

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
04-0697	06/01/2004	066 F011001

Location of Construction:	Owner Name:	Owner Address:	Phone:
428 St John St	Forsley-plata Elizabeth A	428 St John St	() 450-1104
Business Name:	Contractor Name:	Contractor Address:	Phone
	Mike Mahoney	107 Pleasant Ave, Portland	(207) 807-6805
Lessee/Buyer's Name	Phone:	Permit Type:	
		Additions - Duplex	

Proposed Use:	Proposed Project Description:
Two Family w/dormer addition & demo of garage	12' x 12' dormer to 3rd floor for office/den, demolish existing garage

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2004

Note: **OK to Issue:**

1) Sec. 14-436(a) allows a 50% expansion of 1st floor footprint for non-conforming lot size. This dormer is under 100 s.f. Of expansion.

2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/01/2004

Note: **OK to Issue:**

1) Inspector be aware of the existing chimney penetration on the new dormer for height clearances.

2) The added living space is to be used as an office/den and not allowed as a bedroom due to not meeting the egress requirements.

3) Separate permits are required for any electrical, plumbing, or heating.

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>138 S. Iowa St. Portland</u>	
Total Square Footage of Proposed Structure <u>174 SF</u>	Square Footage of Lot <u>5500 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>066 FOM 0011</u>	Owner: <u>CUZABETH FORSTER RUNA</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>MIKE MADOLEY 107 PLEASANT AVE PORTLAND</u>
Current use: <u>2 FAMILY</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ <u>66.00</u>
If the location is currently vacant, what was prior use: <u>N/A</u>	
Approximately how long has it been vacant: <u>N/A</u>	
Proposed use: <u>12 FOOT DEWEER</u>	
Project description: <u>Demolition of Garage</u>	
Contractor's name, address & telephone:	
Who should we contact when the permit is ready: <u>MICHELLE PATRICK</u>	
Mailing address: <u>107 PLEASANT AVE PORTLAND NE 0403</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>507 6705</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: [Signature] Date: 5/25/04

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 4th floor of City Hall



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 428 St Johns

Chart/Block/Lot Oxide Fall 001

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-5468	Clifford Farris	<u>Does not apply</u>
Public Works Traffic	874-8437	Gary Dobson	<u>Does not apply</u>
(if structure is being moved to another location)			
Public Works Sealed Drain Permit	874-8822	Carol Merritt	<u>Does not apply</u>
Historical Preservation	874-8726	Deb Andrews	<u>Does not apply</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>NA</u>
Utility Approvals			
Dig Safe	1-888-344-7233	Customer Service	<u>874 8722</u>
(must receive 72 hours notice before digging can begin)			
Asbestos	1-207-287-2651	Ed Antz	<u>But reviewed</u>
I have contacted all the necessary companies and departments as indicated above			
Signature: <u>[Signature]</u>			Date: <u>5/21/04</u>

Notify abutters letter sent

good 06/03

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

1 of 1
 Card Number 066 F011001
 Parcel ID 426 ST JOHN ST
 Location 426 ST JOHN ST
 Land Use TWO FAMILY
 Owner Address FORSLEY-PLATA ELIZABETH A
 426 ST JOHN ST
 PORTLAND ME 04102

FS

Book/Page

14797/217
 55-F-11
 ST JOHN ST 426-426

Valuation Information

Land \$31,710
 Building \$50,590
 Total \$82,400
 5500 SF

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1785	Total Acres 0.125
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 5	Attic Unfin
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1940	Size 16X26	Grade C	Condition A
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Sales Information

Date 06/01/1999	Type LAND + BLDING	Price \$110,000	Book/Page 14797-217
05/01/1993	LAND + BLDING		10692-339

Picture and Sketch

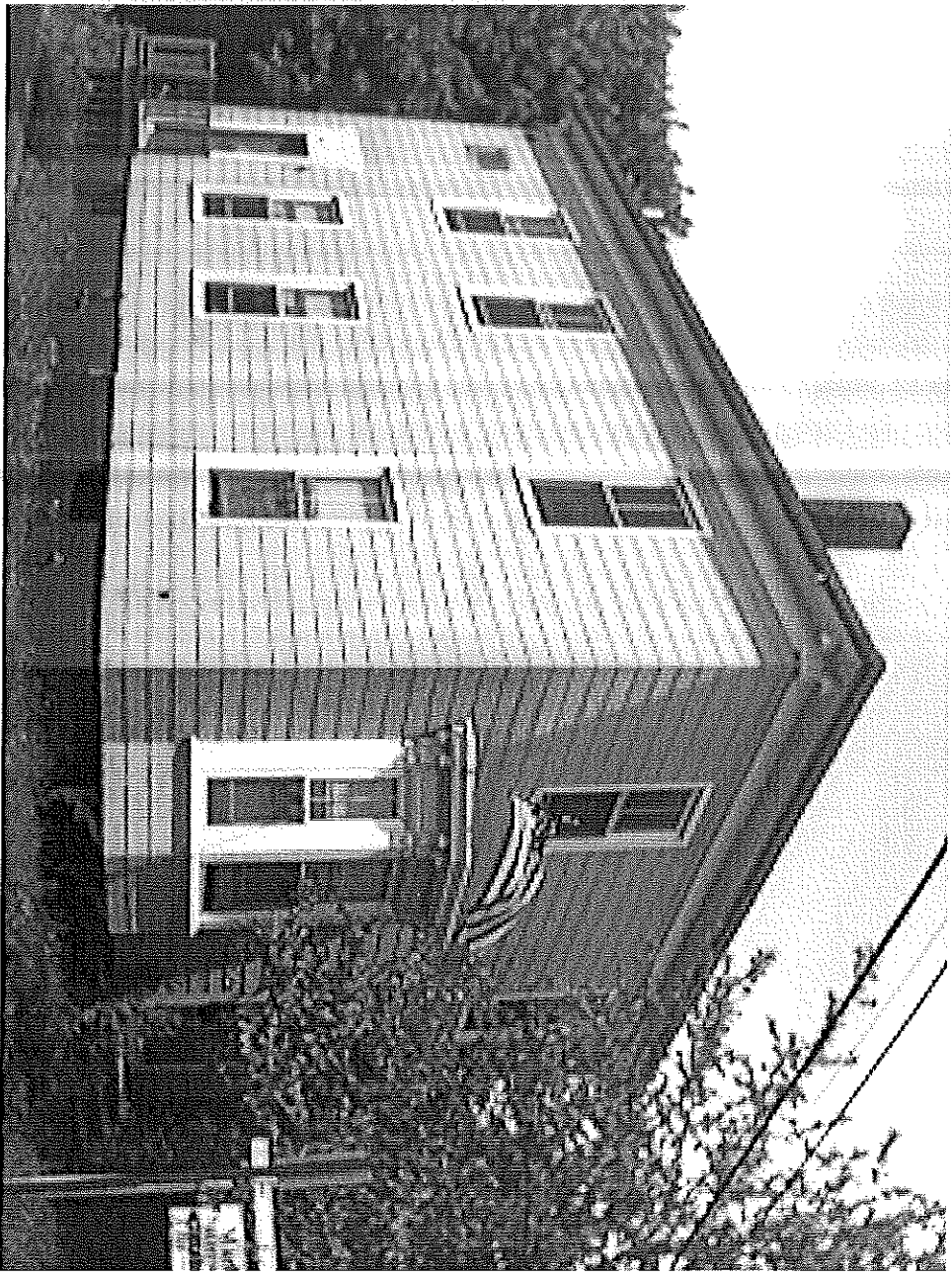
[Picture](#)

[Sketch](#)

[Click here to view Tax Roll Information.](#)

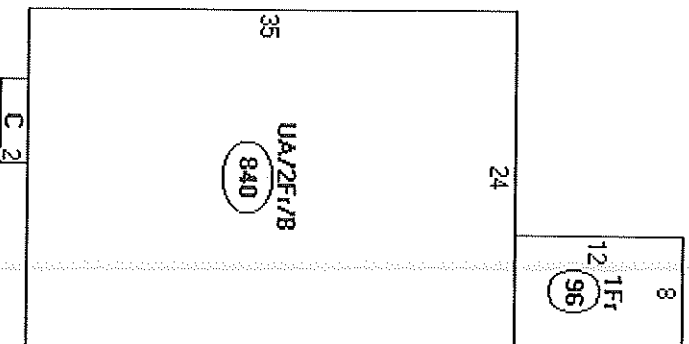
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

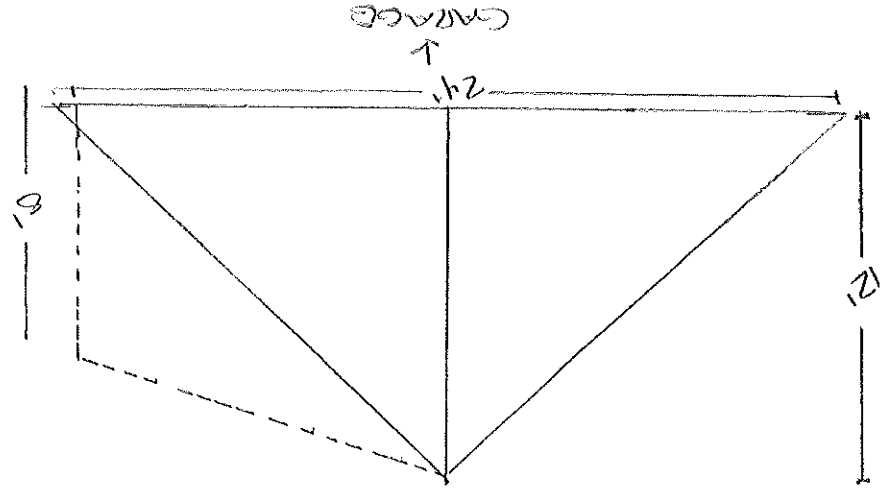
- A: UA/2F1/B
840 sqft
- B: 1F1
96 sqft
- C: FBAY
12 sqft



BORNER 12'x12'
 2% COMPACTION
 5/8" PLUMBO SHEATHING
 3 TAB ASPHALT SHAPES
 20' CO. FOR JOBS

6041

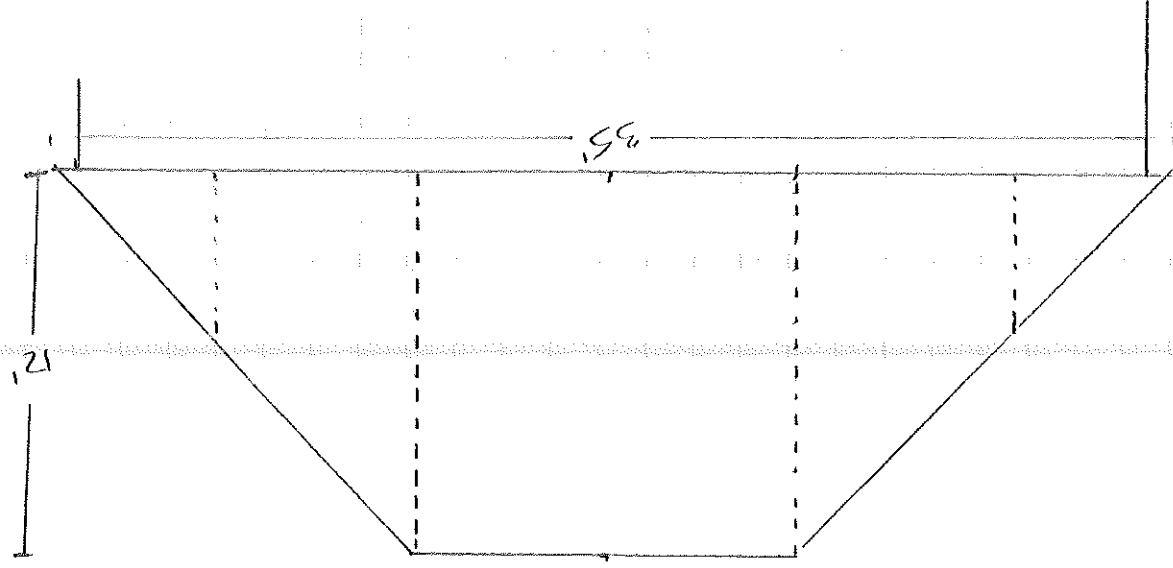
DRIVEWAY



ST JOHNS
 ↓

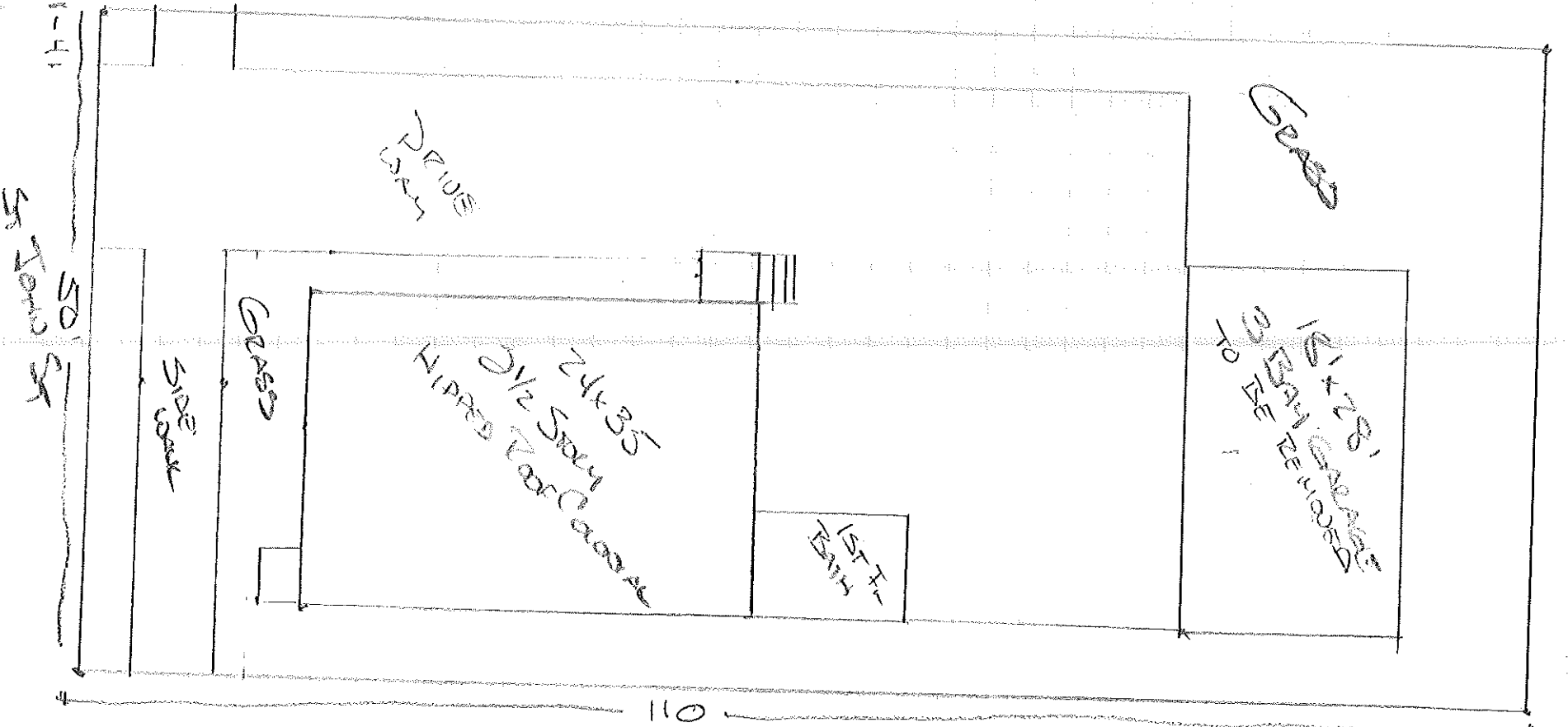
428 ST JOHN ST
 ELIZABETH FOREST RAMP
 ONE FOLI 001

ST JOHN ST



DRIVEWAY

GARAGE



Some 120 x 1

428 St Town St

27 August 7 02:00 PM
 006 7011 001

Sec 14-436(a)
 allows a 50%
 Expansion when.
 lot size is
 non-conforming

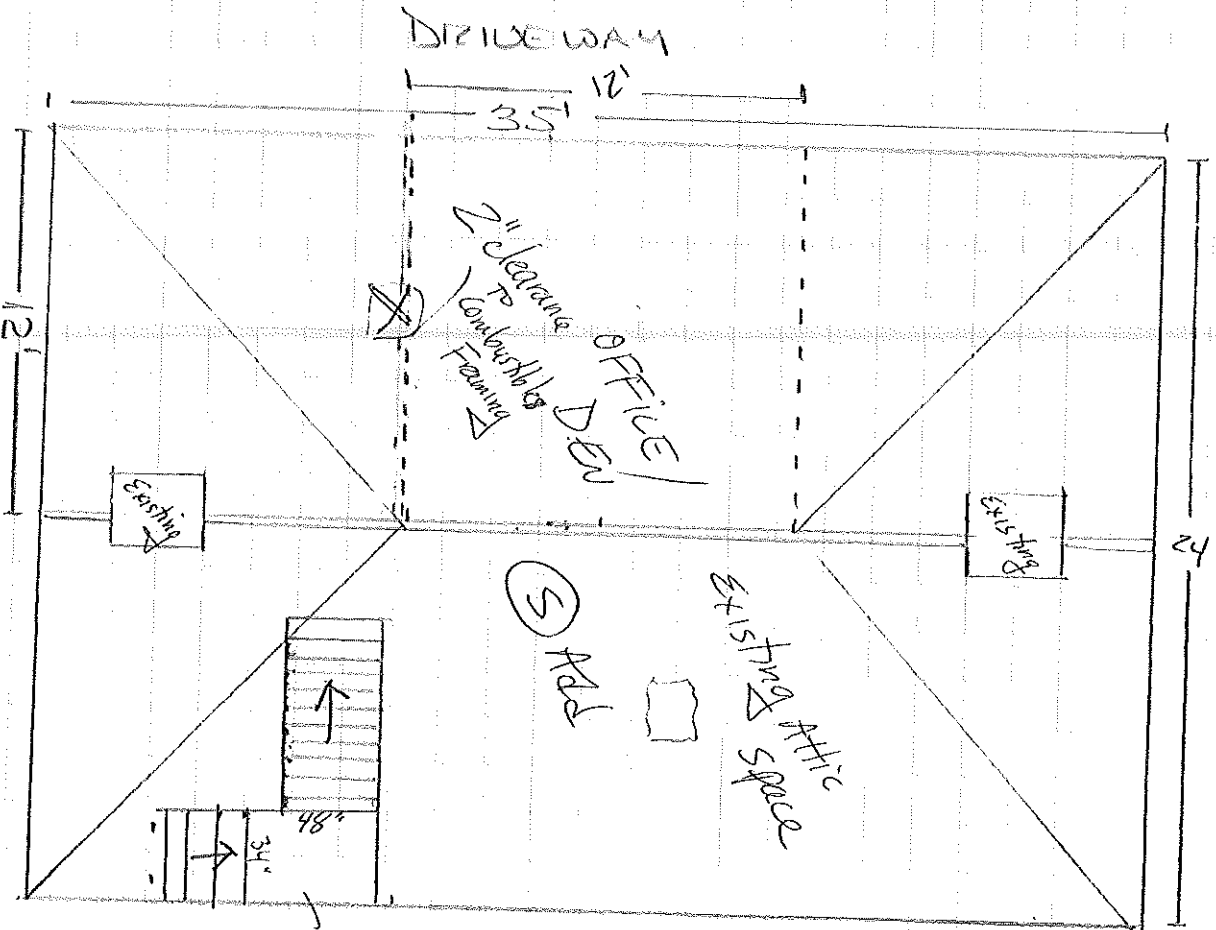


GARAGE

SALE 600 101

428 ST IDHA ST
BRACKETT FOREMAN
PLAN

CGE 1011001



ST IDHA ST

- TRUSS 10"
- TRUSS 9"
- STONE W/ 15M 34"
- TRUSS 8"
- TRUSS 7"
- TRUSS 6"
- TRUSS 5"
- TRUSS 4"
- TRUSS 3"
- TRUSS 2"
- TRUSS 1"

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
066	-	-E	011	001	010F01	110	ST. JOHN ST	101	1611	0426	12	10

OWNER & MAILING ADDRESS
 1 O'BRIEN MARK D &
 2 ROSANNE N JTS
 3 428 ST JOHN ST
 4 PORTLAND, MAINE 04102

LEGAL DESCRIPTION
 66-F-11
 ST JOHN ST 426-428
 5500 SF

SALES DATA				AMOUNT	SOURCE	VALID
MO	YR	TYPE				
200						
201						
202						

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
272	R5	[]	102	-	002090		06

TYPE	VALIDITY CODES
1 Land	0 Valid Sale
2 Land and Buildings	A. Relative Sale
3 Building	B. Intra Corporation
SOURCE	C. Included Excessive Personal Property
1 Buyer	D. Changed After Sale/Assmt.
2 Seller	E. To or From Government
3 Agent	F. Transfer of Convenience
4 Other	G. Partial Sale of Assessed Unit
	H. Court Order Decree
	I. Bankruptcy Proceedings
	J. Undivided Interest
	K. To or From Non-Profit Organization
	L. Repossession/Sale of Foreclosed Property
	M. Zoning Change
	N. Other

LAND DATA & COMPUTATIONS									
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[] %	
1 Regular Lot	L							[] %	
2 Apartment Site	L							[] %	
SQUARE FEET	S	5500			0.00			[] 10%	
1 Primary Site	S							[] %	
2 Secondary Site	S							[] %	
3 Undeveloped	S							[] %	
4 Residual	S							[] %	
5 Waterfront	S							[] %	
ACREAGE	A							[] %	
1 Primary Site	A							[] %	
2 Secondary Site	A							[] %	
3 Undeveloped	A							[] %	
4 Marshland	A							[] %	
5 Waterfront	A							[] %	
0 TOTAL	S								

ENTRANCE CODES	INFO CODES
0 Entrance and Signature Gained	1 Owner
1 Entrance Gained	2 Tenant
2 Not Applicable, Unimproved Parcel	3 Other
3 Entrance and Information Refused	
4 Entrance Refused, Information at Door	
5 Currently Unoccupied	
6 Estimated for Miscellaneous Reasons (See Memorandum)	
7 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.
 8-45-907

MEMORANDUM
 Adjacent to 295 Knox St in 15' x 60m 550 +/- base ment.
 2nd - 11m 550 +/-

SIGNATURE: Mark O'Brien
 DATE INSPECTED: 1-19-90 11:15
 COLLECTOR: DVE

PROPERTY FACTORS							
TOPOGRAPHY	411 UTILITIES	421 STREET/ROAD	441 TRAFFIC	VALUATION	PREVIOUS ASSESSMENT	REASON	DATE
1 LEVEL	1 ALL PUBLIC	1 PAVED	1 LIGHT	LAND	8760		
2 ABOVE STREET	2 PUBLIC WATER	2 SEMI-IMPROVED	2 MEDIUM	BUILDING	30620		
3 LOW STREET	3 PUBLIC SEWER	3 UNPAVED	3 HEAVY	TOTAL	39380		
4 RILLING	4 GAS	4 PROPOSED	4 NONE	EXEMPT			
5 DEEP	5 WELL	5 CURB & GUTTER	5				
6 HW	6 SEPTIC	6 SIDEWALK	6				
7 JAMPY	7 NONE	7 ALLEY	7				
8 DGE		8 NONE	8				

VALUATION	PREVIOUS ASSESSMENT	REASON	DATE	REVIEWER
LAND	8760			SWP
BUILDING	30620			
TOTAL	39380			
EXEMPT				

1	MARKET ADJUSTMENT	---	---
2	CONDO	CONDO	1 INTERIOR
3	SFLA	---	---
4	PHYSICAL CONDITION	1	2
5	BETTER	2	3
6	INTERIOR CONDITION	3	4
7	NONE	1	2
8	HEATING SYSTEM TYPE	1	2
9	HEATING FUEL TYPE	1	2
10	CENTRAL AIR COND.	1	2
11	BASEMENT	1	2
12	NO. KITCHEN	1	2
13	BATHS	1	2
14	TOTAL ROOMS	1	2
15	ERECTED	1	2
16	1 RAISED RANCH	1	2
17	1 FRAME	1	2
18	EXTENSION WALLS	1	2
19	VACANT	1	2

1	1 BRICK TRIM	---	---
2	2 STONE TRIM	---	---
3	3 REC ROOM	---	---
4	4 FIN. BSMT LIVING AREA	---	---
5	5 WB FP: STACKS	---	---
6	6 METAL FP: STACKS	---	---
7	7 WOOD COAL BURNING	---	---
8	8 BSMT GARAGE	---	---
9	9 UNFINISHED AREA (-)	---	---
10	10 UNHEATED AREA (-)	---	---
11	GROUND FLOOR AREA	---	---
12	GRADE	---	---
13	COST & DESIGN FACTOR	---	---
14	MARKET ADJ.	---	---
15	MARKET ADJ.	---	---
16	MARKET ADJ.	---	---
17	MARKET ADJ.	---	---
18	MARKET ADJ.	---	---
19	MARKET ADJ.	---	---
20	MARKET ADJ.	---	---

1	10 1/2 Frame	10 1/2 Frame	10 1/2 Frame
2	11 OFP	11 OFP	11 OFP
3	12 EFP	12 EFP	12 EFP
4	13 Frame Garage	13 Frame Garage	13 Frame Garage
5	14 Frame Utility	14 Frame Utility	14 Frame Utility
6	15 Frame Bay	15 Frame Bay	15 Frame Bay
7	16 Frame OH	16 Frame OH	16 Frame OH
8	17 1/2 Frame	17 1/2 Frame	17 1/2 Frame
9	18 Unfin. Attic	18 Unfin. Attic	18 Unfin. Attic
10	19 Fin. Attic	19 Fin. Attic	19 Fin. Attic
11	20 1/2 Mas	20 1/2 Mas	20 1/2 Mas
12	21 OMP	21 OMP	21 OMP
13	22 EMP	22 EMP	22 EMP
14	23 Max. Garage	23 Max. Garage	23 Max. Garage
15	24 Max. Bay	24 Max. Bay	24 Max. Bay
16	25 Max. Stoop	25 Max. Stoop	25 Max. Stoop
17	26 Carport	26 Carport	26 Carport
18	27 All. Greenhouse	27 All. Greenhouse	27 All. Greenhouse
19	28 Conc. Patio	28 Conc. Patio	28 Conc. Patio
20	29 Misc. Value	29 Misc. Value	29 Misc. Value
21	30 Carport	30 Carport	30 Carport
22	31 Wood Deck	31 Wood Deck	31 Wood Deck
23	32 Canopy	32 Canopy	32 Canopy
24	33 Conc. Patio	33 Conc. Patio	33 Conc. Patio
25	34 Stone Patio	34 Stone Patio	34 Stone Patio
26	35 Max. Stoop	35 Max. Stoop	35 Max. Stoop
27	36 All. Greenhouse	36 All. Greenhouse	36 All. Greenhouse
28	37 All. Greenhouse	37 All. Greenhouse	37 All. Greenhouse
29	38 Conc. Patio	38 Conc. Patio	38 Conc. Patio
30	39 Misc. Value	39 Misc. Value	39 Misc. Value

471	NOTES				
472					
473					
474					
BUILDING PERMIT RECORD					
	DESCRIPTION	NUMBER	DATE	AMOUNT	
491					
492					
493					
494					
495					
ADDITIONS					
ADD	CD	LWR	1ST	2ND	3RD
601	A1		15		
602	A2		12		
603	A3				
604	A4				
605	A5				
606	A6				
607	A7				
608	A8				
DWELLING COMPUTATIONS					
BASE PRICE					
BASEMENT					
HEATING					
PLUMBING					
ATTIC					
ADDITIONS					
OTHER FEATURES					
SUB TOTAL					
* GRADE FACTOR					
* C & D FACTOR					
* BASE VALUE					
* MARKET ADJ.					
= TRUE VALUE					
TOTAL GROSS VALUE					

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.

RB 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.

NH Footing/Building Location Inspection: Prior to pouring concrete

NH Re-Bar Schedule Inspection: Prior to pouring concrete

NH Foundation Inspection: Prior to placing ANY backfill

NH Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

NH ~~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.

NH CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 86-F-11

Building Permit #:

04-0697

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040697

STAMP: CITY OF PORTLAND, JUN 01 2004, PERMITTED

Please Read Application And Notes, If Any, Attached

This is to certify that Forsley-plaza Elizabeth A/Mi has permission to 12' x 12' dormer to 3rd floor AT 428 St John St

Mahone Office/demolition existing Mahone 066 F011001

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department. No or operation accepting this permit shall comply with all the provisions of the City of Portland regulating buildings and structures, and of the application on file in

Apply to Public Works for street line and grade if nature of work requires such information.

Notification and written inspection must be provided or otherwise. 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

PENALTY FOR REMOVING THIS CARD

Signature: Denise Banker 6/1/04, Director - Building & Inspection Services

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: 498 St Johns St
 Subdivision Lot #: _____
PROPERTY OWNERS NAME

Last: Feeder - Dick First: Elizabeth
 Applicant Name: Jane Giazzi
 Mailing Address of Owner/Applicant: 17 Sunbeam Rd
 (if Different): Scarborough Me

PORTLAND
 Date Permit Issued: 7/18/04
 Local Plumbing Inspector Signature: Jamie Benke
 Local Plumbing Inspector Signature

0004 8970
 8990 TOWN COPY
 \$ 241.00 If Double Fee Charged
 L.P.I. # 07132

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: _____ Date: 7/18/04

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for
 NEW PLUMBING
 RELOCATED PLUMBING

- Type of Structure To Be Served:
- SINGLE FAMILY DWELLING
 - MODULAR OR MOBILE HOME
 - MULTIPLE FAMILY DWELLING
 - OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
 - OIL BURNERMAN
 - MFG/D. HOUSING DEALER/MECHANIC
 - PUBLIC UTILITY EMPLOYEE
 - PROPERTY OWNER
- LICENSE # 7844

Hook-Up & Piping Relocation

Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

Number	Column 2 Type of Fixture		Number	Column 1 Type of Fixture	
	Number	Type of Fixture		Number	Type of Fixture
		Hosebibb / Silcock			Bathub (and Shower)
	1	Floor Drain	1		Shower (Separate)
		Urinal			Sink
		Drinking Fountain	1		Wash Basin
		Indirect Waste	1		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.			Clothes Washer
		Grease / Oil Separator			Dish Washer
		Dental Cuspidor			Garbage Disposal
		Bidet			Laundry Tub
		Other: _____			Water Heater
		Fixtures (Subtotal) Column 2	3		Fixtures (Subtotal) Column 1
		Fixtures (Subtotal) Column 2	3		Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

Fixture Fee	
Transfer Fee	
Hook-Up & Relocation Fee	
Permit Fee	
Total	24

TRANSFEEER FEE
\$6.001

OR