

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 071189

PERMIT ISSUED

DEC 12 2007

CITY OF PORTLAND

This is to certify that COLBURN STANLEY H / Home Owner

has permission to Build 20' x 20' detached garage

AT 62 JACKSON ST

L 382 F004001

provided that the person or persons who perform or supervise the construction of 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.

Verification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4
YOUR 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

[Signature]
11/30/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

 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.

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.

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

J. Stanley Colburn
Signature of Applicant/Designee

12/13/07
Date

[Signature]
Signature of Inspections Official

12.13.07
Date

CBL: 382-F4

Building Permit #: 071199

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1199	Issue Date:	CBL: 382 F004001
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Location of Construction: 62 JACKSON ST	Owner Name: COLBURN STANLEY H	Owner Address: 62 JACKSON ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

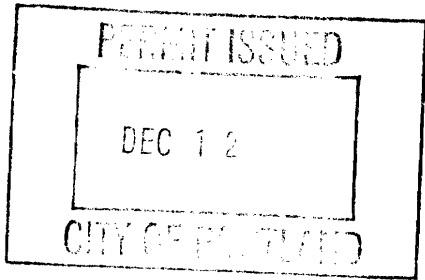
Past Use: Single Family Home	Proposed Use: Single Family Home - Build 20' x 20' detached garage	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R 3/2</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Build 20' x 20' detached garage	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 09/26/2007	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	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>11/29/07</i>	Date:	Date: <i>ABN</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: 07-1199	Date Applied For: 09/26/2007	CBL: 382 F004001
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Location of Construction: 62 JACKSON ST	Owner Name: COLBURN STANLEY H	Owner Address: 62 JACKSON ST	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build 20' x 20' detached garage	Proposed Project Description: Build 20' x 20' detached garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/29/2007
Note: Original application was to move 12' x 20' garage from 47 Runnells Street to this property. Owner at 47 Runnells Street would not submit demo permit. Permit was on hold until applicant submitted plans for new garage.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 11/30/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. As discussed, the frost wall must be 4'-0" minimum below grade. 			

Comments:
10/29/2007-amachado: Left message for Stanley Coburn. Talked to him at the counter on Friday. Tammy had reviewed the permit and needed plans of the existing garage that was to be moved. Also waiting for the owner of the garage at 47 Runnells to submit demo permit. Owner said that was not going to wait any longer for 47 Runnells street to submit the necessary paper work. Need to know if owner wants to withdraw permit and get his money back or build a new garage.
11/27/2007-amachado: Received plans to build new 20' x 20' detached garage.



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.

Location/Address of Construction: <u>62 Jackson</u>		
Total Square Footage of Proposed Structure/Area <u>240</u>		Square Footage of Lot <u>10579 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>382</u> <u>F</u> <u>4</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Stanley H. Colburn</u> Address <u>62 Jackson St.</u> City, State & Zip <u>Portland, ME 04113</u>	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>\$1,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____, If yes, please name _____ Project description: <u>Moving an existing garage wood frame 12x20 shingle roof from 417 Runnells to 62 Jackson St. - build new 20'x20 garage</u>		
Contractor's name: <u>Stanley Colburn</u> Address: <u>62 Jackson St.</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>899-3402</u> Who should we contact when the permit is ready: <u>Same</u> Telephone: <u>cell 838-3014</u> Mailing address: _____		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: <u>Stanley H. Colburn</u>	Date: <u>9/26/07</u>	DEPT OF PLANNING & DEVELOPMENT CITY OF PORTLAND
This is not a permit; you may not commence ANY work until the permit is issued		
		SEP 26

Property line

R3

lotsize - 10,579

OK

front 25' req - 90'
rear 25' req - 95'
side 8' req - 8' on right

lot coverage = 35%

≈ 3700 sq. ft.

house 916 OK.

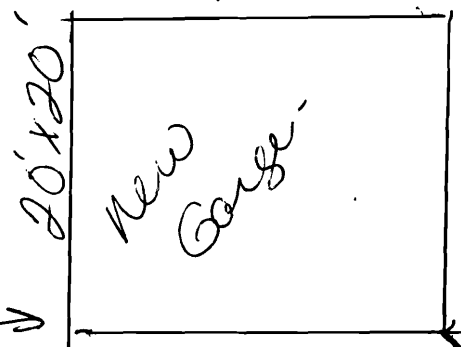
garage 400 20' x 20'

1316

max height 18' - 12' scabed. OK.

120 ft

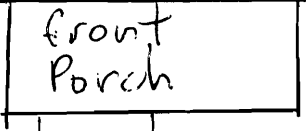
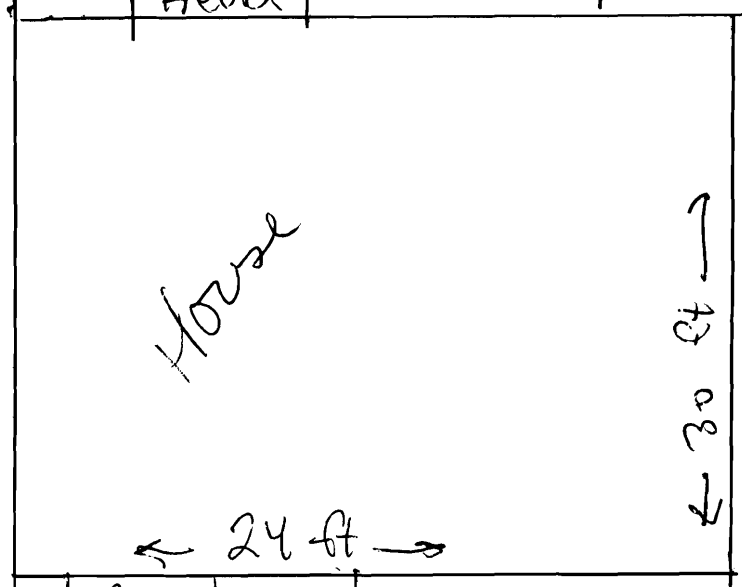
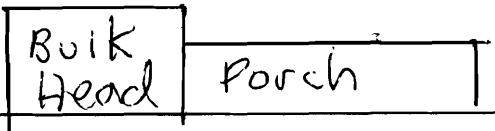
can't be lot only 70 ft
dup - ≈ 95'



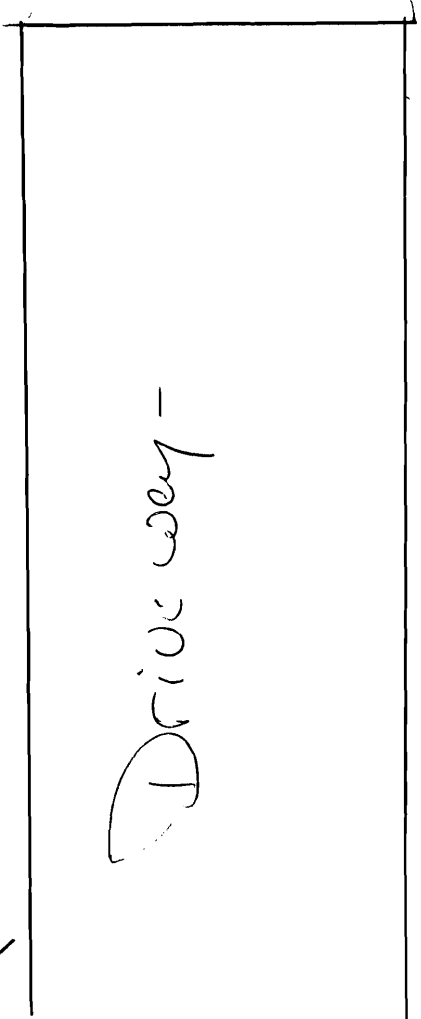
25 ft

8 ft

Property line

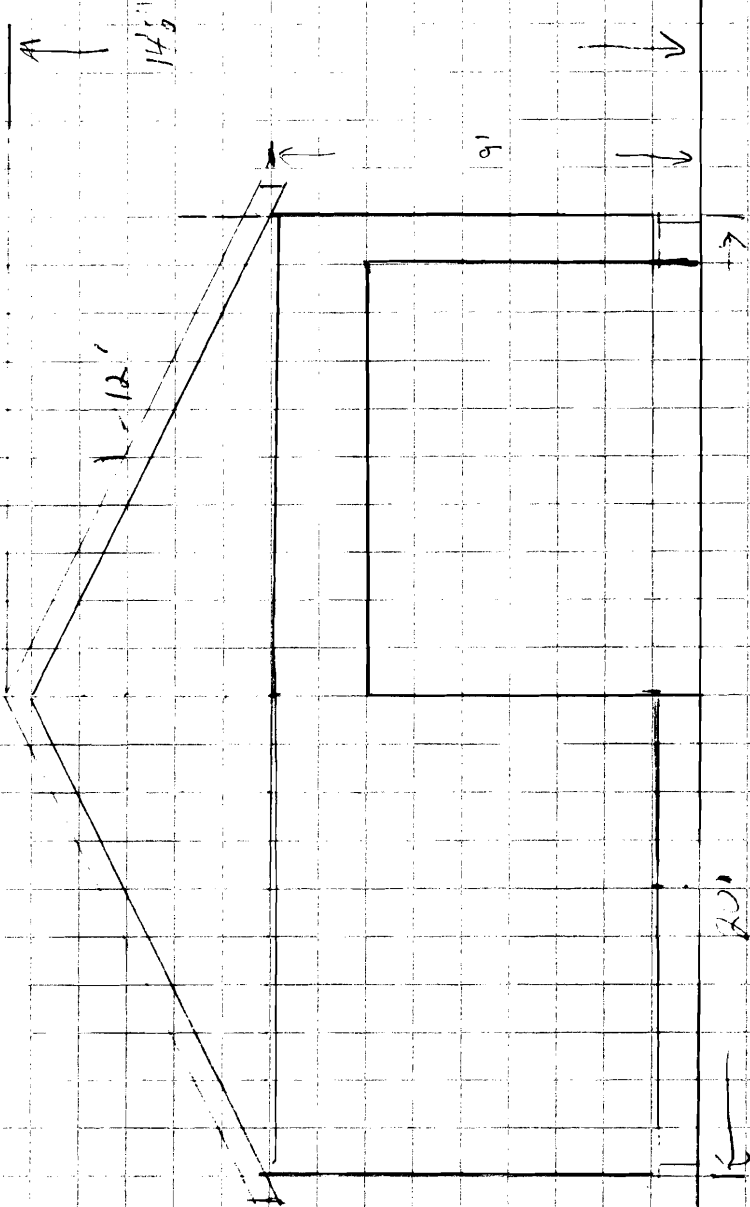
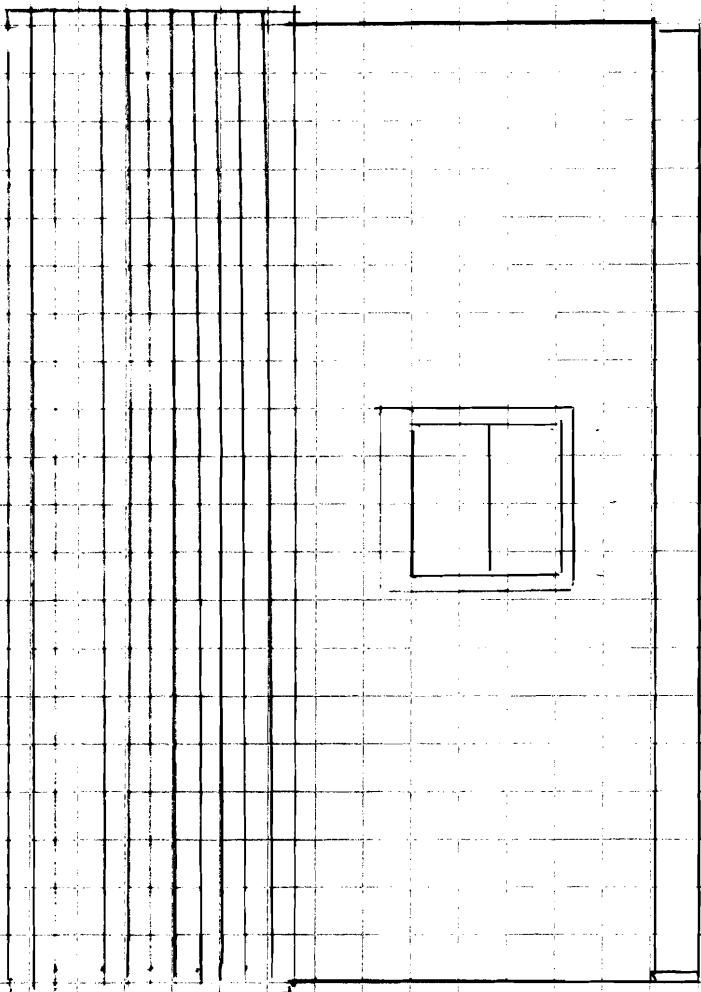


90 ft



Road

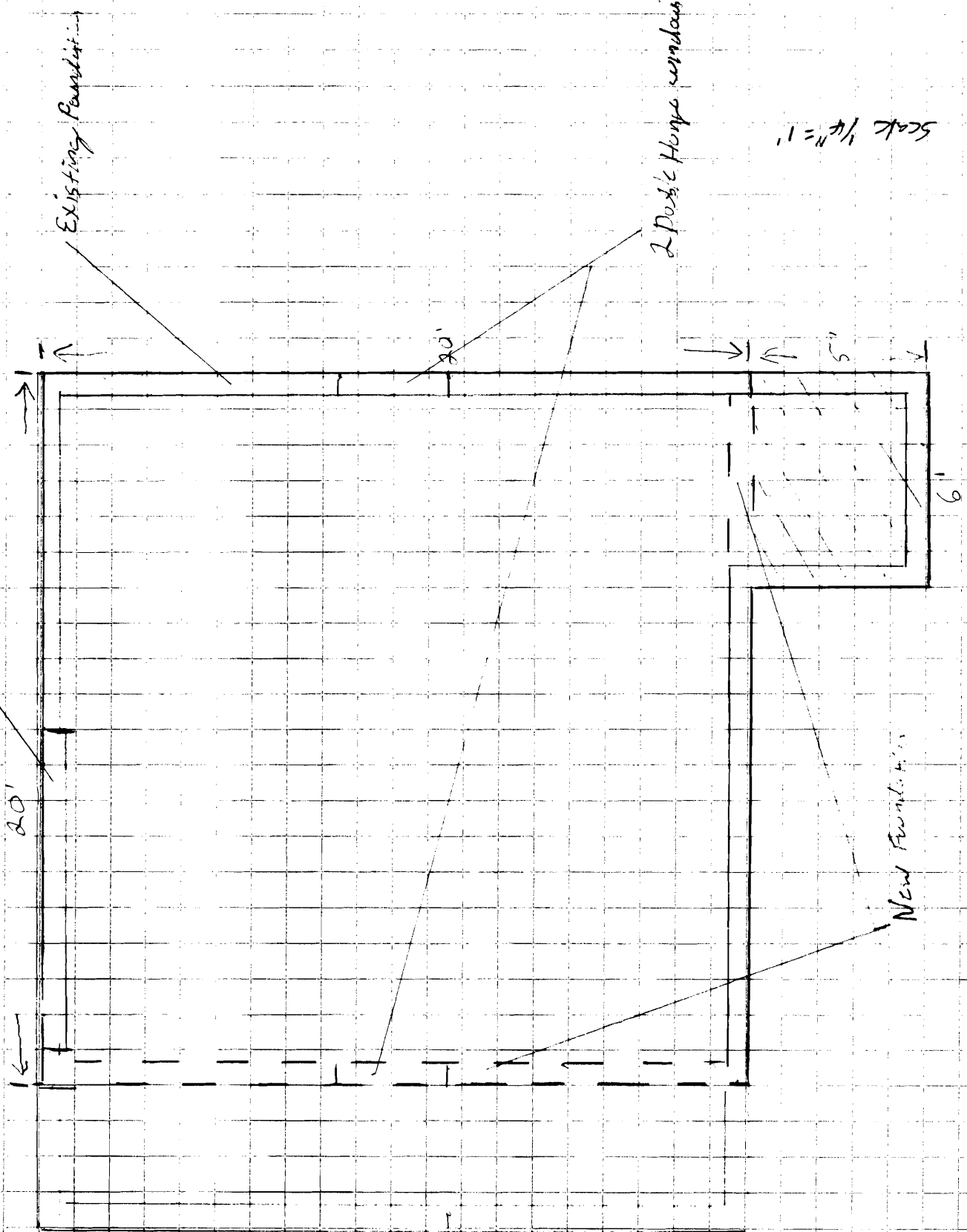
(205)



7 6 40M

SCALE 1/4" = 1'

7'49" Coverage Door



Scale 1/4" = 1'

2 Double Hung windows

Existing Partition

New Foundation

NOV 27

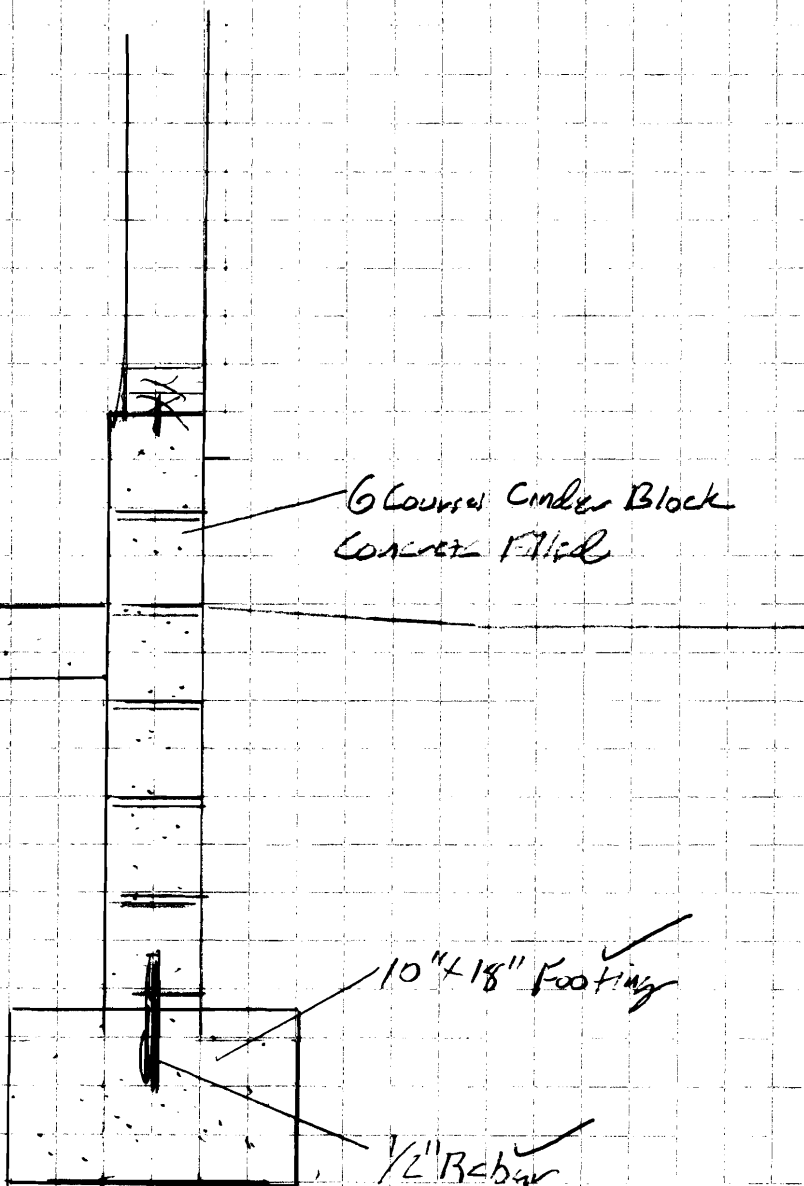
4" Concrete Floor
with Fiber

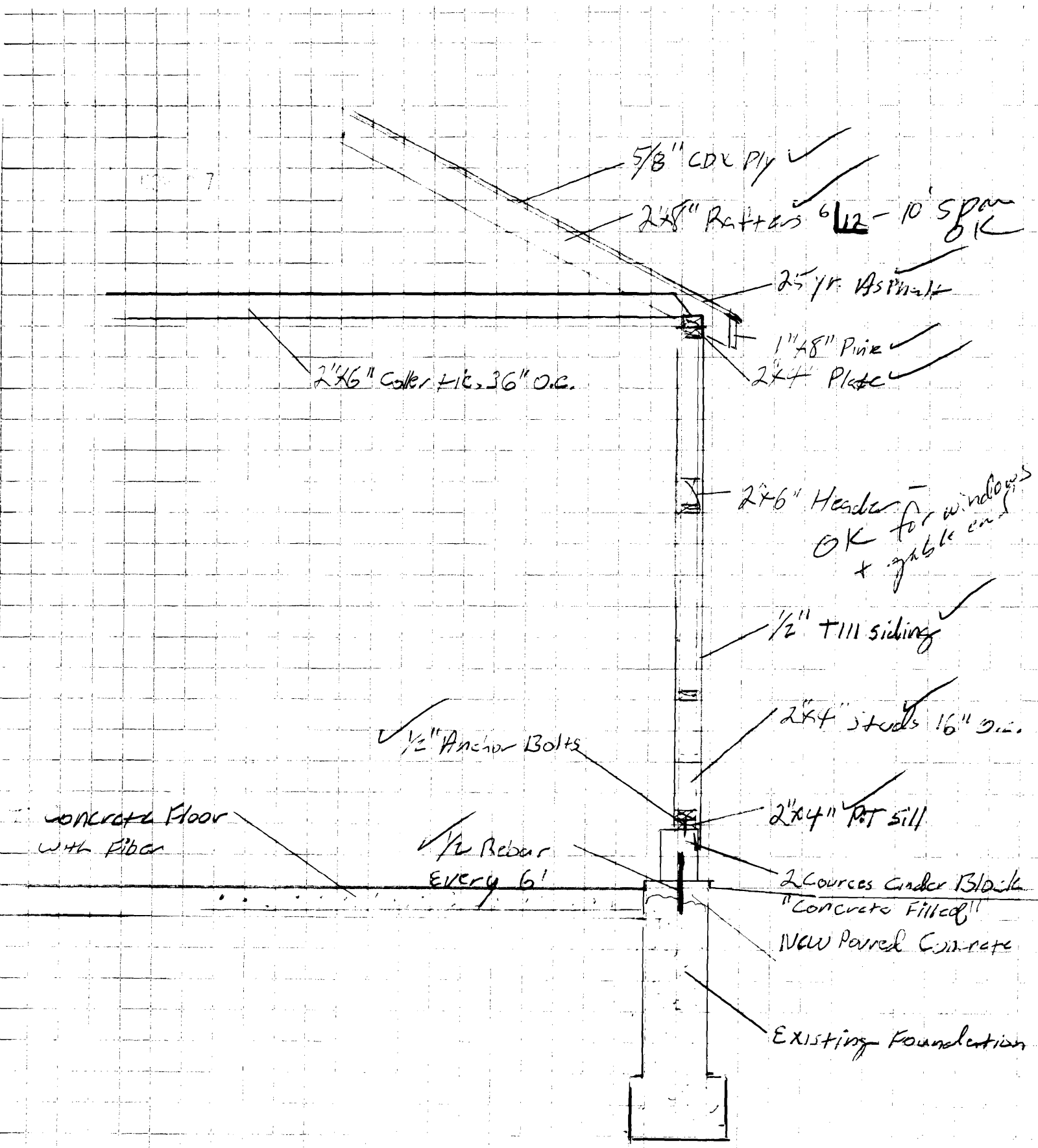
6 Courses Cinder Block
Concrete Filled

3'

10" x 18" Footing

1/2" Rebar





10-17

5/8" CDX Ply ✓

2x8" Rafters 6 @ 12' - 10' span ✓
OK

2x6" Header ✓

1"x8" Pine ✓

2x4" Plate ✓

2x6" Collar Tie 36" O.C.

2x6" Header for windows ✓
OK for windows
& gable end

1/2" T111 siding ✓

1/2" Anchor Bolts ✓

2x4" studs 16" O.C. ✓

1/2" Rebar
Every 6' ✓

2x4" Top Sill ✓

2 Courses Under Block
"Concrete Filled" ✓

New Poured Concrete ✓

Existing Foundation ✓

Concrete Floor
with Fiber

Scale 1/2" = 1'

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	382 F004001
Location	62 JACKSON ST
Land Use	SINGLE FAMILY
Owner Address	COLBURN STANLEY H 62 JACKSON ST PORTLAND ME 04103
Book/Page	23916/240
Legal	382-F-4 JACKSON ST 62 10579 SF

Current Assessed Valuation

Land	Building	Total
\$86,500	\$84,800	\$171,300

Property Information

Year Built 1910	Style Old Style	Story Height 1.5	Sq. Ft. 1312	Total Acres 0.243		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
05/03/2006	LAND + BLDING	\$149,000	23916-240
05/03/2006	LAND + BLDING	\$149,000	23916-236
05/03/2006	LAND + BLDING	\$149,000	23916-234
05/03/2006	LAND + BLDING	\$6,208	23916-232

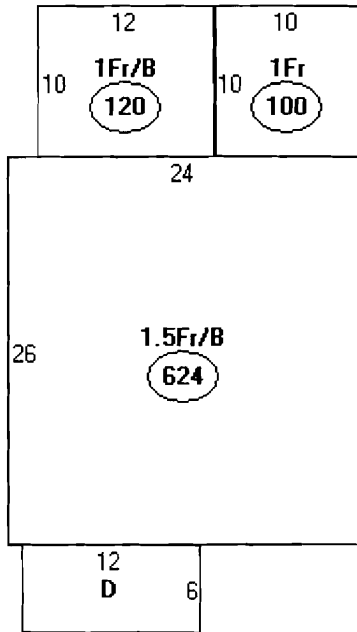
Picture and Sketch

Picture	Sketch	Tax Map
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[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

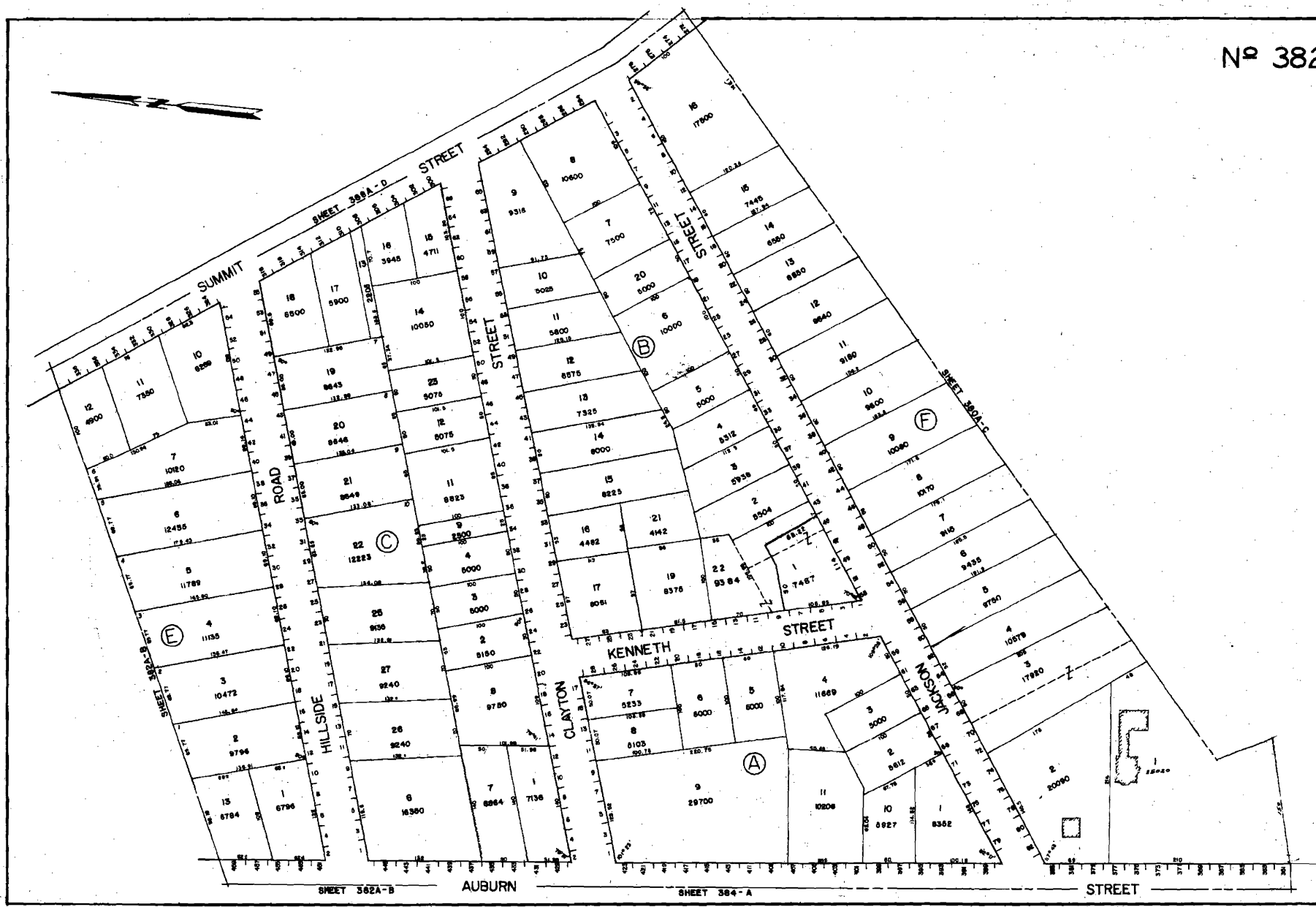
A: 1.5Fr/B
624 sqft

B: 1Fr/B
120 sqft

C: 1Fr
100 sqft

D: EP
72 sqft

= 916

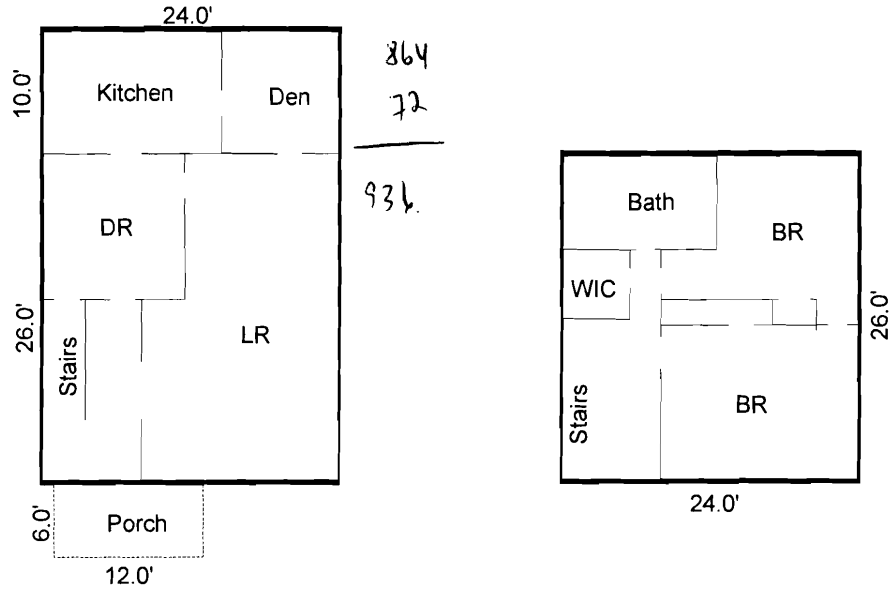




FLOORPLAN

Borrower: STANLEY COLBURN	File No.: 0062299649
Property Address: 62 JACKSON STREET	Case No.: 0062299649
City: PORTLAND	State: ME Zip: 04103-2206
Lender: Wells Fargo Bank, N.A. - M035251	

Not to Scale



Sketch by Apex N™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	864.00	864.00
GLA2	Second Floor	624.00	624.00
P/P	Porch	72.00	72.00
TOTAL LIVABLE		(rounded)	1488

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
24.0	x 26.0	624.00
10.0	x 24.0	240.00
Second Floor		
24.0	x 26.0	624.00
3 Calculations Total (rounded)		1488

September 26, 2007

*- didn't get garage
- needs to be built new one.*

To whom it may concern,

I have the opportunity to receive a 12 x 20 garage free from Chad Flynn who lives at 47 Runnells Street in Portland. He thinks the garage was built in the 50's or 60's and is in pretty decent shape. He is putting in a carport and removing it to free up some space in his back yard. It seems that my house originally had a small garage. There is evidence of a slab of cement that would have been the entrance for it at the end of my driveway. All the other houses on the street have garages. I purchased this house in April of 2006. I would like to put in a slab foundation which I would do myself. It would be 8 feet from my neighbors property line denoted by a fence and 30 feet from the other side...also has a fence. I would be set back feet from the road 70 feet and 140 feet from the back my yard which also has a fence. Copp Haulers in Cumberland told me they could move it but I haven't gotten a price for moving it yet pending that I can get a permit.

Respectfully,
Stanley Colburn
62 Jackson Street
Portland, ME 04103
207 838-3014





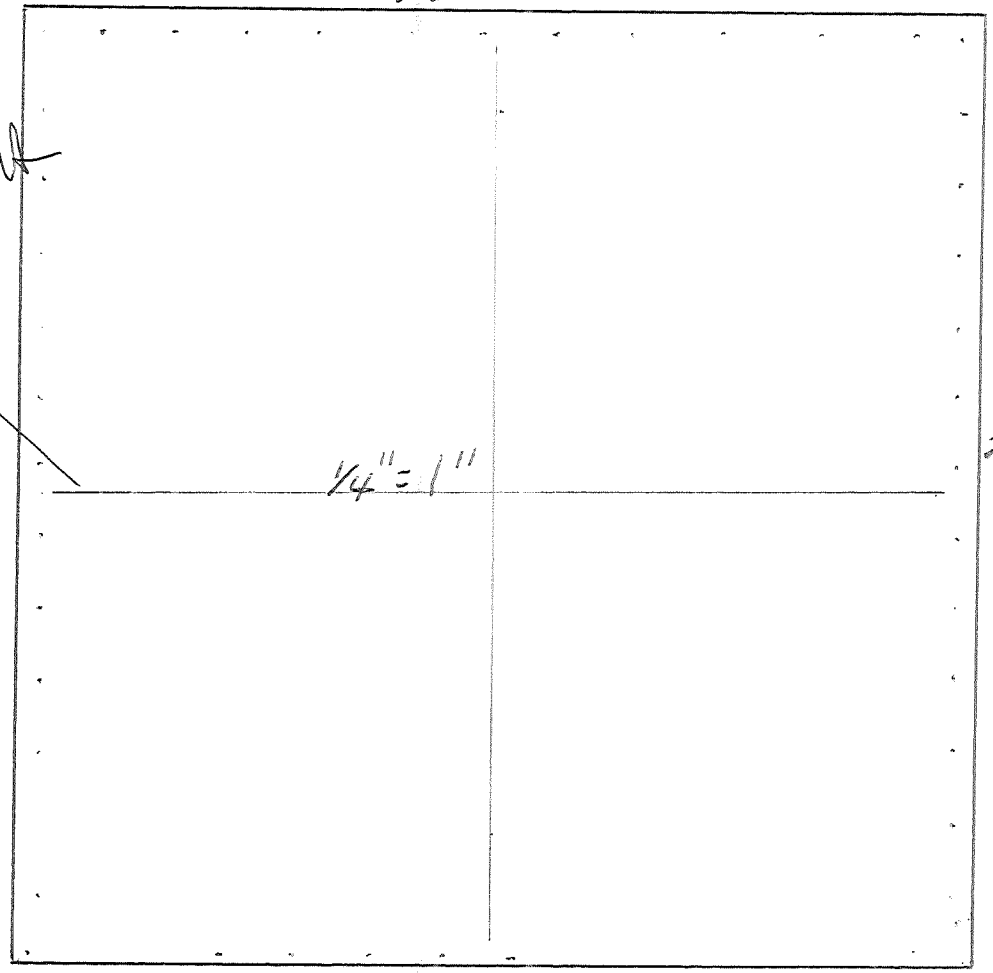






20'

20'



Amended
6/18/08
C. M.

1" Saw cut

JUN 7 2008

JUN 18 2008

Concrete with Fiber Reinforcement

12" x 18" Footing

5" Slab

20'

Lag Bolts

1/2" = 1"

2' Compacted Gravel

Anchor Bolts 12" from Corners
4" O.C.

