

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100306

Please Read Application And Notes, if Any, Attached

This is to certify that DIPETRO DAVID D. & FERN M. DIPETRO ITS/ David Dipietro has permission to add porch to left of house

AT 232 VIRGINIA ST CBL 400 A049001

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 lathed or otherwise 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 REPAIRS ISSUED

Fire Dept. _____
Health Dept. _____
Appeal Board APR 16 2010
Other _____

Department Name

City of Portland
PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0306	Issue Date:	CBL: i50 400 A049001
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Location of Construction: 232 VIRGINIA ST	Owner Name: DIPIETRO DAVID D & FERN M	Owner Address: 232 VIRGINIA ST	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone 2078317914
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add porch to left of house	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>TRC 2003</i>	

Proposed Project Description: add porch to left of house	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: ldobson	Date Applied For: 03/30/2010	Zoning Approval		
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<p>Historic Preservation</p> <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: <i>3/30/10</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

PERMIT ISSUED

APR 16 2010

City of Portland

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.

Location/Address of Construction: <u>232 Virginia</u>		
Total Square Footage of Proposed Structure/Area <u>231 SF</u>	Square Footage of Lot <u>7000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>400</u> Block# <u>A</u> Lot# <u>49</u>	Applicant *must be owner, Lessee or Buyer* Name <u>DAVID DIPIETRO</u> Address <u>232 VIRGINIA ST</u> City, State & Zip <u>PORTLAND</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>DAVID DIPIETRO</u> Address <u>221 VIRGINIA ST</u> City, State & Zip <u>PORTLAND</u>	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>SINGLE FAM</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>HOMIE</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD PORCH ON LEFT OF HOUSE</u>		
Contractor's name: <u>DAVID DIPIETRO</u> MAR 30 2010 Address: <u>221 VIRGINIA ST</u> City, State & Zip <u>PORTLAND</u> Dept. of Building Inspections City of Portland, Maine Telephone: <u>851 7914</u> Who should we contact when the permit is ready: <u>DAVID</u> Telephone: _____ Mailing address: <u>221 VIRGINIA ST</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, 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:

Date:

3-30-10

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: 10-0306	Date Applied For: 03/30/2010	CBL: 400 A049001
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Location of Construction: 232 VIRGINIA ST	Owner Name: DIPIETRO DAVID D & FERN M	Owner Address: 232 VIRGINIA ST	Phone:
Business Name:	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone (207) 831-7914
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add porch to left of house	Proposed Project Description: add porch to left of house
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/30/2010

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 04/15/2010

Note: **Ok to Issue:**

- 1) The carrying beam carrying the roof rafters must be a minimum of 2- 2"x8"-s.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: 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 Inspection 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 with construction.

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

 X Framing inspection required.

 X Final inspection required.

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

David D. DiPietro

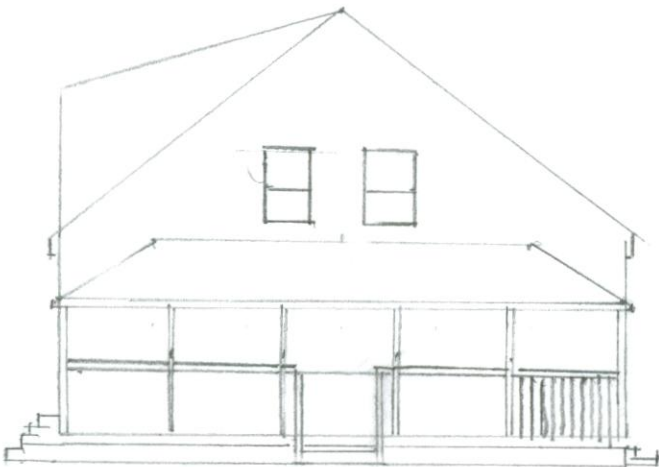
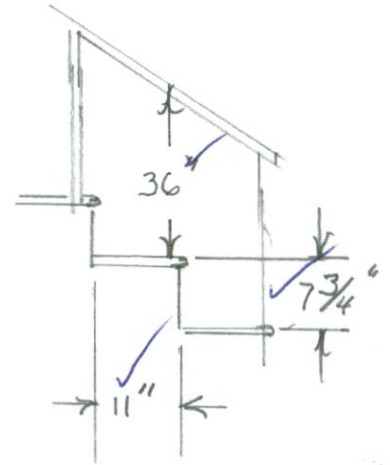
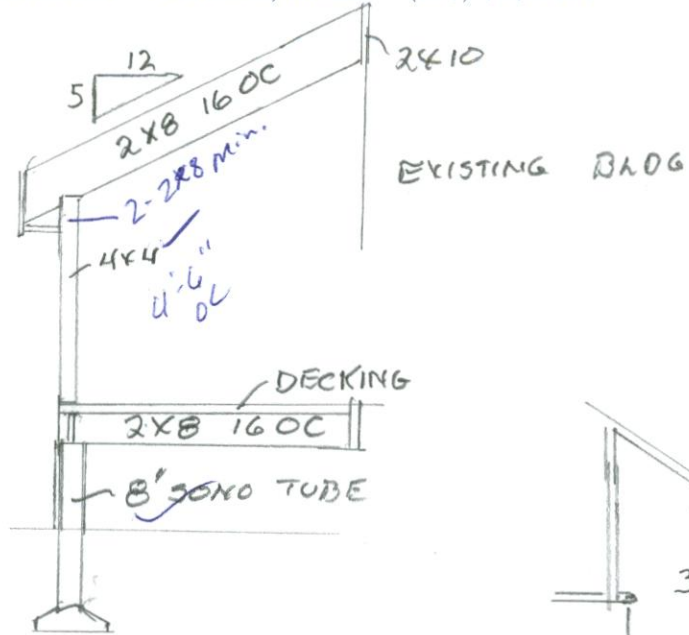
General Contractor

Top Quality Workmanship • Free Estimates • Commercial & Residential

221 Virginia Street • Portland, Maine • (207) 797-9531



SIDE VIEW



FRONT VIEW

R-3 Zone

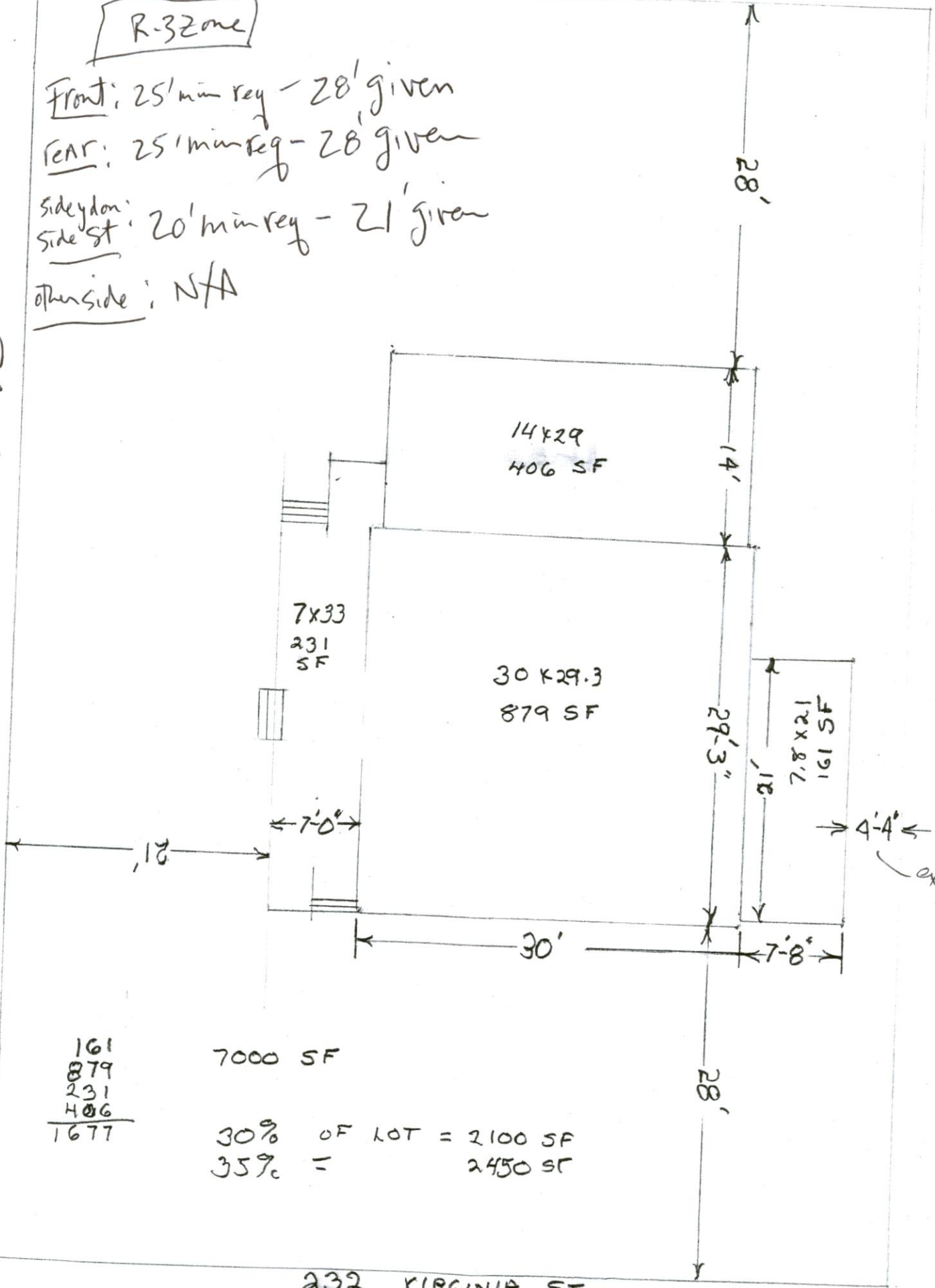
Front: 25' min req - 28' given

rear: 25' min req - 28' given

Side/don: 20' min req - 21' given

Other side: N/A

Side Street - WYOMING AVE



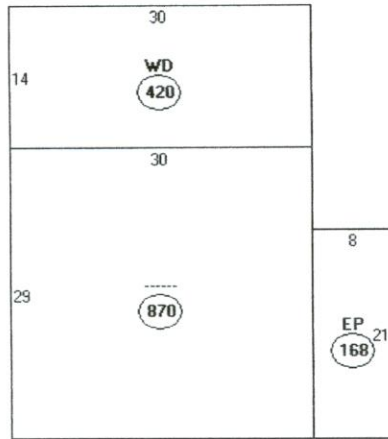
161
879
231
406

1677

7000 SF
30% OF LOT = 2100 SF
35% = 2450 SF

232 VIRGINIA ST

R-3 Zone



Descriptor/Area
 A:
 870 sqft
 B: WD
 420 sqft
 C: EP
 168 sqft

231 - New

1689#

also ok

2 lots
 #49,50
 $7000\# \times 35\% = 2450\#$

2450#

879
 406
 161

231
 1677#

- New stems? included?

