

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

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

Permit No: 03-0577	Issue Date: <b>PERMIT ISSUED</b> MAY 28 2003	CBL: 051 A017001
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Location of Construction: 59 Deane St	Owner Name: Horlor Laura A &	Owner Address: 59 Deane St	Phone: 874-2783
Business Name:	Contractor Name: Richard Jacobson	Contractor Address: 20 Arrowhead Pass Windham	Phone: 2077747711
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family	Permit Fee: \$212.00	Cost of Work: \$26,500.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: JB BOLA 1999	

**Proposed Project Description:**  
Renovate 3rd floor by adding dormer to increase stair headroom to be part of 2nd floor unit & 3'6"x7'6" 2nd story deck

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 05/28/2003	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 5/28/03</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>JMB</i></p>
	<p><i>approved w/conditions sec. 14-436 50% expansion</i></p>		

**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 \_\_\_\_\_

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Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 05/28/2003  
 Note: Ok to Issue:

- 1) Sec. 14-436 allows a 50% expansion of the 1st floor footprint if required setbacks cannot be met, by use of dormers etc.
- 2) 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.
- 3) This property shall remain a ~~single~~ family dwelling. Any change of use shall require a separate permit application for review and approval. *Two*
- 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: Jeanine Bourke      Approval Date: 05/28/2003  
 Note: Ok to Issue:

- 1) Any changes in the dormer configuration shall be submitted to this office for approval
- 2) Framing detail list must be submitted to this office prior to starting the work
- 3) Separate permits are required for any electrical or plumbing work.

# 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>57-59 DEANE ST PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure <u>APPROX 421 SF + 26 SF for</u>	Square Footage of Lot <u>2868 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>51</u> Block# <u>A</u> Lot# <u>17</u>	Owner: <u>LAURA HORLOR / IRVIN S HORLOR III</u>	Telephone: <u>874-2783</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LAURA HORLOR 59 DEANE ST PORTLAND, ME 04102 874-2783</u>	Cost Of Work: \$ <u>26,500.00</u>  Fee: \$ <u>212.00</u>
Current use: <u>2 FAMILY DWELLING</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>CURRENTLY OCCUPIED</u>		
Proposed use: <u>ATTIC LEVEL BEDROOM, BATHRM &amp; CLOSET STORAGE</u>		
Project description: <u>CONSTRUCTION OF BEDROOM, BATHROOM &amp; CLOSETS ON ATTIC LEVEL AS PART OF 2ND LEVEL UNIT; w/ ADDITION OF 2 SKYLIGHTS &amp; SHED DORMER. ALSO 3.5 X 7.5 Deck over existing.</u>		
Contractor's name, address & telephone: <u>RICHARD JACOBSON 20 ARROWHEAD PASS <sup>w/new</sup> <sub>DOOR</sub> PH# 854-2700 WINDHAM, ME 04062</u>		
Who should we contact when the permit is ready: <u>LAURA HORLOR</u>		
Mailing address: <u>59 DEANE ST, 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 permit is picked up. PHONE: H(207) 874-2783 W 774-7711		

**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.**

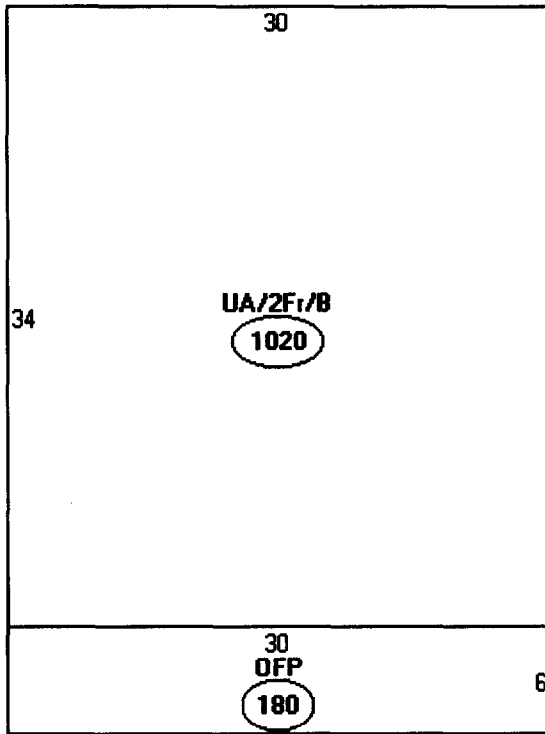
*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u><i>Laura Horlor</i></u>	Date: <u>5/26/03</u>
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**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 4<sup>th</sup> floor of City Hall**



R-5



Descriptor/Area

A: UA/2Fr/B  
1020 sqft

B: OFP  
180 sqft

1,200

over  
MAX lot  
coverage

Lot 2868  $\frac{1}{4}$  x .40%

1,147.2

14-436 allows 50%

Expansion of 1st Floor

26.25 sqft increase in Floor

allowed 600 sq.ft

OK

*3:PM  
Laura*

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**

Card Number 1 of 1  
 Parcel ID 051 A017001  
 Location 59 DEANE ST  
 Land Use TWO FAMILY

Owner Address HORLOR LAURA A & IRVIN S HORLOR III JTS  
 59 DEANE ST  
 PORTLAND ME 04102

Book/Page 14167/1  
 Legal 51-A-17  
 DEANE ST 57-59  
 2868 SF

**Valuation Information**

Land	Building	Total
\$28,770	\$91,770	\$120,540

**Property Information**

Year Built 1900	Style Duplex	Story Height 2	Sq. Ft. 2040	Total Acres 0.066	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 10	Attic Unfin	Basement Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
09/01/1998	LAND + BLDING	\$125,660	14167-001
07/01/1995	LAND + BLDING		12003-062

**Picture and Sketch**

Picture                      Sketch

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

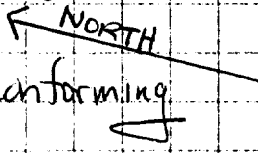
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



R-5

Side 2 story 12' Req 12'5" Shown → Inspector not An issue

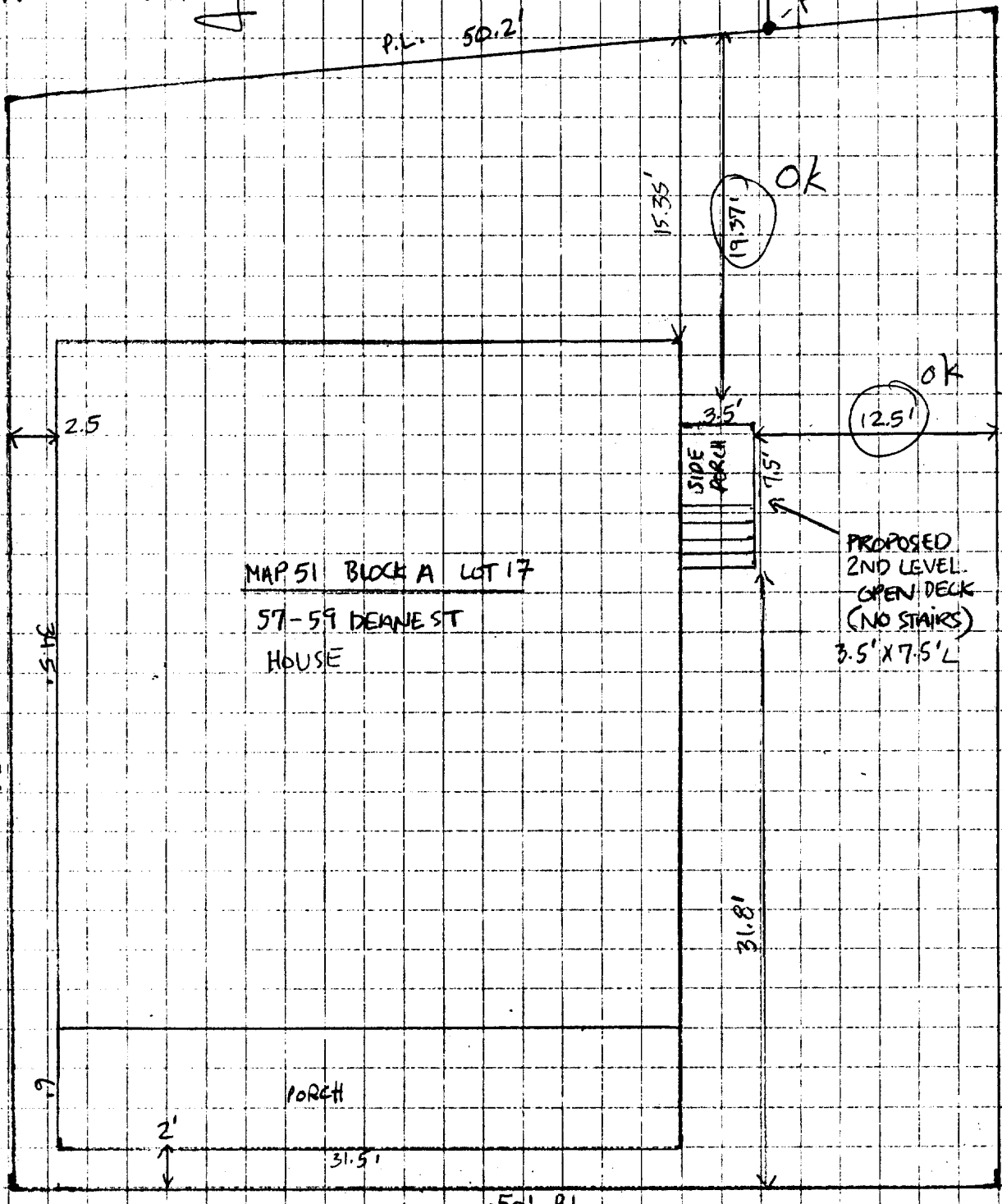
Sec. 14-436 allows 50% expansion of 1st Floor Foot Print Above if setback is non-conforming



P.L. 50.2'

54-56 EXETER ST

-Pin Found



MAP 51 BLOCK A LOT 17  
57-59 DEANE ST  
HOUSE

PROPOSED  
2ND LEVEL  
OPEN DECK  
(NO STAIRS)  
3.5' X 7.5' L

OK

OK

P.L. 59.64'

P.L. 55.13'

50' P.L.

SIDEWALK

DEANE ST

1 square = 2'

(2)  
EXISTING WINDOWS - 2' X 4' 3" DOUBLE HUNG SASH  
DOORS - (3) 29.5" WIDE HDWD DOORS.

= 1 FT.

EXISTING FRAMEWORK - ATTIC LEVEL

31.5

4' HEIGHT CLEARANCE

5' CLEARANCE

7.5' HEIGHT CLEARANCE

UNFINISHED AREA

FINISHED AREA

FINISHED AREA

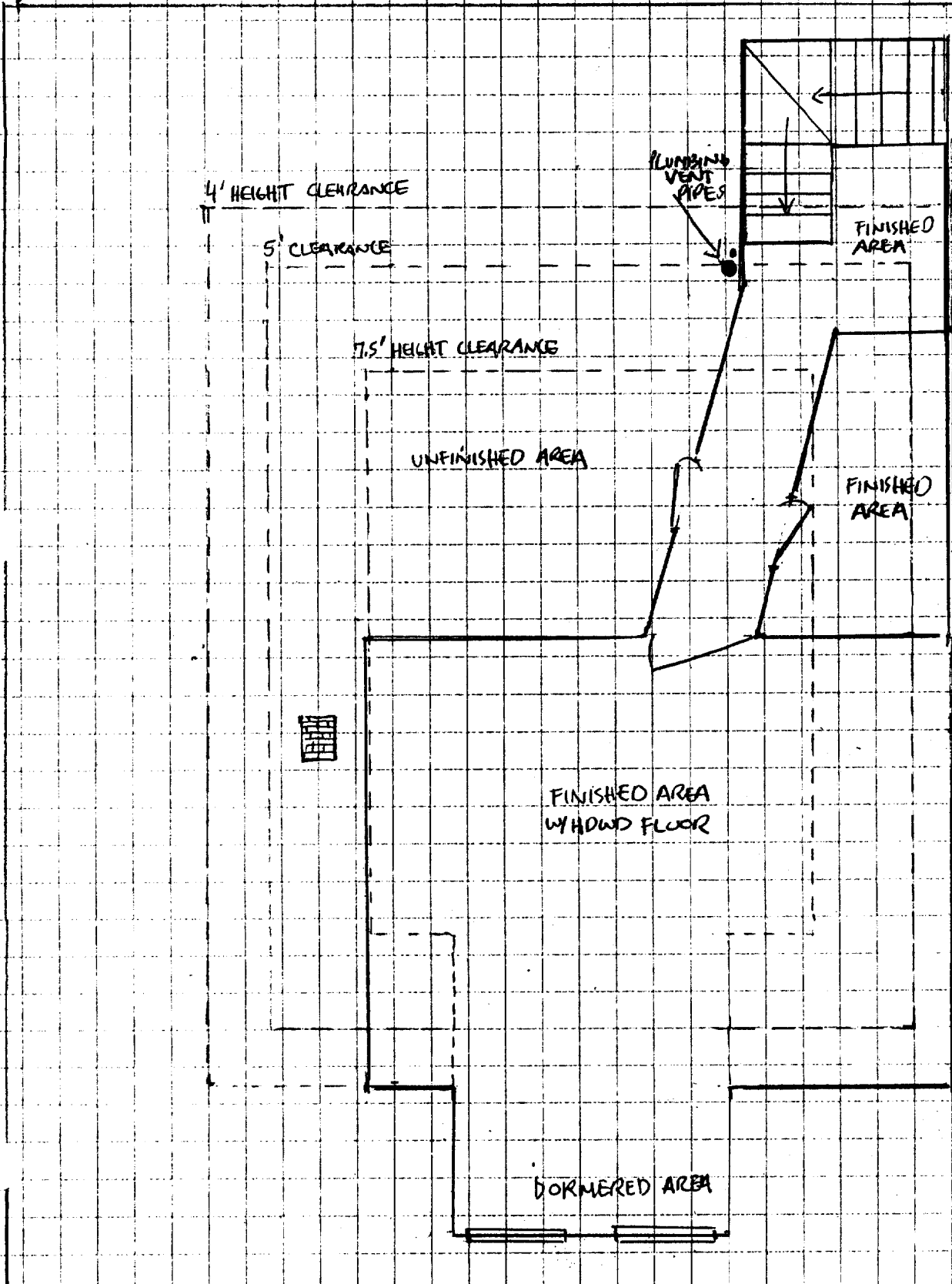
FINISHED AREA  
W/ HDWD FLOOR

DORMERED AREA

PLUMBING  
VENT  
PIPE

CHIMNEY

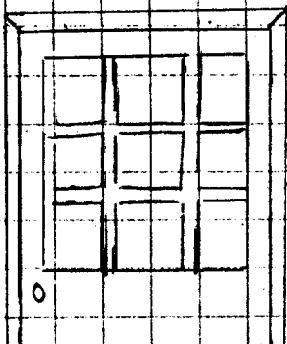
34.5





\* PROPOSED 2ND LEVEL DECK OVER EXISTING FOOTPRINT OF 1ST LEVEL PORCH.

\* PROPOSED 2ND LEVEL DECK (3.5'W x 7.5'L)  
(3-0" EXTERIOR DOOR) STANDARD 9-LITE DOOR IN LOCATION OF BACK HALLWAY WINDOW.



2"X4" RAILING

42" RAILING HEIGHT  
W/ COLONIAL STYLE SPINDLES  
3" APART

5/4 X 6 PRESSURE TREATED DECKING BOARDS

SUPPORT 2X6 X 8 STRIP IN FRONT  
2X8 X 8 AGAINST HOUSE

12' FROM GROUND

SUPPORT BRACES IN POST/DECK CORNERS

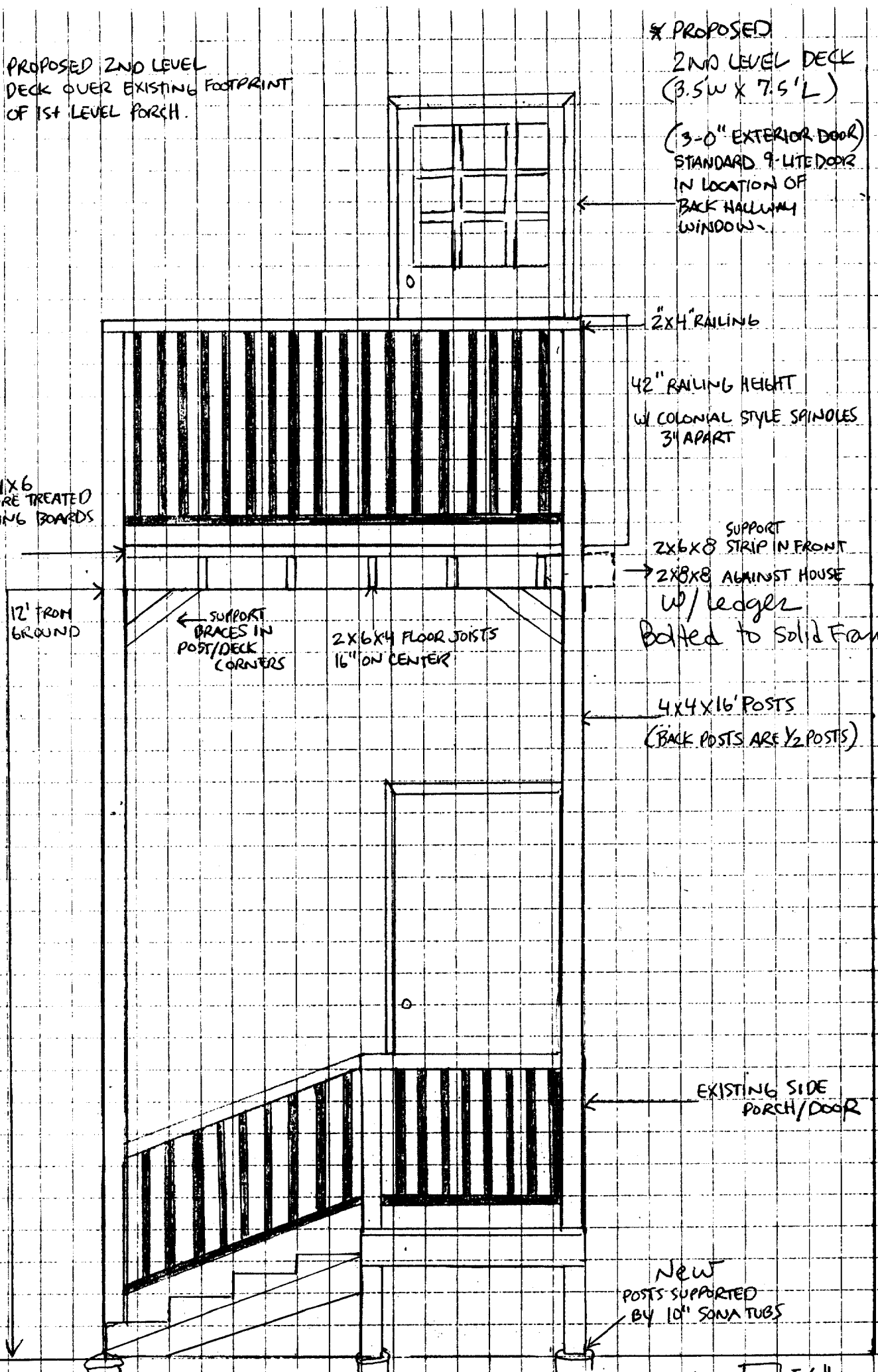
2 X 6 X 4 FLOOR JOISTS  
16" ON CENTER

4 X 4 X 16' POSTS  
(BACK POSTS ARE 1/2 POSTS)

Bolted to Solid Framing

EXISTING SIDE PORCH/DOOR

New POSTS SUPPORTED BY 10" SONA TUBS



ATTIC RENOVATION

□ = 1 FT.

DORMER OVER STAIRWELL  
EGRESS WINDOW  
SKYLIGHTS

31.5' double headers & rafters

4' SHED CORNER

SKYLIGHT New

PLUMBING VENT PIPE

4 FT HEIGHT

5' HEIGHT

7' HEIGHT

SHOWER WITH TUB

VANITY

BATHROOM FAN LIGHT

LINEIN CLOSET

CLOSET

CLOSET

34.5'

7.5' HEIGHT

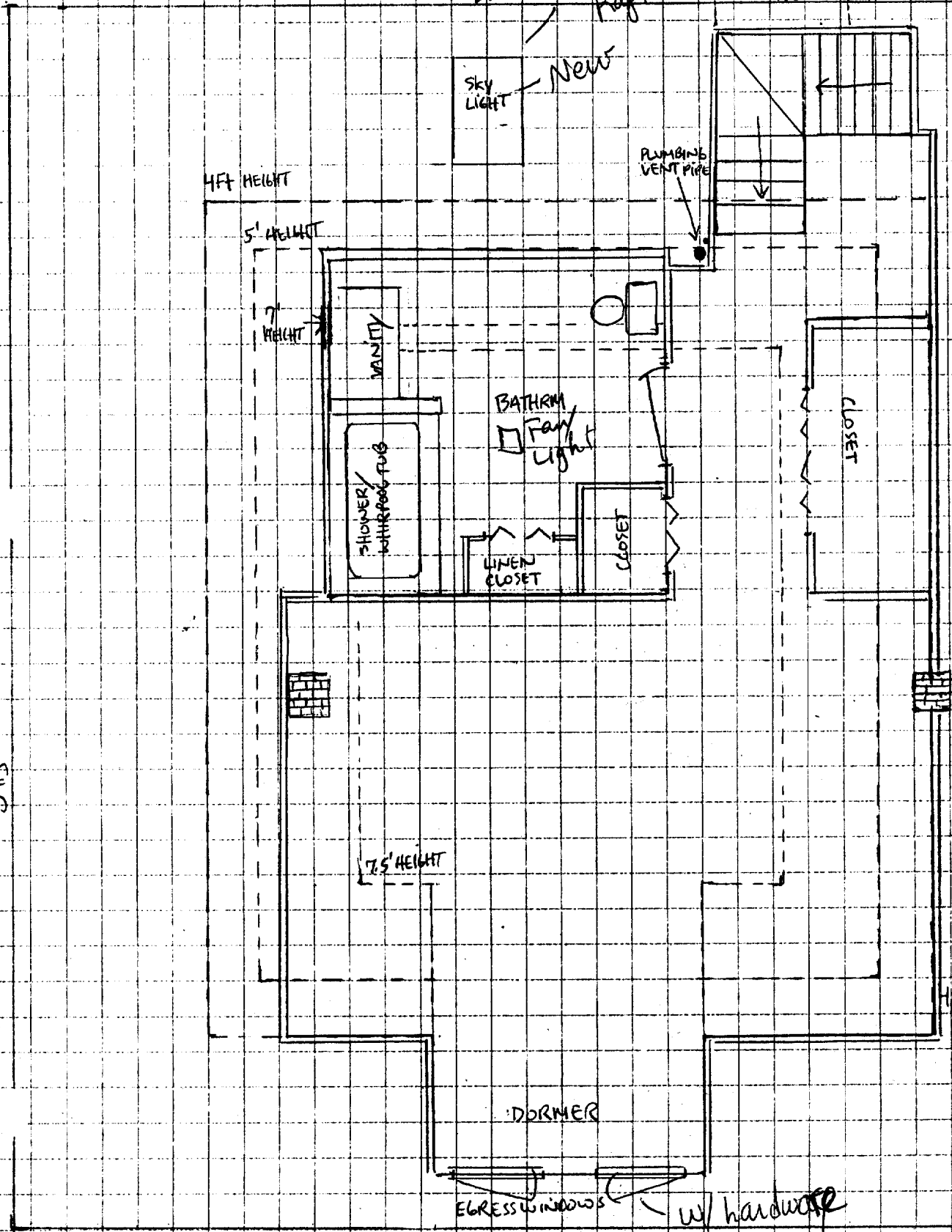
New SKYLIGHT

4' HEIGHT

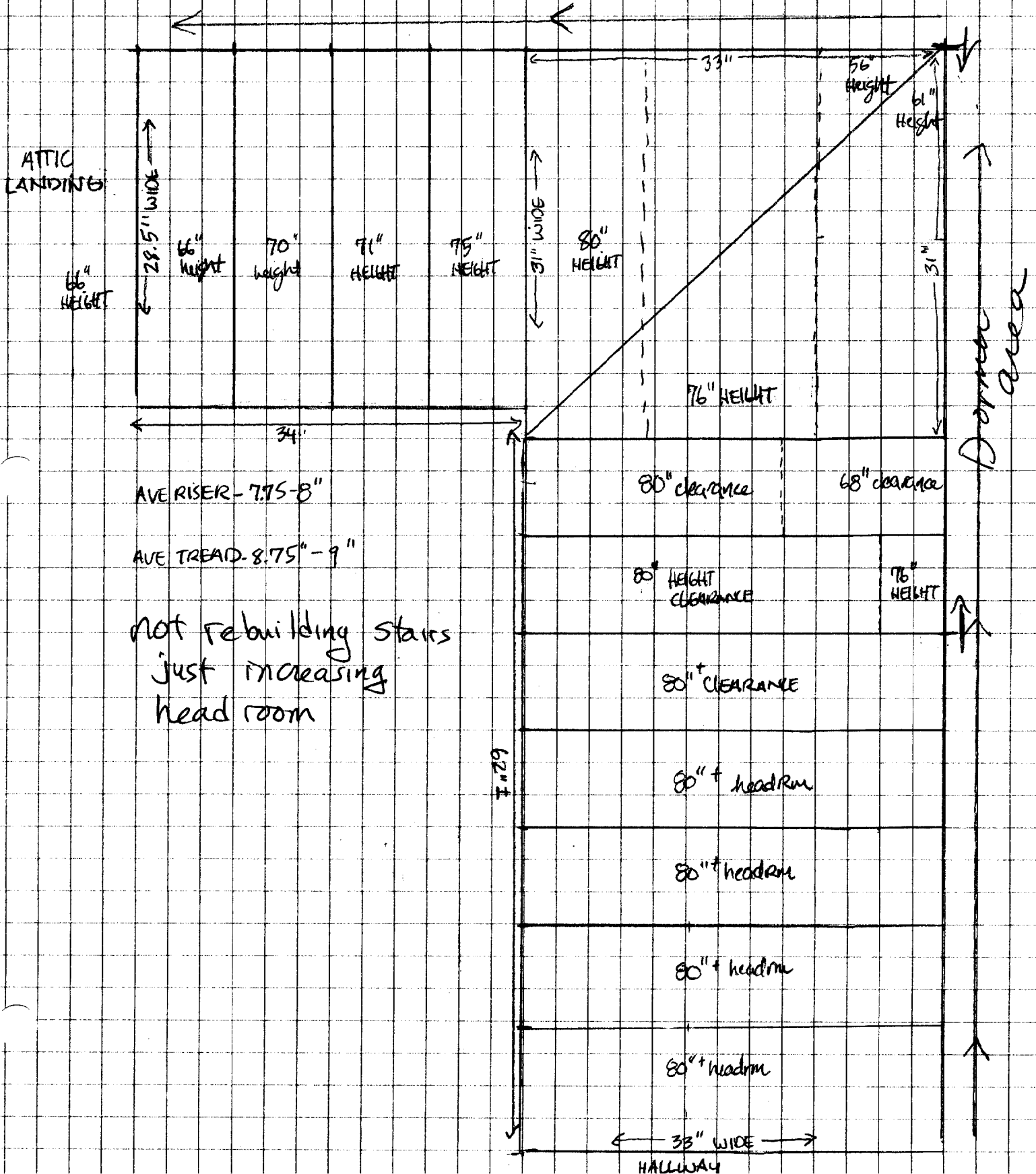
DORMER

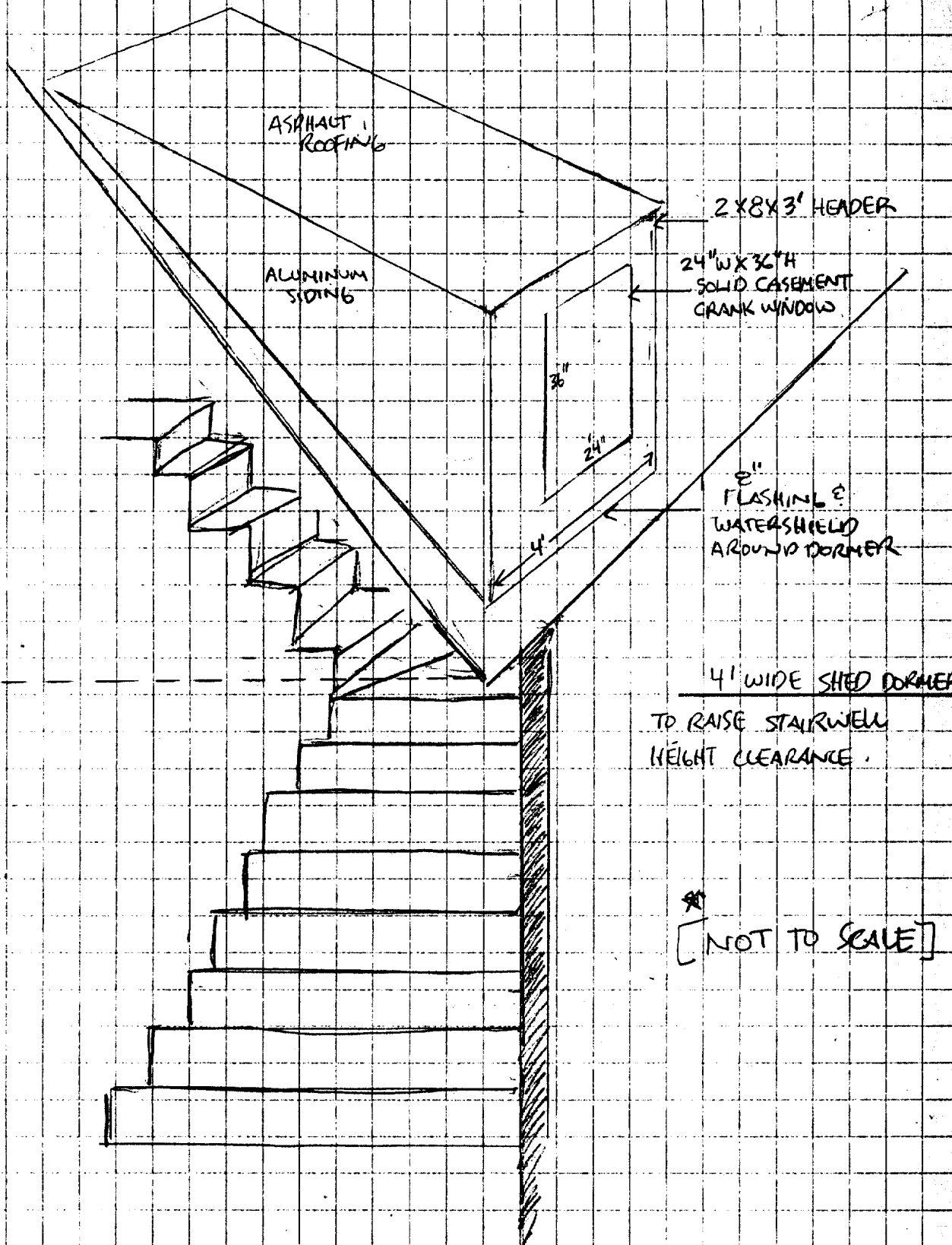
EGRESS WINDOWS

w/ hardware



# STAIRWELL DETAIL (incl. height clearance)





ASPHALT  
ROOFING

ALUMINUM  
SIDING

2 X 8 X 3' HEADER

24" W X 36" H  
SOLID CASEMENT  
CRANK WINDOW

2"  
FLASHING &  
WATERSHIELD  
AROUND DORMER

4' WIDE SHED DORMER

TO RAISE STAIRWELL  
HEIGHT CLEARANCE.

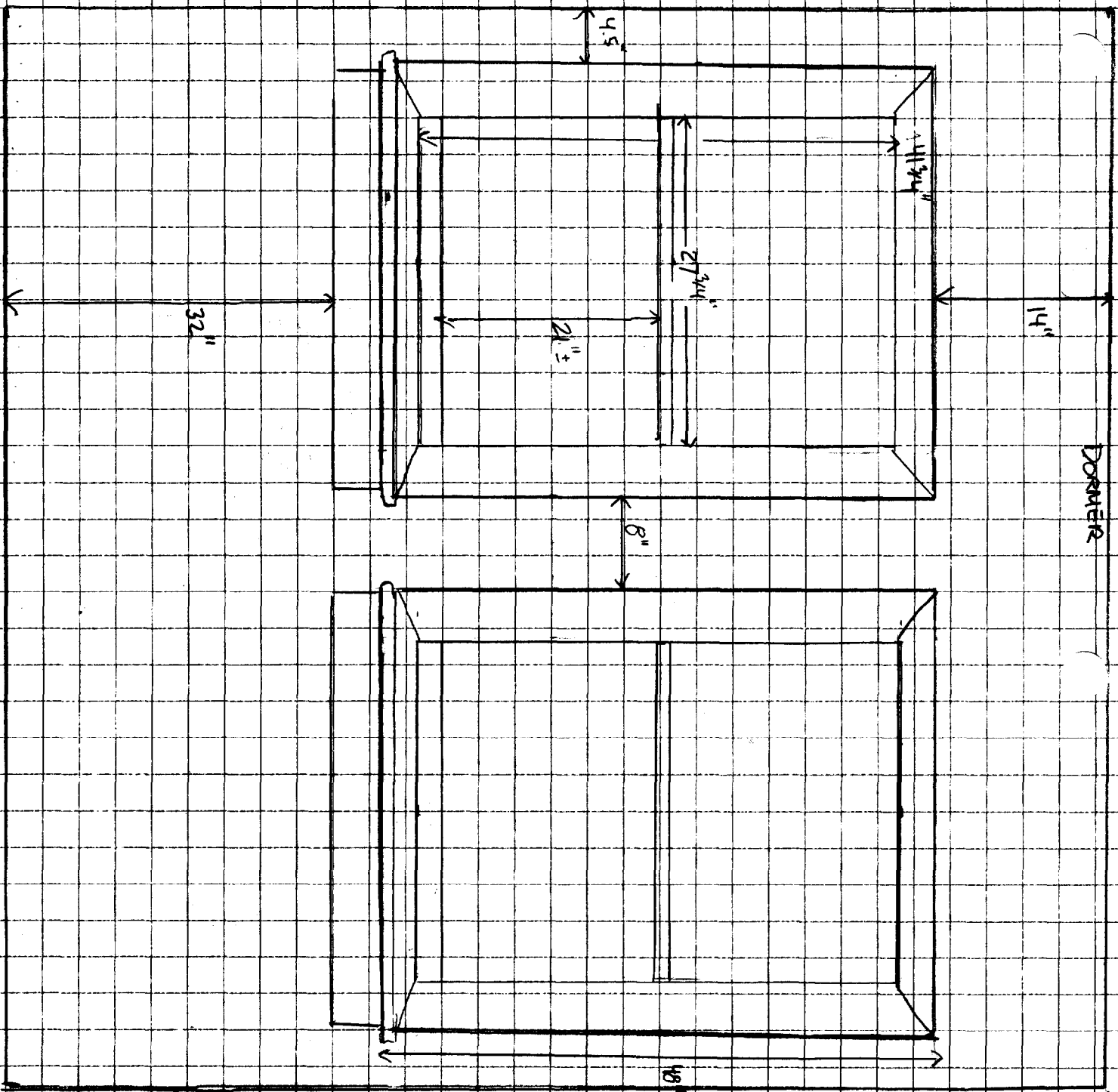
[ NOT TO SCALE ]

A hand-drawn diagram on graph paper showing a roof profile. The diagram consists of a horizontal line representing the ground level, a horizontal line above it representing the second story, and a sloped line representing the roof. The roof line starts at a high point on the left and slopes down to the right. At the end of the roof line, there is a small vertical line and a horizontal line extending to the right. The text 'ATTIC LEVEL' is written to the left of the roof line, and '2ND STORY' is written to the left of the horizontal line below the ground level. The number '80' is written at the end of the horizontal line extending from the roof.

ATTIC  
LEVEL

80

2ND  
STORY



EXISTING  
 WINDOWS - DOUBLE  
 HUNG SASH

REPLACE W/ 27 3/4 X 41 1/4  
 SOLID CASSEMENT  
 CRANK WINDOWS

TO MEET SAFETY  
 REQUIREMENTS

gress

KEY -  
 $\square = 3'' (.25')$

**SKETCH ADDENDUM**

Borrower **LAURA & IRVIN HORLOR**

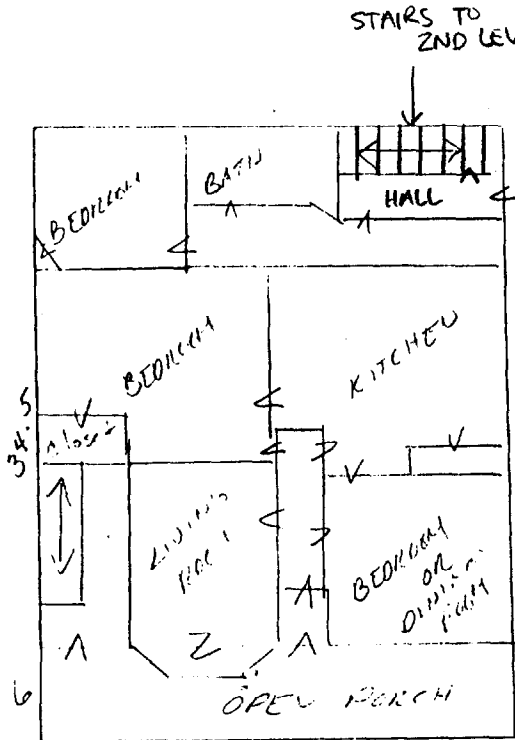
Property Address **57-59 DEANE STREET**

City **PORTLAND** County **CUMBERLAND**

State **ME**

Zip Code **04103**

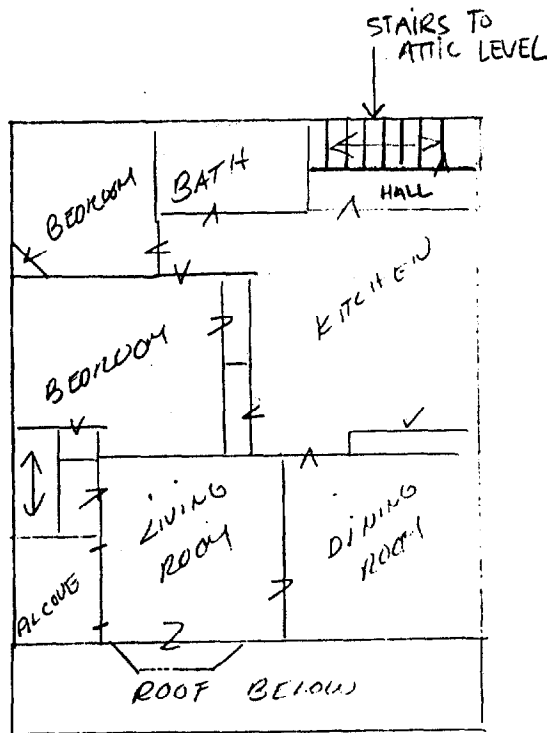
Lender **PEOPLES HERITAGE BANK**



31.5

FIRST FLOOR

$31.5 \times 34.5 = 1087 \text{ \#}$



SECOND FLOOR

$1087 \text{ \#}$







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

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT ISSUED

Permit Number: 030577

MAY 28 2003

This is to certify that Horlor Laura A & Richard J son

has permission to Renovate 3rd floor by adding former to increase s headroom to be part of 2nd floor unit & 3'6"x7'6" 2nd stor

AT 59 Deane St 051 A017001

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 work on permit on procedure before this building or part thereof is started or closed-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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Danielle Bourke* 5/28/03  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# 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.

JB ~~Pre-construction Meeting~~: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

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

Signature of applicant/designee

Jamie Bourke

Date

5/28/03

Signature of Inspections Official

Date

CBL: 57-A17

Building Permit #:

03-0577