u> <u>450 Allen Ave.</u> <u>Portland, Me. 04103</u>	Cost Of Work: \$ <u>1500.00</u> Fee: \$ <u>#</u> C of O Fee: \$ <u>40.00</u>
Current Specific use: _____ Proposed Specific use: <u>SIF</u>	Project description: <u>OR Front Porch + Stair Replacement</u> <u>(no roof)</u> <u>rebuild front entry w/in existing footprint</u>	
Contractor's name, address & telephone: <u>self</u>		
Who should we contact when the permit is ready: <u>Bruce Rogers</u>		
Mailing address: <u>450 Allen Ave.</u> <u>Portland, Me, 04103</u>		
Phone: <u>797-3278</u> <u>X (cell)</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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>Bruce E. Rogers</u>	Date: <u>7-6-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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.

- SONOTUBES 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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

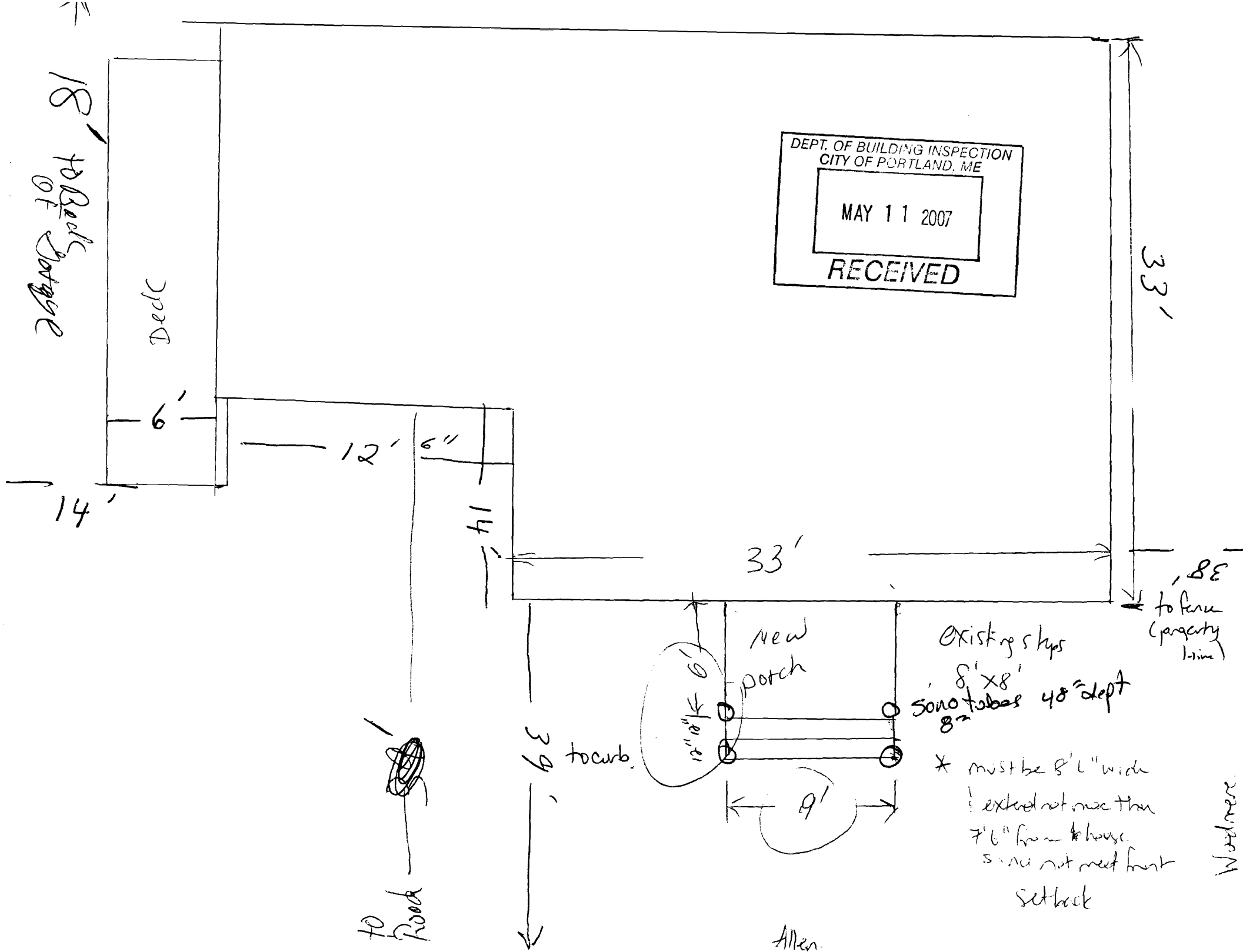
Signature of Applicant/Designee

Date

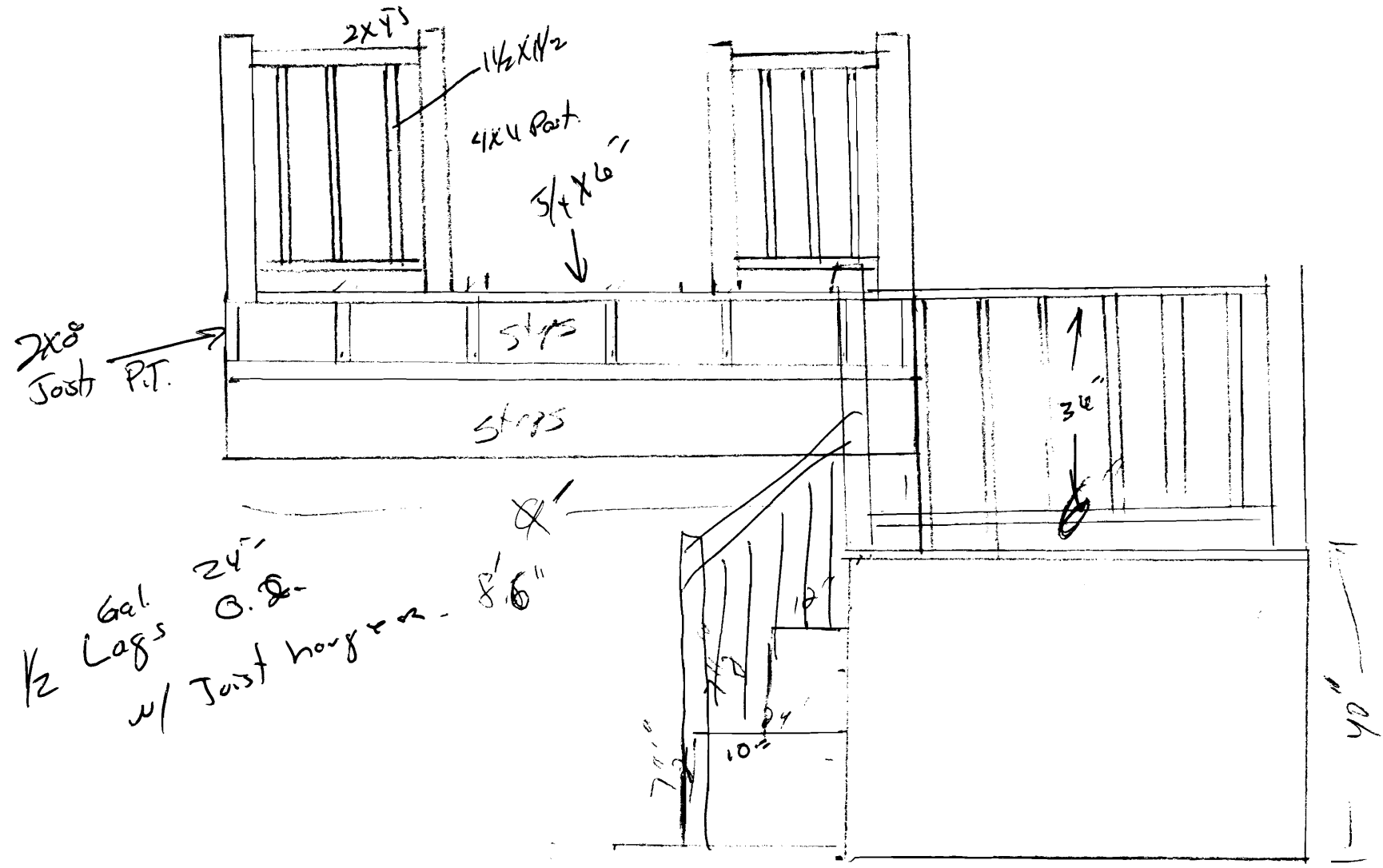
Signature of Inspections Official

Date

CBL: 376-B-09 Building Permit #: 06-1005



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY 11 2007
 RECEIVED



2x8
 Joist P.T.

Gal. Lags
 w/ Joist hanger
 24" O.C.

8'6"

7'0"

10'0"

3 1/2"

40"

Can't extend more than 7'6" total including

Stream protection PS 42

more detailed complete plot plan

- shape of lot - numbers on one side don't quite work
- sheds etc.
- all existing structures - w/dimensions
proposed work - w/dimensions.
- setbacks to property lines
front side are from property line
not street

Allen ; Woodman.

* need more detailed, complete plot plan

Left message 7/14/06



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

March 27, 2007

Bruce Rogers
450 Allen Avenue
Portland, ME 04103

RE: 450 Allen Avenue – 376 B001 – R-3- permit #06-1005 to replace front porch & stair

Dear Mr. Rogers,

On July 6, 2006, you applied for a permit to replace the front porch and stairs at 450 Allen Avenue. I reviewed the application on July 14, 2006. The plot plan you submitted as part of the application did not have enough information, and so I could not determine whether the proposed front porch and steps met the requirements of the zone. I called and left you a message on July 14, 2006 informing you of this and asking you to submit a more detailed plot plan.

It has been more than six months since I called you, and I have not received a revised, more accurate plot plan. If you can submit a detailed plot plan in the next ten days that shows the lot with dimensions, the existing structures dimensioned, and the proposed porch and stairs with the setbacks to the property lines, then I will review the application to see if it meets the zoning requirements. If I do not receive anything in the next ten days, your application will be denied. If your permit is denied, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709



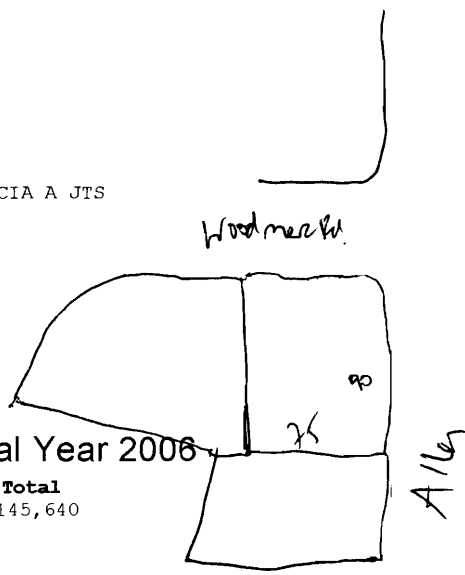
This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 376 B001001
Location 450 ALLEN AVE
Land Use SINGLE FAMILY

Owner Address ROGERS BRUCE E & PATRICIA A JTS
 450 ALLEN AVE
 PORTLAND ME 04103

Book/Page
Legal 376-B-1
 ALLEN AVE 448-454
 WOODMERE RD 2-6
 6750 SF



Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$56,060	\$89,580	\$145,640

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$80,200	\$104,400	\$184,600

* 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 1940	Style Cape	Story Height 1	Sq. Ft. 1266	Total Acres 0.155	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Fin./wh	Basement Full

Outbuildings

Type SHED-METAL	Quantity 1	Year Built 1984	Size 5X5	Grade D	Condition F
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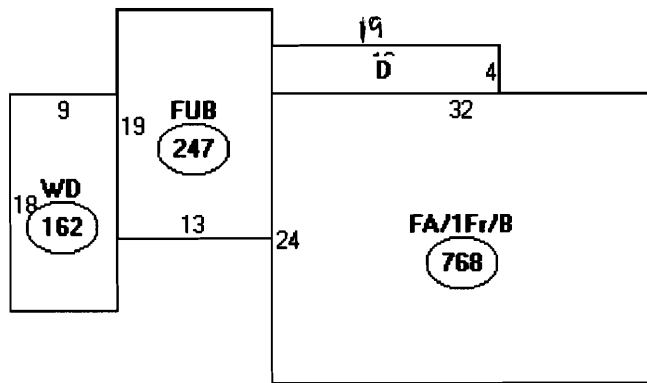
Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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



$$6750 \times 35\% = 2362.5$$

Descriptor/Area

A: FA/1Fr/B
768 sqft

B: FUB
247 sqft

C: WD
162 sqft

D: 1Fr
76 sqft

1253

25 shed

1278

25' front setback.

sideyard side street, 20'