

City of Portland, Maine - Building or Use Permit Application

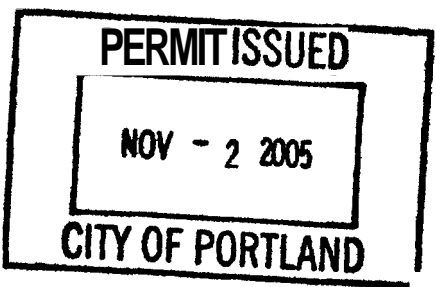
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1562	Issue Date: 11/02/2005	CBL: 381 A006001
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Location of Construction: 160 Christy Rd	Owner Name: Kirk Judith A	Owner Address: 160 Christy Rd	Phone: 797-6096
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R2
Past Use: Single Family	Proposed Use: Single Family w/amendment to permit # 05-0432 for sona tube footings	Permit Fee: \$30.00	Cost of Work: \$0.00
Proposed Project Description: Amend # 05-0432 to replace frost wall with sona tube footings		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 11/2/05
		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: jmb	Date Applied For: 10/26/2005	Zoning Approval
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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 11/2/05	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
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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



General Building Permit Application

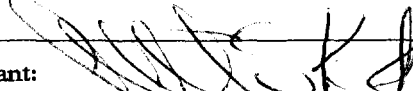
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

CHRISTY		
Total Square Footage of Proposed Structure <u>240</u>		Square Footage of Lot <u>15,400</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>381</u> <u>A</u> <u>6</u>	Owner: <u>TWOT KIRK</u>	Telephone: <u>(207) 797-6096</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>TWOT & AL KIRK</u> <u>160 CHRISTY RD</u> <u>797-6096</u>	Cost Of Work: \$ <u>3,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>CHURCH - SINGLE FAMILY</u>	Proposed Specific use: <u>WORK AREA</u>	
Project description:	<u>* AVENUE PERMIT 3450A32</u> <u>WITH 4 TOWER TUBES (4)</u> <u>TO REPLACE FRONT WALL</u>	
Contractor's name, address & telephone:	<u>AL KIRK 797-6096</u>	
Who should we contact when the permit is ready:	<u>ALKI</u>	
Mailing address:	<u>PHONE: _____</u> <u>SAME AS ABOVE</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: 	Date: <u>11/2/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1562	Date Applied For: 1012612005	CBL: 381 A006001
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Location of Construction: 160 Christy Rd	(Owner Name): Kirk Judith A	(Owner Address): 160 Christy Rd	Phone: () 797-6096
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Single Family w/amendment to permit # 05-0432 for sona tube footings

Amend # 05-0432 to replace frost wall with sona tube footings

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 11/02/2005**Note:** **Ok to Issue:**

- 1) Due to the lack of property monumentation, research of the original permit from 1978 shows the house & garage built to code. The zoning at that time was 10' for one story & 14' for two story. It also allowed a reduction of the side setback if increased on the other side to no less than 10'. Therefore, the 2 story house as built was reduced from 14' to 12' on the right side as the one story garage side was increased to 12'.
The garage extension is not projecting any further into the side yard and based on previous records and current requirements, 12' is allowed. Inspector just verify that the existing fence is that distance, a survey is not required.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/02/2005**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

10/25/2005-jmb: Met w/Marge on the setback monumentation issue and existing records, agreed that the proposed garage extension meets the required 12' setback

10/26/2005-jmb: Left vm w/Al K. To call about issuing the permit

- be Private nursery school,
- c. Removal of sand, gravel, loam, or stone provided that the edge of working of any removal operation shall not be located less than 100 feet from any street or lot line and provided that, following the removal of material, the land shall be so graded that it shall be usable for the future development of the City and shall not constitute a hazard or eye-sore.
- d. Alteration of one-family dwelling house with a combined gross first and second floor area exceeding fifteen hundred square feet existing on June 5, 1957, to accommodate not more than two families provided that: (a) No apartment shall have an area of less than 600 square feet, exclusive of partitions, public hallways, and storage in basement, cellar or attic; (b) No open, outside stairways or fire escapes above the ground floor shall be constructed; (c) There shall be no cubical increase in volume of any existing building; and (d) No living quarters shall be permitted below the first story,
- e. Recreational areas, including camping and tenting sites.
- f. Off-street parking of passenger cars as provided in Section 602.14M.

602.3A, 7, G.

b. No building or structure shall be erected, altered, enlarged, rebuilt, or used which does not comply with the following requirements:

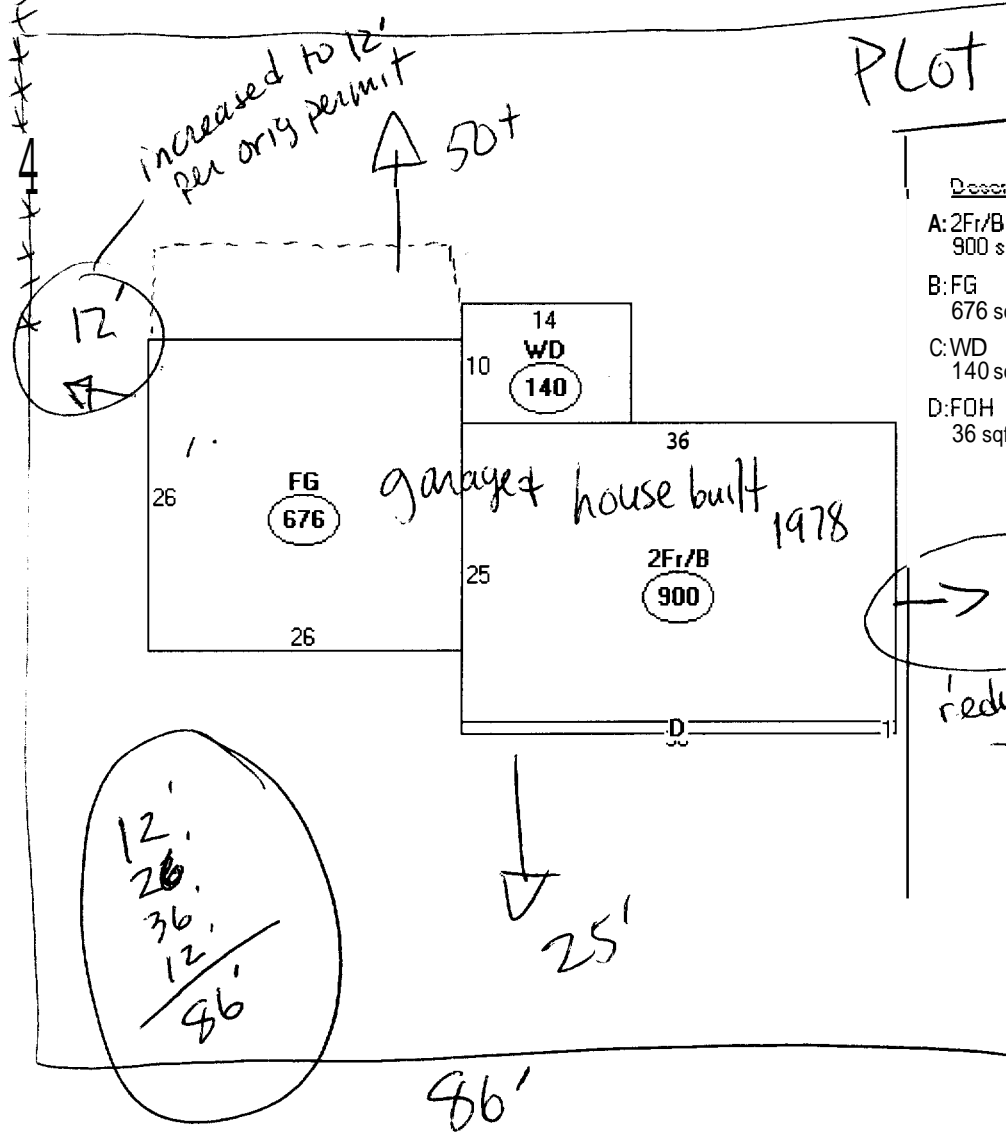
Space and bulk
602.3 B.

- 1. Principal buildings or structures = 25 feet ★ Minimum rear yards
602.3 B. 1.
Accessory buildings or structures = 3 feet
- 2. Principal buildings or structures = there shall be on each side of each building a side yard having a width as determined in the following table, provided that the width of one side yard may be reduced one foot for every foot that the other is correspondingly increased in width but no such yard shall be less than ten feet in width, and provided further that, on no lot held under separate and distinct ownership from adjacent lots and of record on June 5, 1957, shall the buildable width be reduced by this requirement to less than twenty-four feet nor either side yard to less than five feet, ★ Minimum side yards
602.3 B. 2.

<u>Height of building</u>	<u>Required Side Yard</u>
1 story	10 feet
1-1/2 stories	10 feet
2 stories	14 feet
2-1/2 stories	16 feet

From original ordinance
1957
Next update 1984
To current standards

PLOT PLAN



Descriptor/Area

A: 2Fr/B	900 sqft
B: FG	676 sqft
C: WD	140 sqft
D: FOH	36 sqft

R2 Zone
12' Req side setback

OK per original Permit

Plot Plan

Lot 15,400
x 20%

3,080

160-164 CHRISTY ROAD

7-40



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

MAY 5 1977

ZONING LOCATION R-2 PORTLAND, MAINE, May 2, 1977

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

0283

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot # 40 Christy Road Fire District #1 #2

1. Owner's name and address Christy & Small Inc. - 247 Allen Ave. Telephone 797-3411

2. Lessee's name and address Telephone

3. Contractor's name and address Owner Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building Dwelling No. families 1

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 32,000 Fee \$ 128.00

FIELD INSPECTOR—Mr. Hugh

GENERAL DESCRIPTION

This application is for: C-775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Permit to construct single family dwelling with attached 2 car garage as per plans. 4 sheets of plans. 25 x 36

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**

Is connection to be made to public sewer? **yes** If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate 16 Height average grade to highest point of roof 22

Size, front 36 depth 25 No. stories 2 solid or filled land? **solid** earth or rock? **earth**

Material of foundation **concrete** Thickness, top 10 bottom 10 cellar **yes**

Kind of roof **pitch** Rise per foot 5 Roof covering **asphalt**

No. of chimneys 1 Material of chimney **brick** & lining **clay** Kind of heat **electric**

Framing Lumber—Kind **SPKUC** Dressed or full size? **dressed** Corner posts 4 x 6 Sills 2 x 10

Size Girder 6 x 10 Column under girder **lally** Size 3 1/2 in Max. on centers 8 ft.

Studs (outside walls and carrying partitions) 2x4-16 O.C. Bridging in every floor and flat roof span over 8 feet

Joists and rafters: 1st floor 2 x 10 2nd 2 x 10 3rd roof

On centers: 1st floor 16 2nd 16 3rd roof

Maximum span: 1st floor 13 ft. 2nd 13 ft. 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on site 1 to be accommodated 2 number commercial cars to be accommodated

Will automobile repairing, body, other than minor, repair to cars habitually stored in the proposed building?

APPROVALS BY

BUILDING INSPECTION PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept.

Health Dept.

Others

MISCELLANEOUS

Will work require disturbing of any tree on a public street? **no**

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **yes**

NOTES

May 12/77

OK for framing of
sandwiches appear OK

May 20/77 Framing
placed

Sept 10/77 Framing completed

Nov 1/77 Final OK to
issue this copy

Completed OK to Issue
Copy

Permit No. 77/0283

Location 1440 Broadway, Cal

Owner Stanley J. Smith

Date of permit 5/12/77

Approved

5-5-77



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot A 40 Christy Road

Issued to Christy A. Small, Inc.

Date of Issue March 27, 1978

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 77/281, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

ENTIRE
PORTION OF BUILDING OR PREMISES

SINGLE FAMILY DWELLING
APPROVED OCCUPANCY

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

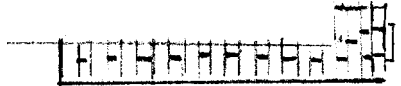
Inspector

Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and shall be transferred from owner to owner when property changes hands. Fees will be furnished to owner or lessee for one dollar.

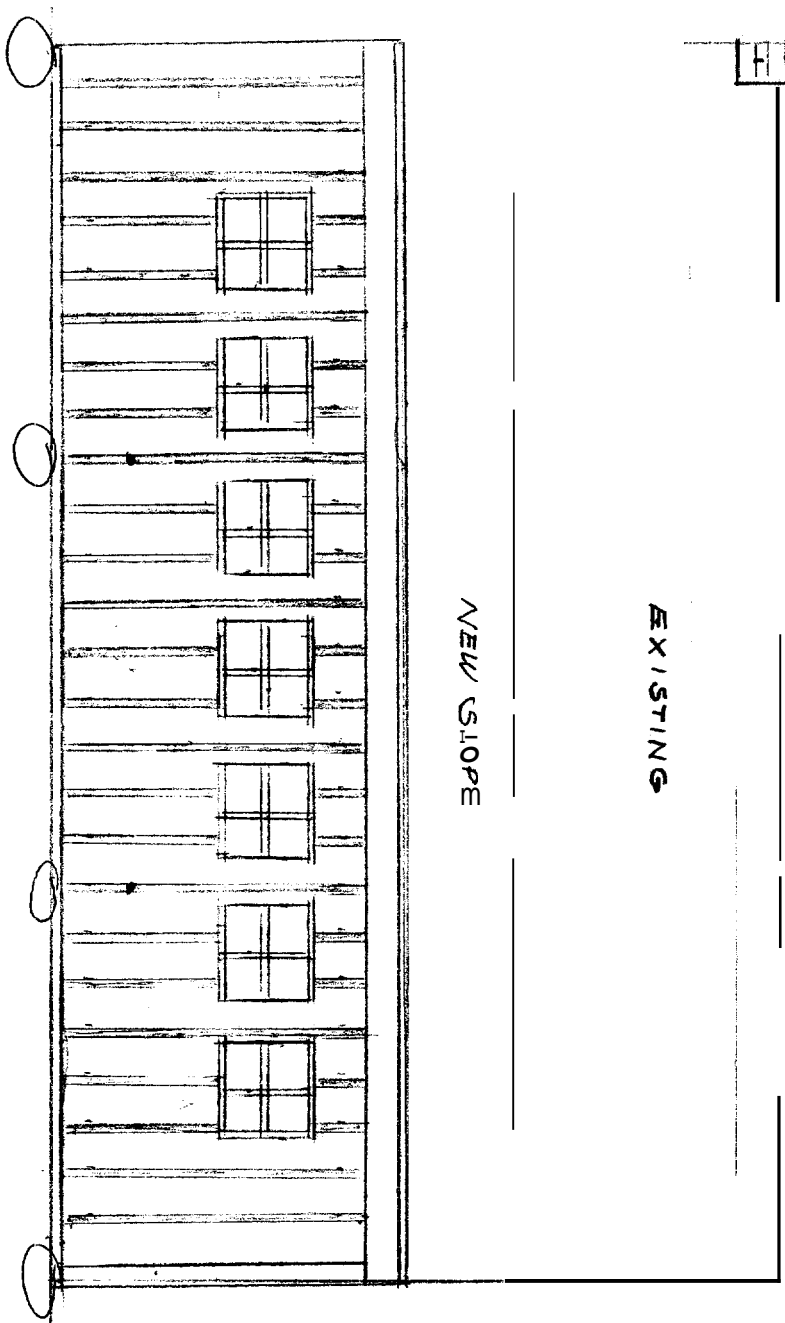
BACKYARD ELEVATION (REAR)

EXISTING HOUSE



EXISTING

NEW SLOPE



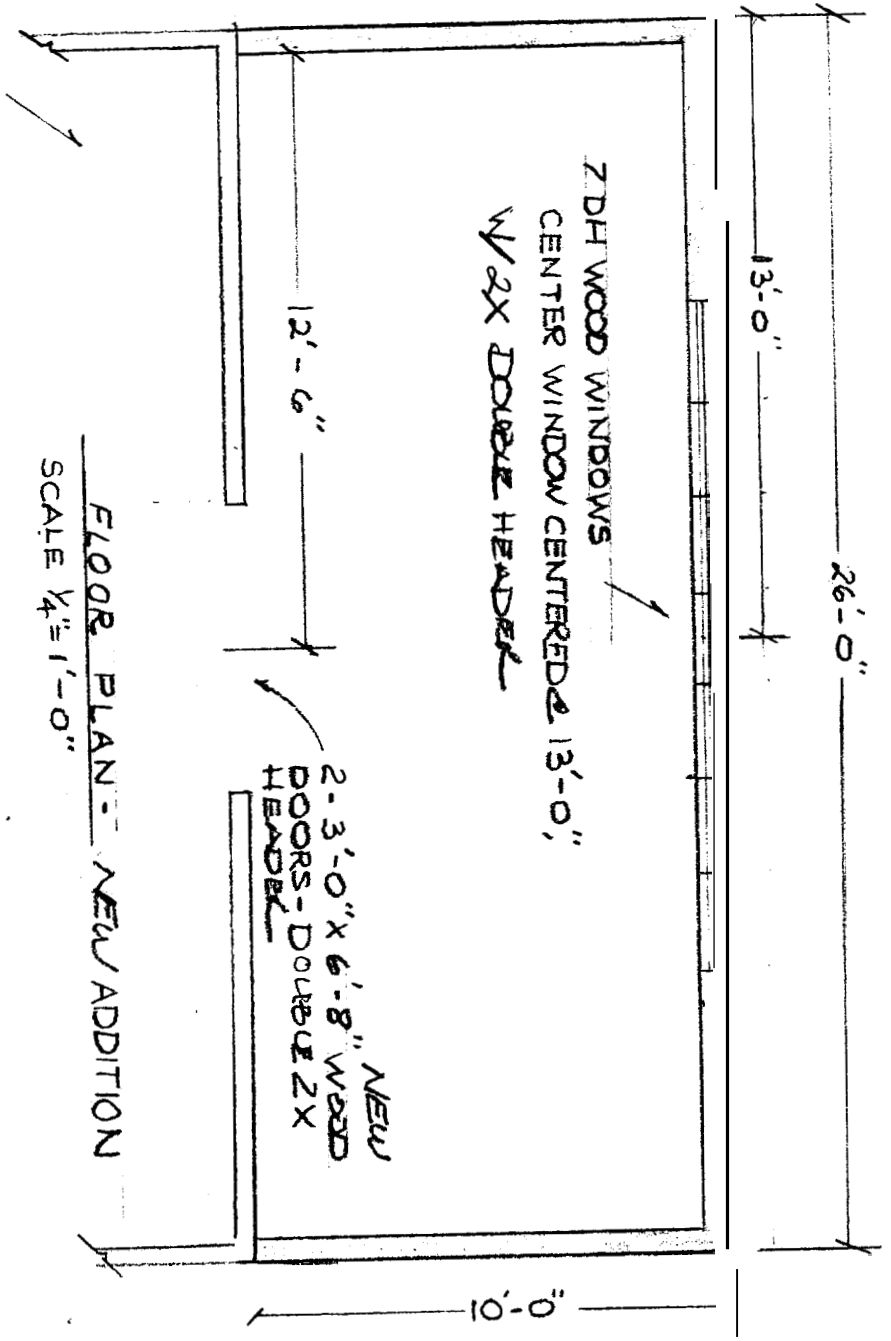
15'-10"

Q.L.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 20 2005
RECEIVED

SCALE 1/4" = 1'-0"

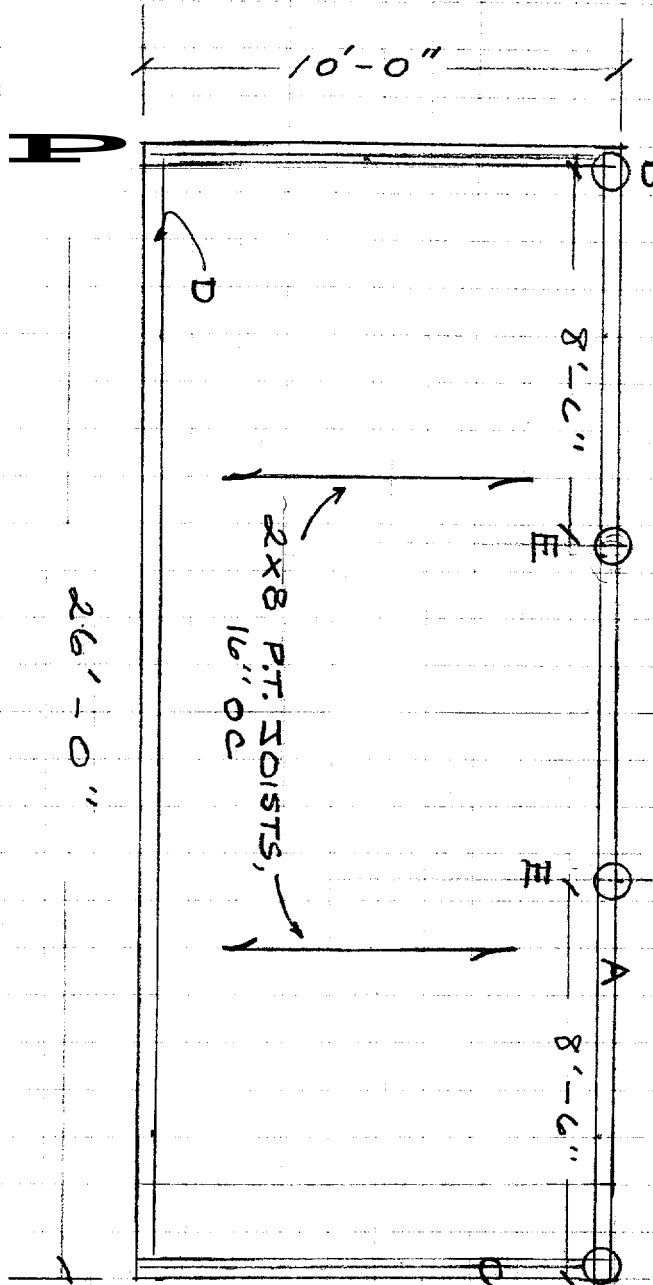
7/30/05
NEW ADDRESS
100 CHRISTY RD
KIRK



160 CHLSTYRD

LEGEND:

- A = 1 - 4" X 8" GIRDER (P.T. 2 X 6 DOUBLED)
- B = 4 - 8" SONA TUBES, DEPTH 48"
(GRIDER PLATES ANCHORED IN SONA TUBE)
- C = 2 - HEADERS (P.T. 2 X 8 DOUBLED)
- D = 1 - LEDGER BD. (P.T. 2 X 8 DOUBLED)
- E = 2 - SUPPORT POSTS (DOUBLED 2 X 6) ON TUBES



WOOD FLOOR SYSTEM

SCALE: 1/4" = 1'-0"

NOTE: THIS SYSTEM REPLACES MY
4/20/05 PROPOSAL

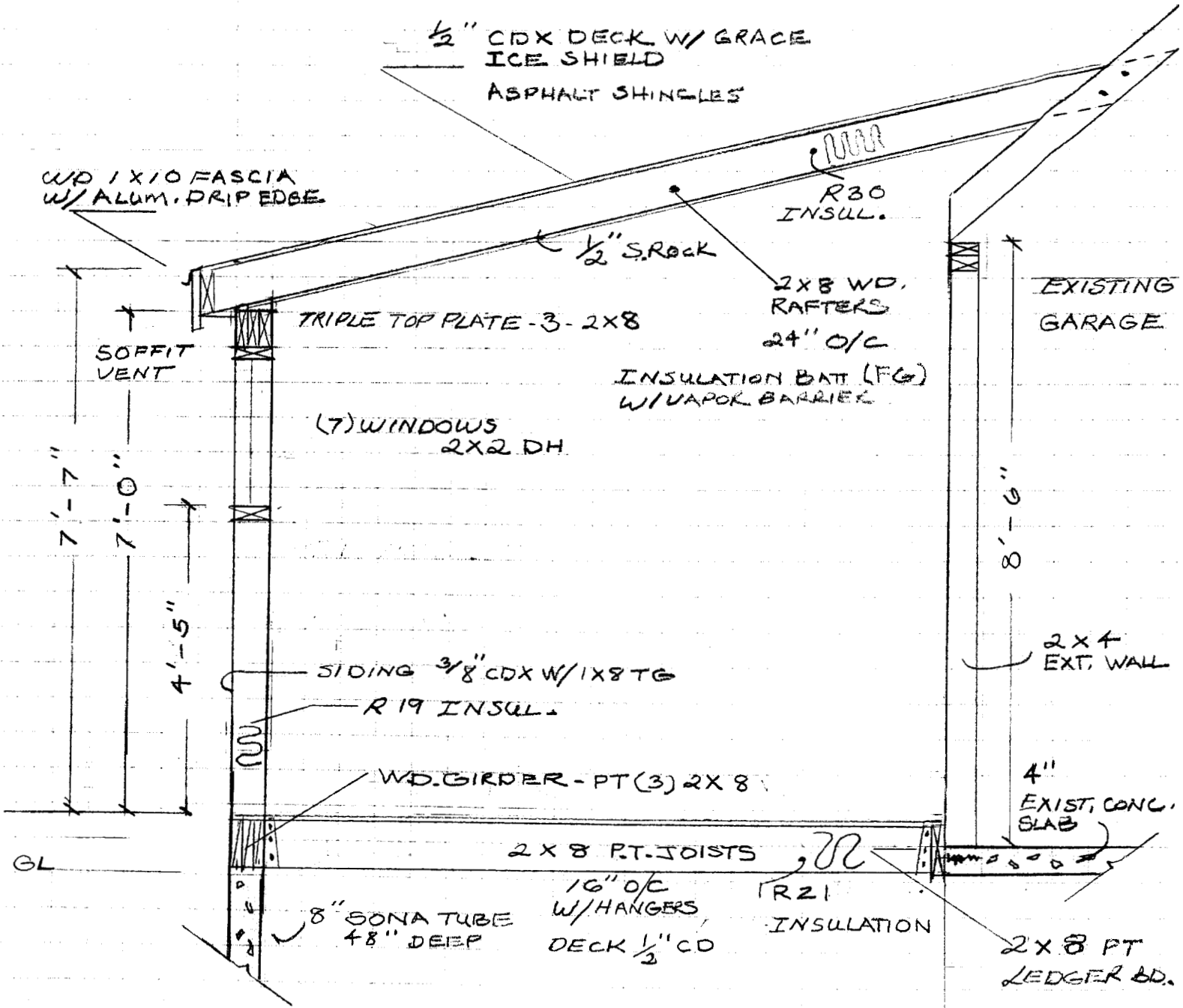
KIRK

100 CHRISTY RD.

9/30/05-10/25/05

EXTERIOR WALL SECTION

SCALE: $\frac{1}{2}'' = 1'-0''$



9/30/05
10/24/05

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-con~~struction Meeting will take place upon receipt of your building permit.

- 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

11/2/05

Date

[Signature]

Signature of Inspections Official

11/2/05

Date

CBL: 381-A-6

Building Permit #: 05-1562