

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION**PERMIT**

Permit Number: 081012

This is to certify that BINGHAM R DEAN /proprietor/ownerhas permission to Adding 2 bedrooms, bath, additional living space, extension of existing 2nd floor unit, replacing single glazed wiAT 55 ROBERTS ST PORTLAND, OREGON 97204 066A-B017001

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the 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 when permission procured before this building or part thereof is started or service closed-in. 4 HOUR NOTICE 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 _____

PERMIT ISSUED

SEP 3 2008

Department Name

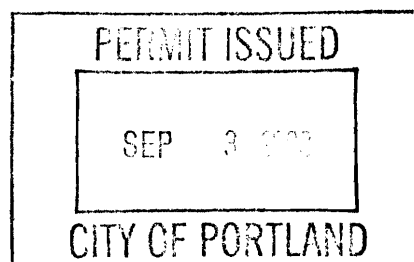
CITY OF PORTLAND9/3/08 *Cheryl M. A.*
Director - Building & Inspection Services**PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1012		Issue Date: 9/3/08		CBL: 066A B017001	
Location of Construction: 55 ROBERTS ST		Owner Name: BINGHAM R DEAN		Owner Address: 55 ROBERTS ST	
Business Name:		Contractor Name: property owner		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Additions - Duplex	
Past Use: 2 Family		Proposed Use: 2 Family - Adding 2 bedrooms, bath, additional living space, extension of existing 2nd floor unit, replacing single glazed windows, adding foam insulation & Drywall		Permit Fee: \$120.00	
				Cost of Work: \$10,000.00	
				CEO District: 3	
				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: R-2 Type: 2B JCL-2007	
Proposed Project Description: Adding 2 bedrooms, bath, additional living space, extension of existing 2nd floor unit, replacing single glazed windows, adding foam insulation & Drywall				Signature: [Signature] 9/3/08	
				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: Idobson		Date Applied For: 08/14/2008		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 <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: 8/20/08 ABH	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 <input checked="" 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:
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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

Permit No:	Date Applied For:	CBL:
08-1012	08/14/2008	066A B017001

Location of Construction: 55 ROBERTS ST	Owner Name: BINGHAM R DEAN	Owner Address: 55 ROBERTS ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 Family - Adding 2 bedrooms, bath, additional living space, extension of existing 2nd floor unit, replacing single glazed windows, adding foam insulation & Drywall	Proposed Project Description: Adding 2 bedrooms, bath, additional living space, extension of existing 2nd floor unit, replacing single glazed windows, adding foam insulation & Drywall
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/22/2008**Note:** All work is taking place within the existing footprint & shell of the building.**Ok to Issue:** ☒

- 1) This permit is being issued with the condition that the second and third floor will be rented as one unit, and the owner cannot rent the rooms on the third floor separately.
- 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 two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** Chris Hanson **Approval Date:** 09/03/2008**Note:****Ok to Issue:** ☒

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

8/22/2008-amachado: Spoke to Dean Bingham. Need a floor plan of existing conditions on the third floor. Need a written statement that the second & third floor will be rented as one unit and he will not rent rooms separately on the third floor.



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: 55 ROBERTS STREET, PORTLAND, ME 04102		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot 5000
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 66A B 16	Applicant * <u>must</u> be owner, Lessee or Buyer* Name DEAN BINGHAM Address 55 ROBERTS ST City, State & Zip PORTLAND, ME 04102 Telephone: 207-774-7779	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 10,000 C of O Fee: \$ Total Fee: \$ 120
Current legal use (i.e. single family) TWO FAMILY If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? NO If yes, please name Project description: ADDING TWO BEDROOMS, BATH AND ADDITIONAL LIVING SPACE AS EXTENSION OF EXISTING SECOND FLOOR UNIT (#57 ROBERTS ST.) REPLACING SINGLE GLAZED WINDOWS, ADDING FOAM INSULATION & DRYWALL.		
Contractor's name: SELF Address: City, State & Zip Telephone: Who should we contact when the permit is ready: DEAN BINGHAM Telephone: 207-774-7779 Mailing address: 55 ROBERTS ST. PORTLAND, ME 04102		

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, 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: Dean Bingham	Date: 7-25-08
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This is not a permit; you may not commence ANY work until the permit is issued

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0443	Date Applied For: 04/29/2008	CBL: 066A B017001
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Location of Construction: 55 ROBERTS ST	Owner Name: BINGHAM R DEAN	Owner Address: 55 ROBERTS ST	Phone: 207-774-7779
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Residential- Two Family- Renovations to windows, insulation and drywall. Addition of an attic Bathroom	Proposed Project Description: Renovations to windows, insulation and drywall. Addition of an attic Bathroom
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Dept: Zoning	Status: Denied	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:

5/7/2008-mes: The floor plans show a kitchen sink and area for a kitchen - this looks like a third dwelling unit which is not permitted - see letter.

8/14/2008-mes: The owners brought in the original receipt and gave it to Lannie for a refund - I will have the permit scanned.

R. Dean Bingham/Architect

■ 55 Roberts Street
■ Portland, ME 04102
■ (207) 774-7779
■ rdeanbingham@mac.com

August 22, 2008

Ann Machado
City of Portland
389 Congress Street
Portland, ME 04101

Re: Bingham Residence, 55-57 Roberts Street

Ann:

This letter will serve to indicate my intent that the renovations to the third floor at 55-57 Roberts Street are for the purpose of expanding the second floor unit from three bedrooms to five, and will be rented as one unit.

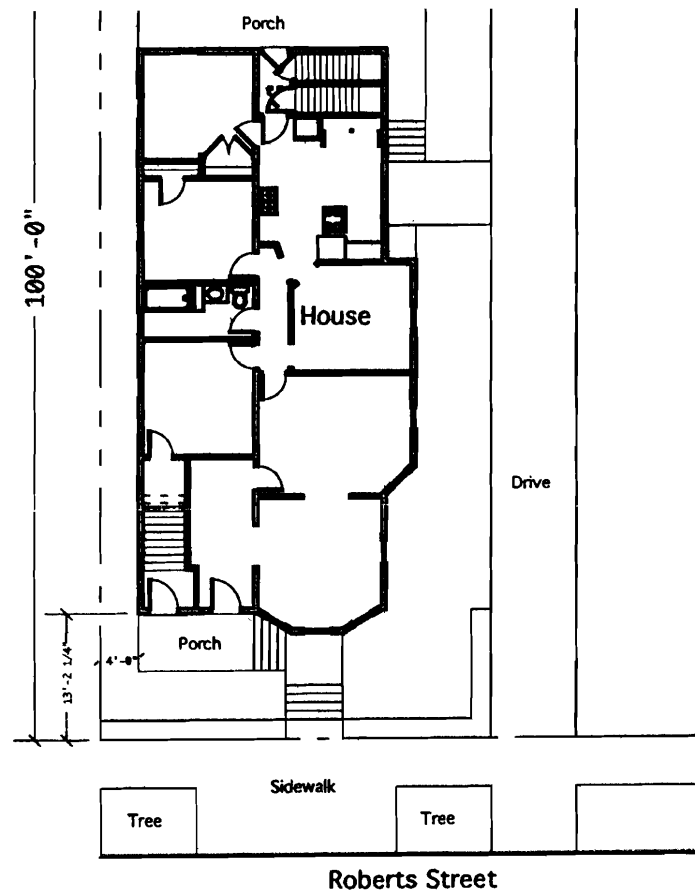
Also attached is a copy of the existing third floor plan, as requested.

Let me know if you have further questions.

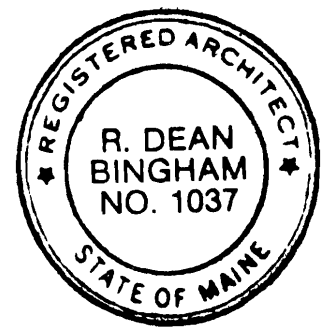
Sincerely,


R. Dean Bingham, AIA

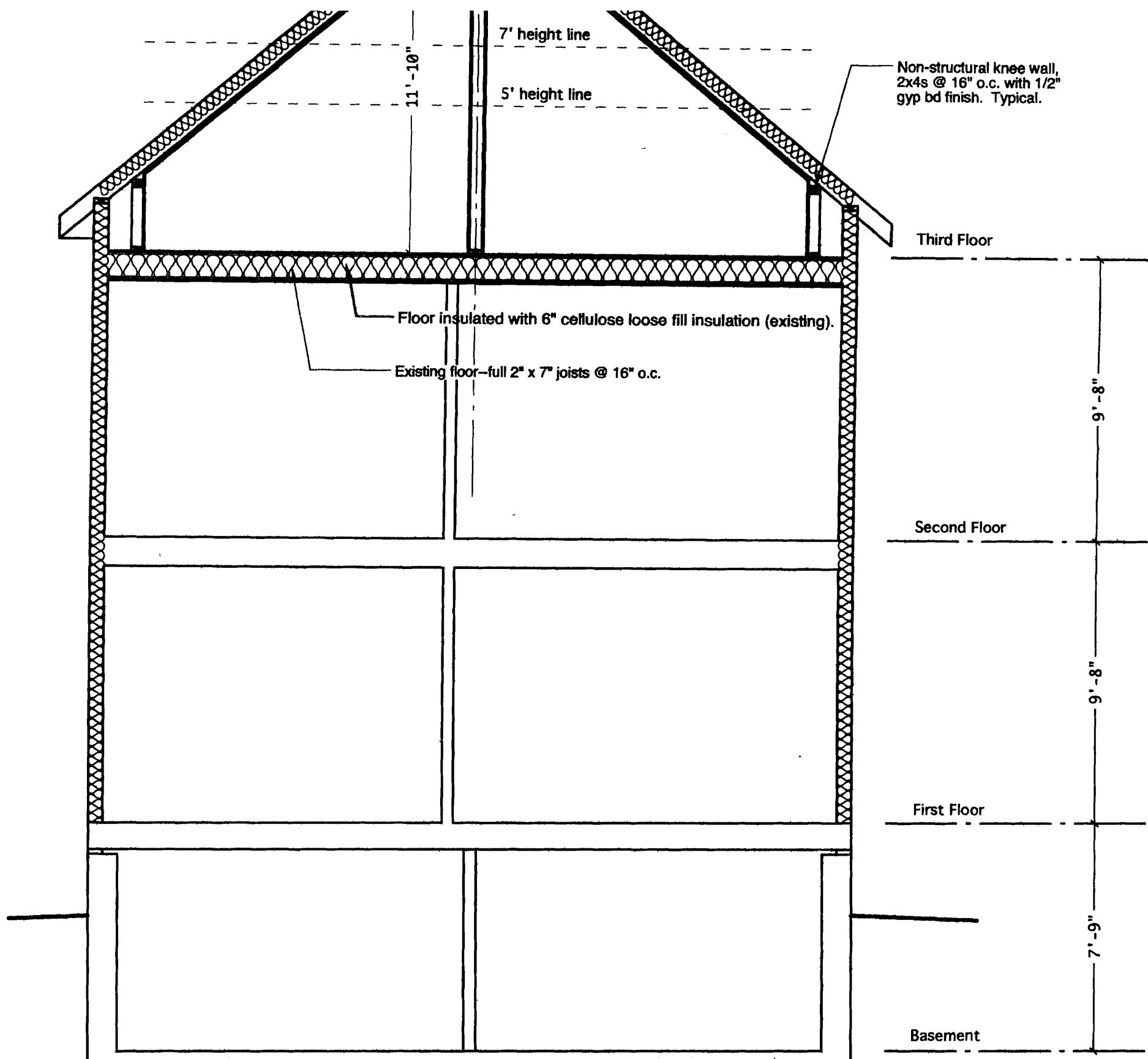
AUG 22 2008



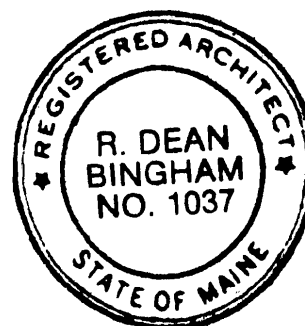
Site Plan
Scale: 1" = 20'



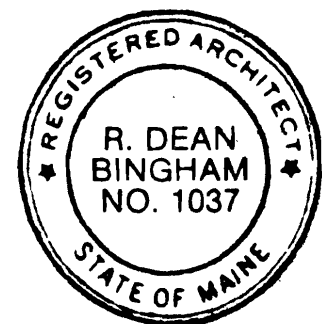
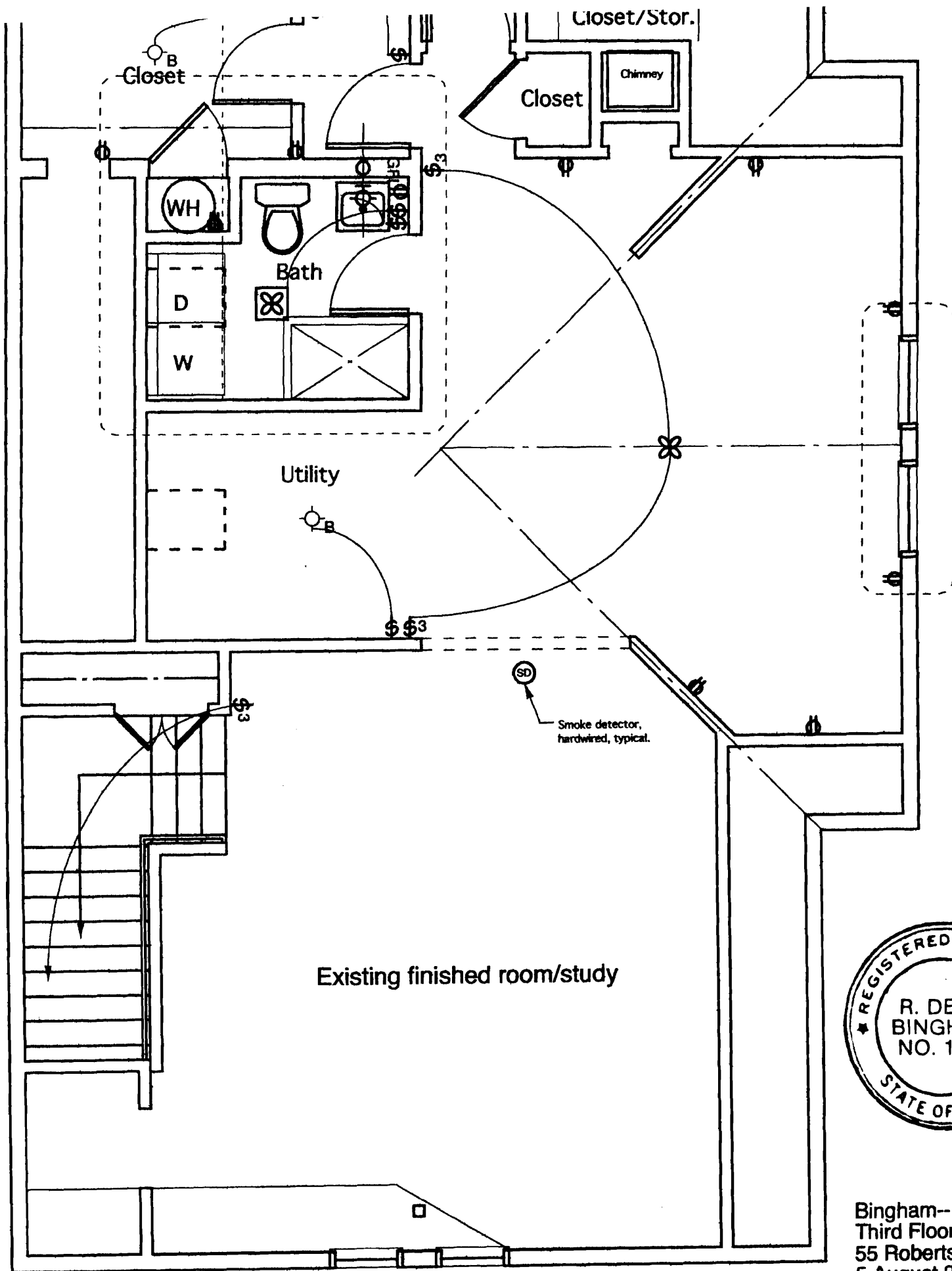
Bingham--
Site Plan
55 Roberts Street, Portland, ME
5 August 2008



Section Through Third Floor/House
 Scale: 1/4" = 1' - 0"

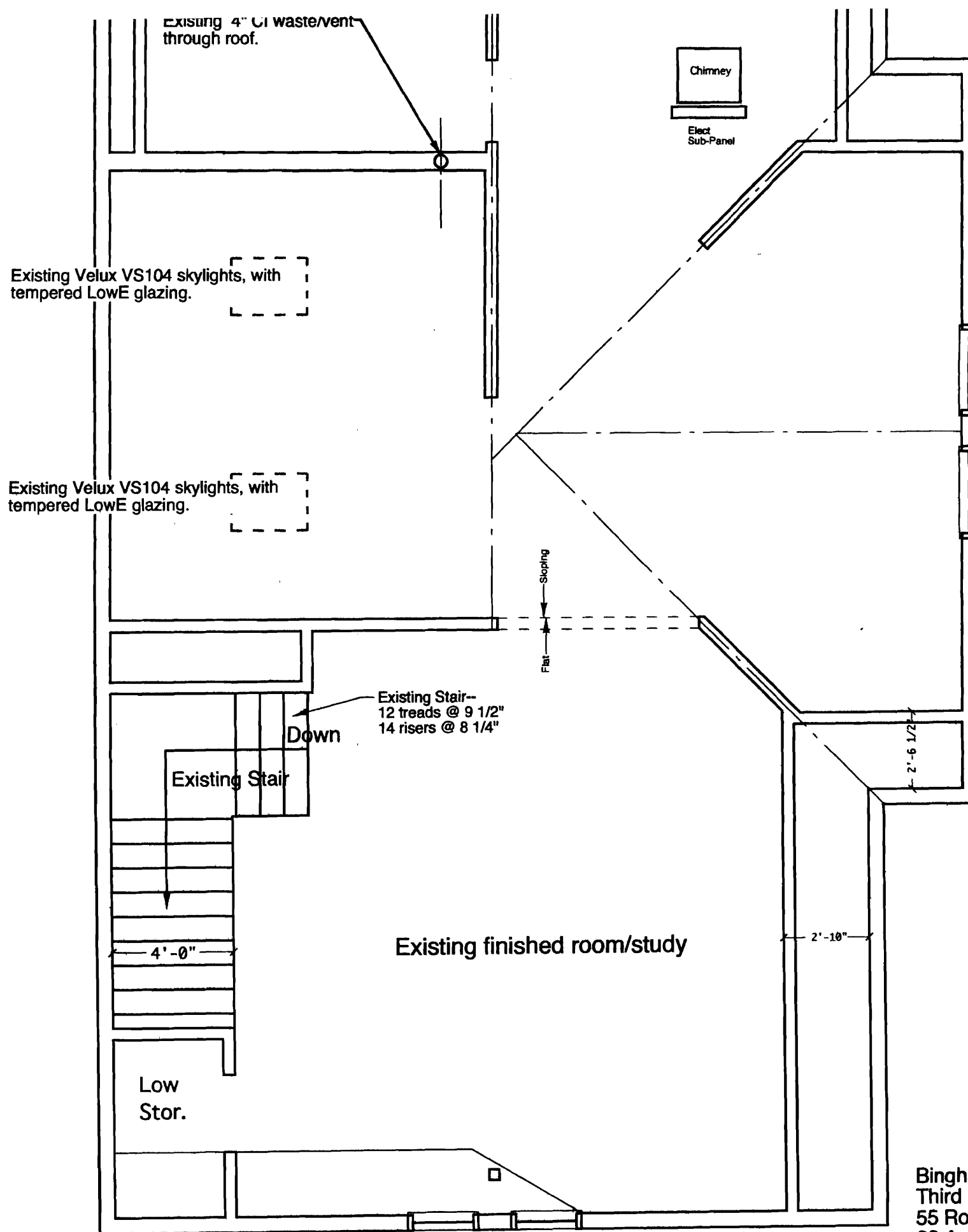


Bingham--
 Third Floor Renovation--Section
 55 Roberts Street, Portland, ME
 5 August 2008



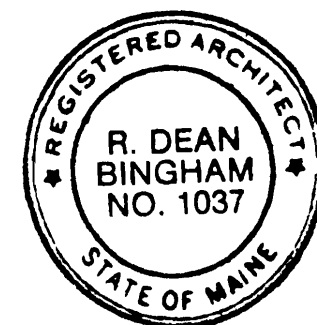
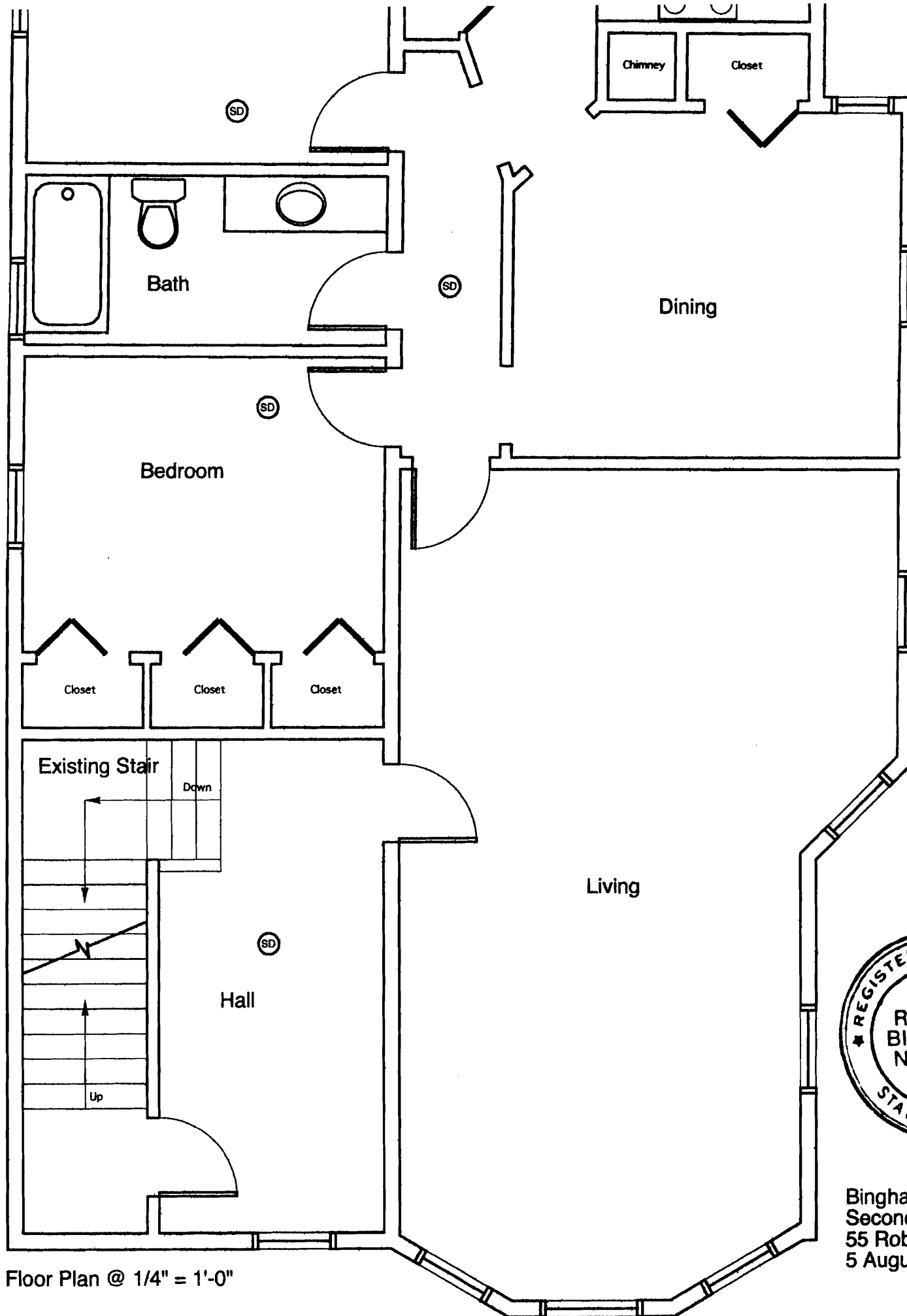
Bingham--
Third Floor Renovation--Plan
55 Roberts Street, Portland, ME
5 August 2008

Electrical Floor Plan @ 1/4" = 1'-0"



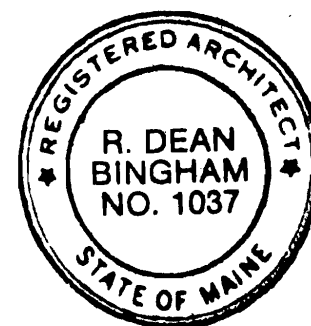
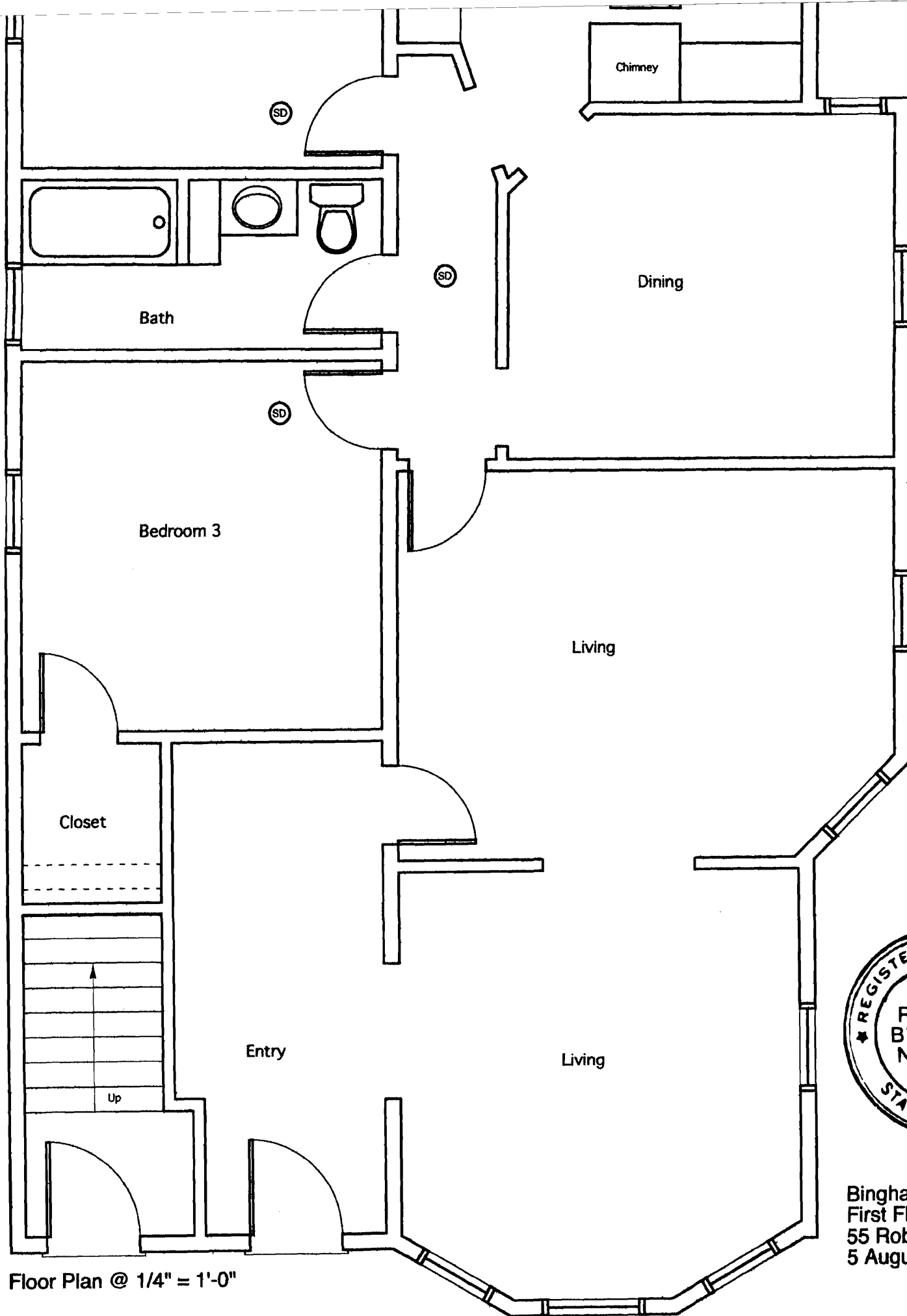
Existing Floor Plan @ 1/4" = 1'-0"

Bingham--
Third Floor Renovation
55 Roberts Street, Portland, ME
22 August 2008



Bingham--
Second Floor Plan
55 Roberts Street, Portland, ME
5 August 2008

Floor Plan @ 1/4" = 1'-0"



Bingham--
First Floor Plan
55 Roberts Street, Portland, ME
5 August 2008

Floor Plan @ 1/4" = 1'-0"