

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 071135

PERMIT ISSUED

OCT 15 2007

CITY OF PORTLAND

This is to certify that BENN JEREMY & AMANDA BENN JTS/Home Owner

has permission to Repair front porch in same footprint

AT 519 CUMBERLAND AVE

City of Portland Permit No. 048 F028001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 in progress must be reported before this building or part thereof is closed or enclosed-in. 24 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. 10/2/07

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*Thomas M. Mackley* 10/15/07  
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: 07-1135	Issue Date:	CBL: 048 F028001
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Location of Construction: 519 CUMBERLAND AVE	Owner Name: BENN JEREMY & AMANDA BE	Owner Address: 519 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

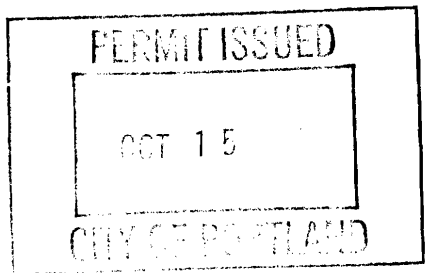
Past Use: Multi-family	Proposed Use: Multi-family - Repair front porch in same footprint	Permit Fee: \$40.00	Cost of Work: \$1,600.00	CEO District: 2
<i>legal use - 519-4 dv. - 6 bldg of 8 dv. 521-4 dv.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R2 Type SB IBC 2003		Signature: <i>[Signature]</i> 10/2/07 Signature: <i>[Signature]</i> 10/15/07

**Proposed Project Description:**  
Repair front porch in same footprint

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 09/14/2007	<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..	Special Zone or Reviews <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"/> Date: <i>9/22/07</i> <i>ASB</i>	Zoning Appeal <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: _____	Historic Preservation YES <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/22/07</i> <i>STH</i>
	<i>all work within the existing footprint.</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

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

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

<b>Permit No:</b> 07-1135	<b>Date Applied For:</b> 09/14/2007	<b>CBL:</b> 048 F028001
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<b>Location of Construction:</b> 519 CUMBERLAND AVE	<b>Owner Name:</b> BENN JEREMY & AMANDA BE	<b>Owner Address:</b> 519 CUMBERLAND AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Home Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Multi- family - Repair front porch in same footprint	<b>Proposed Project Description:</b> Repair front porch in same footprint
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 09/28/2007

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

- 1) That all visible surfaces be finished in paint or a solid stain

That the column bases be rebuilt to reflect the documented historical design as shown in the 1924 tax photo. An example of this type of base is shown in photo #12, page 7, of the City's Porch Repair booklet.

That pressure-treated wood shall not be used on any finished surfaces, including treads.

That the tread/riser and skirting details to follow the City's porch replacement specifications included in the application.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/27/2007

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

- 1) This permit is being approved with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain a four family dwelling. 521 Cumberland Avenue is also a four family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) 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:** Tom Markley      **Approval Date:** 10/15/2007

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

- 1) The treads and risers do not have to meet current code requirements but must meet conditions set forth by Historic Preservation office.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Deputy Chief Shutts      **Approval Date:** 10/02/2007

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

- 1) All construction shall comply with NFPA 101

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

Michael J. Patterson, Chair  
Janice E. Tevanian, Vice Chair  
Thatcher Freund  
Bill Hall  
Lee Lowry, III  
Shalom Odokara  
David Silk

September 28, 2007

Jeremy Benn  
519 Cumberland Ave.  
Portland, Maine 04101

Re: Front stair and porch replacement – 519-521 Cumberland Ave.

Dear Mr. Benn,

On September 28, 2007, this office reviewed and approved your request for a Historic Preservation Certificate of Appropriateness for front stair replacement at 519-521 Cumberland Ave.

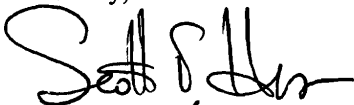
Approval is subject to the following conditions:

- That all visible surfaces be finished in paint or a solid stain
- That the column bases be rebuilt to reflect the documented historical design as shown in the 1924 tax photo. An example of this type of base is shown in photo #12, page 7, of the City's Porch Repair booklet.
- That pressure-treated wood shall not be used on any finished surfaces, including treads.
- That the tread/riser and skirting details to follow the City's porch replacement specifications included in the application.

All improvements shall be carried out as described and shown in the application dated 9-18-07, and to comply with the conditions above. Changes to the agreed upon plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Scott T. Hanson  
Preservation Compliance Coordinator

cc: Approval File

1. box sill is quadruple 2x8 to support roof load
2. 5 existing pillars/columns are supported by 6x6 p.t. posts

Scale is  
3' to 1"

5'19 door

5'21 door

double hanger

single hanger

decking

Joist 12" o.c. max

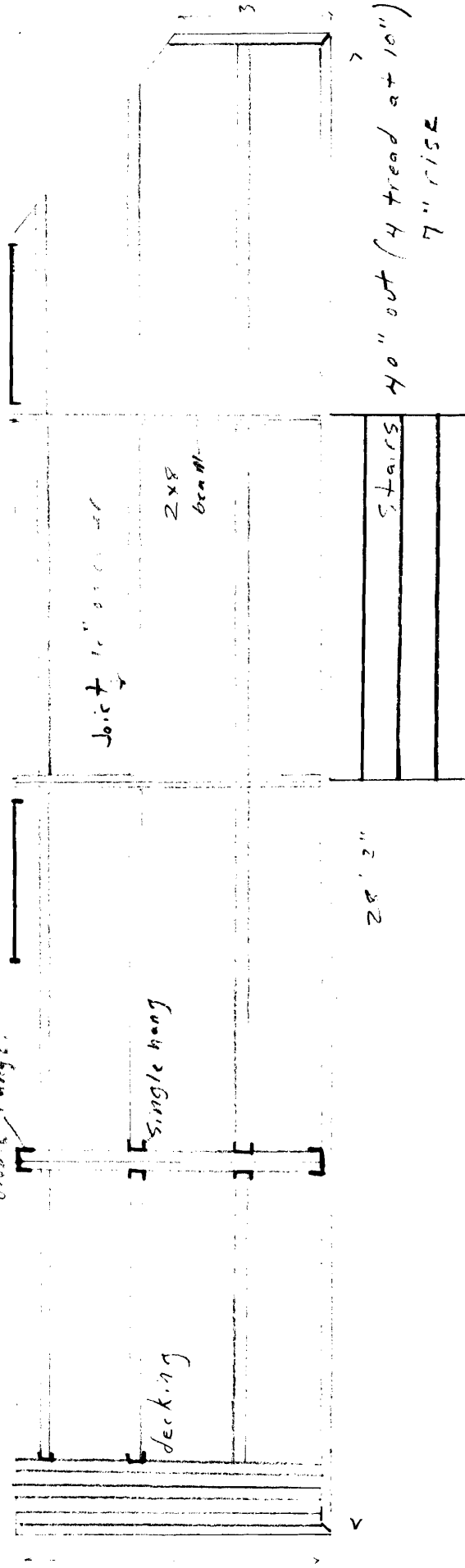
2x8 beam

2x8 2"

stairs

40" out (4 tread at 10")

7" rise

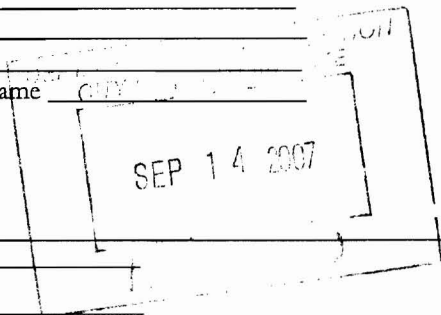




# General Building Permit Application

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.

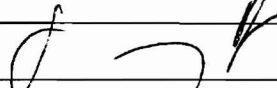
Location/Address of Construction: <u>519/521 Cumberland Ave</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>18</u> Block# <u>F</u> Lot# <u>28</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jeremy Benn</u> Address <u>519 Cumberland Ave</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-210-1600</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1600<sup>00</sup></u> C of O Fee: \$ _____ Total Fee: \$ <u>40<sup>00</sup>/0</u>
Current legal use (i.e. single family) <u>multi-family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Repair Front Porch</u>		
Contractor's name: <u>homeowner</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Jeremy Benn</u> Telephone: <u>207-210-1600</u> Mailing address: <u>211 Marginal way Suite 282</u> <u>04101</u>		



**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:  Date: 8-14-07

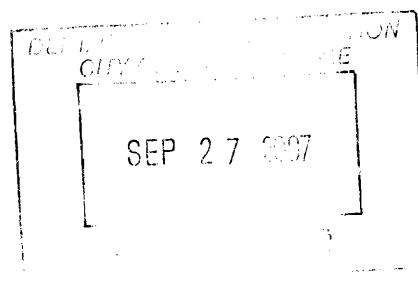
**This is not a permit; you may not commence ANY work until the permit is issue**

**From:** "Aaron Additon" <aaronadditon@email.com>  
**To:** <amachado@portlandmaine.gov>  
**Date:** 9/26/2007 6:31:57 PM  
**Subject:** Deck Project 519-521 Cumberland Avenue

I was told to email you to let you know that I am aware that a deck project is being conducted at 519-521 Cumberland Avenue. If you need anything else please call me at 207-653-5498. Thank you, Aaron Additon

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MORTGAGE INSPECTION OF: DEED BOOK 24554 PAGE 38 COUNTY Cumberland  
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 519 Cumberland Avenue, Portland, Maine

Job Number: 611-31

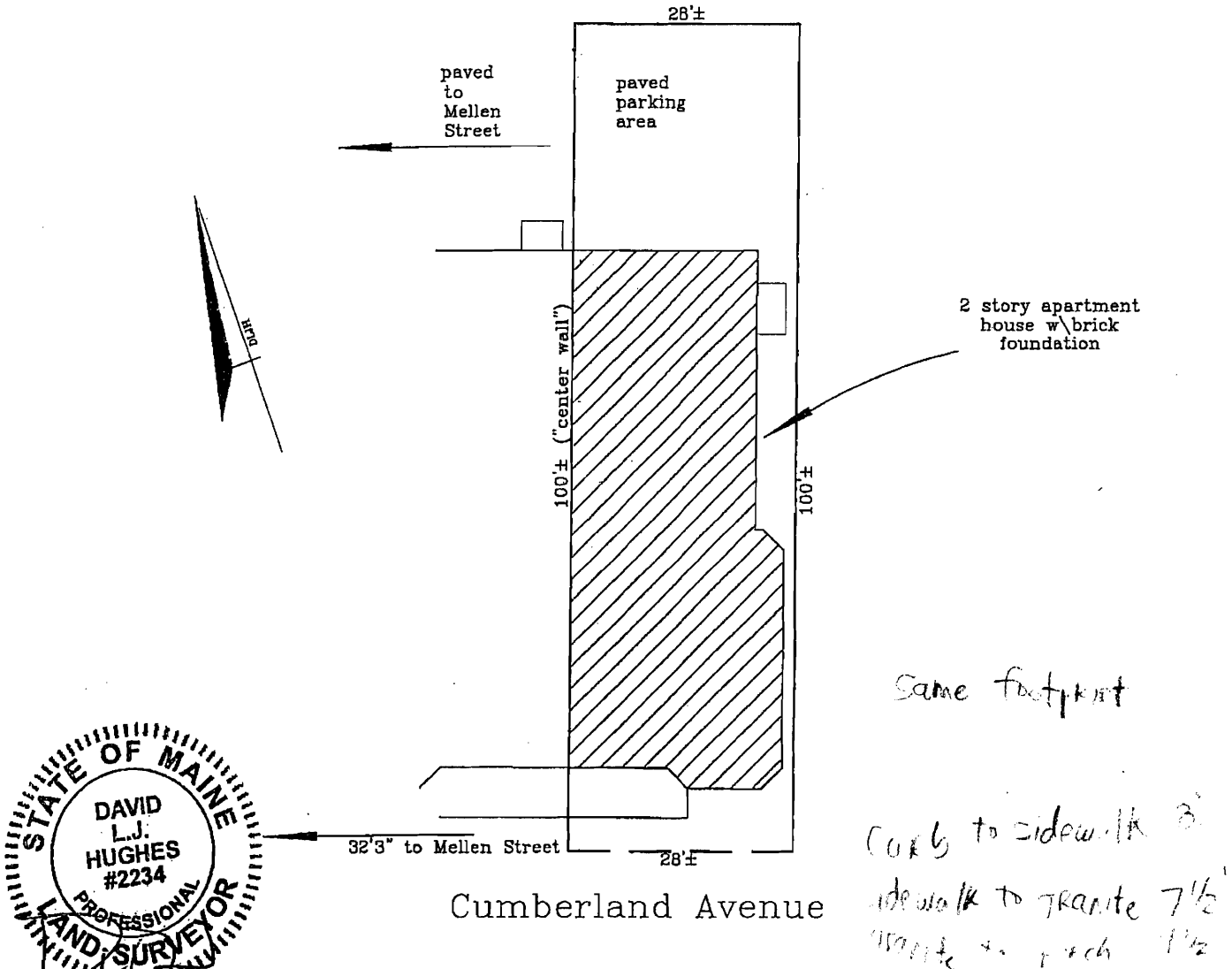
Inspection Date: 7-24-07

Scale: 1" = 20'

Client File #: s07-516

Buyers: Jeremy M. & Amanda Benn

Seller: Owen REO, LLC



I HEREBY CERTIFY TO: New England Title, First Financial Mortgage Group, and its title insurer.  
 Monuments found did not conflict with the deed description.  
 The dwelling setbacks do not violate town zoning requirements.  
 As delineated on the Federal Emergency Management Agency Community Panel:  
 The structure does not fall within the special flood hazard zone.  
 The land does not fall within the special flood hazard zone.  
 A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY. copyright ©

**Livingston-Hughes**  
 Professional Land Surveyors  
 88 Guinea Road  
 Kennebunkport, Maine 04046  
 207-967-9761 phone 207-967-4831 fax  
 www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

1. Living and dining area at end of hallway.

2. Bed room height - 36"

