

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 071202

PERMIT ISSUED

SEP 28 2007

CITY OF PORTLAND

This is to certify that KNOP DAVID T & ALISA J. S /Joe I  
has permission to 8' x 10' Mudroom & 10' x 10' ad  
AT 52 ABBY LN 388 E001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 permission procured before this building or part thereof is altered or enclosed-in. **HEAVY 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

*Thomas H. Maubley* 9/28/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 07-1202	Issue Date:	CBL: 388 H001001
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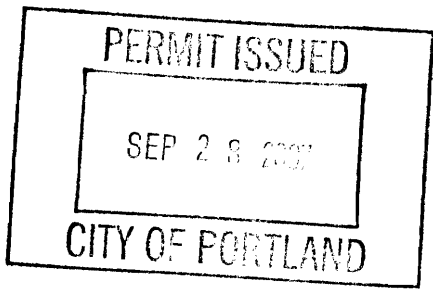
Location of Construction: 52 ABBY LN	Owner Name: KNOP DAVID T & ALISA J JTS	Owner Address: 52 ABBY LN	Phone:
Business Name:	Contractor Name: Joe DeFrancesco	Contractor Address: 83 Allison St Portland	Phone 2078785723
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family 8' x 10' Mudroom & 10' x 10' shed	Permit Fee: \$60.00	Cost of Work: \$3,200.00	CEO District: 5	11,554 <sup>sq</sup>
Proposed Project Description: 8' x 10' Mudroom & 10' x 10' shed		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		
		Signature:	Signature: Jm 9/28/07		
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: 09/26/2007	<b>Zoning Approval</b>			
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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..

<b>Special Zone or Reviews</b> <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"/> <input type="checkbox"/> Denied Date: 9/28/07	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
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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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

- 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.**

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

*Jim Hansen*  
Signature of Applicant/Designee

\_\_\_\_\_  
Date *9-28-07*

*[Signature]*  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 38841

Building Permit #: 071202

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

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

<b>Permit No:</b> 07-1202	<b>Date Applied For:</b> 09/26/2007	<b>CBL:</b> 388 H001001
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<b>Location of Construction:</b> 52 ABBY LN	<b>Owner Name:</b> KNOP DAVID T & ALISA J JTS	<b>Owner Address:</b> 52 ABBY LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joe DeFrancesco	<b>Contractor Address:</b> 83 Allison St Portland	<b>Phone</b> (207) 878-5723
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family 8' x 10' Mudroom & 10' x 10' shed	<b>Proposed Project Description:</b> 8' x 10' Mudroom & 10' x 10' shed
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/28/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>3) This permit is being approved on the basis of revised plans submitted on 9/28/07. Any deviations shall require a separate approval before starting that work.</li> <li>4) As pointed out to both the owner and the contractor prior to receiving the revised plans, all setbacks are measured to property lot lines of which the owner is responsible for knowing their locations for measuring purposes.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 09/28/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) 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.</li> <li>2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> </ol>			

<b>Comments:</b>
9/27/2007-mes: Called the contractor and the owner - there needs to be a revised plot plan submitted. The R-2 zone requires a 25' front setback and only 15' & 20' is being shown. I also have a question on the shed. The application says 10'x10' and the plan shows 8'x10' - which is it?
9/28/2007-mes: this morning I received a revised plot plan showing that the setbacks are being met - I did add up the numbers to be sure they are not way off and they are pretty close. The shed is now being shown as 10' x 10'



# 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>52 ABBY Lane Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>8059 FT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>388</u> Block# <u>11</u> Lot# <u>1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>DAVE KNOP</u> Address <u>52 ABBY Lane</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>7975465</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) <input checked="" type="checkbox"/> Name <u>Dave Knop</u> Address <u>52 ABBY Lane</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>3200.00</u> C of O Fee: \$ <u>DIA</u> Total Fee: \$ <u>60</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>ADDITION</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>X 8X10 MUD ROOM &amp; 10X10 SHED</u>		
Contractor's name: <u>Joe DiFrancesco</u> Address: <u>83 Allison Ave</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>8785723</u> Who should we contact when the permit is ready? <input checked="" type="checkbox"/> <u>8785723</u> Telephone: _____ Mailing address: <input checked="" type="checkbox"/> <u>Same</u>		

**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](http://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.

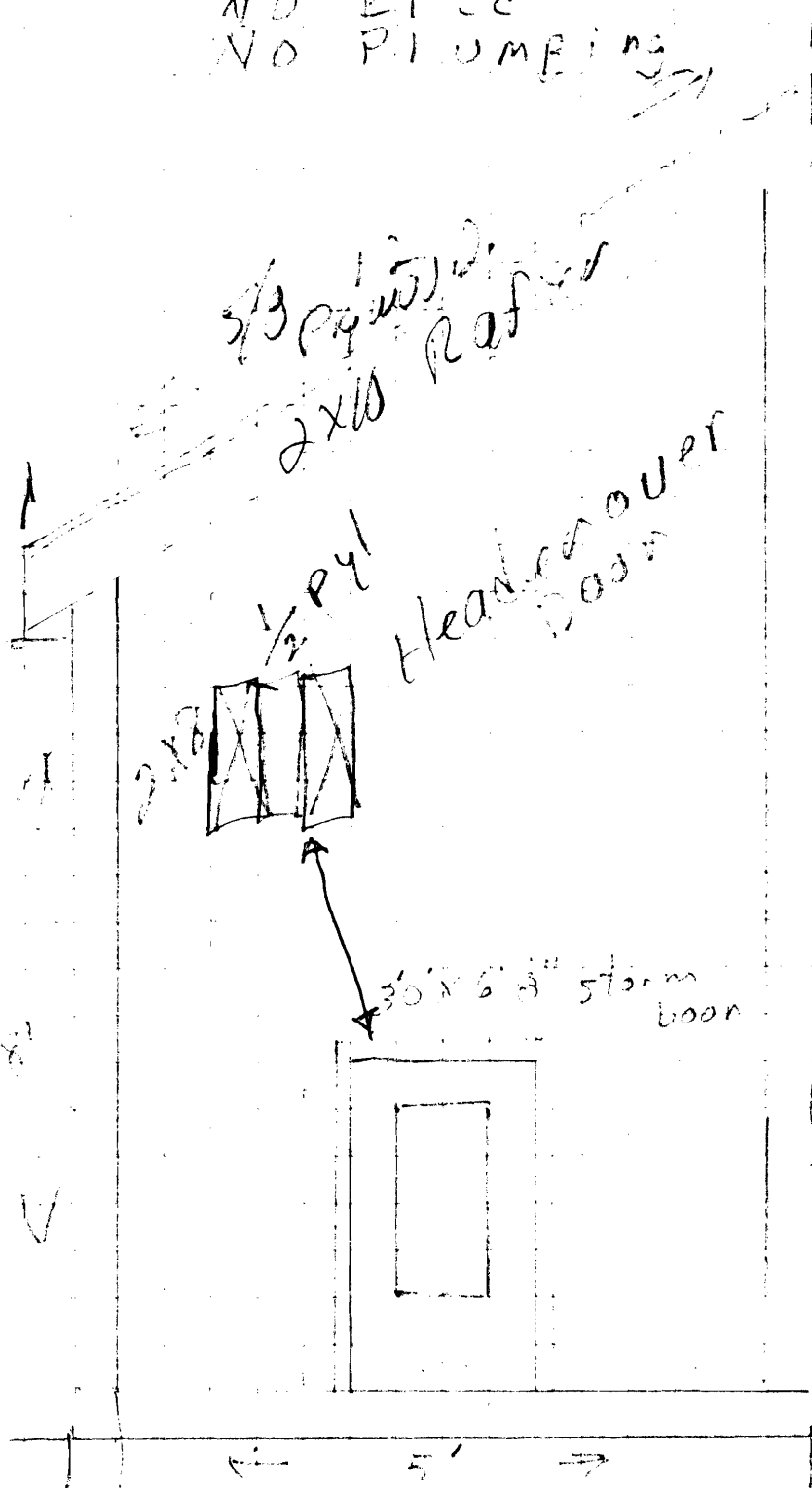
Signature: <u>[Signature]</u>	Date: <u>9-25-07</u>
<b>This is not a permit; you may not commence ANY work until the permit is issue</b>	
SEP 26 2007	
RECEIVED	

cc

2x10 main ROOM

Black 3 TAB  
shingles

NO Heat  
NO Elec  
NO PLUMBING



2x10 Rafter  
 5/8 plywood  
 on roof  
 1/2 plywood  
 on walls  
 2x10 joist  
 2x10  
 2x8 Floor,  
 Joist  
 3/4 plywood  
 sub floor  
 Vinyl flooring

Same wall  
 5/8 sheet rock  
 existing

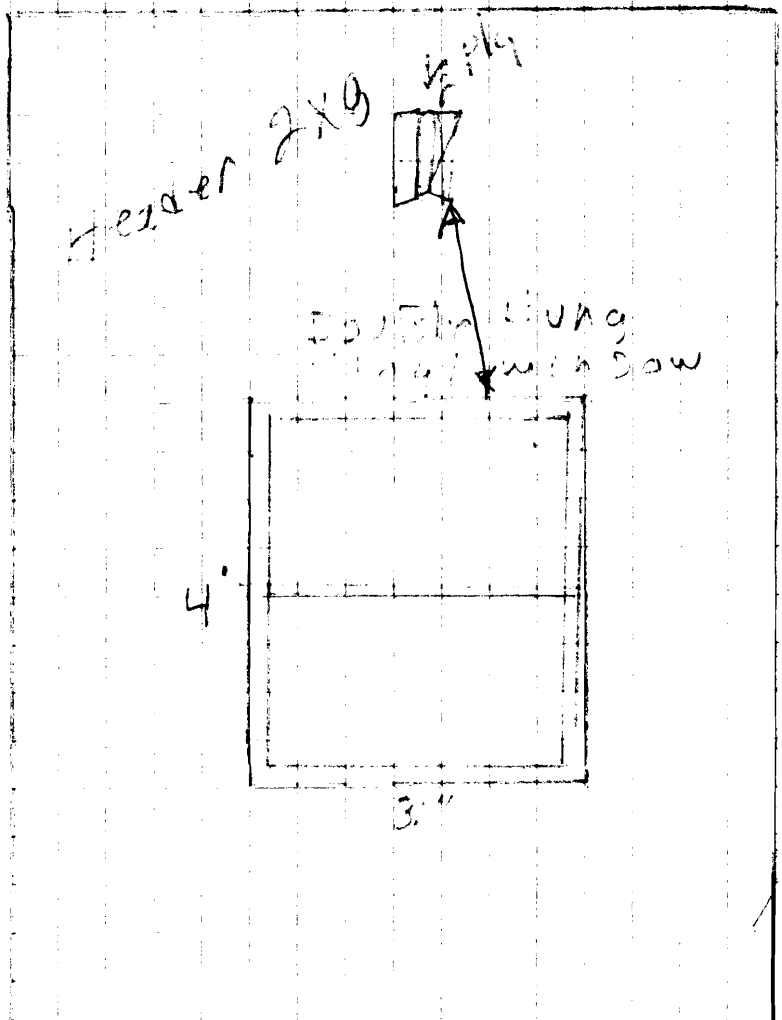
3 steps  
 to access  
 room

1 1/4" wood  
 7/16" Rise w  
 -Stairs-

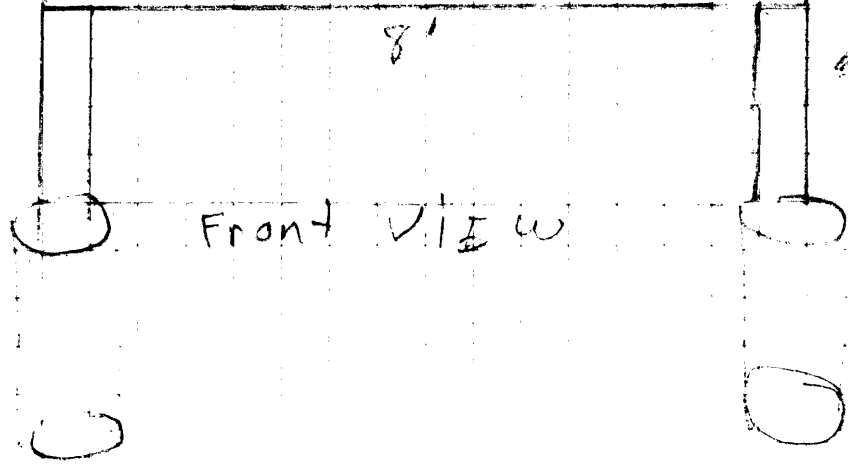
Hardialuly -34-38  
 Jm

SIDE VIEW

4x4  
 2x4  
 2x4



4x6 post



7" x 10"  
 1/8" diam  
 SUND  
 TUBE

Front View







# Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

**This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.**

## Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

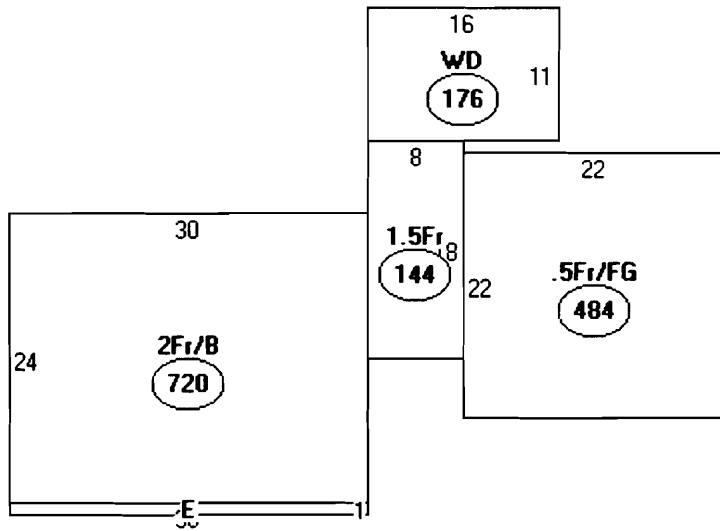
I hereby certify that this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant:

Date:

9-25-07

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



Descriptor/Area

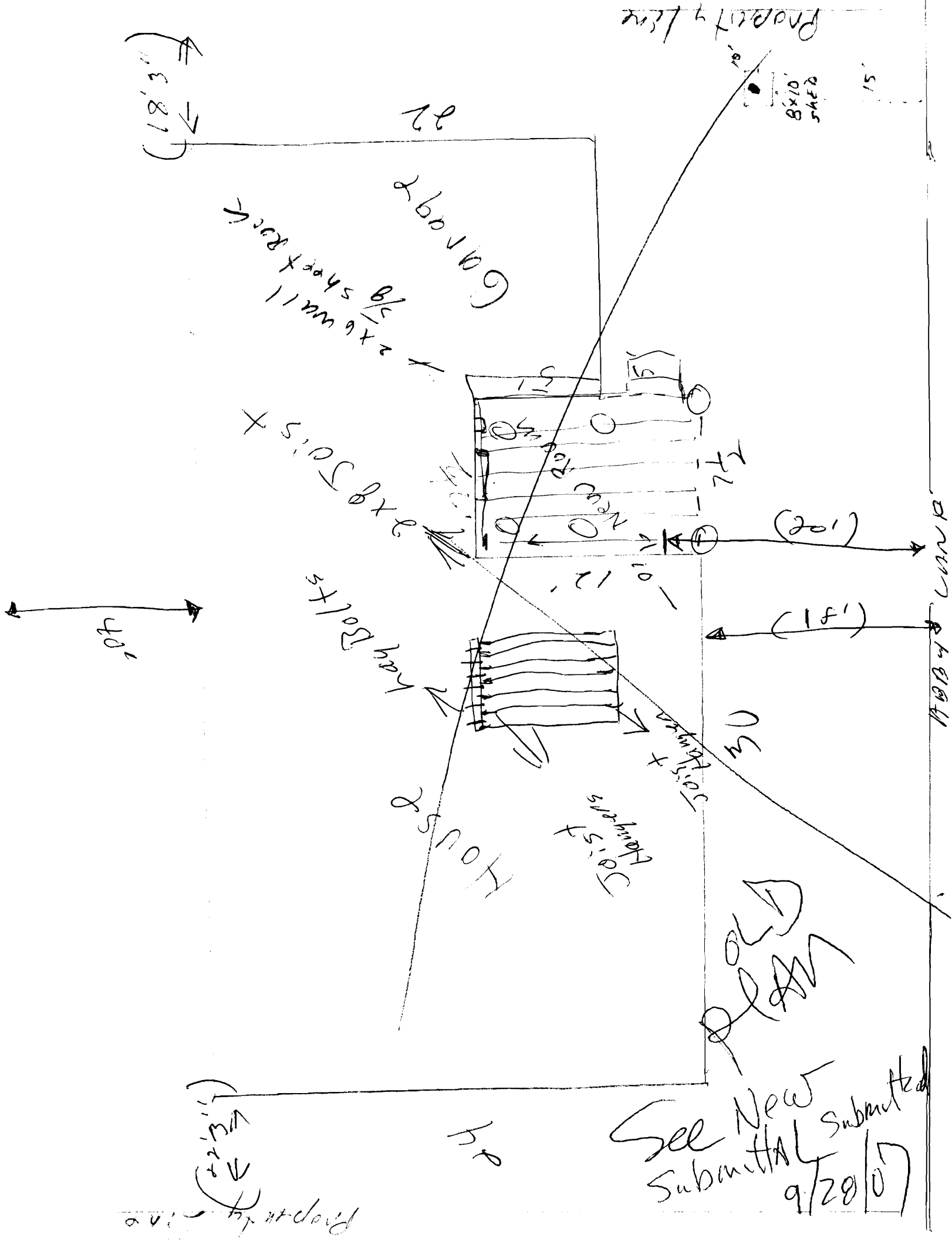
A: 2Fr/B  
720 sqft  
B: 1.5Fr  
144 sqft  
C: WD  
176 sqft  
D: .5Fr/FG  
484 sqft  
E: FOH  
30 sqft

2 1  
720  
144  
176  
484  
30  

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1554 #

$$11,554 \# \times 20\% = 2310.8 \# \text{ MAX}$$



52 ABBY Lane  
Cell 749-0617

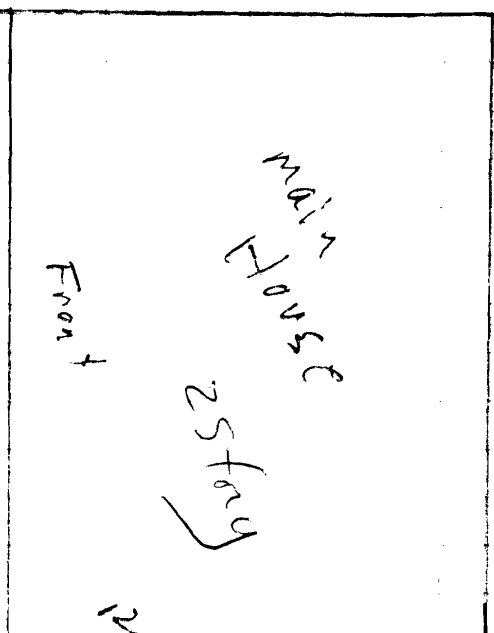
DEPT. OF ENGINEERING  
CITY OF FORT LINDSEY  
SEP 28 2007  
RECEIVED

42  
52  
25  
119

116

FRONT: 25' min - 30' show in  
SIDE: 14' min for principal structure  
5' min for 100' or less assess structure shed

R-2



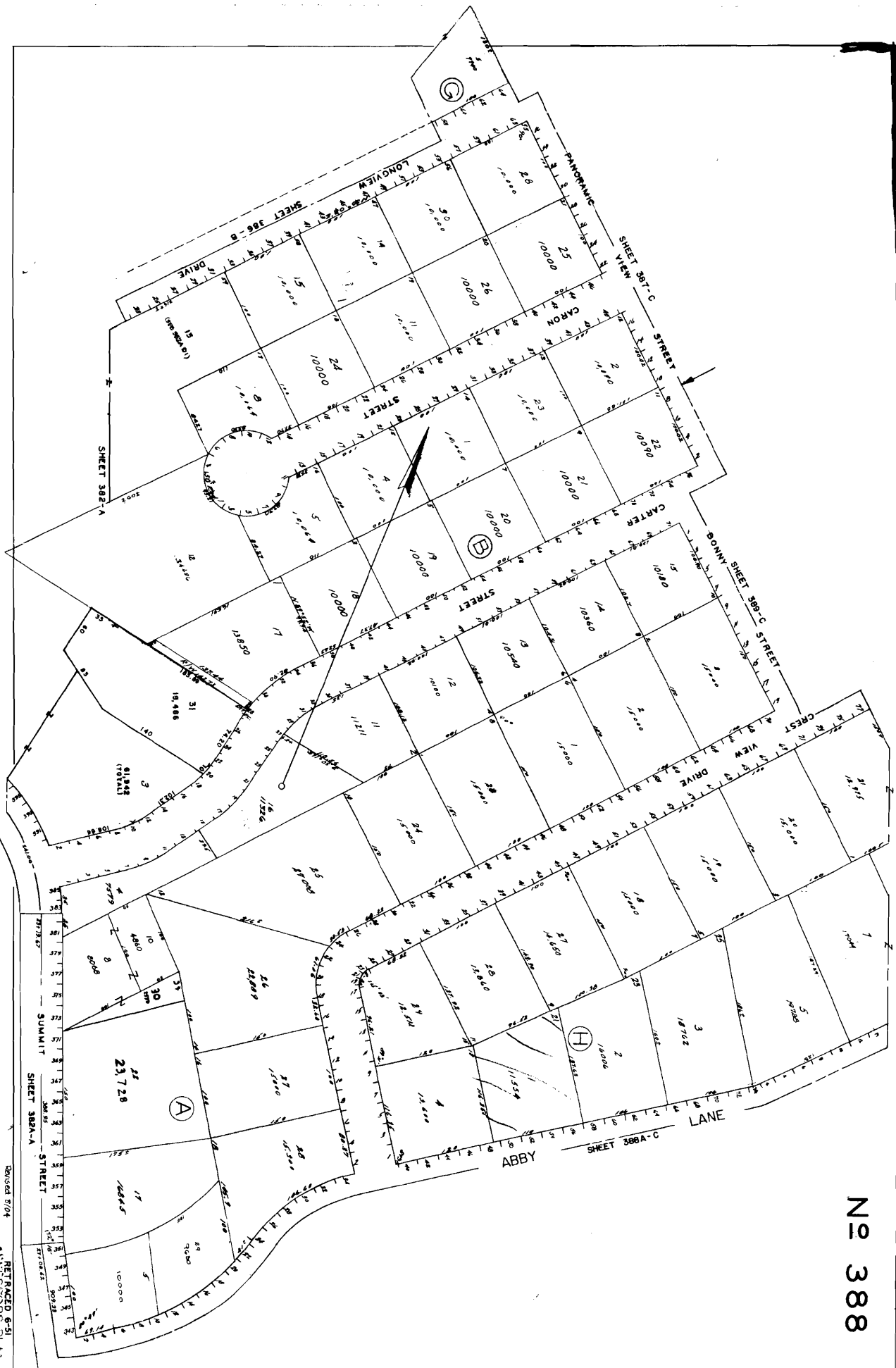
Street

Prop Line

N  
52'

25' min front  
30' yd setback  
even for  
A Shed

137  
61  
10' Prop Line



N<sup>o</sup> 388

RETRACED 6-51  
 ASSISSORS PLAN  
 Dated 8/04