

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 061763

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
DEC 12 2006  
CITY OF PORTLAND

This is to certify that FLORENDO LEA & MARQUELLE FLORENDO JTS/Rodriguez Contr

has permission to build a 16' x 24' Shed in foot of de

AT 7 OXFORD ST EXT L. 013 C01000

provided that the person or persons who accept 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 proceeds before this building or part thereof is started or service closed-in. 4 HOUR NOTICES 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

*[Signature]*  
12/12/06  
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: 06-1763	Issue Date: <b>PERMIT ISSUED</b> DEC 12 2006	CBL: 013 C010001
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<b>Location of Construction:</b> 7 OXFORD ST EXT	<b>Owner Name:</b> FLORENDO LEA & MARICHU E	<b>Owner Address:</b> 7 OXFORD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Rodney Contracting	<b>Contractor Address:</b> 28 Summitt Street	<b>Phone:</b> 207-329-1300
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	<b>Zone:</b> B2b

<b>Past Use:</b> Duplex	<b>Proposed Use:</b> Duplex - build a 16' x 24' Shed in footprint of demolished shed connected w/ permit #051698	<b>Permit Fee:</b> \$60.00	<b>Cost of Work:</b> \$3,800.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> build a 16' x 24' Shed in footprint of demolished shed		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>N/A</i>		
		<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>SB</i> <i>IBC 2003</i> Signature: <i>[Signature]</i>		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 12/07/2006	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	<b>Special Zone or Reviews</b> <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"/> <input type="checkbox"/> Denied Date: <i>9.12/10/06</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" 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: <i>[Signature]</i>
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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> 06-1763	<b>Date Applied For:</b> 12/07/2006	<b>CBL:</b> 013 C010001
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<b>Location of Construction:</b> 7 OXFORD ST EXT	<b>Owner Name:</b> FLORENDO LEA & MARICHU E	<b>Owner Address:</b> 7 OXFORD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Rodney Contracting	<b>Contractor Address:</b> 28 Summitt Street OOB	<b>Phone</b> (207) 329-1300
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Duplex - build a 16' x 24' Shed in footprint of demolished shed connected w/ permit #051698	<b>Proposed Project Description:</b> build a 16' x 24' Shed in footprint of demolished shed
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/08/2006

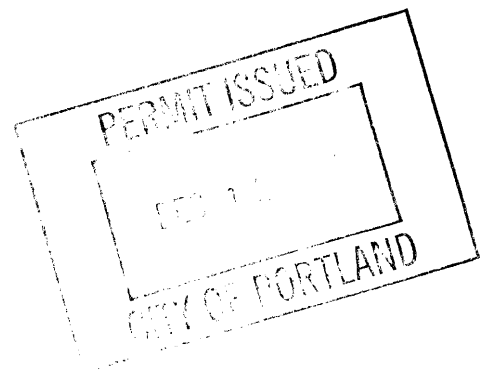
**Note:** **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Your previous structure was legally nonconforming as to setbacks. Since you demolished this structure on your own volition, you had only 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.
- 3) This property shall remain a two (2) family dwelling use. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson      **Approval Date:** 12/12/2006

**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.

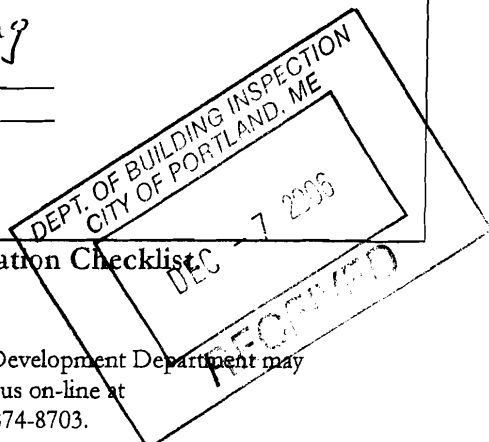




# General Building Permit Application

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>7 Oxford St</u>		
Total Square Footage of Proposed Structure <u>394 sq ft</u>		Square Footage of Lot <u>4800 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>13          C          10</u>	Owner: <u>Lea Floren do</u>	Telephone: <u>749-7585</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Glen Rodney</u> <u>28 Summit St,</u> <u>COB ME 04064/329-1300</u>	Cost Of Work: \$ <u>3,800.00</u> Fee: \$ <u>60.00</u> C of O Fee: \$ _____
Current Specific use: <u>Storage Shed</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Storage Shed</u>		
Project description: <u>To build a shed on footprint of torn down shed, only smaller. To reuse existing slab</u>		
Contractor's name, address & telephone: <u>Rodney Contracting</u> Who should we contact when the permit is ready: <u>Glen Rodney</u> Mailing address: _____ Phone: <u>329-1300</u> <u>28 Summit St</u> <u>COB ME 04064</u>		



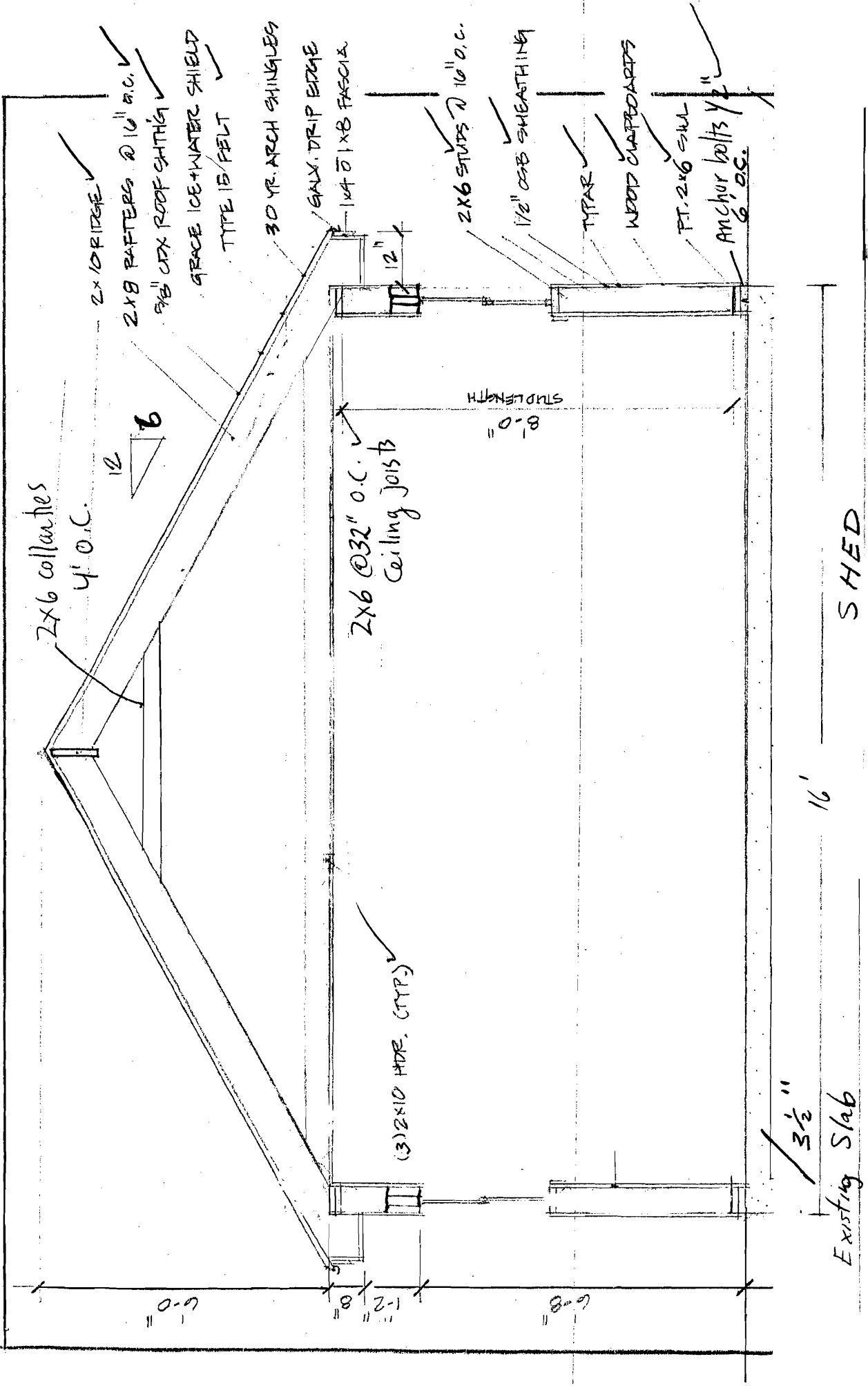
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Alh Rodney</u>	Date: <u>12/7/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

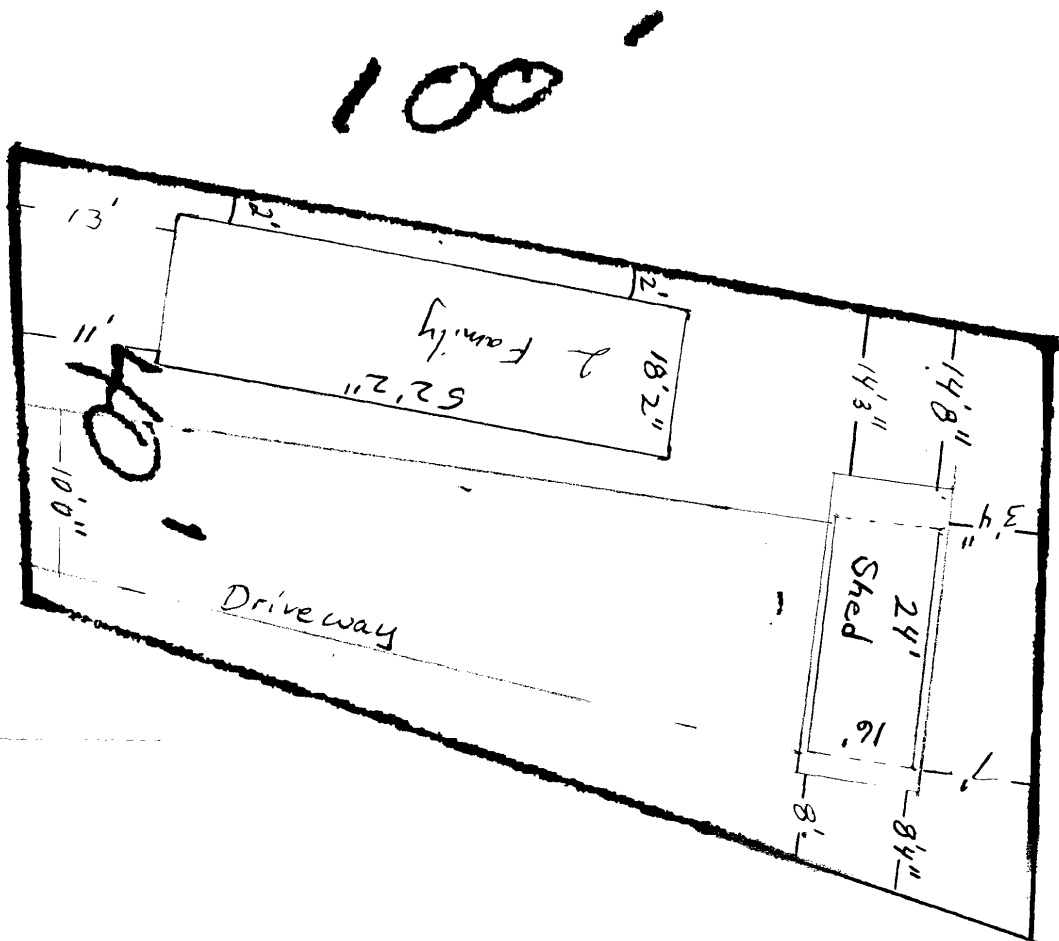


FOUNDATION BUILDING SECTION

7 Oxford ST NOT TO SCALE

56

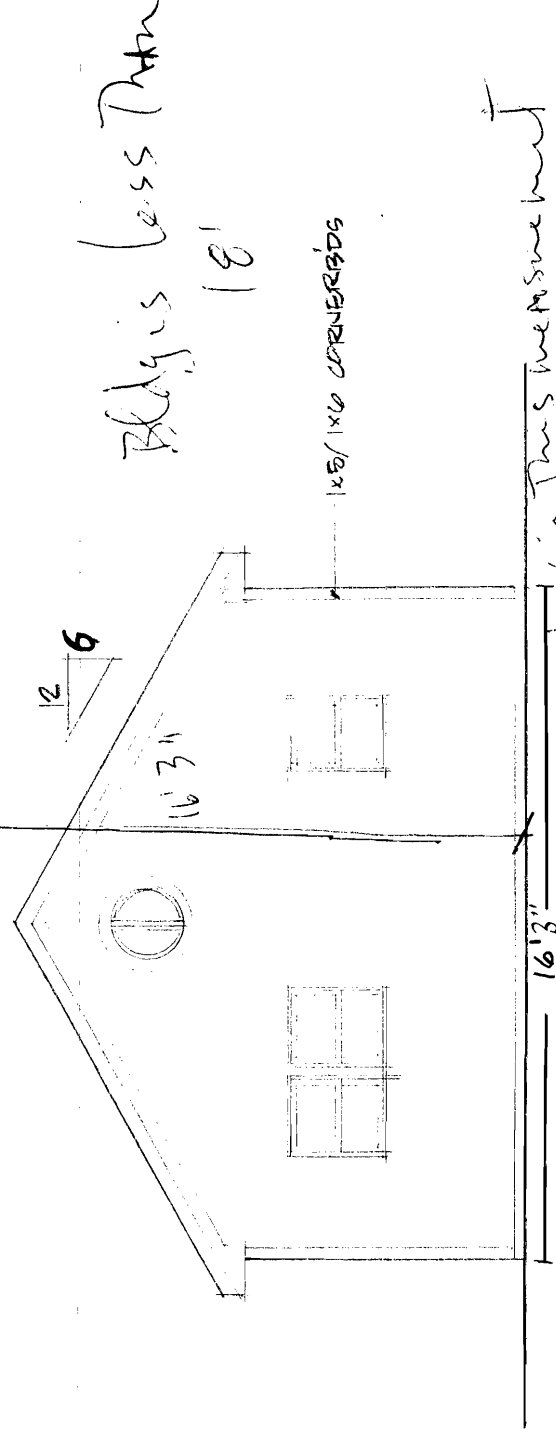
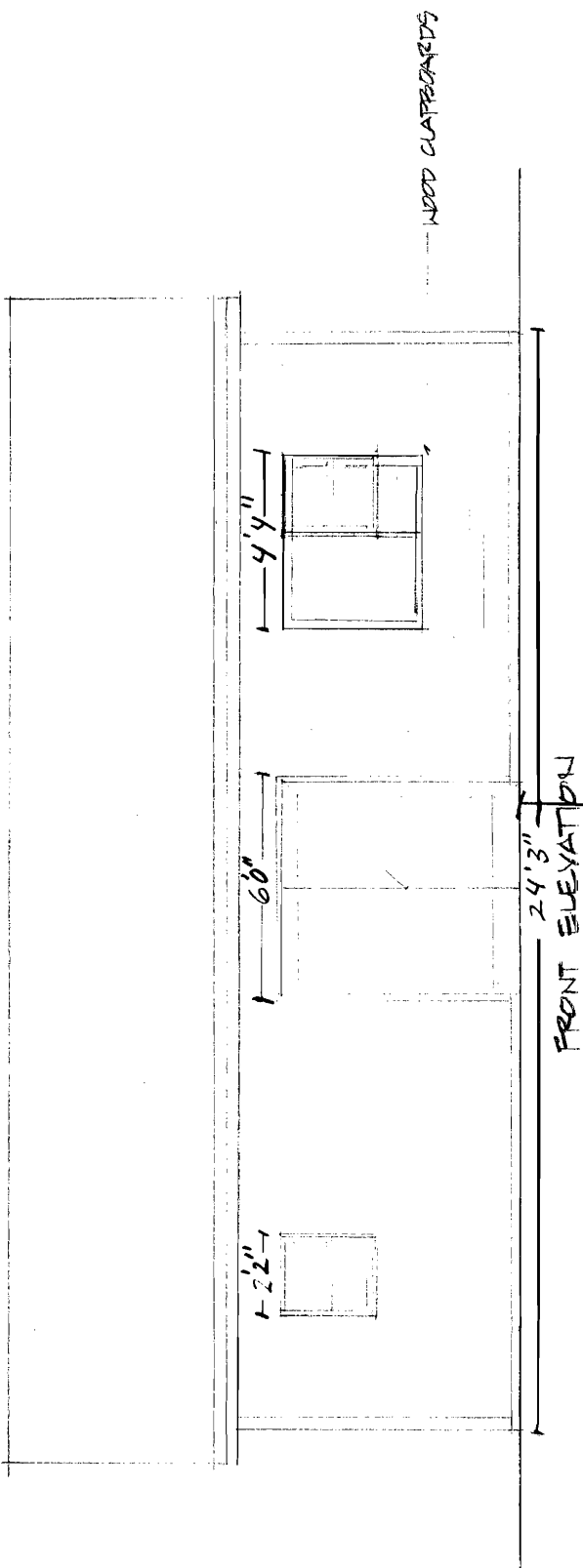
NEW



Plot Plan

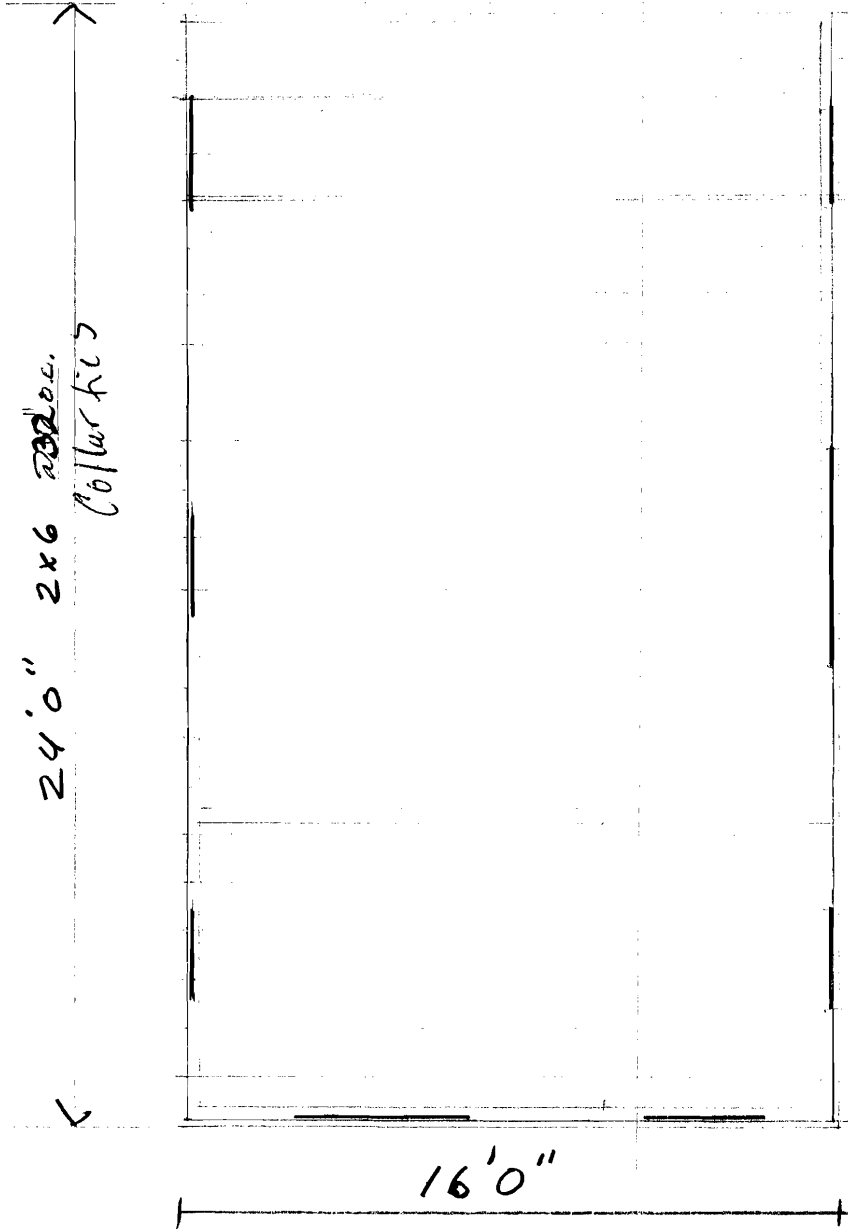
reducing legally nonconforming setbacks - Allowed to rebuild within 1 year of removal

7 Oxford St  
 NOT TO SCALE



Bldg is less than 18'

Cusing This measurement  
**NOT TO SCALE**



FRAMING PLAN

NOT TO SCALE

FLORENDO

7 OXFORD ST. PORTLAND ME

SHED

RODNEY CONTRACTING, 28 SUMMIT ST. OOB, ME



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

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

Permit No:	05-1698	Issue Date:	DEC 13 2005	OBBL:	013 C010001
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Location of Construction: 7 OXFORD ST EXT	Owner Name: FLORENDO LEA & MARICHU E	Owner Address: 7 OXFORD ST	Phone:
Business Name:	Contractor Name: Glen Rodney	Contractor Address: 28 Summit Street Old Orchard	Phone: 708 3291300
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: B2b

Past Use: Storage/Garage	Proposed Use: Demolition Only -Demolish building w/intent to rebuild on same footprint	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
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*legal principal use - 2 dw.*

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B Demolition
Signature:	Signature: JMB 12/13/05

Proposed Project Description:  
Demolition Only -Demolish building w/intent to rebuild on same footprint

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 11/18/2005	<b>Zoning Approval</b>		
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- 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..

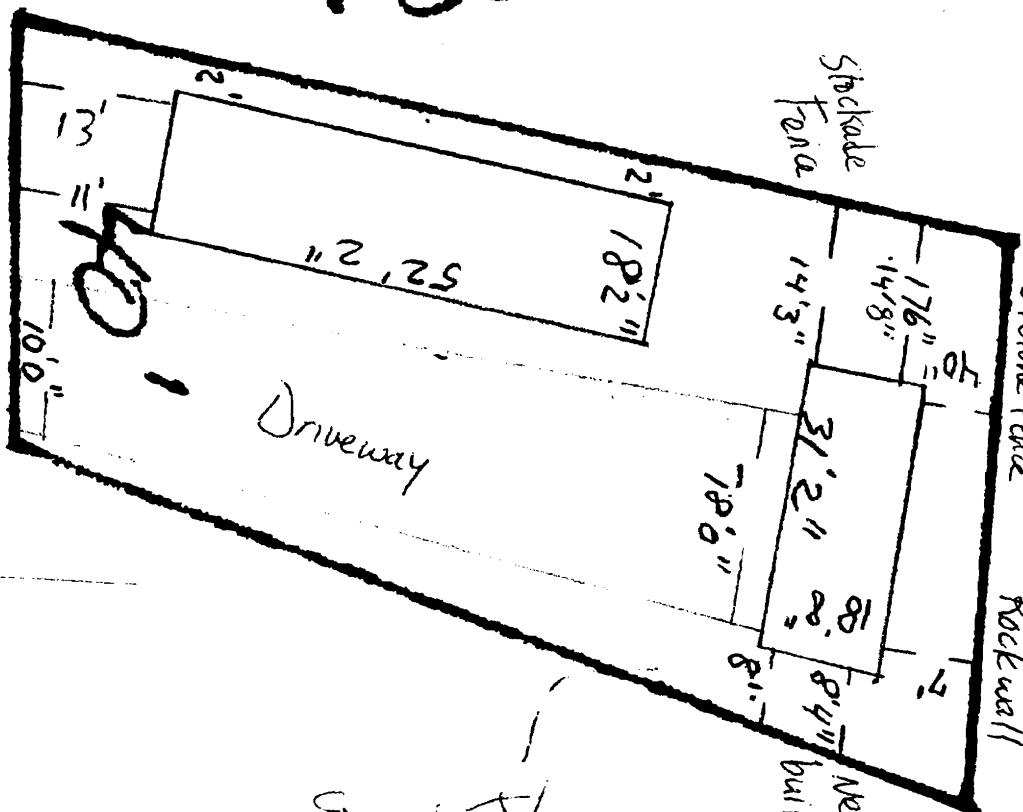
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<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: JMB 12/13/05	Date:	Date: JMB

**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

100'

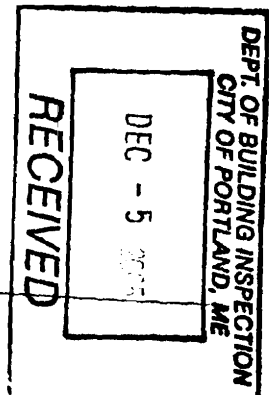


56 Plot Plan

FOR Demolition

Per A. Rowe  
This is accurate to  
what he inspected on 11/28/05

7 Oxford St



# All Purpose Building Permit Application for Demolition of A Structure

~~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>7 Oxford St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	%
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>C</u> Lot# <u>10</u>	Owner: <u>Lea Florendo</u> <u>Marichu Florendo</u>	Telephone: <u>899-1601</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lea Florendo</u> <u>7 Oxford St. 749-7582</u>	cost Of Work: \$ <u>1,000.00</u> Fee: \$ _____
Current use: <u>a storage Garage</u>		
If the location is currently vacant, what was prior use: <u>previous</u>		
Approximately how long has it been vacant: _____		
Project description: <u>To demolish buildin with intent to build</u> <u>DEMOLITION CALL LIST MUST BE SUMITTED WITH THIS APPLICATION on same foot print.</u>		
Contractor's name, address & telephone: <u>Glen Rodney</u> <u>28 Summit St OOB, ME, 04064</u> <u>329-1300</u>		
Whom should we contact when the permit is ready: <u>Glen Rodney</u> mailing address: <u>28 Summit St OOB ME, 04064</u> Phone: <u>329-1300</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.

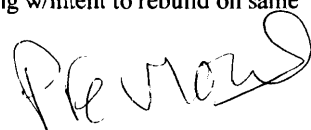
Signature of applicant: Glen Rodney Date: 11/16/05

**This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff**

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

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

<b>Permit No:</b> 05-1698	<b>Date Applied For:</b> 11/18/2005	<b>CBL:</b> 013 COIOOOI
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<b>Location of Construction:</b> 7 OXFORD ST EXT	<b>Owner Name:</b> FLORENDO LEA & MARICHU E	<b>Owner Address:</b> 7 OXFORD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Glen Rodney	<b>Contractor Address:</b> 28 Summit Street Old Orchard	<b>Phone:</b> (207) 329-1300
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions	
<b>Proposed Use:</b> Demolition Only -Demolish building w/intent to rebuild on same footprint		<b>Proposed Project Description:</b> Demolition Only -Demolish building w/intent to rebuild on same footprint 	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/13/2005

**Note:** 11/23/05 Left message with Glen Rodney. Need site plan to scale that shows property lines, principal structure and storage garage that is to be taken down. **Ok to Issue:**

12/01/05 Called Glen Rodney. Asked about site plan. He said that he had met with Arthur at the site. I spoke with Arthur and Arthur measured the shed and located it in relation to the fences. We still do not have a site plan and Arthur does not think that Glen is capable of making one. I left a message with the owners that we need a site plan.

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.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 12/13/2003

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

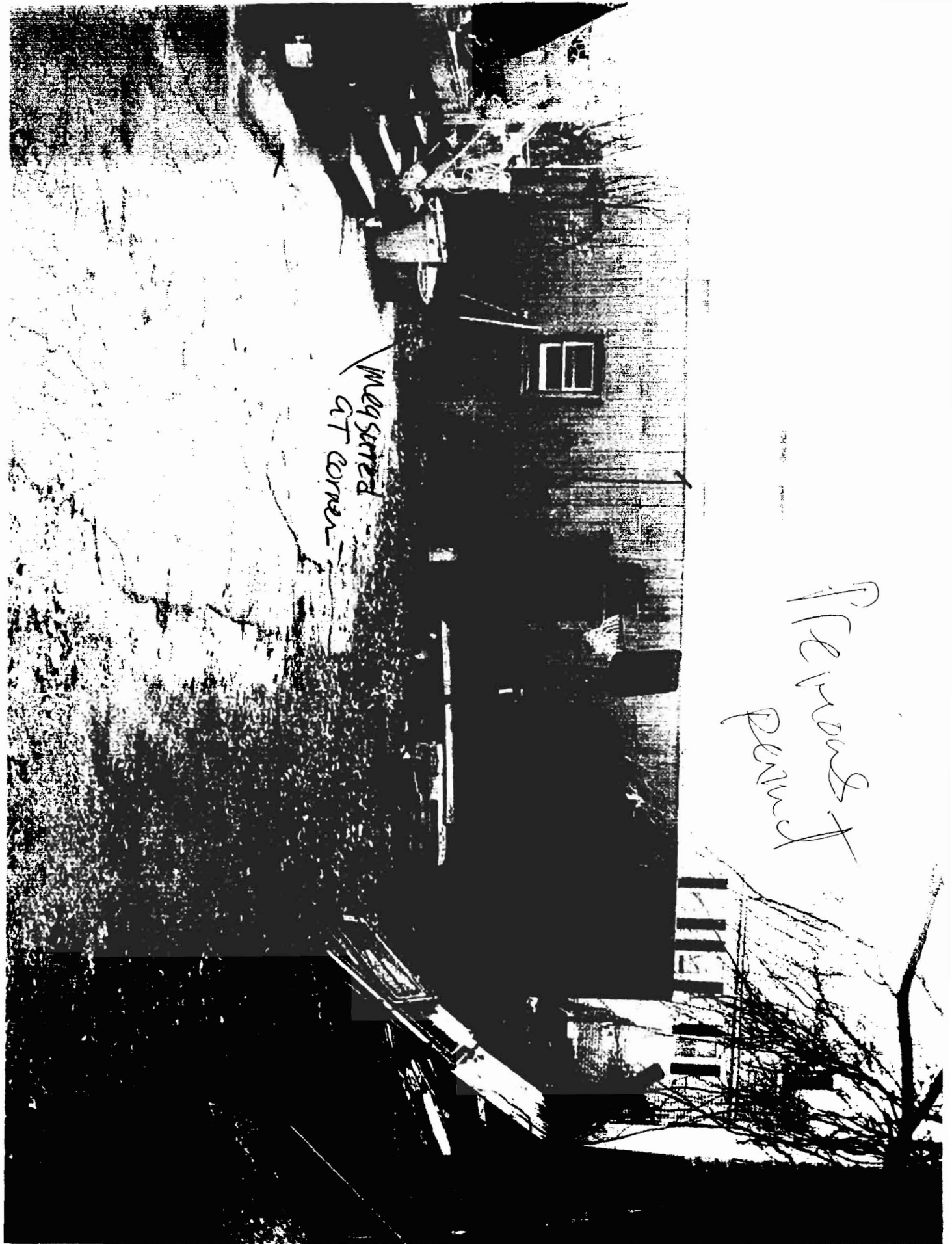
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

11/23/2005-amachado: Left message with Glen Rodney. Need site plan to scale that shows property lines, principal building and storage garage that is to be demolished.

12/01/2005-amachado: Left message with the Florendos (owner). We still need a site plan locating house and storage shed on lot.

12/05/2005-jmb: Met w/Glen R., he submitted plot plan, also reviewed future plans for new structure. They may want to change the use of the property and will need more details before that permit can be issued.



Measured  
AT corner

Permanently  
Permitted