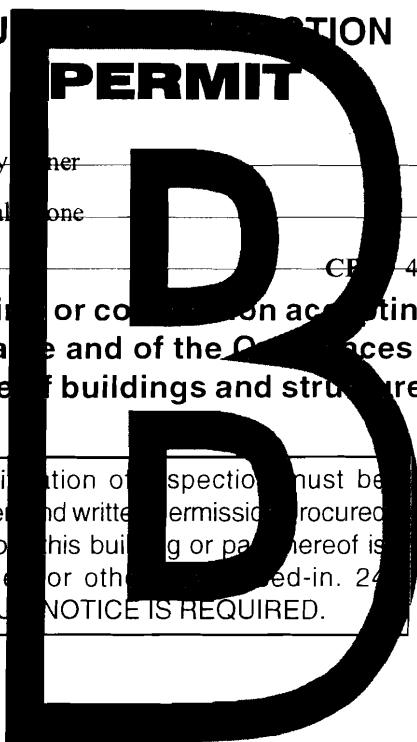


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT



Please Read Application And Notes, If Any, Attached

Permit Number: 081000  
**PERMIT ISSUED**  
SEP 30 2008  
CITY OF PORTLAND

This is to certify that HARKINS JAMES J /property owner

has permission to Replacing front porch w/ small one

AT 29 BATES ST

CE 429 J007001

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 red-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. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_  
Department Name

9/29/08 *Clayton M*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*Scanned*

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

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

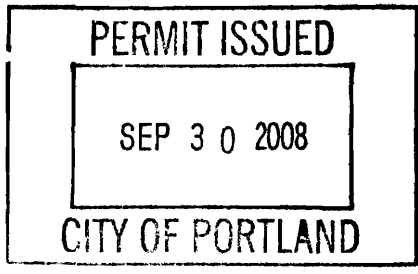
Permit No: 08-1217	Issue Date: 9/29/08	CBL: 429 J007001
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Location of Construction: 29 BATES ST	Owner Name: HARKINS JAMES J	Owner Address: 29 BATES ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RP

Past Use: Single Family Home	Proposed Use: Single Family Home - Replacing front porch w/ smaller one	Permit Fee: \$30.00	Cost of Work: \$750.00	CEO District: 4
Proposed Project Description: Replacing front porch w/ smaller one		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IRL-2003	
		Signature:	Signature: <i>CE</i> 9/29/08	
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: 09/29/2008	<b>Zoning Approval</b>		
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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><b>Special Zone or Reviews</b></p> <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: _____	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <input 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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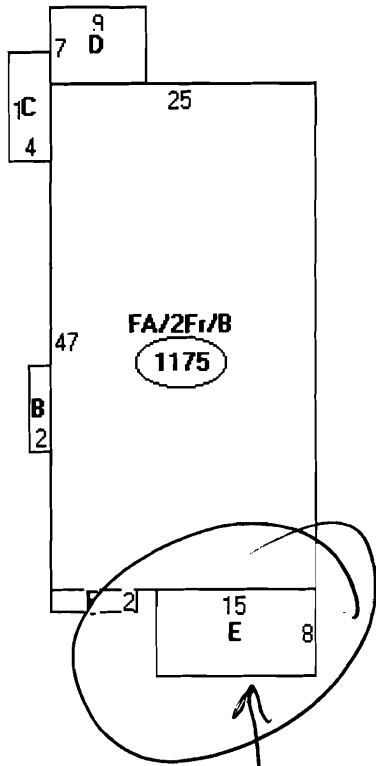


**CERTIFICATION**

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





Descriptor/Area

- A: FA/2Fr/B  
1175 sqft
- B: 2FBAY/B  
16 sqft
- C: WD  
40 sqft
- D: EP/OP  
63 sqft
- E: 1Fr/EP  
120 sqft
- F: 2FBAY/B  
16 sqft

Lot cov. 7267  
min - (4,000) ✓

8x15 same footprint.

FF. 20'  
Rd. 20'  
Sidert 10'  
2- 12'  
3- 14'

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

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

<b>Permit No:</b> 08-1217	<b>Date Applied For:</b> 09/29/2008	<b>CBL:</b> 429 J007001
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<b>Location of Construction:</b> 29 BATES ST	<b>Owner Name:</b> HARKINS JAMES J	<b>Owner Address:</b> 29 BATES ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Replacing front porch w/ smaller one	<b>Proposed Project Description:</b> Replacing front porch w/ smaller one
---	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 09/30/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) 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.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 09/30/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.			
2) 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.			

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	429 J007001
<b>Location</b>	29 BATES ST
<b>Land Use</b>	THREE FAMILY
<b>Owner Address</b>	HARKINS JAMES J 29 BATES ST PORTLAND ME 04103
<b>Book/Page</b>	22316/266
<b>Legal</b>	429-J-7 BATES ST 31  7267 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$66,900	\$195,100	\$262,000

**Property Information**

<b>Year Built</b> 1916	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3004	<b>Total Acres</b> 0.167		
<b>Bedrooms</b> 5	<b>Full Baths</b> 3	<b>Half Baths</b>	<b>Total Rooms</b> 16	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1950	<b>Size</b> 20X20	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/11/2005	LAND + BLDING	\$230,000	22316-266
06/01/2003	LAND + BLDING		19541-290
12/03/1996	LAND + BLDING	\$125,000	12847-110

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[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!**



# General Building Permit Application

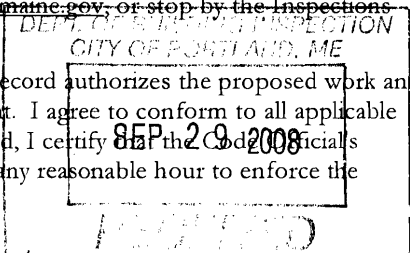
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 Bates St Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>72</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>James Harkins</u> Address <u>31 Bates St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>874-9957</u> <u>838-9902</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>750</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>1 Business</u> Number of Residential Units <u>1 residential</u> If vacant, what was the previous use? Proposed Specific use: <u>Same</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>Replacing Front Porch with smaller one</u>		
Contractor's name: <u>James Harkins</u> Address: <u>31 Bates St</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>838-9902</u> Who should we contact when the permit is ready: <u>James Harkins</u> Telephone: <u>874-9957</u> Mailing address: <u>31 Bates St Portland ME 04103</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: [Signature]      Date: 9/28/08

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

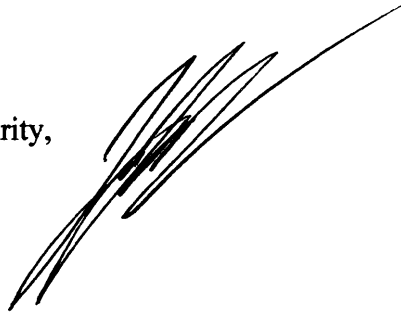
James Harkins  
31 Bates Street  
Portland, ME 04103  
874-9957

To Whom It May Concern:

The purpose of this building permit is for replacement of our small front porch. We wish to replace our large and ugly 2 story front porch with a much smaller one that will have architectural amenities that date back to the time our home was built. This will be used only to buffer the front entryway of the house from the street. There is no electrical or HVAC in this small structure. Our old porch had a foot print of 10'6" x 15", and our new porch has a footprint of 9' x 8'6", one story high. Well within the original footprint.

The deck will be constructed of all pressure treated framing of 2 x 6, 16" on center and sit on 4 original concrete piers 4' in the ground. The walls will be framed with 2 x 4's 16" on center and all window and door openings will be double studded. The top plate will be made of three 2 x 4's. The walls are sheathed from 3/4" CDX plywood. The roof will be framed with 2 x 6 rafters 16" on center with a 2 x 8 ridge. The roof will also be sheathed with 3/4 " CDX plywood. The exterior will be sided with matching vinyl siding to match the house. The roof will be shingled with a 30-year architectural roof shingle to match the house. There are no stairs and non-insulated walls.

With Integrity,

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a cursive name, likely James Harkins.





# Same-Day Permitting

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.

**This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.**

## Eligible Projects

**Please submit a complete application with the required plans**

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

**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:

9/29/08

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

### Subject Photo Page

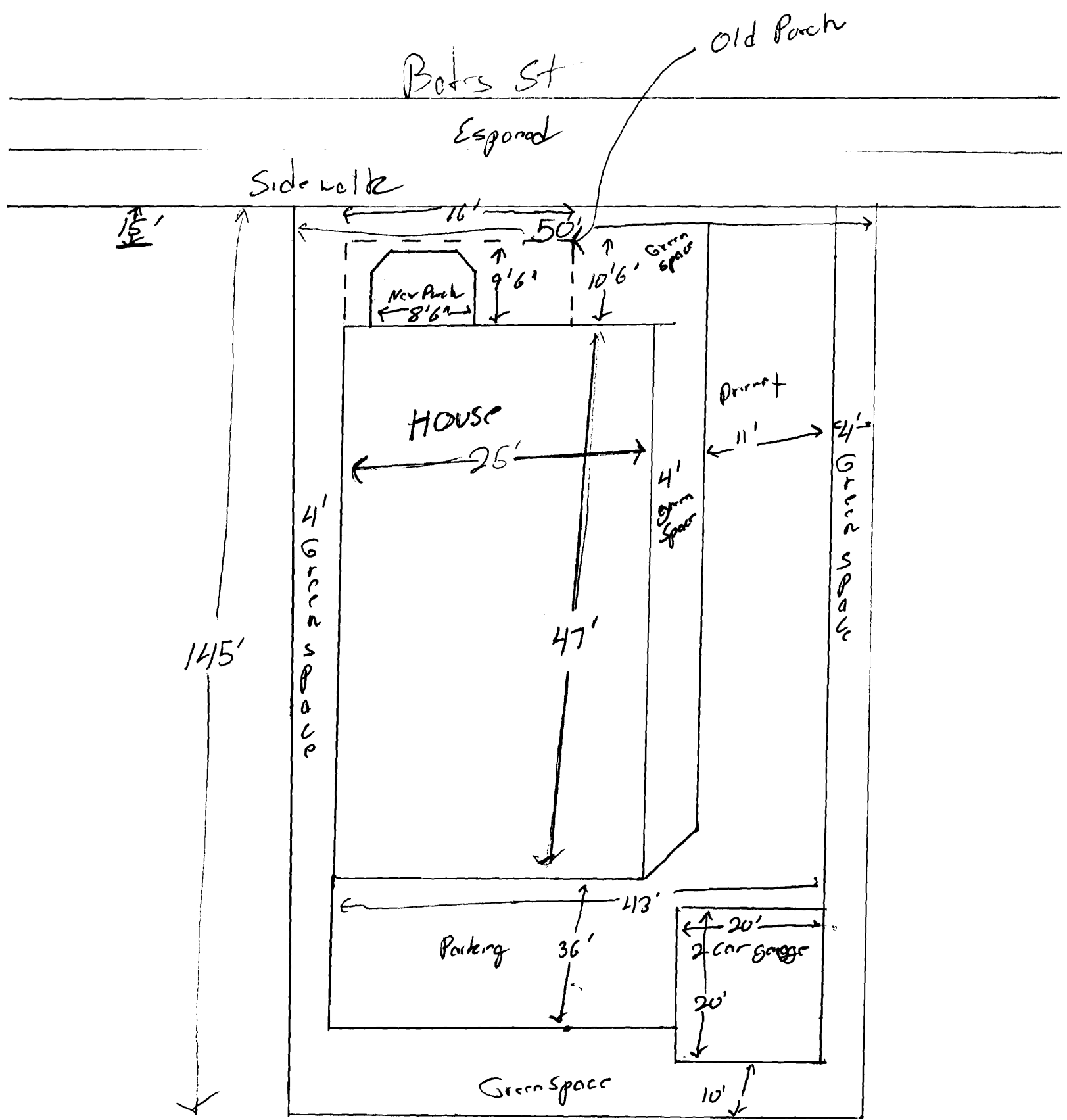
Harkins, James J.			
31 Bates St			
Portland	County Cumberland	State ME	Zip Code 04103-5301
Approved Home Mortgage			



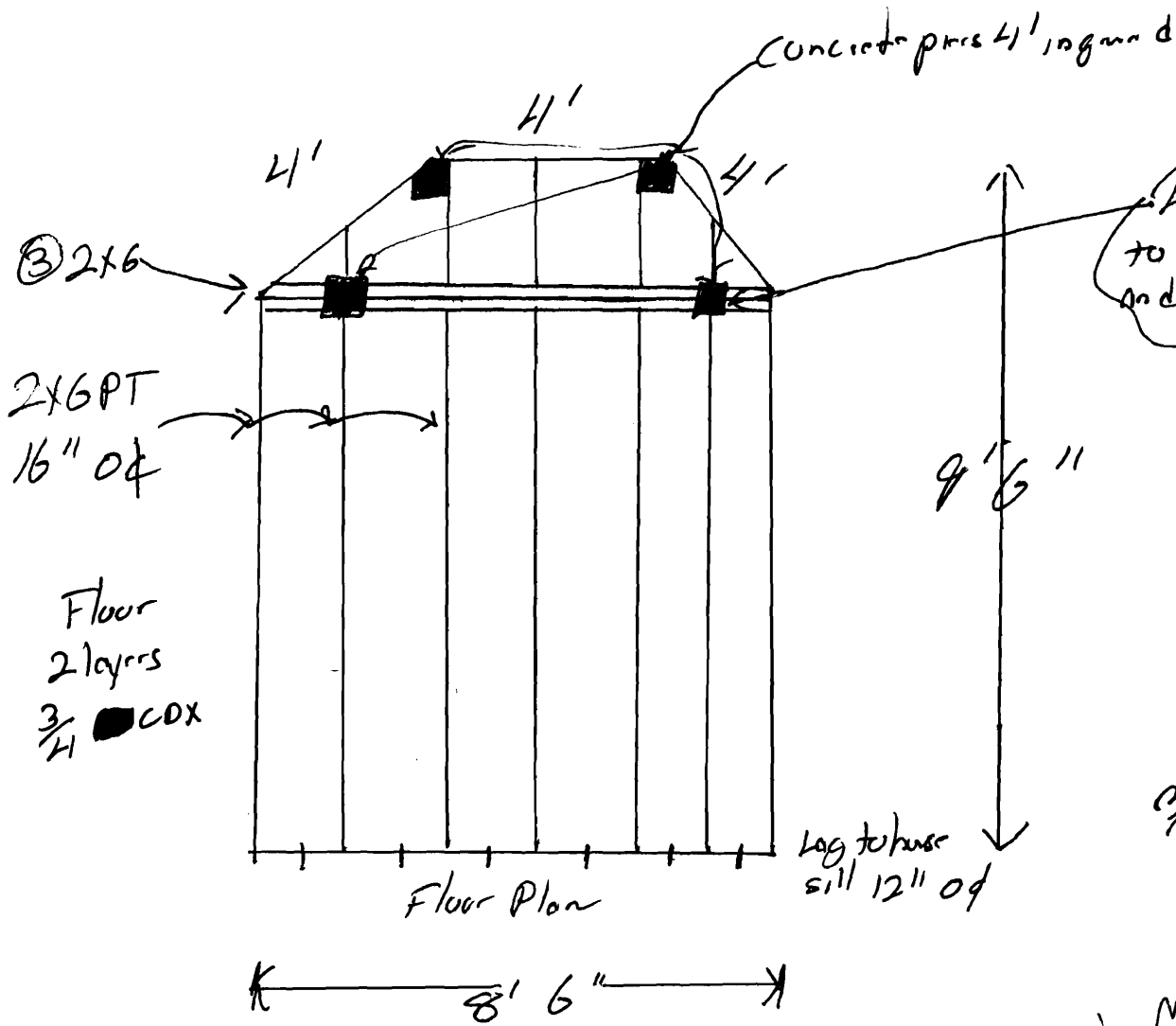
### Subject Front

31 Bates St  
Sales Price N.A.  
Gross Building Area 3,084  
Age (92) - Years

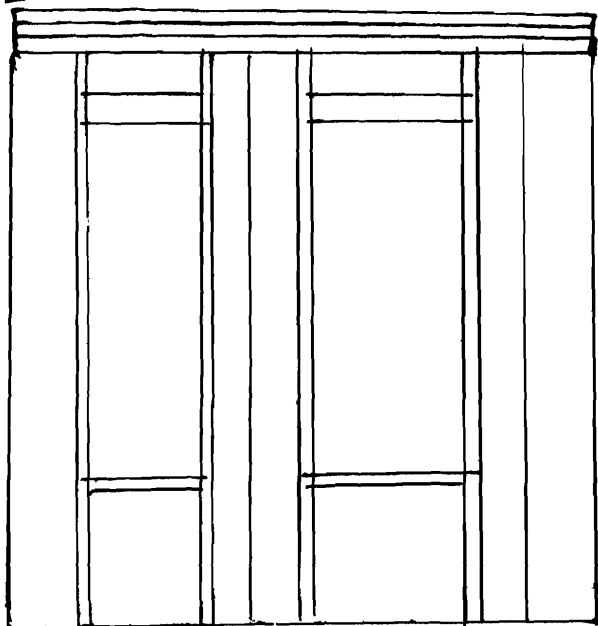
*Old Front Porch*



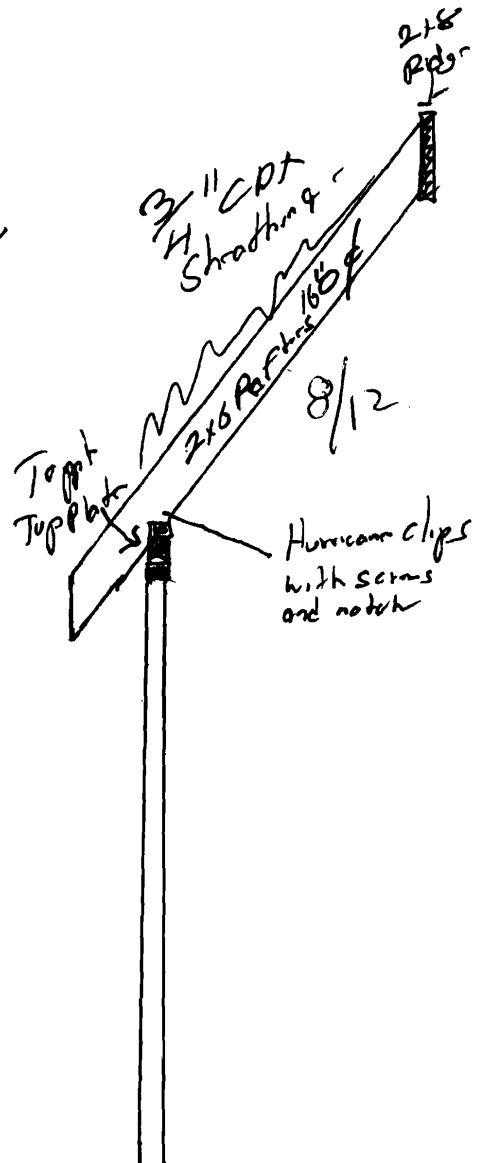
# New Porch Framing Plan



Top Top plate



walls - 2x6 16" OC  
Roof + Deck - 3/4" CDX Sheathing



# Door + Window Schedule

