

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1566	Issue Date: 10/26/2005	CBL: 054 C004001
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Location of Construction: 1 Russell St	Owner Name: Rod & Diane Robertson	Owner Address: 1 Russell St	Phone: 751-7393
Business Name:	Contractor Name: Yvon Doyon	Contractor Address: 944 West River Rd Portland	Phone: 2074581797
Lessee/Buyer's Name		Alterations - Dwellings	1K6

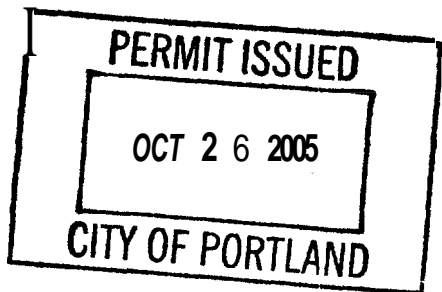
Past Use: Single Family	Proposed Use: Single Family w/16' shed dormer to connect 2 existing dormers, renovate bath	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: Build a 16' shed dormer to connect 2 existing dormers, renovate 2nd fl bath	Signature:	Signature: JMB 10/26/05
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: jmb	Date Applied For: 10/26/2005	Zoning Approval
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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 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 10/26/05	Date:	Date:



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

Permit No: OS-1566	Date Applied For: 10/26/2005	CBL: 054 C004001
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Location of Construction: 1 Russell St	Owner Name: Diane Robertson	Owner Address: 1 Russell St	Phone: () 751-7393
Business Name:	Contractor Name: Yvon Doyon	Contractor Address: 944 West River Rd Augusta	Phone: (207) 458-1797
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Single Family w/16' shed dormer to connect 2 existing dormers, renovate bath	Build a 16' shed dormer to connect 2 existing dormers, renovate 2nd fl bath
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 10/26/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Approved using Sec. 4-436 for a 50% expansion. This dormer is 64sf and 538sf is allowed			
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 10/26/2005
Note:			Ok to Issue: <input type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or heating.			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF DEED BOOK 13786 PAGE 165 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 1 Russell Street, Portland, Maine

Job Number: 531-79

Inspection Date: 10-17-05

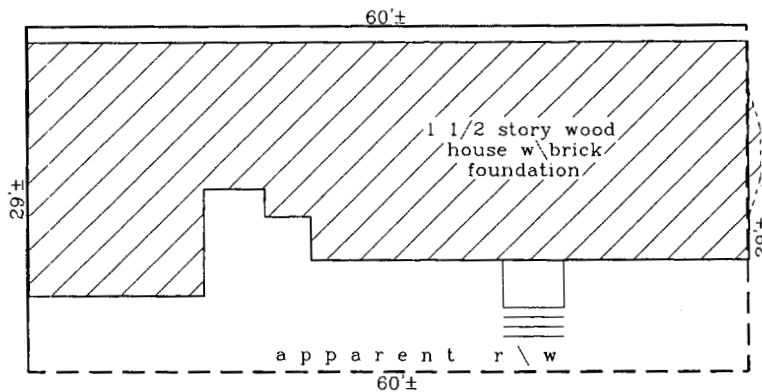
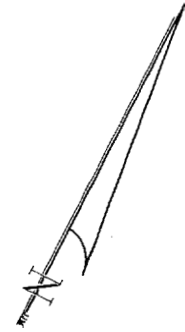
Scale: 1" =

Buyers: Rodney & Diane Robertson

Client File #: P-ROBERTSO

Seller: David Hamlin

NOTE: Lines of occupation are shown. A boundary survey may yield different results.



H i l l S t r e e t

R u s s e l l S t r e e t

As delineated on the Federal Emergency Management Agency Community Flood Hazard Map, 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.

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingston-hughessurveyors.com

WARRANTY DEED

DAVID HAMLIN

of 1247 Westbrook Street, Portland, ME 04102

for consideration paid, grants to

RODNEY T. ROBERTSON, JR. AND DIANE D. ROBERTSON

of 17 Lewis Street, Apt. #1, Portland, ME 04102, **as joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 24th day of October, 2005.





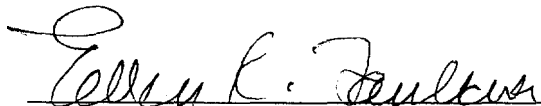
David Hamlin

State of Maine
Cumberland, ss.

October 24, 2005

Personally appeared before me the above-named David Hamlin and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Ellen R. Faulkner, Notary Public

My Commission Expires: 10/31/2007

P-ROBERTSON

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA 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 **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED**

[Signature] _____ Date _____
Signature of Applicant/Designee
[Signature] _____ Date 10/26/05
Signature of Inspections Official

CBL: 54-C-4 Building Permit #: 05-1566 R



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>Russell</u>		
Total Square Footage of Proposed Structure <u>64 SF</u>		Square Footage of Lot <u>60 x 29 = 1740</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54 C 4</u>	Owner: <u>ROD & DIANE ROBERTSON</u> <u>1 RUSSELL ST</u>	Telephone: <u>207-442-1596 (W)</u> <u>207-899-0090 (H)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>15,000.-</u> Fee: \$ <u>156.00</u> C of O Fee: \$ <u>0</u>
Current Specific use: <u>SF Home</u>	Proposed Specific use: <u>same</u>	
Project description: <u>Build 16' Shed dormer to connect existing</u> <u>Renovate 2nd FL Bath</u>		
Contractor's name, address & telephone: <u>YUON DOYON CONTRACTOR 458 1797 COLL</u> <u>944 WEST RIVER RD, AUGUSTA ME. 04330 622-7349 Home</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____		Phone: _____

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, 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>Diane D. Robertson</u>	Date: <u>10/21/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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	054 C004001
Location	1 RUSSELL ST
Land Use	SINGLE FAMILY
Owner Address	HAMLIN DAVID 1207 WESTBROOK ST ME 04102
Book/Page	13786/165
Legal	13786/165 HILL ST 12 RUSSELL ST 1-3 1760 SF

RB

New owner Diane

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$80,960	\$99,450	\$180,410

1566

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$132,200	\$114,800	\$247,000

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1864	Old Style	1.5	1774	0.04	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
05/01/1998	LAND + BLDING	\$134,000	13786-165

Picture and Sketch

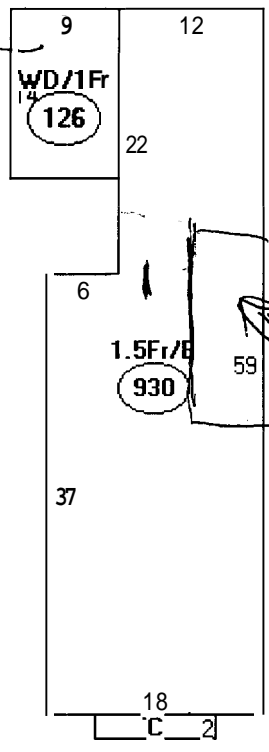
Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

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



Wood deck on roof
Access to
Bedroom



New Dormer

Descriptor/Area

- A: 1.5Fr/B
930 sqft
- E: WD/1Fr
126 sqft
- C: FBAY
20 sqft

1,076

16 x 4 Sked dormer

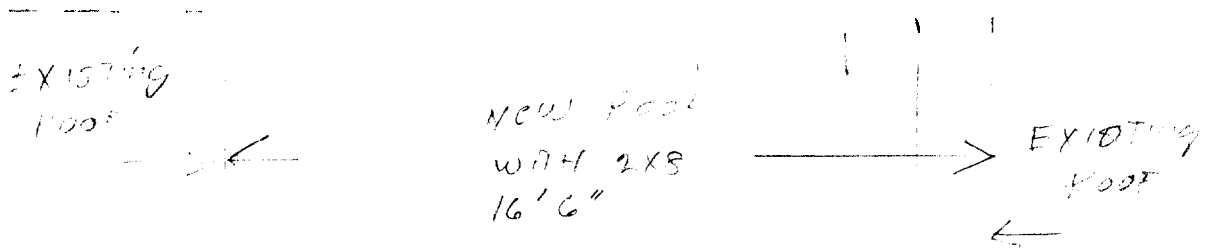
64 SF

1076
x 50%

allowed 538 SF

Sec. 14-436
1,760 Non-conforming
50% Expansion

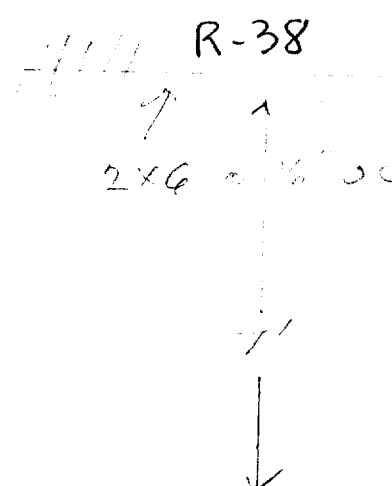
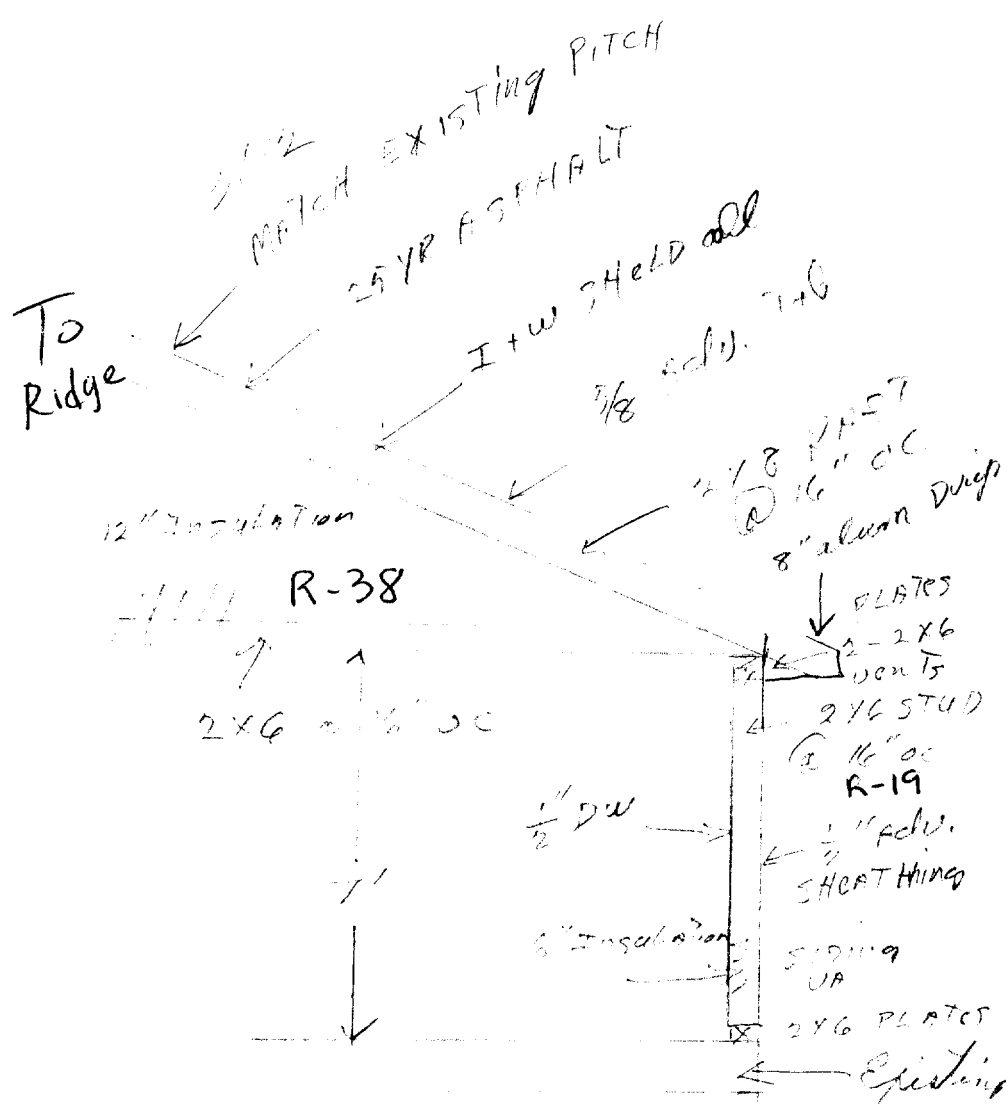
EXISTING ROOF



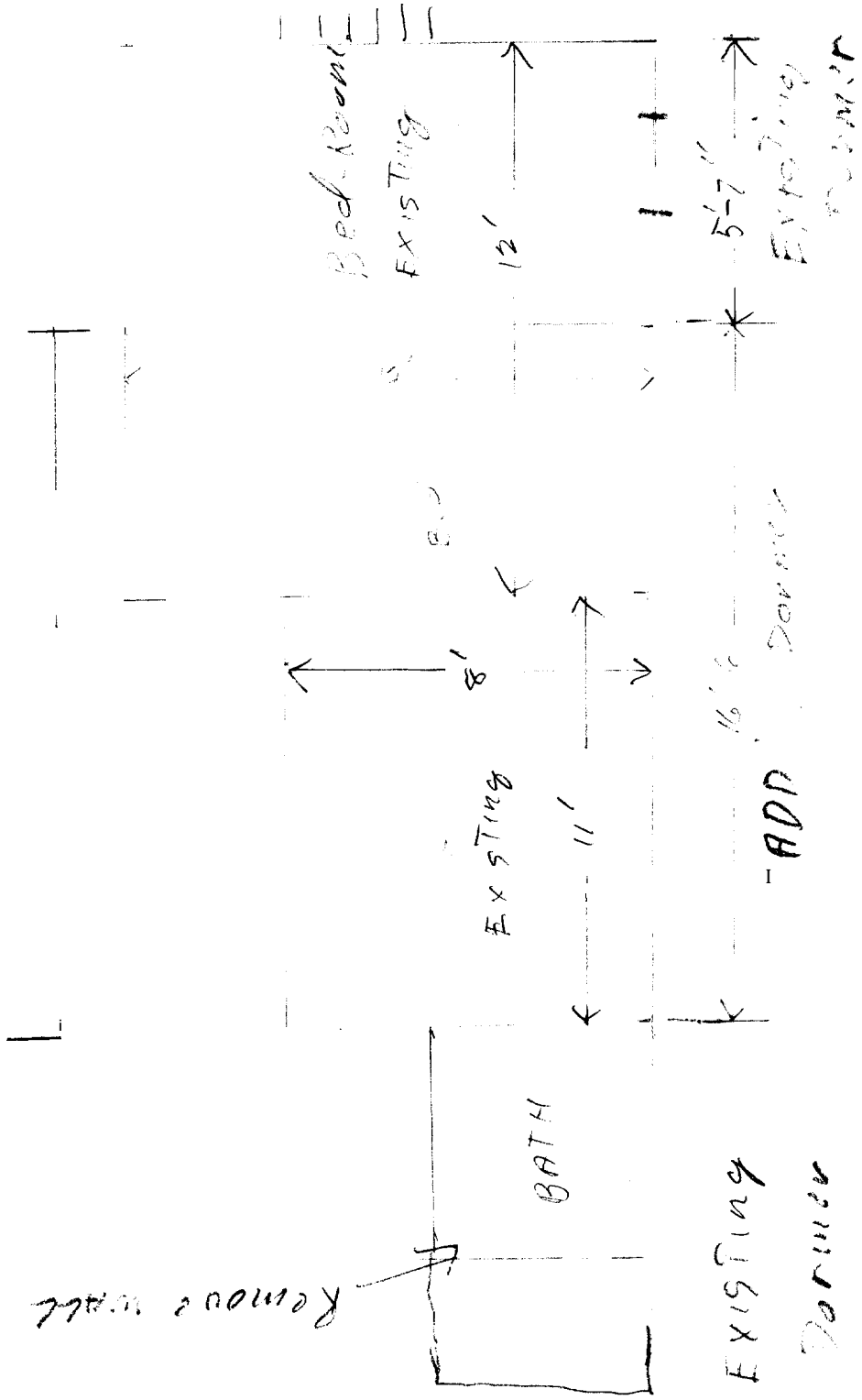
Trim

NEW ROOF WITH 2x8

Trim



Existing



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 051566

OCT 26 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Rod & Diane Robertson/Yvon Royon
has permission to Build a 16' shed dormer to connect 2 existing dormers, renovation and fl bath
AT 1 Russell St 054 C004001

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 permission is procured before this building or part thereof is placed 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

Jeanie Bowke 10/26/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD