

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070962

This is to certify that NEANG PHUONG /Ruck Pasinghas permission to 36'x 30' Foundation ONLY for future GarageAT 75 ARCADIA ST

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 procured before this building or part thereof is started or closed-in. 48 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Markley 8/13/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

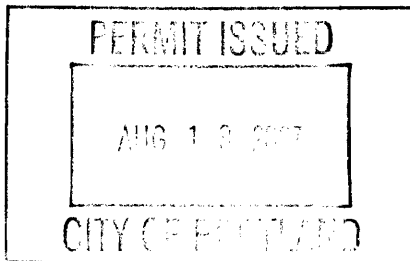
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
07-0962		427 C008001

Location of Construction: 75 ARCADIA ST	Owner Name: NEANG PHUONG	Owner Address: 75 ARCADIA ST	Phone:
Business Name:	Contractor Name: Ruck Paving	Contractor Address: 8 Country Drive Biddeford	Phone 2076323742
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	Zone: R5

Past Use: Single Family Home	Proposed Use: Single Family Home - 36'x 30' Foundation ONLY for future Garage	Permit Fee:	Cost of Work: \$7,600.00	CEO District: 4
Proposed Project Description: 36'x 30' Foundation ONLY for future Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>Jm</i> 8/13/07	
		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: Idobson	Date Applied For: 08/09/2007	Zoning Approval		
<ol style="list-style-type: none">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 <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: <i>Jm</i> 8/13/07	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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>Jm</i> 8/13/07

**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

9/4/07 - setbacks - measured entire
property - front line is 136' -
size + location - O/C. 9M

9/14/07 OK to Buelley

CLM

drain pipe?

wire in cond.?

called Buelley?

CLM

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0962	Date Applied For: 08/09/2007	CBL: 427 C008001
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Location of Construction: 75 ARCADIA ST	Owner Name: NEANG PHUONG	Owner Address: 75 ARCADIA ST	Phone:
Business Name:	Contractor Name: Ruck Paving	Contractor Address: 8 Country Drive Biddeford	Phone (207) 632-3742
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	

Proposed Use: Single Family Home - 36'x 30' Foundation ONLY for future Garage	Proposed Project Description: 36'x 30' Foundation ONLY for future Garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/13/2007**Note:** **Ok to Issue:** ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/13/2007**Note:** **Ok to Issue:** ☒

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



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>75 Arcadia St.</u>		
Total Square Footage of Proposed Structure <u>1080 sq ft</u>		Square Footage of Lot <u>12,500 sq ft ±</u>
Tax Assessor's Chart, Block & Lot Chart# <u>427</u> Block# <u>C</u> Lot# <u>8</u>	Owner: <u>John Chan</u> <u>75 Arcadia Portland ME</u>	Telephone: <u>899-6557</u>
Lessed/Owner's Name (If Applicable) <u>John Chan</u> <u>75 Arcadia Portland ME</u> <u>AUG 9 2007</u>	Applicant name, address & telephone: <u>Below</u>	Cost Of Work: \$ <u>7,600⁰⁰</u> Fee: \$ _____ C of O Fee: \$ _____
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>Foundation for Possible Garage 36 x 30</u>		
Contractor's name, address & telephone: <u>Ruck Paving Biddeford, ME 04005</u> <u>8 Country Dr.</u> Who should we contact when the permit is ready: <u>Bill Ruck</u> Mailing address: _____ Phone: <u>632-3742</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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Signature of applicant: <u>[Signature]</u>	Date: <u>8/7/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Plot Plan

125' ±

Wood Stakeade Fence
20' ±

chain Link Fence

2.5 sides
8' front
20' rear

3684
-1080
2604 left

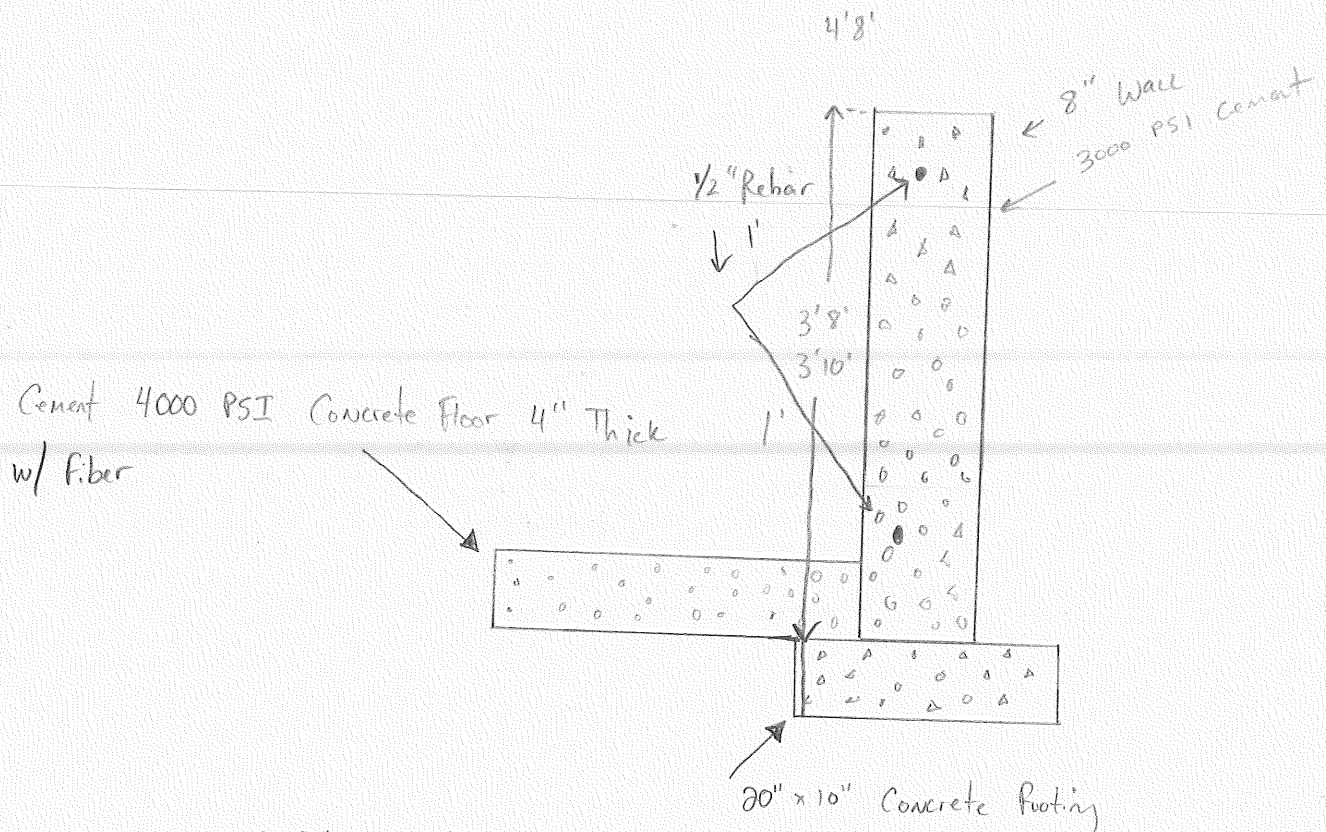
4200
3300
2000
4000
13500
40%
5400
1284
4116
432
3684



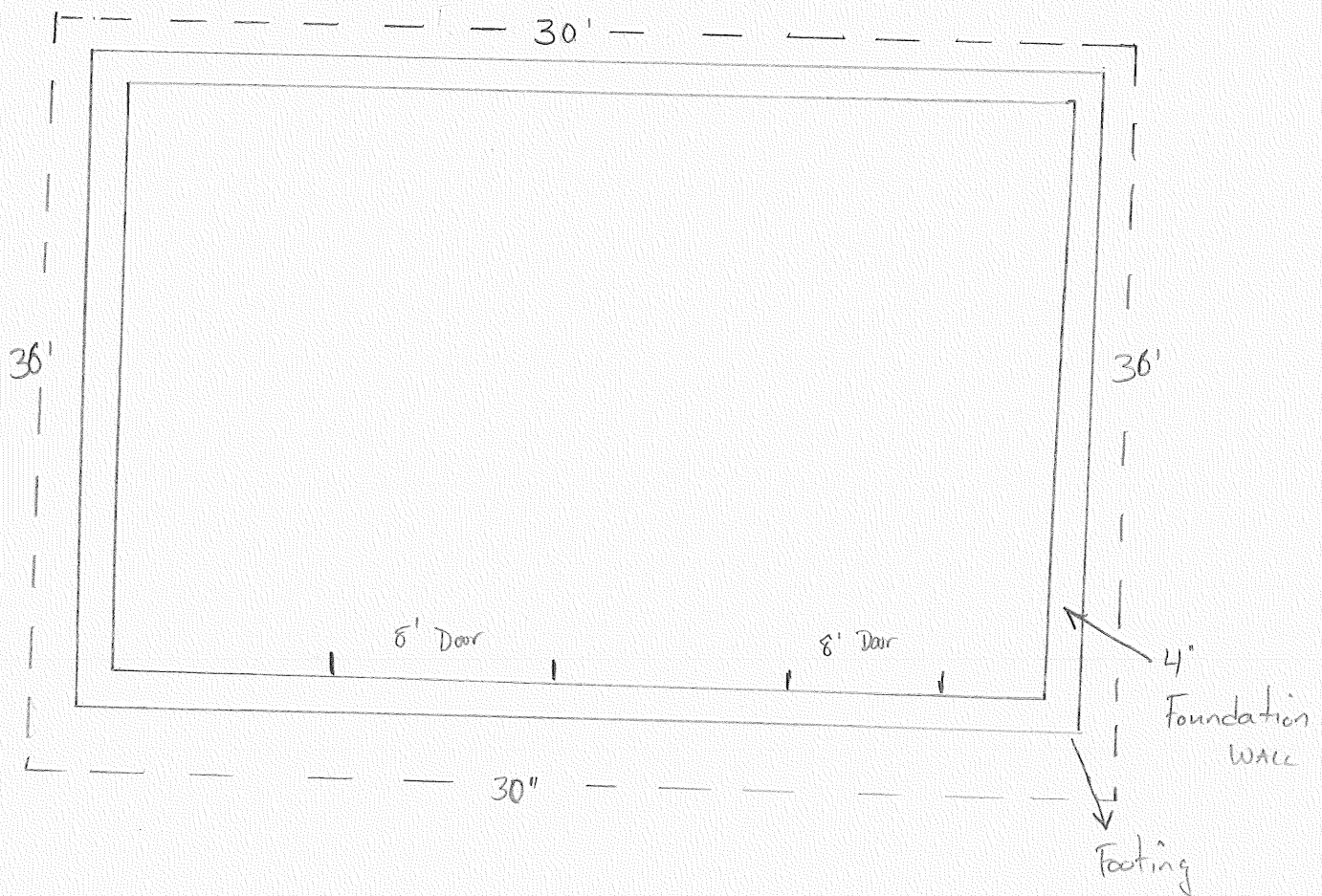
125' ±

100' ±

↑ 8' ±



4' Foot Frost Wall For Possible Garage
Foundation Plan



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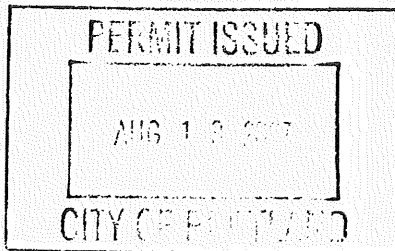
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>OK</i>	<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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>jm</i> 8/13/07	Date:	Date: <i>jm</i> 8/13/07

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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.**

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

Signature of Applicant/Designee

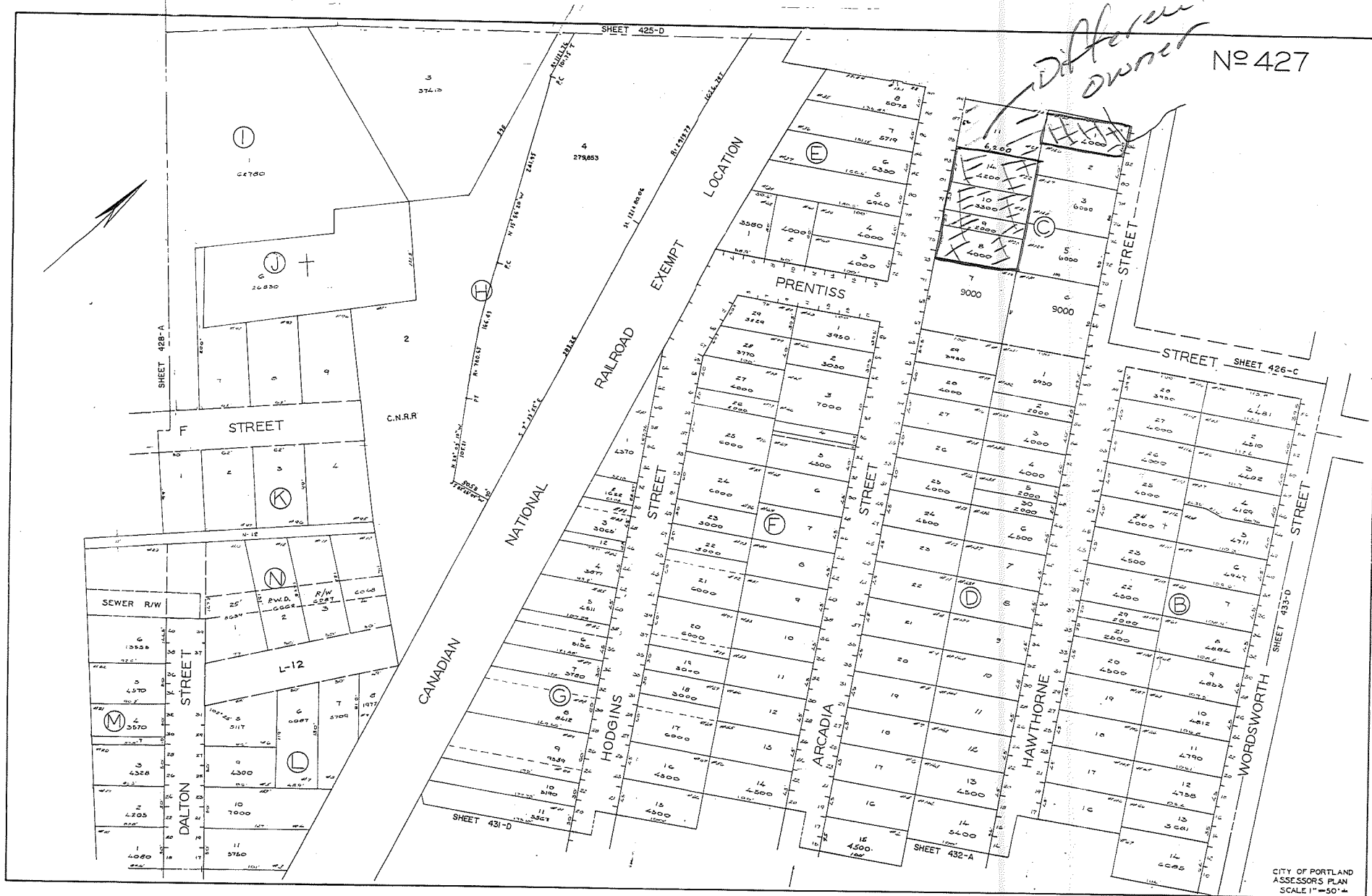
Date

Signature of Inspections Official

Date

CBL: 427-C-008

Building Permit #: 07-0962



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	427 C008001
Location	75 ARCADIA ST
Land Use	SINGLE FAMILY
Owner Address	NEANG PHUONG 75 ARCADIA ST PORTLAND ME 04103
Book/Page	24627/072
Legal	427-C-8-9 ARCADIA ST 75-77
	6000 SF

Current Assessed Valuation

Land	Building	Total
\$66,100	\$114,100	\$180,200

Property Information

Year Built 1960	Style Ranch	Story Height 1	Sq. Ft. 1200	Total Acres 0.138	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1960	18X24	C	A
POOL-PREFAB PLASTIC LINER	1	1980	16X32	C	A

Sales Information

Date	Type	Price	Book/Page
12/05/2006	LAND + BLDING	\$240,000	24627-072
07/11/2001	LAND + BLDING		16513-325
05/22/2001	LAND + BLDING	\$133,900	16327-146
09/12/1994			11625-173
08/22/1994	LAND + BLDING		11595-255

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!