

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

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

Permit No: 05-0395	Issue Date: <b>PERMIT ISSUED</b> JUN 17 2005	City: 061 C014001
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<b>Location of Construction:</b> 90 Emery St	<b>Owner Name:</b> Benzing Joseph Constant &	<b>Owner Address:</b> Po Box 159	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thibodeault Construction	<b>Contractor Address:</b> 497 Cramm Road Portland, ME 04103	<b>Phone:</b> 207-938905
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R6
<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home/ Repair and Replace sills, framing, as necessary	<b>Permit Fee:</b> \$201.00	<b>Cost of Work:</b> \$20,000.00   <b>(CEO District:</b> 2
<b>Proposed Project Description:</b> Repair and Replace sills, framing, as necessary		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB RC-2003 Signature: XMB 6/16/05
		<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	<b>Signature:</b> _____ <b>Date:</b> _____

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 0411212005	<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 <i>foot over hang</i></p> <p><input type="checkbox"/> Wetland <i>Per sec. 14-1 limited to 2'</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>OK</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>XMB 4/27/05</i></p>	<p><b>Zoning Appeal</b></p> <p><input checked="" type="checkbox"/> Variance <i>VS</i></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 type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input checked="" type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>D. Andrews 6/16/2005</i></p>
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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> 05-0395	<b>Date Applied For:</b> 04/12/2005	<b>CBL:</b> 061 C014001
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<b>Location of Construction:</b> 90 Emery St	<b>Owner Name:</b> Benzing Joseph Constant &	<b>Owner Address:</b> Po Box 159	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Thibodeault Construction	<b>Contractor Address:</b> 497 Cramm Road Parsonsfield	<b>Phone</b> (207) 793-8905
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home/ Repair and Replace sills, framing, as necessary	<b>Proposed Project Description:</b> Repair and Replace sills, framing, as necessary
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/27/2005

**Note:**      **Ok to Issue:**

1) ANY exterior work requires a separate review and approval thru Historic Preservation

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/16/2005

**Note:** 4/27/05 left vm w/the Benzings for more detail on deck framing and sill replacement, see notes on plans.      **Ok to Issue:**

Put in historic box for approval

6/16/05 returned vm to Pat B. Suggesting to contact Deb Andrews as this should be in historic review.

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

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**

**Note:**      **Ok to Issue:**

# 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 <sup>house</sup> Construction: <u>Y0 Emery Street</u>		
Total Square Footage of Proposed Structure <u>1567 feet<sup>2</sup></u>	Square Footage of Lot <u>2220 feet<sup>2</sup></u>	
Tax Assessor's Chart, Block & Lot Chart# <u>061</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>Joseph and Patricia Benzerg</u>	Telephone: <u>207-793-8894</u>
Lessee/Buyer's Name (if Applicable)  <u>NA</u>	Applicant name, address & telephone: <u>as above</u> <u>Pa Box 1</u> <u>Emery St, # 3830</u> <u>64 207-743-8894</u>	cost Of Work: <u>\$20,000</u>  Fee: \$
Current use: <u>dwelling 3/5</u>		
<div style="border: 2px solid black; padding: 5px; display: inline-block; transform: rotate(-5deg);">                 DEPT OF BUILDING INSPECTION CITY OF PORTLAND, ME  MAY 12 2005  <b>RECEIVED</b> </div>		
Proposed use: <u>no change</u>		
Project description:		
<u>Repair, replace as necessary: eels, framing, ceiling, floor &amp; roof</u>		
Contractor's name, address & telephone: <u>Thibodeault Construction Inc 497 Cha</u> <u>Parsonsfield ME 04047</u> <u>207-793-8905</u> <u>207-432-6649</u>		
Who should we contact when the permit is ready: <u>owner/applicant</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: <u>as above</u>		

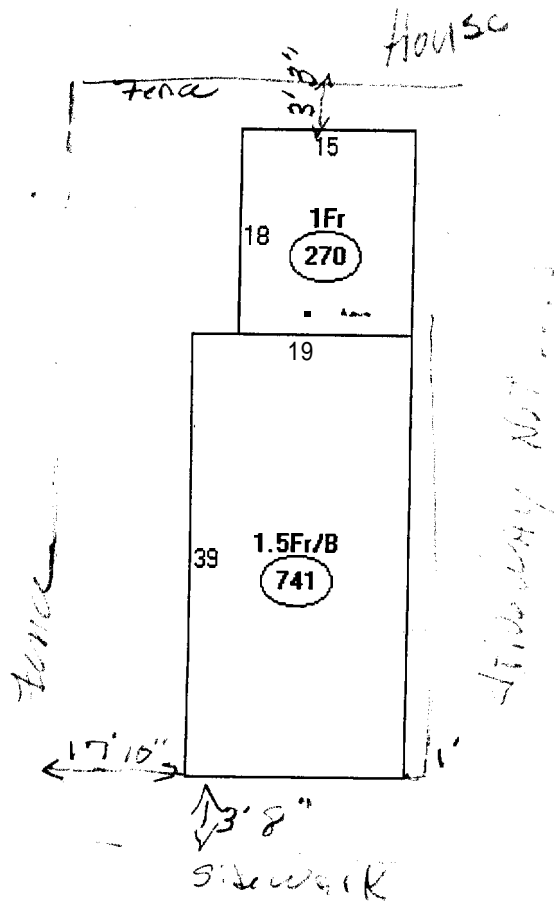
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Joseph Benzerg Pat Benzerg | Date: 6 April 2005 - 4/6/05

**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

90 Emery



Descriptor/Area

- A 1.5Fr/B  
741 sqft
- B: 1Fr  
270 sqft

-

90 Emery Street

± 150 year old single family house.

Foundation bricks will be replaced or repointed as necessary.

Sills are showing some rot and will be repaired or replaced as necessary. Floor joists will be temporarily supported by jacks as work is done.

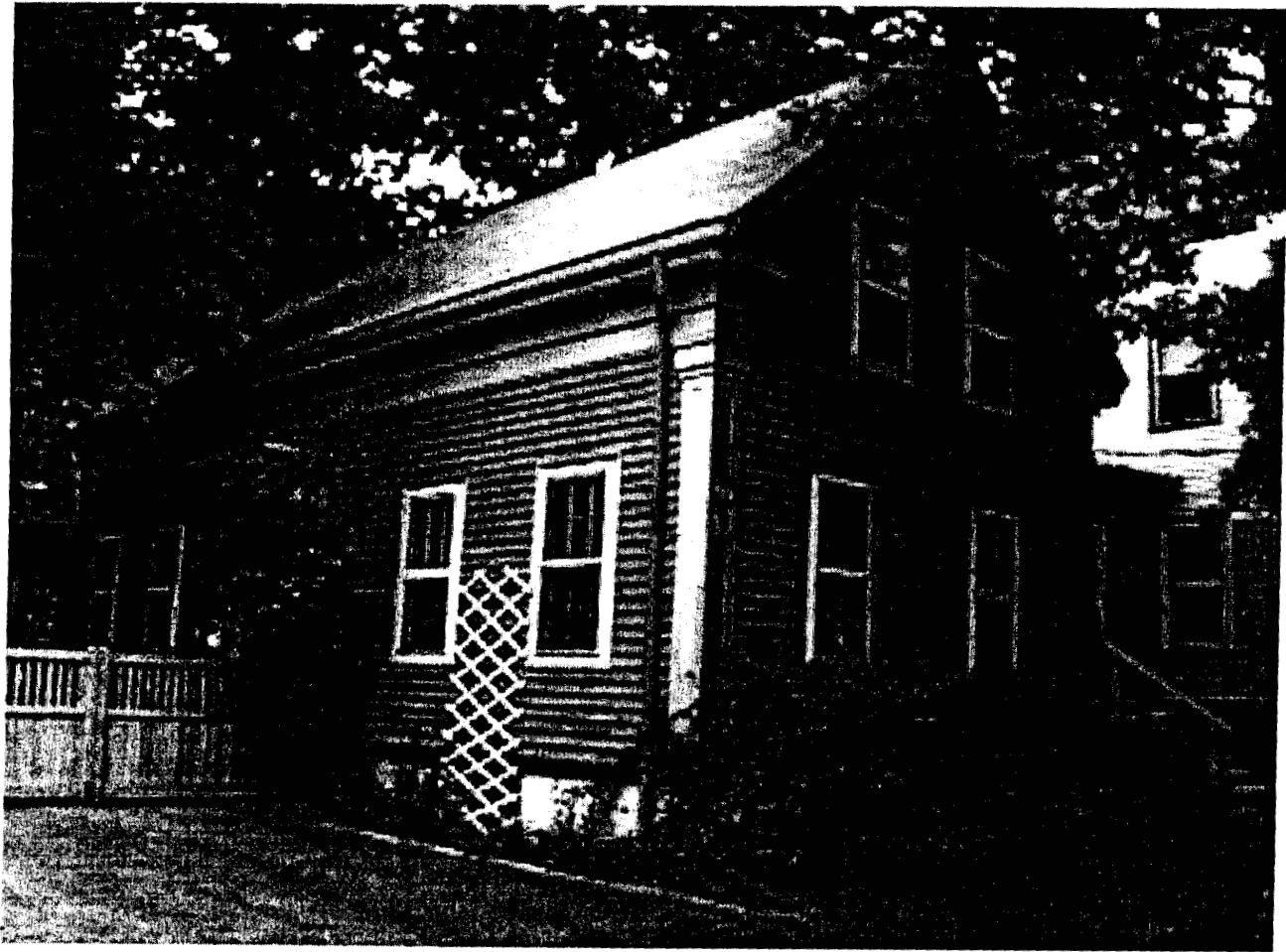
Corner posts show some bottom rot. Will cut out and replace rotted sections as necessary. Posts will be temporarily supported by jacks.

Minor roof leaks will be repaired and whole house will be retingled in kind.

Exterior appearance of the building will be unchanged except that we want to build a roof overhang on the back side like the one on the front section of the house. We also want to replace the aluminum screen door in the back with a wooden one matching the front.

In a nutshell, we are now making repairs to the back section the same as we did in 2003 to the front section.

Joseph Benzing  
6 April 2005



*Taken from permit issued in May 03*

*Emery*

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 061 0014001  
 Location 90 EMERY ST  
 Land Use SINGLE FAMILY

Owner Address BENZING JOSEPH CONSTANT & PATRICIA W JTS  
 PO BOX 159  
 EAST WAKEFIELD NH 03830

Book/Page 12023/95  
 Legal 61-C-14  
 EMERY ST 90  
 2220 SF

### Valuation Information,

Land	Building	Total
\$30,450	\$83,690	\$114,140

### Property Information

Year Built 1850	Style Old Style	Story Height 1.5	Sq. Ft. 1567	Total Acres 0.051	
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 5	Attic None	Basement Full

### Outbuildings

Type	Quantity	Year Built	size	Grade	Condition
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### Sales Information

Date 07/01/1995	Type LAND + BLDING	Price \$135,765	Book/Page 12023-095
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### Picture and Sketch

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

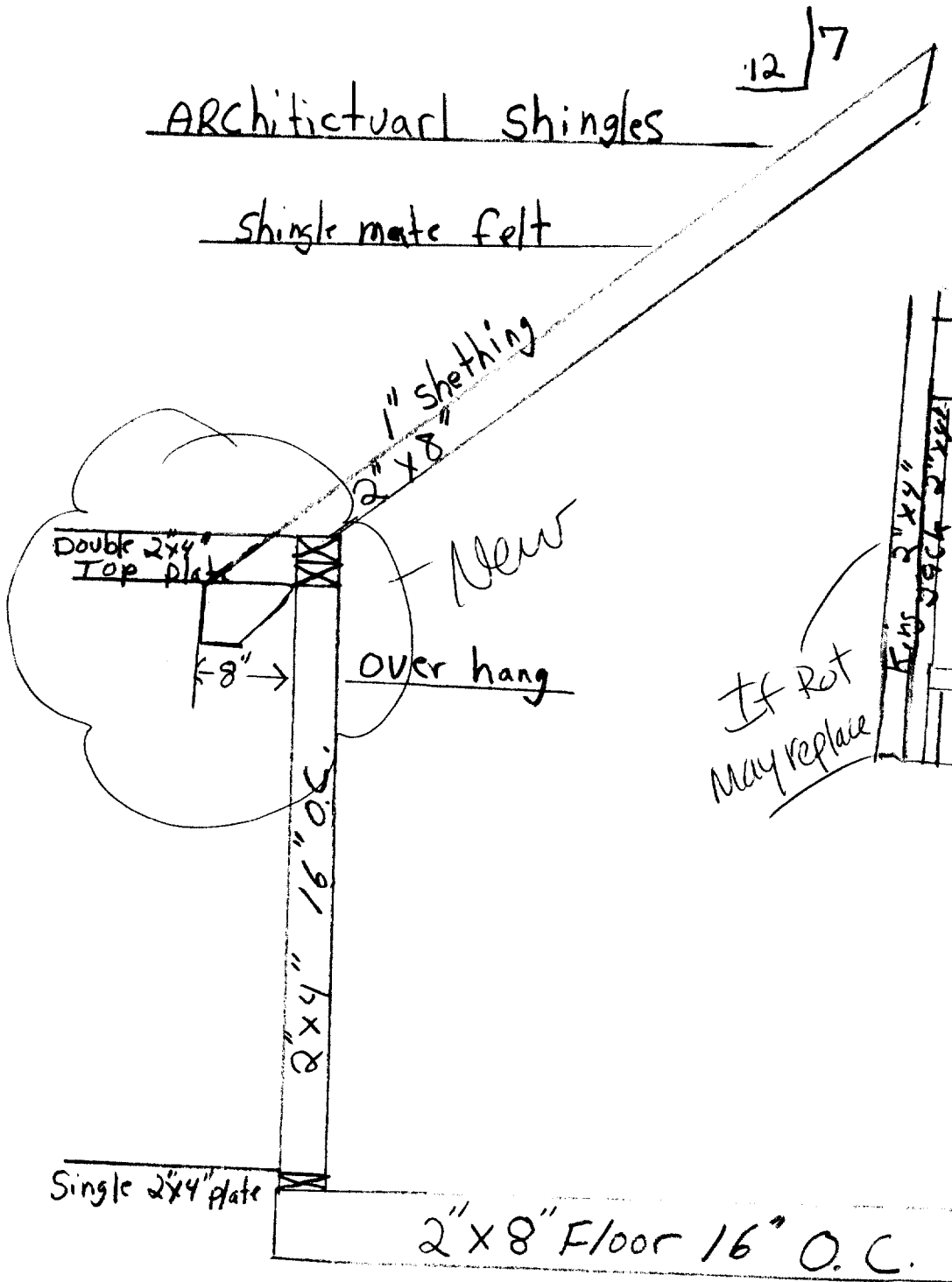
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

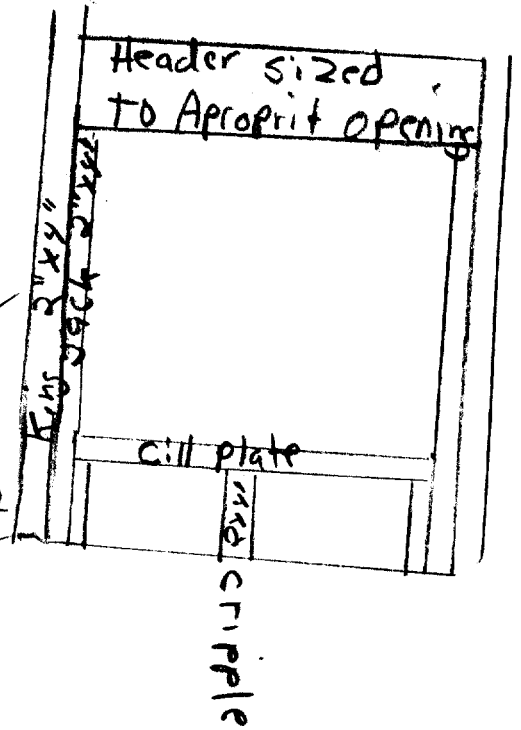
ARChitictuarl Shingles

12/7

Shingle mate felt



If Rot  
May replace



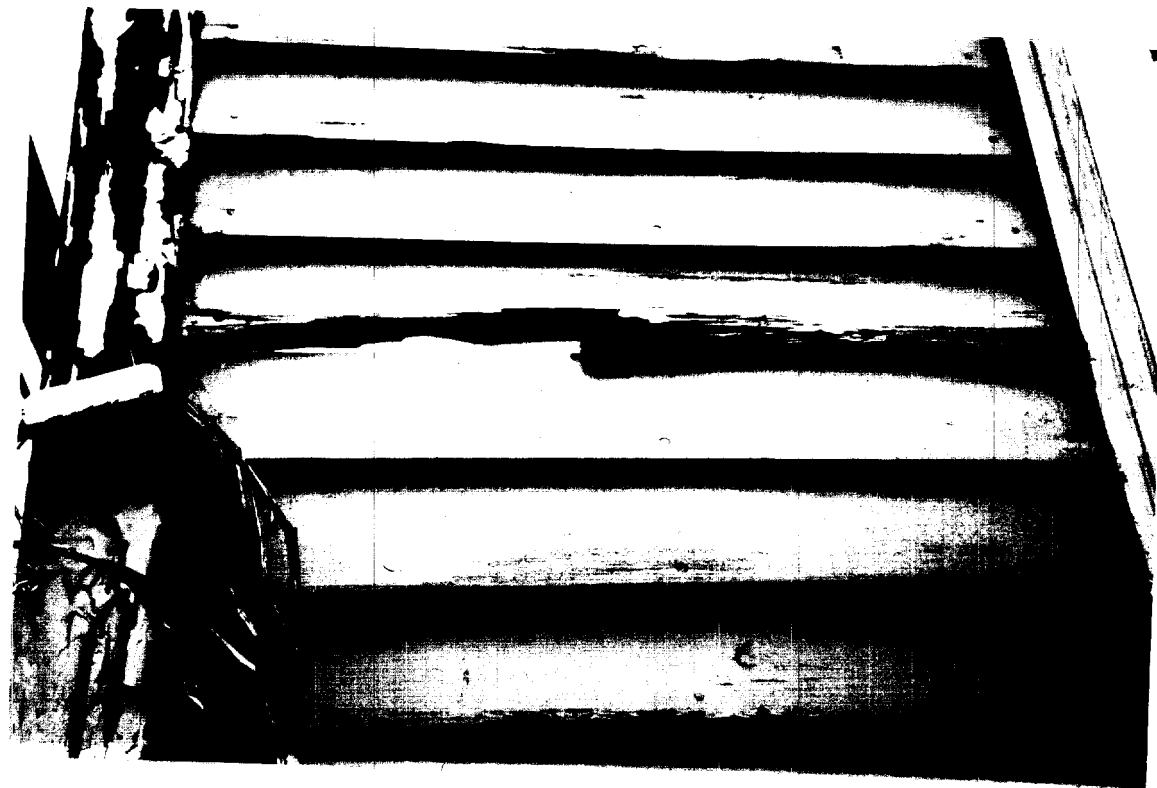




Repair any rot  
with all structural  
integrity.

Rotten clapboards,  
molding, posts, etc  
as shown by examples  
in the pictures on  
this page and the  
next page





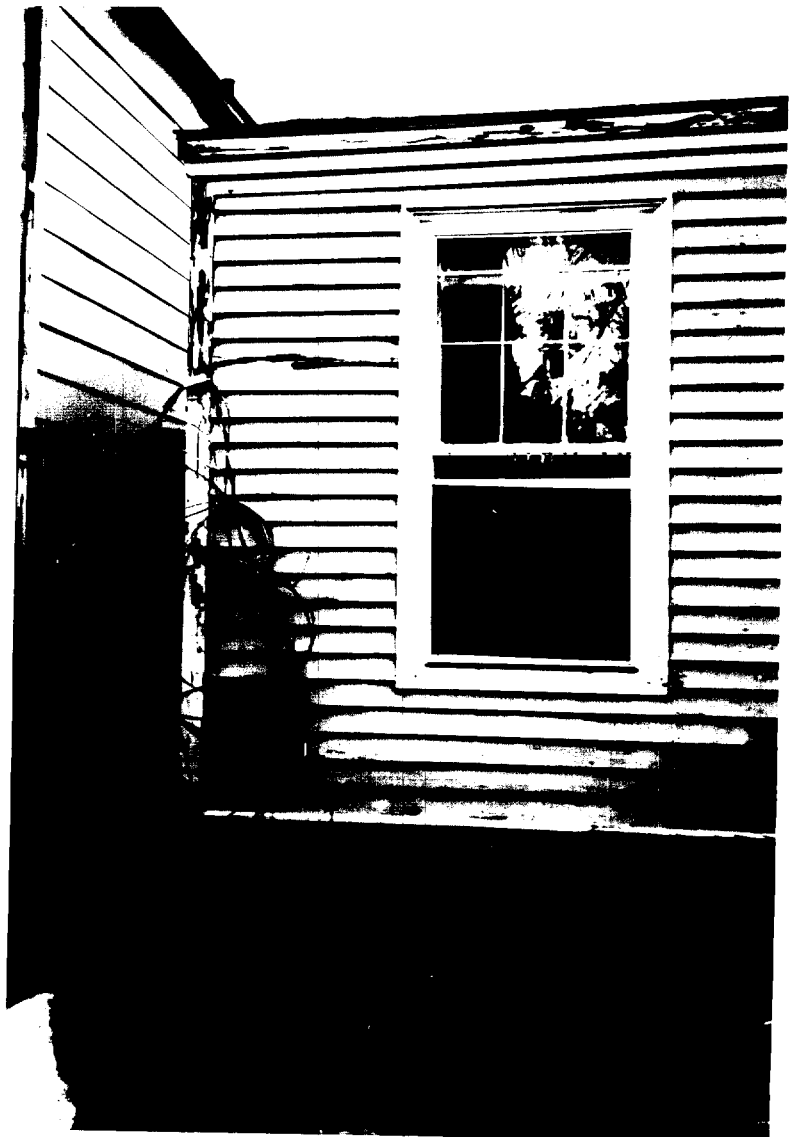
examples  
of  
the extent  
of the  
rot

908mcy



Repair as required or  
replace in kind, doors  
and window as necessary

See next page for  
screen/ storm door  
replacement





← This is the screen/storm door we would like to replace with one like the one below which is on the front of the house now ↓





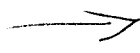
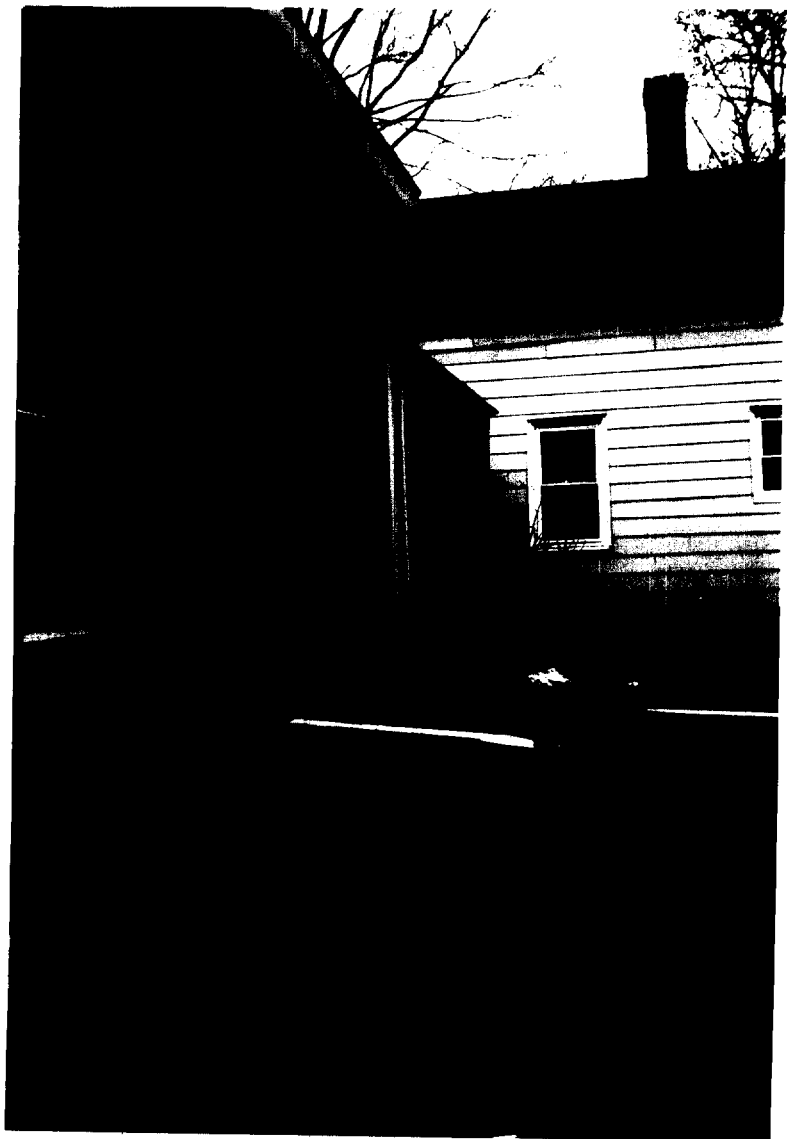
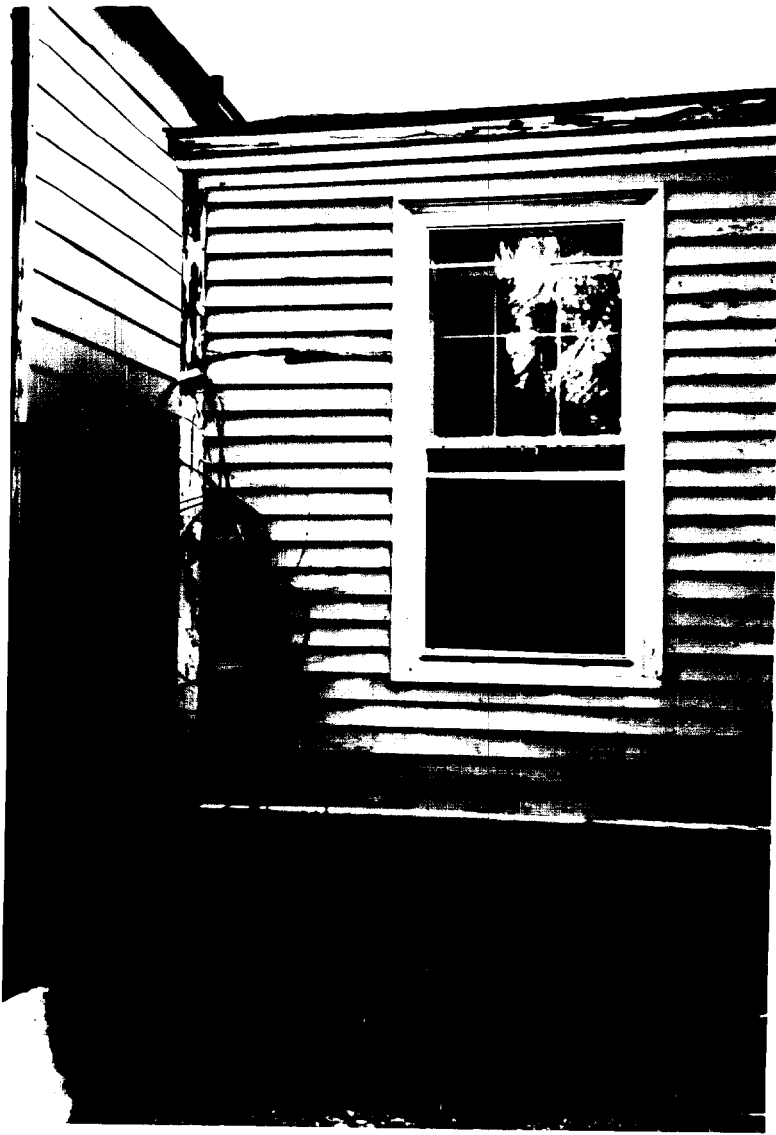
deck will be replaced  
in kind - same  
materials same  
size

OT  
If not Rotted remain.

2x6 PT ok



As you can see, the lack of



90 Emery

# CHECK LIST FOR RESIDENTIAL PROJECTS

All of the following information is required, please check off as you provide the required information to help insure a fast permit process

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross sections w/framing details
- ~~Detail of any new walls or permanent partitions~~ *no New walls or Partitions*
- Floor Plans & Elevations
- ~~Window and door schedules~~ *Windows stay same size*
- ~~Flooded plans with required drainage and damp proofing (if applicable)~~
- ~~Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.~~

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC, AND ELECTRICAL INSTALLATIONS

If there are any additions to the footprint or volume of the structure or new structures:

PLOT PLAN IS REQUIRED THAT INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown and to scale. **A photocopy of the plat with hand drawn footprints of buildings if it is not to scale, it will not be accepted**
- Boundary survey to scale showing North arrow, zoning district & setbacks
- First floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways; *no Additions*
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours
- Silt fence locations
- THE SURVEYORS MONUMENTS MUST BE IN PLACE AND THE LOT STAKED FOR A SETBACK INSPECTION

**AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED**

- Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost