

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

## PERMIT

Permit Number: 031470

DEC 10 2003

This is to certify that Mchugh Robin M/L & M Builders  
has permission to Build a 42'x29' two story addition including an attached garage adding 3rd floor to existing building  
AT 72 Watson St 431 B004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 work on permit must be completed before this building or part thereof is occupied 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

*Jeanie Bouke* 12/10/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**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: 03-1470	Issue Date: <b>DEC 10 2003</b>	CBL: 431 B004001
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Location of Construction: 72 Watson St	Owner Name: Mchugh Robin M	Owner Address: 70 Watson St	Phone: 761-0684
Business Name:	Contractor Name: L & M Builders	Contractor Address: 151 Gray Rd. Falmouth	Phone: 2077977089
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/ 42'x29' two story addition	Permit Fee: \$2,595.00	Cost of Work: \$286,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOLA 1999	

Proposed Project Description:  
Build a 42'x29' two story addition including an attached garage, adding 3rd floor to existing dwelling

Signature: \_\_\_\_\_ Date: **JMB 12/10/03**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: jmb	Date Applied For: 12/02/2003	<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>Special Zoning or Review</p> <p><input checked="" type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <b>JMB 12/10/03</b></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <b>JMB</b></p>
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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

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

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

<b>Permit No:</b> 03-1470	<b>Date Applied For:</b> 12/02/2003	<b>CBL:</b> 431 B004001
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<b>Location of Construction:</b> 72 Watson St	<b>Owner Name:</b> Mchugh Robin M	<b>Owner Address:</b> 70 Watson St	<b>Phone:</b> ( ) 761-0684
<b>Business Name:</b>	<b>Contractor Name:</b> L & M Builders	<b>Contractor Address:</b> 151 Gray Rd. Falmouth	<b>Phone</b> (207) 797-7089
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family w/ 42'x29' two story addition	<b>Proposed Project Description:</b> Build a 42'x29' two story addition including an attached garage, adding 3rd floor to existing dwelling
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/10/2003

**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:** Jeanine Bourke      **Approval Date:** 12/10/2003

**Note:** **Ok to Issue:**

- 1) The enclosed chimney disclosure must be filled out and returned to this office upon final inspection
- 2) The jacuzzi must have a safety protection cover per sec. 421 of the BOCA 1999
- 3) Design load specs must be submitted to this office for all engineered products & for the prefabricated spiral stairway
- 4) Separate permits are required for any electrical or plumbing work.
- 5) 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>72 WATSON ST. PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>1,270 S.F.</u>	Square Footage of Lot <u>9,000 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>431</u> Block# <u>B</u> Lot# <u>344</u>	Owner: <u>Robin McHugh</u>	Telephone: <u>761-0684</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <del>same as owner</del> <u>L+M BLD'S INC.</u>	Cost Of Work: \$ <u>286,000</u> Fee: \$ <u>2,595</u>
Current use: <u>Single family residence</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single family residence</u>		
Project description: _____		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: <u>L+M BUILDERS INC - CELL 831-3099</u> Mailing address: <u>151 GRAY RD. FALMOUTH ME.</u>		
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. PHONE: <u>831-3099</u> <u>OFFICE PHONE - 797-7089</u> <u>BILL DIPIASE</u>		

**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>William DiPia</u>	Date: <u>12-2-03</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.

**Current Owner Information**

Card Number	1 of 1
Parcel ID	431 8004001
Location	72 WATSON ST
Land Use	SINGLE FAMILY
Owner Address	MCHUGH ROBIN M 70 WATSON ST PORTLAND ME 04103
Book/Page	13701/1
Legal	431-B-4 WATSON ST 70-72

*12/2  
3 PM  
Michael  
#1470  
R-3  
Shoreland  
Panel 8  
Zone C*

**Valuation Information**

Land	Building	Total
\$46,830	\$59,750	\$106,580

*4500 SF  
4500  
9,000  
#431-B-3*

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1930	Gambrel	2	1102	0.103	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		5	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
03/30/1998	LAND + BLDING	\$215,500	13701-001

**Picture and Sketch**

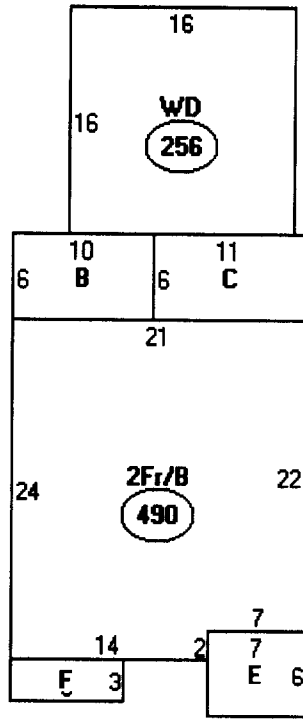
Picture                      Sketch

[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: 2Fr/B  
490 sqft
- B: EP  
60 sqft
- C: 1Fr  
66 sqft
- D: WD  
256 sqft
- E: .5Fr/QP  
42 sqft
- F: FBAY/B  
24 sqft

938  
+ 1270 addition  

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2,208 SF

9000  
x .25%  

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2,250 SF

OK

# 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8692~~ 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

*dig hole  
Set Footings*

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.

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

William D. Prouse  
Signature of applicant/designee

12/10/03  
Date

Leanne Banks  
Signature of Inspections Official

12/10/03  
Date

CBL: 431-B-4 Building Permit #: 03-1470