

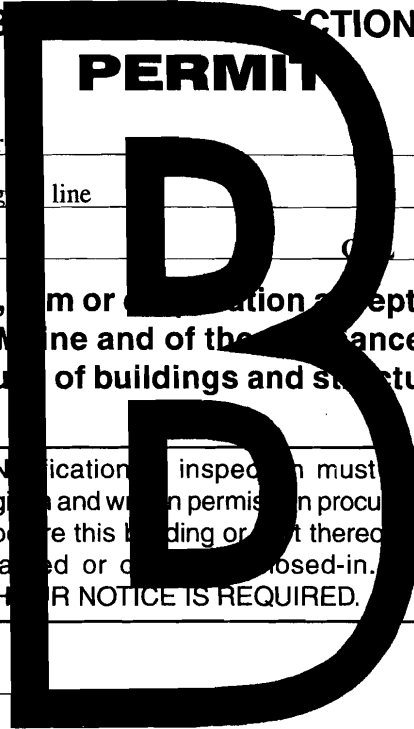
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 041142

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Hazelton Anne/Adam Dexter
has permission to repair-restore roofline to original line
AT 107 Brackett St City of Portland 045 F019001

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 when permit is procured before this building or part thereof is altered or closed-in.
HEAR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 10/4/04
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: 04-1142	Issue Date:	CBL: 045 F019001
-----------------------	-------------	---------------------

Location of Construction: 10 Brackett St	Owner Name: Hazelton Anne	Owner Address:	Phone:
Business Name:	Contractor Name: Adam Dexter	Contractor Address:	
Lessee/Buyer's Name	Phone:		R-6

Past Use: Condo / 3 unit	Proposed Use: 3 unit condo / repair-restore roofline to original line	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 2
Proposed Project Description: repair-restore roofline to original line <i>Legal # of Dwelling units on entire parcel: 16 family Condos</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group 92 Type 5E 10/4/04 Signature: <i>[Signature]</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 08/11/2004	Zoning Approval
-----------------------------	---------------------------------	------------------------

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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>NO change of use permit</i> <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: <i>OK 9/23/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <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: <i># D A see attached statement</i>
--	---	---	--

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

11-10-04

Checked framing on existing
roof system. He is belting
up existing rafters &
ceiling joists OK
FW

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1142	Date Applied For: 08/11/2004	CBL: 045 F019001
------------------------------	--	----------------------------

Location of Construction: 109 Brackett St	Owner Name: Hazelton Anne	Owner Address: 2499 Hallowell Litchfield Rd	Phone:
Business Name:	Contractor Name: Adam Dexter	Contractor Address: 115 Brackett St. Portland	Phone (207) 775-5117
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 3 unit condo / repair-restore roofline to original line	Proposed Project Description: repair-restore roofline to original line
---	--

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 09/24/2004

Note: This has been very difficult to research for number of D.U. five or six different old properties were merged to create one big condo project & it appears some old single family dwellings in the rear of properties were removed and the unit number transferred to the larger houses - 16 family condos is the legal number of d.u. **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/04/2004

Note: **Ok to Issue:**

1) New rafters will be installed between each existing rafter to reduce the spacing

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 09/27/2004

Note: **Ok to Issue:**

Comments:

10/1/2004-mjn: NEED Info regarding framing etc, left message for owner/ builder

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>109 Brackett Street</u>		
Total Square Footage of Proposed Structure <u>375 sqft section of roof</u>	Square Footage of Lot <u>1037 for unit</u> <u>19811 for whole condo assoc</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>F</u> Lot# <u>19</u>	Owner: <u>Frothingham Yard</u> <u>Condo Association</u>	Telephone: <u>7755117</u> <u>Jessica Karg</u> <u>secretary</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jessica Karg</u> <u>FYCA Secretary</u> <u>115.2 Brackett St</u> <u>Portland ME 04102</u>	Cost Of Work: \$ <u>500</u> for demo (not for roofing) Fee: \$ <u>30</u>
Current use: <u>residential condo</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: <u>roof of residential condo</u>		
Project description: <u>remove false roof to restore roofline to original line</u>		
Contractor's name, address & telephone: <u>Adam Dexter 318.3592</u> <u>115.2 Brackett St, Portland Me 04102</u>		
Who should we contact when the permit is ready: <u>Jessica Karg</u> Mailing address: <u>115.2 Brackett St</u> <u>Portland, Me 04102</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 permits picked up. PHONE: <u>207 775 5117</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.

Signature of applicant: Jessica Karg Date: 8 8 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

ck# 1485

**City of Portland, Maine
Memorandum**

From: Marge Schmuckal, Zoning Administrator

Subject: **Verification of Legal Number of Units**

Date: September 24, 2004

C-B-L- Number: 045-F-019

RE: 105-115 Brackett St. –known as the Frothingham Yard Condos
Original Declaration BK: 4819/ PG:74

The number of units currently in use at this property is 16 condominiums .

Please **verify** that the number of units are legal under the current code.

 X Yes, the number of units are legal.

 No, the number of units do not coincide with City records or the
Land Use Code. According to City records the legal number of
units for this property is

This has been a very difficult lot to determine the legal number of dwelling units. There were many separate lots with buildings on them that have been merged into one great big lot. My research in the assessor's office along with our microfiche show that there were 16 dwelling units in all the buildings that were presents at the time of merging (which I believe to be 1974). Some of the older single family dwellings have been removed, but the usage was moved into the larger buildings

Current legal use: 105 Brackett St: **3** family condos
107 Brackett St: **3** family condos
109 Brackett St: **3** family condos
111 Brackett St: **2** family condos
113 Brackett St: **2** family condos
115 Brackett St: **3** family condos
TOTAL,: 16 family condos

Verified By: Marge Schmuckal Title: September 24,2004

Permit application for the removal of a built-up roof on **109** Brackett Street.

We are proposing to remove a built-up roof on the Brackett Street side of **109** Brackett Street. It appears that the built-up roof was added to increase the pitch of the roof to allow for asphalt shingles to be used on the roof. The area of the built-up roof is approximately 9' x 45'.

The built-up roof was placed on top of one or two layers of asphalt shingles. Then two more layers of asphalt shingles were placed on the built-up roof. Finally, a rubber roof was placed over the shingles. There is a great deal of unnecessary weight on the roof.

By removing the built-up roof, and all of the associated layers of shingles, we will be removing the weight burden, and restoring the roofline to the original. Because the slope of the roof will be slight on this one section of roof, we will be replacing the rubber roof on the original roof. (The majority of the roof will be asphalt shingles. Only the section of the roof under the built-up roof will be rubber roof, due to the low slope of this section of roof.)

I have spoken with Deb Andrews of the Landmark Preservation Society, and she said we did not need to submit an application through her office. She said the project was fine with her. She gave her consent to this in the building inspections office, with city staff members present.

↑
See statement
for D.A.
approval

Contact information:
Jessica Karg
Secretary, Frothingham Yard Condo Association
115-2 Brackett Street
Portland, ME 04102
207-775-5117 hm
207-253-5539 wk
207-831-7171 cell

jkarg@maine.rr.com
Jessica@autientmarketing.com

45719



false roof

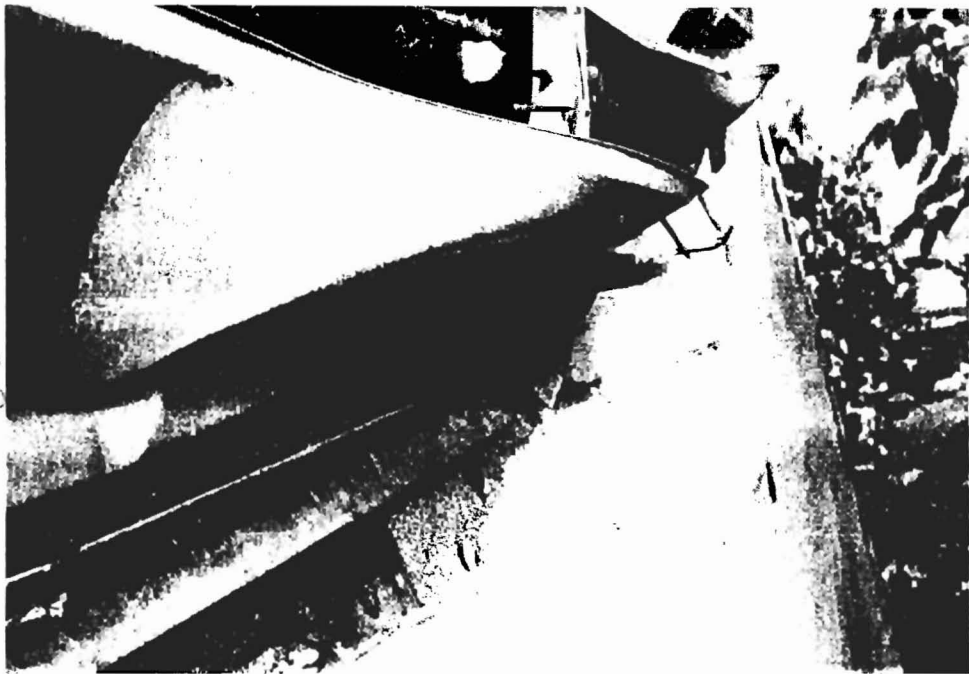


BIED

false roof



false roof to be removed



42719

60130 22
3000



CITY OF PORTLAND, MAINE

Department of Building Inspections

_____ 20 _____

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy