

# PERMIT ISSUED

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0855	Issue Date: <b>JUL 21 2003</b>	CBL: 396 D002001
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Location of Construction: 25 Heather Rd	Owner Name: Gervais Dennis W &	Owner Address: 25 Heather Rd <b>CITY OF PORTLAND</b>	Phone: 797-3457
Business Name:	Contractor Name: Lakeside Construction	Contractor Address: Cumberland Ctr.	Phone: 2074157382
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>R2</b>

Past Use: Single Family	Proposed Use: Single Family w/new front steps	Permit Fee: \$39.00	Cost of Work: \$1,600.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: <b>R3</b> <b>57B</b> <b>BOCA 1999</b> Signature: <b>JMB 7/21/03</b>
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**Proposed Project Description:**  
 Replace front steps damage from water & ice

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Permit Taken By: jmb	Date Applied For: 07/21/2003	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	<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"/> Date: <b>JMB 7/21/03</b>	<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: <b>JMB</b>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0855	<b>Date Applied For:</b> 07/21/2003	<b>CBL:</b> 396 D002001
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<b>Location of Construction:</b> 25 Heather Rd	<b>Owner Name:</b> Gervais Dennis W &	<b>Owner Address:</b> 25 Heather Rd	<b>Phone:</b> ( ) 797-3457
<b>Business Name:</b>	<b>Contractor Name:</b> Lakeside Construction	<b>Contractor Address:</b> Cumberland Ctr.	<b>Phone:</b> (207) 415-7382
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family w/new front steps	<b>Proposed Project Description:</b> Replace front steps damage from water & ice
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/21/2003  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/21/2003  
**Note:**      **Ok to Issue:**

1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

# All Purpose 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>25 Heather Rd. Portland, ME</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>Approx .574 acre (25,000 sq. ft.)</u>	
Tax Assessor's Chart, Block & Lot Chart#                  Block#                  Lot# <u>396                          0                          002</u>	Owner: <u>Dennis + Helen Gervais</u>	Telephone: <u>797-3457</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dennis Gervais 25 Heather Rd. Portland, ME (797-3457)</u>	Cost Of Work: \$ <u>Approx \$600 -</u> Fee: \$ <u>39.00</u>
Current use: <u>Single family home.</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>Replace front steps that were damaged by water/ice.</u>		
Contractor's name, address & telephone: <u>Lakeside Construction - Jonathan Brooks Cumberland Ctr. ME 04021</u>		
Who should we contact when the permit is ready: <u>Dennis Gervais</u> Cell- <u>415-7382</u>		
Mailing address: _____		
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. <b>PHONE:</b>		

**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: <u>Dennis Gervais</u>	Date: <u>7-7-03</u>
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**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 4<sup>th</sup> floor of City Hall**

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.

*ZAM*

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 396 D002001  
**Location** 25 HEATHER RD  
**Land Use** SINGLE FAMILY

**Owner Address** GERVAIS DENNIS W & HELEN E SMITH-GERVAIS JTS  
 25 HEATHER RD  
 PORTLAND ME 04103

**Book/Page** 12477/139  
**Legal** 396-D-2  
 HEATHER RD 23-29  
 24990 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$44,310	\$75,450	\$119,760

**Property Information**

<b>Year Built</b> 1966	<b>Style</b> Raised Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1932	<b>Total Acres</b> 0.574
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None
				<b>Basement</b> Full

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1970	<b>Size</b> 10X10	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b> 04/30/1996	<b>Type</b> LAND + BLDING	<b>Price</b> \$129,000	<b>Book/Page</b> 12477-139
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**Picture and Sketch**

[Picture](#)

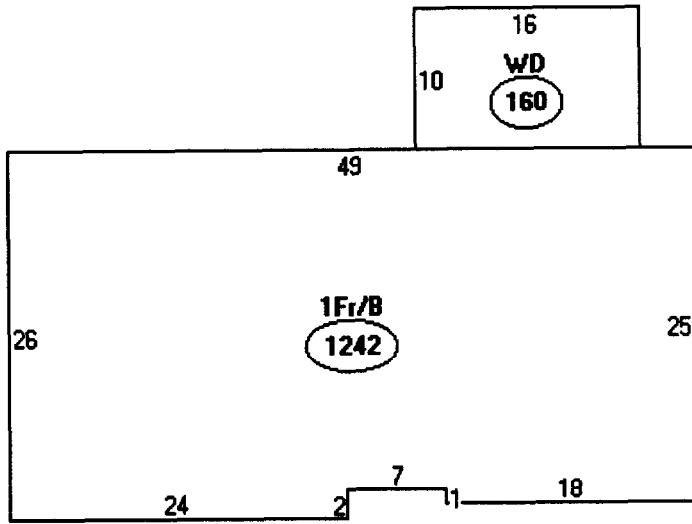
[Sketch](#)

[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](#).







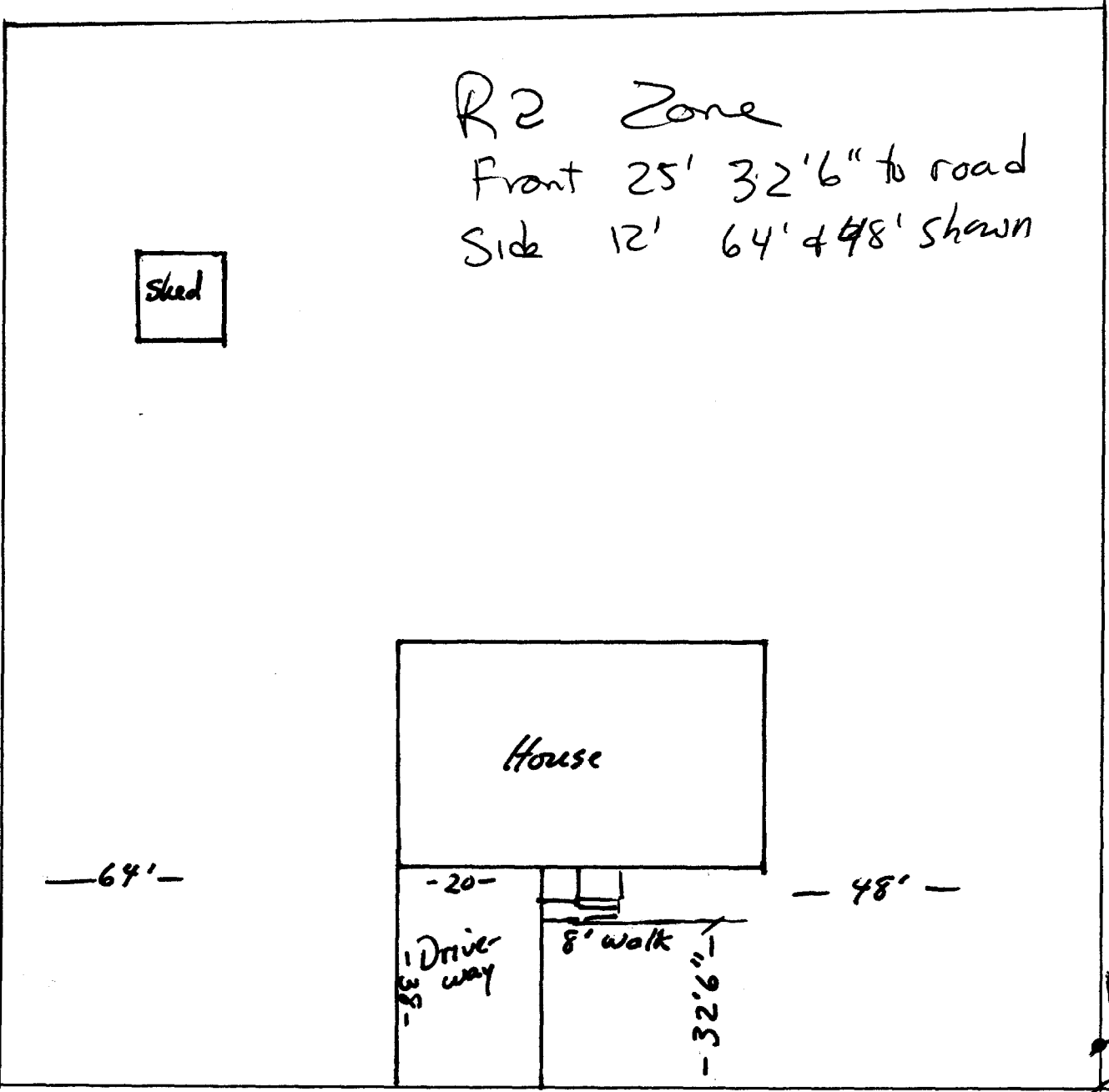
Descriptor/Area

A: 1Fr/B  
1242 sqft

B: WD  
160 sqft

25 Heather Rd.  
Portland, ME  
04103

Map 396  
Block D  
Lot 002

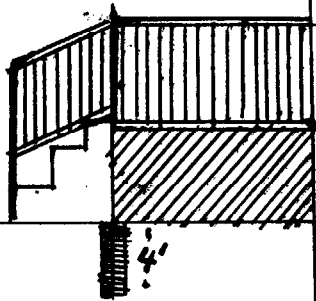


Pin Pole  
3'

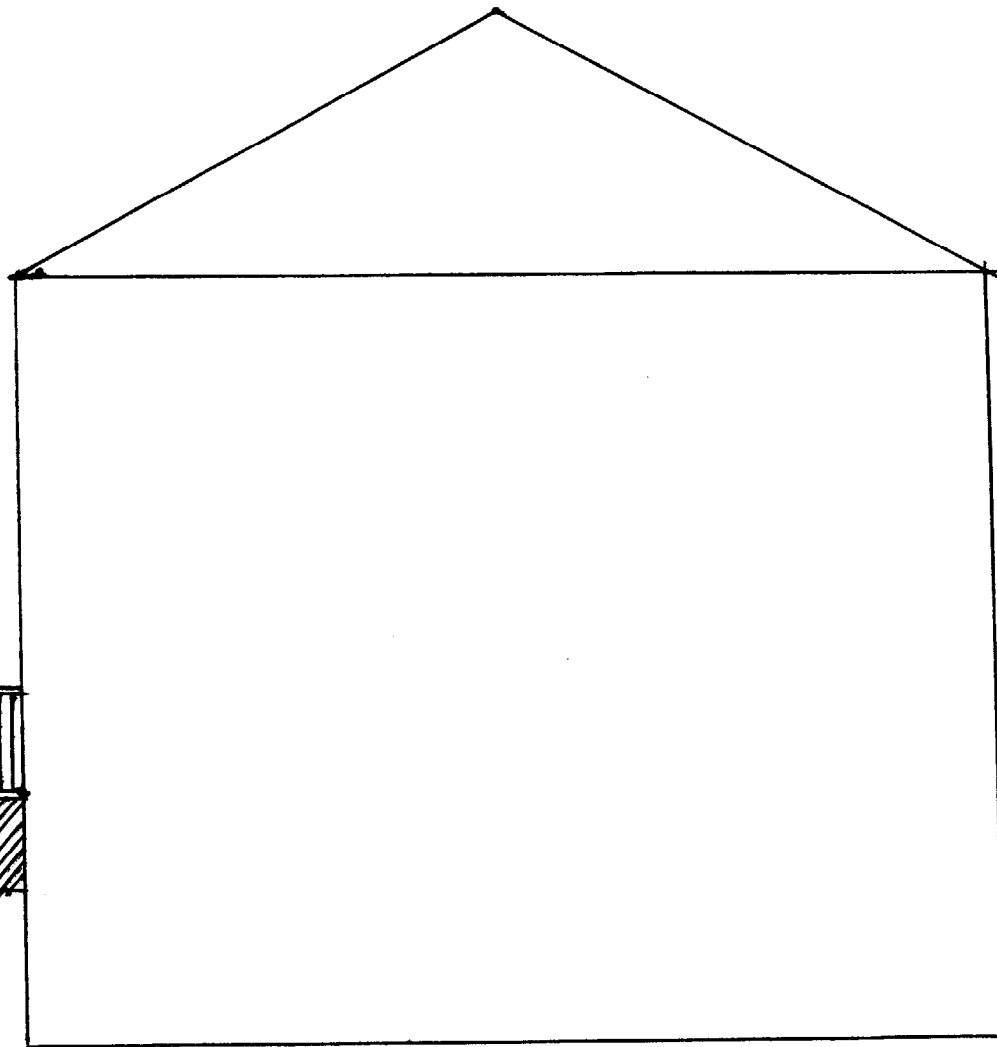
Street

25 Heather Rd.  
Portland, ME 04103

Parcel ID  
Map 396  
Block D  
Lot 002



2- footings  
w/ tubes



Shed

Replacement of front steps.

6' wide  
4' out > 3 steps

PT frame

Correct deck for structure

Cedar Railing 36" off deck

Ballasters are 4" spaced ( $5\frac{1}{2}$ " center)

The steps/entry are located in the  
exact center of the house.

Driveway is 3'8" to the left.

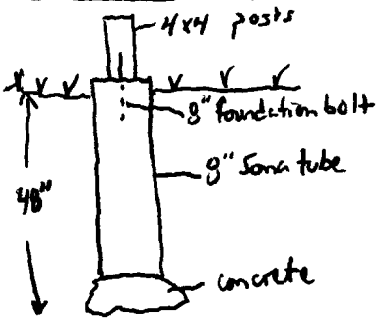
Street is 32'6"

Setbacks { North property boundary is 48' (left)  
South " " " 64' (right)

Driveway dimensions are 20' x 38'

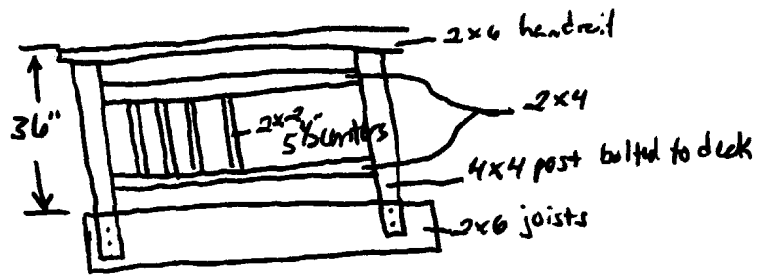


Footing Diagram

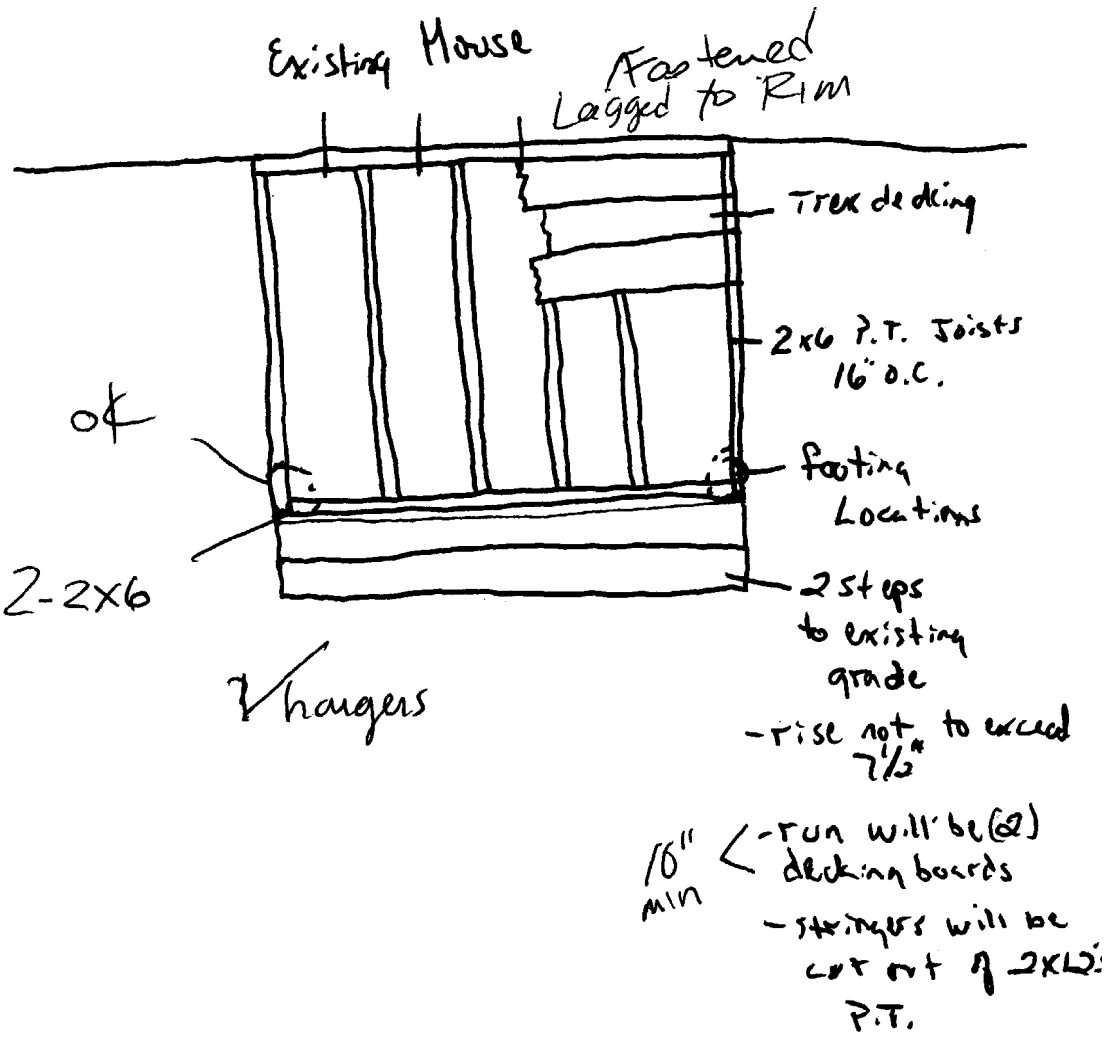


Dennis Gervais  
25 Heather Rd.  
Portland, Me.

Railing Diagram



? stair handrail  
cedar banister graspable



# 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
- NA ~~Re-Bar Schedule Inspection:~~ Prior to pouring concrete
- NA ~~Foundation Inspection:~~ Prior to placing ANY backfill
- NA ~~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]  
Signature of applicant/designee

\_\_\_\_\_  
Date

[Signature]  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 396-D2 Building Permit #: 03-0855

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 030855

JUL 21 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Gervais Dennis W & Lakeside construction  
has permission to Replace front steps damage from water & ice  
AT 25 Heather Rd City of Portland 396 D002001

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 when permission is procured before this building or part thereof is occupied or closed-in. 24 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. PERMIT ISSUED  
Health Dept. \_\_\_\_\_  
Appeal Board JUL 21 2003  
Other \_\_\_\_\_

*Jeannie Benke* 7/21/03  
Director Building & Inspection Services

Department Name

**CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD**