

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DOUGLAS L CURRIER

Located At 57 SUMMIT ST

Job ID: 2011-11-2622-DRG

CBL: 398- A-007-001

has permission to Jack up garage for slab renewal renovate garage provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

*closed*

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### REQUIRED INSPECTIONS:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2622-DRG

Located At: 57 SUMMIT ST

CBL: 398- A-007-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
3. 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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. 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 addition, it may be required to be located by a surveyor.
5. If a new 10'x12' shed is to be erected on the property, IT WILL NEED ITS OWN BUILDING PERMIT APPLICATION. This permit is not approving the shed at this time.

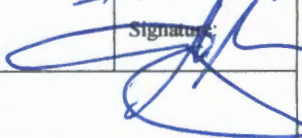
### **Building:**


1. Separate permits required for any electrical or plumbing work.



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

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

Job No: <b>2011-11-2622-DRG</b>	Date Applied: <b>10/26/2011</b>	CBL: <b>398- A-007-001</b>	
Location of Construction: <b>57 SUMMIT ST</b>	Owner Name: <b>DOUGLAS L CURRIER</b>	Owner Address: <b>57 SUMMIT ST PORTLAND, ME 04103</b>	Phone: <b>650-2288</b>
Business Name:	Contractor Name: <b>Don Nichols</b>	Contractor Address: <b>16 Allagash WAY WINDHAM MAINE 04062</b>	Phone: <b>(207) 892-2077</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>DEMO and REBUILD</b>	Zone: <b>R-2</b>
Past Use: <b>Single Family Dwelling</b>	Proposed Use: <b>Same: Single Family Dwelling- To jack up the existing garage and pour a new slab then lower the garage and install 2 new doors</b>	Cost of Work: <b>\$16,000.00</b>	CEO District:
Proposed Project Description: <b>Jack up garage for slab renewal renovate garage</b>		Fire Dept: <b>N/A</b>	Inspection: <b>2.3</b> Use Group: Type: <b>SB</b> <b>#RC 09</b> Signature: 
Permit Taken By: <b>Lannie</b>		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Majr <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <b>9/11/11</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 Dist 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 appication 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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Moved garage & back

told contractor/owner

to await permit

MP

1-13-12 Final OK DWM



# 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.

*R-2 26,834# built 1945*

Location/Address of Construction: <u>57 Summit Street Portland, Maine 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>398            A            7</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Douglas L. Currier</u> Address <u>57 Summit Street</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: H: <u>(207) 797-8631</u> C: <u>(207) 650-2288</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>16,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>180</u>
Current legal use (i.e. single family) <u>SFD</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Vehicle and Storage</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Jack up the Garage to allow slab renewal. Lower Garage install new doors (2).</u>		
Contractor's name: <u>Don Nichols</u>		
Address: <u>16 Allagash Way</u>		Telephone: <u>(207) 892-7077</u> <i>756-1575</i>
City, State & Zip <u>Windham, Maine 04062</u>		Telephone: <u>(207) 650-2288</u>
Who should we contact when the permit is ready: <u>Douglas L. Currier</u>		Telephone: <u>(207) 650-2288</u>
Mailing address: <u>57 Summit St. Portland, ME 04103</u>		

*11.3.11*

**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.

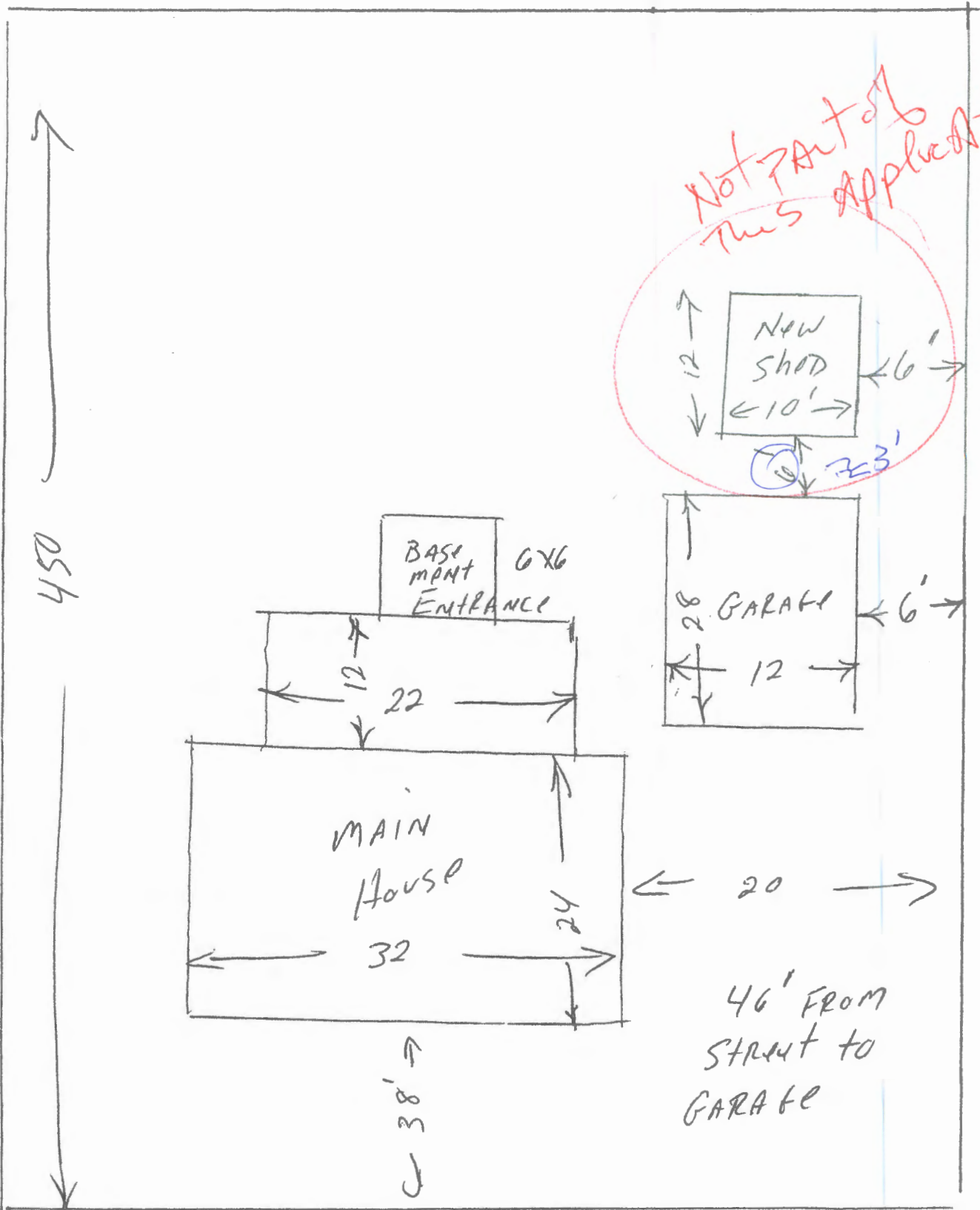
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

**RECEIVED**

Signature: Douglas L. Currier      Date: 10-25-11

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

OCT 26 2011  
Dept. of Building Insp  
City of Portland

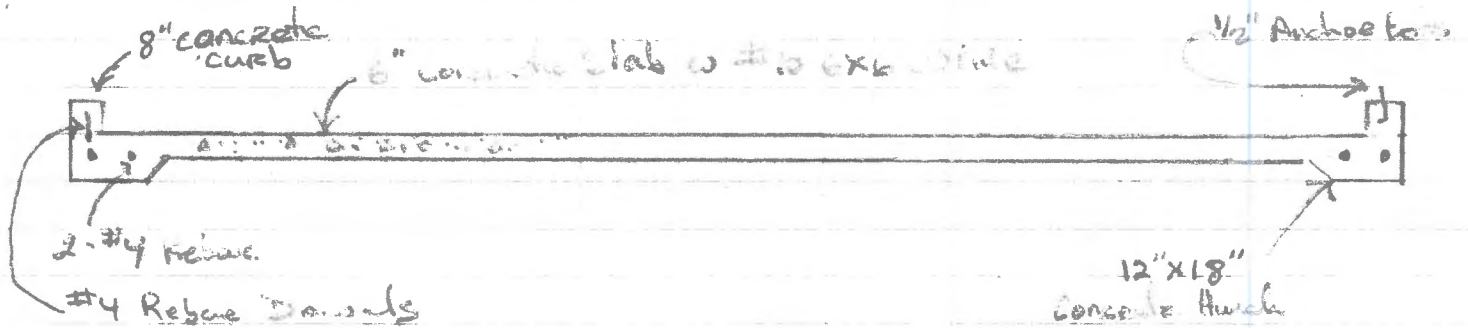
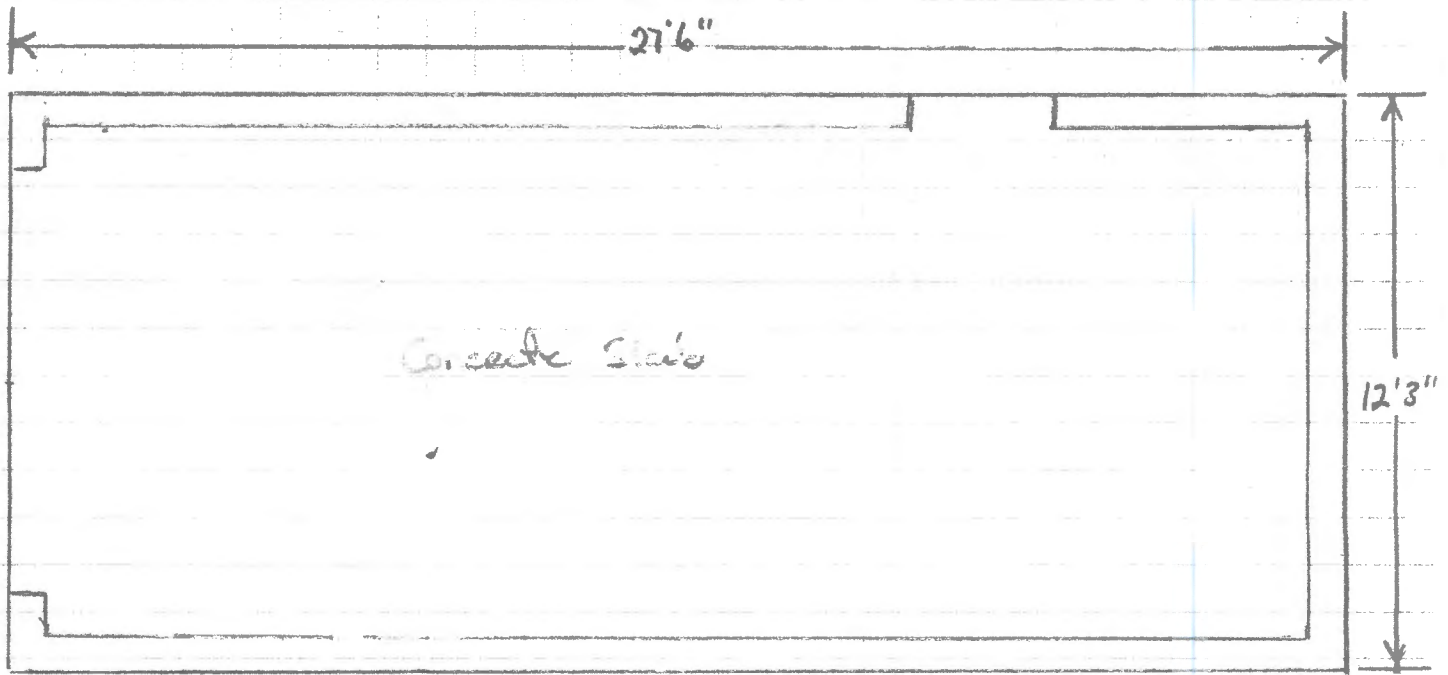


Street

Douglas L. Currier  
 57 Summit Street  
 Portland, ME 04103  
 (207) 797-8631



Donny Curcio - 2 57 Summit Street



- 9' x 8' DOOR
- GARAGE DOOR HEADER - 4" x 6" (EXISTING) 2-2#8' upward  
- CORNER TO CORNER ON GABLE ENDS (NO WEIGHT LOAD)
- SIDE DOOR - (2) 2" x 8" SPANNING 3' (EXISTING)



**Don Nichols**  
Building Contractor, Inc.

16 Allagash Way  
Windham, ME 04062

Office & Fax: 892-7077  
Cell: 756-1575





**Don Nichols**  
**Building Contractor, Inc.**

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Doug Currier  
57 Summit Street  
Portland, ME

October 20, 2011

RE: Garage moving and new slab

**BUDGET**

Excavation	3,105.00
Concrete slab and curb	2,650.00
Garage door and operator	1,250.00
Electrical	500.00
General materials	1,300.00
Painting	500.00
Demo and disposal	250.00
Labor	
Jack garage on trailer	1,200.00
Set garage on new slab	1,200.00
Reframe door and siding	<u>2,000.00</u>
Expenses	13,955.00
15% Overhead	<u>2,093.25</u>
Budget Total	<u>\$ 16,048.25</u>

actions  
aine