

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 100900

PERMIT ISSUED

This is to certify that MCLELLAN CYNTHIA L & RALPH W JONES of DelCourthas permission to install handicap ramp

AUG - 5 2010

AT 63 MONA RD

CB 437 A087001

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 covered-in. 24 HOURS 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

Director - Building &amp; 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:<br>10-0900 | Issue Date: | CBL:<br>437 A087001 |
|-----------------------|-------------|---------------------|

|   |  |  |                      |
|---|--|--|----------------------|
| Location of Construction:<br>63 MONA RD | Owner Name:<br>MCLELLAN CYNTHIA L & RALP | Owner Address:<br>63 MONA RD                     | Phone:               |
| Business Name:                          | Contractor Name:<br>Mark DelCourt        | Contractor Address:<br>27 Rucklinn Drive Windham | Phone:<br>2072322772 |
| Lessee/Buyer's Name                     | Phone:                                   | Permit Type:<br>Additions - Dwellings            | Zone:<br>R-3         |

|  |  |   |  |                    |
|--|--|---|--|--------------------|
| Past Use:<br>Single Family Home                        | Proposed Use:<br>Single Family Home - install<br>handicap ramp | Permit Fee:<br>\$70.00  | Cost of Work:<br>\$4,800.00  | CEO District:<br>4 |
| Proposed Project Description:<br>install handicap ramp |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>N/A</i>  | INSPECTION:<br>Use Group: <i>R-3</i> Type: <i>STB</i><br><i>IRC 2003</i> |                    |
|  |  | Signature: _____<br>Signature: _____  |  |                    |
|  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |                    |

|   |                                 |  |  |  |
|---|---------------------------------|--|--|--|
| Permit Taken By:<br>Idobson   | Date Applied For:<br>07/27/2010 | <b>Zoning Approval</b>   |  |  |
| <ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol> |                                 | Special Zone or Reviews<br><input checked="" type="checkbox"/> Shoreland <i>edge of property installed by City of Portland.</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><i>panel Z-Zone X</i><br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>Ok w/ cond. for</i><br>Date: <i>8/4/10</i> <i>AKN</i> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>AKN</i> |
|   |                                 | PERMIT ISSUED<br><br>AUG - 5 2010<br><br>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 |
|---|------|-------|



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

7.27 2010

Received from

Mark Delcourt

Location of Work

63 Miora

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

70

Building (11)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

CBL:

437-1187

Check #:

946

Total Collected \$

70

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by:

S. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

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

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>10-0900 | <b>Date Applied For:</b><br>07/27/2010 | <b>CBL:</b><br>437 A087001 |
|------------------------------|--|----------------------------|

|  |  |   |                                |
|--|--|---|--------------------------------|
| <b>Location of Construction:</b><br>63 MONA RD | <b>Owner Name:</b><br>MCLELLAN CYNTHIA L & RAL | <b>Owner Address:</b><br>63 MONA RD                     | <b>Phone:</b>                  |
| <b>Business Name:</b>                          | <b>Contractor Name:</b><br>Mark DelCourt       | <b>Contractor Address:</b><br>27 Rucklinn Dirve Windham | <b>Phone</b><br>(207) 232-2772 |
| <b>Lessee/Buyer's Name</b>                     | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Additions - Dwellings            |                                |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>Single Family Home - install handicap ramp | <b>Proposed Project Description:</b><br>install handicap ramp |
|--|---|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/04/2010**Note:**      **Ok to Issue:** ✓

- 1) 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.
- 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      **Reviewer:**      **Approval Date:****Note:**      **Ok to Issue:**

PERMIT ISSUED  
AUG - 5 2010  
City of Portland

## **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 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**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Framing inspection required. This can be done at the final if all framing is visible from below.**

  **X**   **Final inspection required at completion of work.**

**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.**



# 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>63 MONA RD</u>  |  |   |                   |  |
| Total Square Footage of Proposed Structure/Area  |  | Square Footage of Lot   | Number of Stories |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>437</u> Block# <u>A</u> Lot# <u>87</u>  |  | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name <u>CINDY</u><br>Address <u>63 MONA RD</u><br>City, State & Zip <u>PORTLAND</u> |                   | Telephone:   |
| Lessee/DBA (If Applicable)   |  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   |                   | Cost Of Work: \$ <u>4,500</u><br>C of O Fee: \$<br>Total Fee: \$ <u>70</u> |
| Current legal use (i.e. single family) _____ Number of Residential Units <u>1</u><br>If vacant, what was the previous use? _____<br>Proposed Specific use: _____<br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description: <u>NANDICA RAMP</u> |  |   |                   |  |
| Contractor's name: <u>MARK DELCOURT</u><br>Address: <u>27 RUCKLUN DR</u><br>City, State & Zip <u>WINDHAM</u> Telephone: <u>232-2772</u><br>Who should we contact when the permit is ready: <u>same</u> Telephone: <u>same</u><br>Mailing address: _____                                |  |   |                   |  |

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: 7-27-10

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

23

900, 900, 900

front min - 25' - 730' 0K

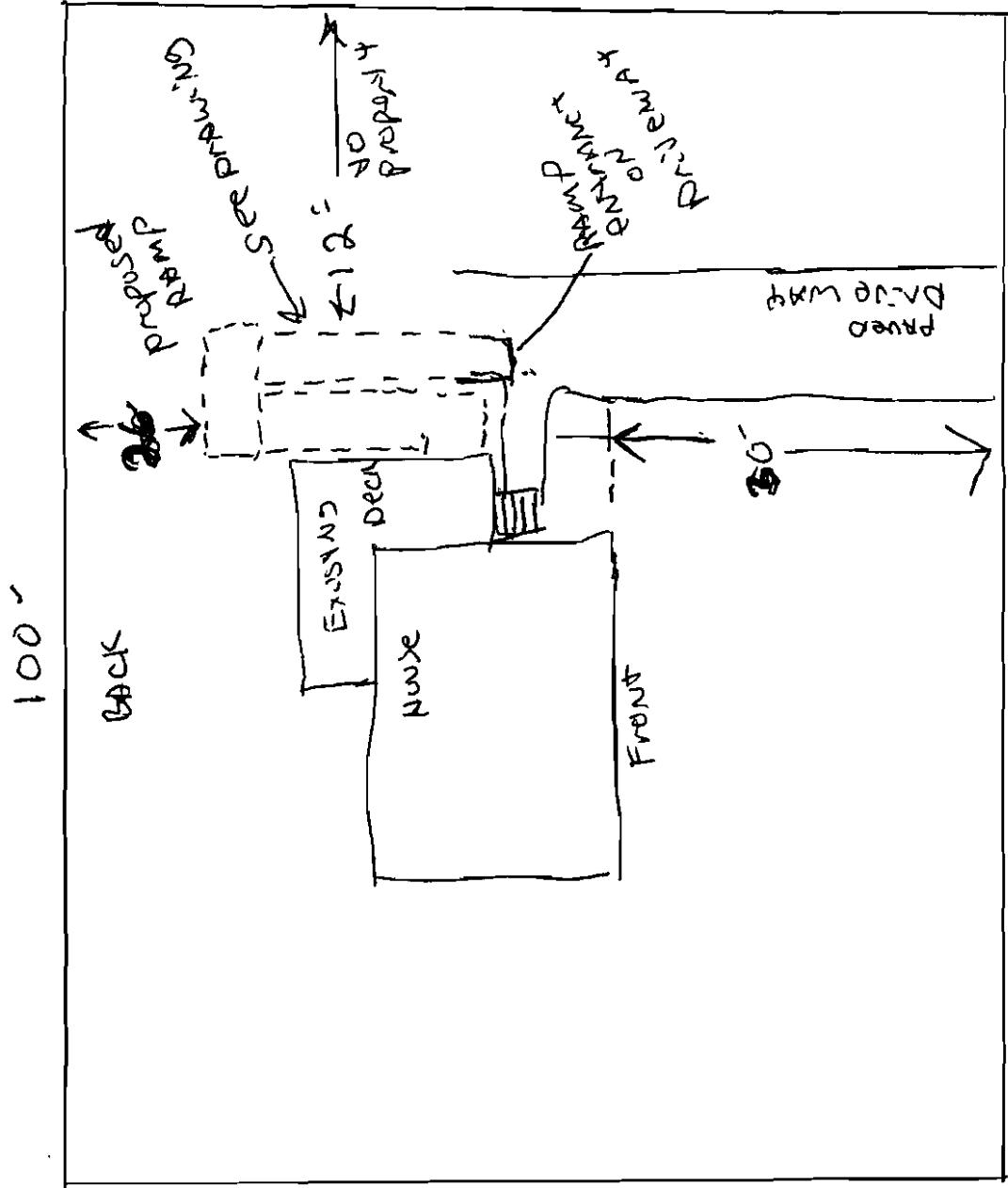
10-11-2020

10  
11-18-2021

SLC = 95% - 2000000

$$\text{horiz} = 994^6$$

2nd = 147¢

$$65 - 121 = 8 \quad \text{①}$$


63 Monica RD

50'

7350

215

1990

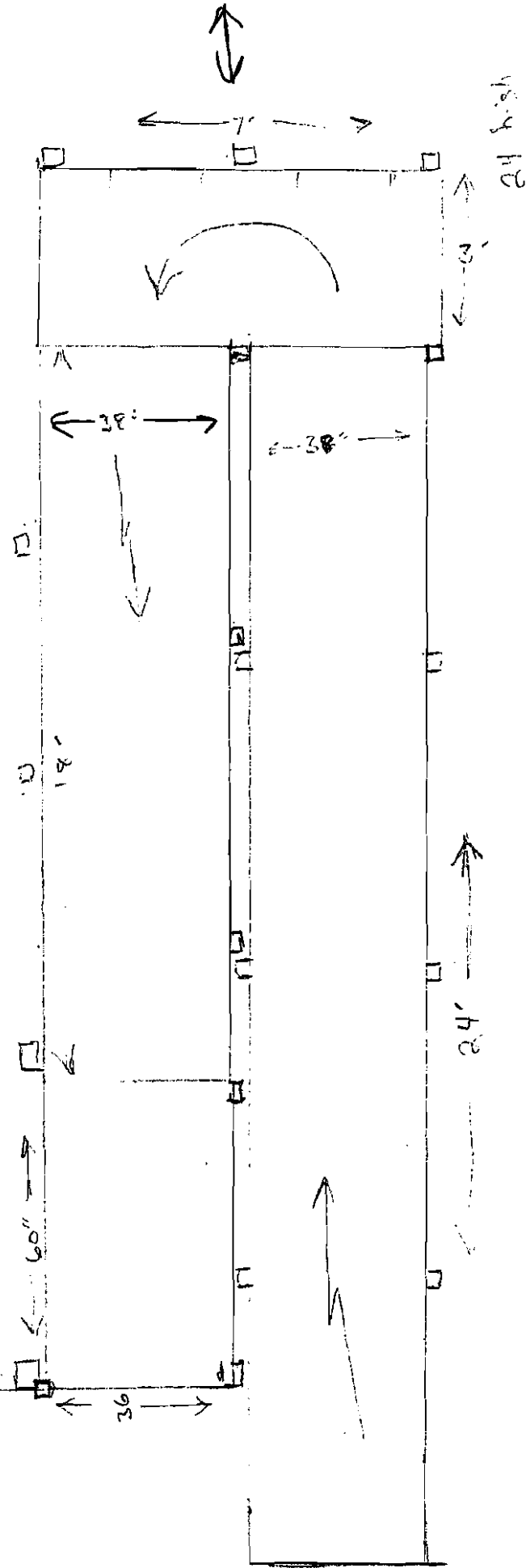
١٠٠

Box 1100  
Gallatin

5

✓ SIGHT 16" d/c  
all FRAMING 2x6

✓ Deck post & Kestl Support  
4x4



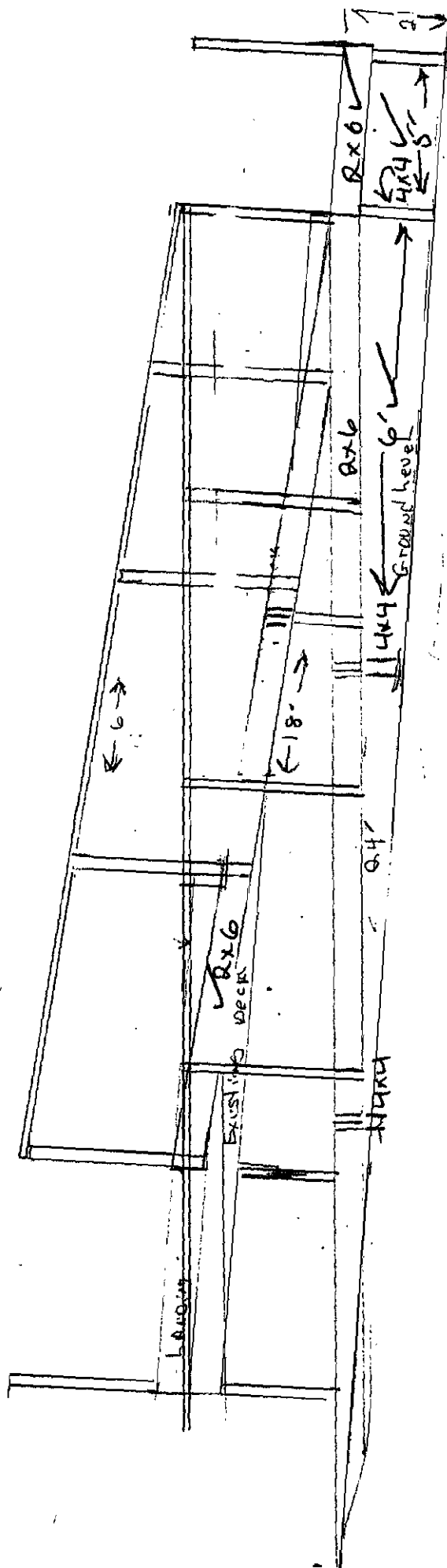
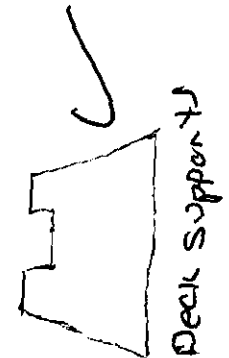
$$\begin{array}{r} 24 \times 3 = 72 \\ 3 \times 7 = 21 \\ 3 \times 18 = 54 \\ \hline 147 \end{array}$$

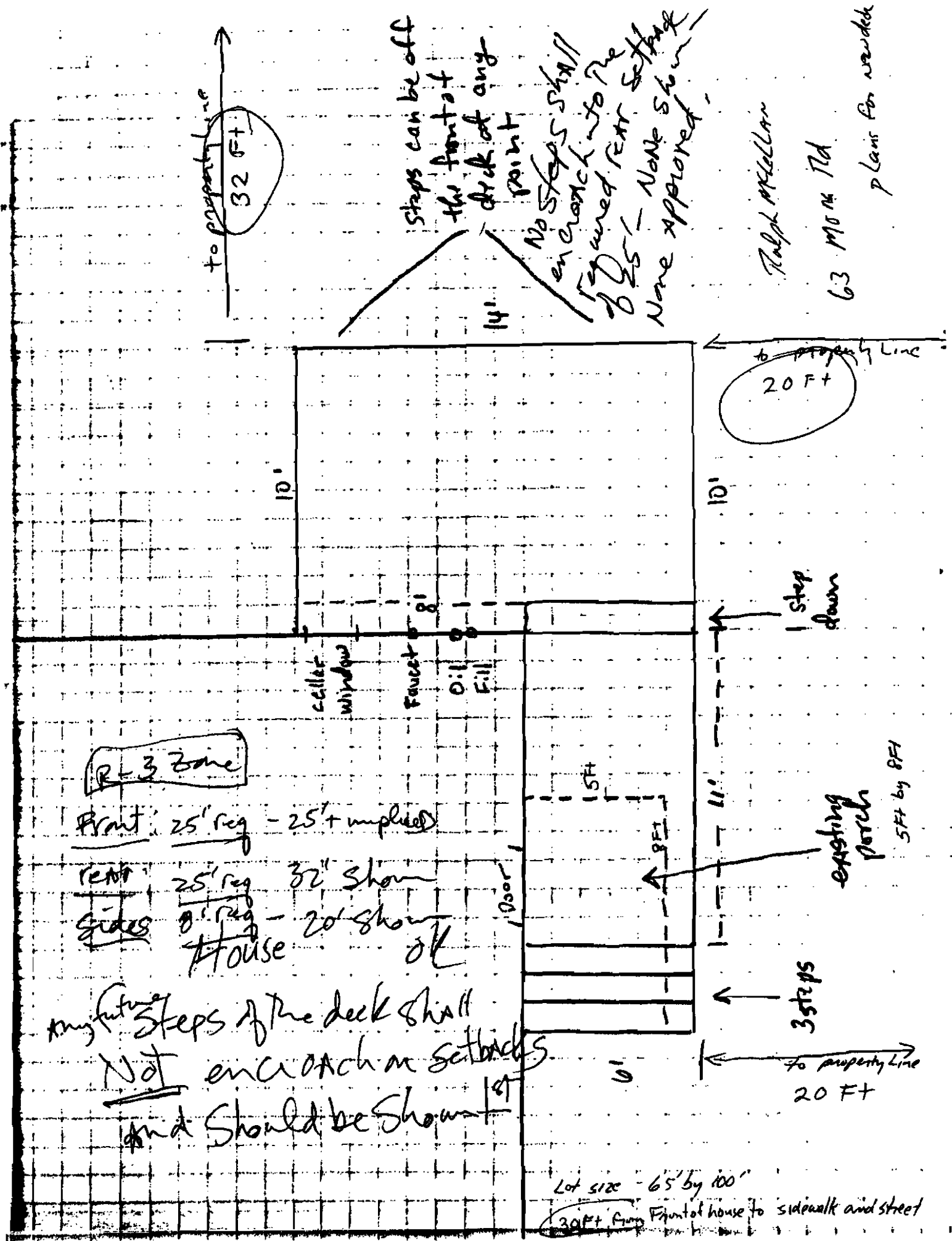
→ 12 ←

2100

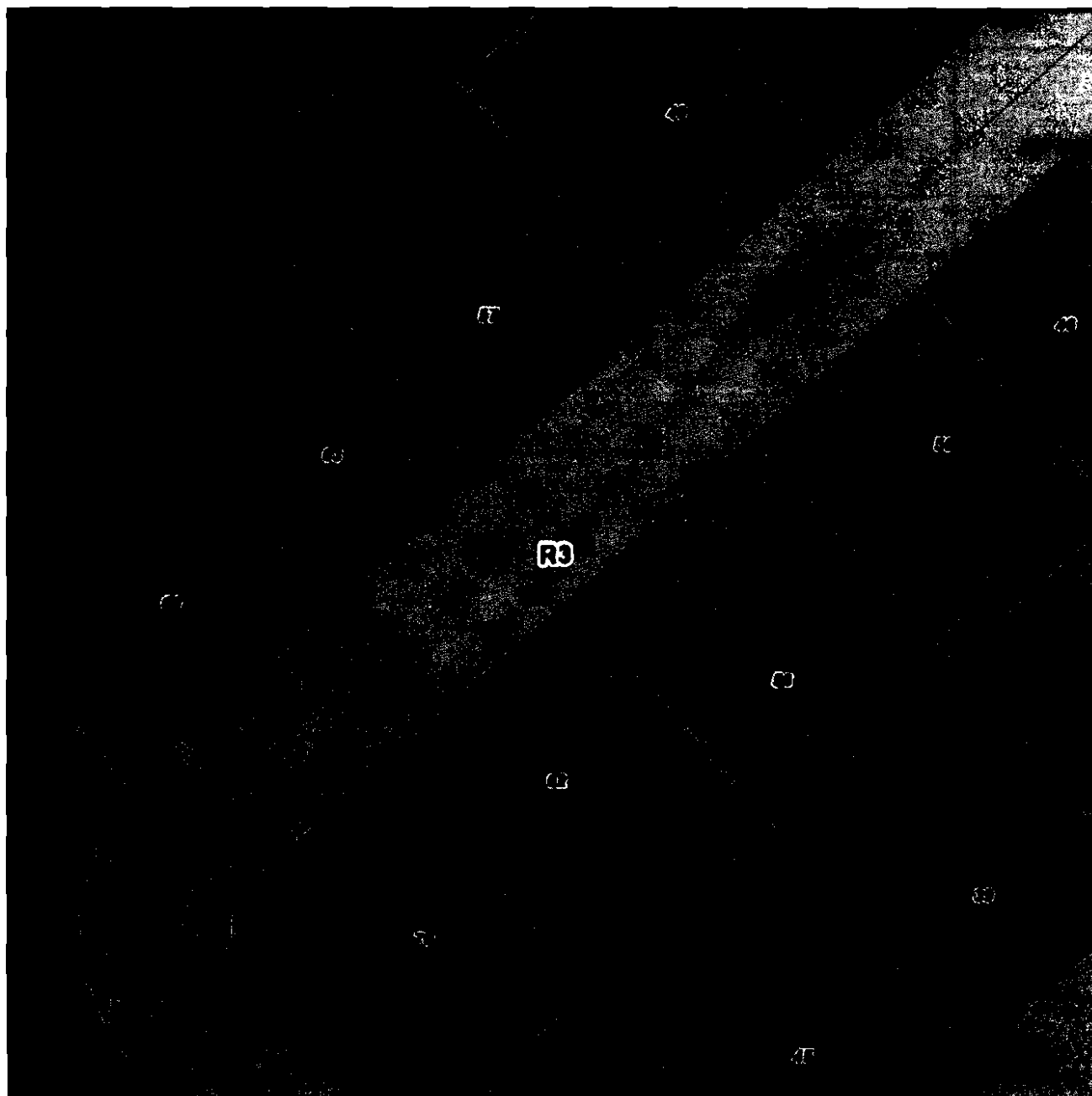


## Rail section to match existing deck





# Map



|  |   |  |                              |                                     |
|--|---|--|------------------------------|-------------------------------------|
| <b>Interstate</b>                                | <b>Stream Overlay Zone</b>                            | <b>Zoning (continued)</b>                          | <b>Zoning (continued)</b>    | <b>Ocean</b>                        |
| <input type="checkbox"/>                         | <input checked="" type="checkbox"/> Stream_protection | <input type="checkbox"/> R1 Residential            | <input type="checkbox"/> C23 | <input checked="" type="checkbox"/> |
| <b>Streets</b>                                   | <b>Island Zoning</b>                                  | <input type="checkbox"/> R2 Residential            | <input type="checkbox"/> C24 |                                     |
| <input type="checkbox"/>                         | <input type="checkbox"/> C43                          | <input checked="" type="checkbox"/> R3 Residential | <input type="checkbox"/> C25 |                                     |
| <b>Buildings</b>                                 | <input type="checkbox"/> I-B                          | <input checked="" type="checkbox"/> R4 Residential | <input type="checkbox"/> C26 |                                     |
| <input checked="" type="checkbox"/> Building     | <input checked="" type="checkbox"/> I-TS              | <input checked="" type="checkbox"/> R5 Residential | <input type="checkbox"/> C27 |                                     |
| <input checked="" type="checkbox"/> Out Building | <input type="checkbox"/> I-R1                         | <input checked="" type="checkbox"/> R6 Residential | <input type="checkbox"/> C28 |                                     |
| <b>Parcels</b>                                   | <input checked="" type="checkbox"/> I-R2              | <input checked="" type="checkbox"/> ROS Recreation | <input type="checkbox"/> C29 |                                     |
| <input type="checkbox"/>                         |   |  |                              |                                     |

to property line  
32 Ft

Steps can be off  
the front of  
deck of any  
paint

No Steps shall  
encroach into the  
required rear setback  
6' 5' - Note shown  
None approved

Ralph McMillan

63 Mon Rd

plans for window

to property line  
20 Ft

10'

1 step  
down

R-3 Zone

Front: 25' req - 25' + implied

Rear: 25' req 32' shown

Sides: 8' req - 20' shown  
House OK

existing  
porch  
5 Ft by 8 Ft

3 steps

to property line  
20 Ft

any future  
Steps of the deck shall  
Not encroach on setbacks  
and should be shown

Lot size 65' by 100'  
Painted house to exterior sidewalk