

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND PERMIT ISSUED

BUILDING INSPECTION

PERMIT

Permit Number: 060650
MAY 10 2006

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ASHTON RICHARD & PA CIA ASHTON JTS/Horizontal ilder
has permission to repair and replace deteriorated Decks R evisions with same foot print

AT 38 TORRINGTON AVE L 084 S006001

provided that the person or persons form or tion cepting this permit shall comply with all
of the provisions of the Statutes of aine 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.

ification of inspection must be
given and when permission is procured
before this building or part thereof is
occupied or service is closed-in. 4
YOUR NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0630	Issue Date: PERMIT ISSUED	CBL: 084 S006001
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Location of Construction: 38 TORRINGTON AVE <i>Perks</i>	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone:
Business Name: <i>Island</i>	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND Alterations - Dwellings	Zone: <i>IR2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home/ repair and replace deteriorated Decks Remove partitions within same foot print	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 2
Proposed Project Description: repair and replace deteriorated Decks Remove partitions within same foot print		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature: _____		
		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: 05/03/2006	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <i>house is within 750' - not</i> <input type="checkbox"/> Wetland <i>increasing footprint volume -</i> <input type="checkbox"/> Flood Zone <i>replacing existing decks</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>5/4/06</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 <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 <i>ABM</i> 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



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>38 Torrington Ave Peaks Island</u>		
Total Square Footage of Proposed Structure <u>1000 sq. ft.</u>		Square Footage of Lot <u>?</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84 S 6</u>	Owner: <u>Patricia & Richard Ashton</u>	Telephone: <u>508-473-7862</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Bill Childs Horizon Builders Inc. PO Box 802 Portland ME 04104 (207) 252-3551</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>381.00</u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Project description: <u>Repair/Replace deteriorated Decks, Siding & Trim. Remove Partitions</u>		
Contractor's name, address & telephone: <u>Horizon Builders Inc.</u>		
Who should we contact when the permit is ready: <u>Bill Childs</u>		
Mailing address: _____ Phone: <u>207 252-3551</u> <u>PO Box 802 Portland ME 04104</u>		

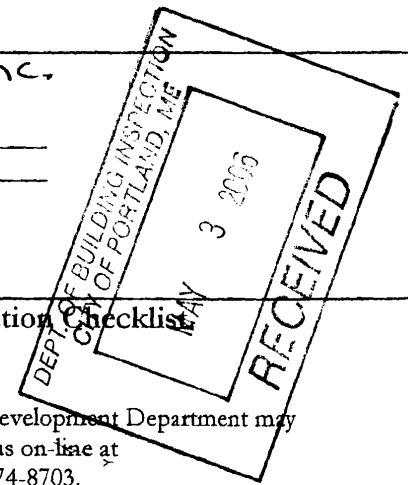
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature]

Date: 5-3-06



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: 06-0650	Date Applied For: 05/03/2006	CBL: 084 S006001
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Location of Construction: 38 TORRINGTON AVE	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: (207) 879-9787
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ repair and replace deteriorated Decks Remove partitions within same foot print	Proposed Project Description: repair and replace deteriorated Decks Remove partitions within same foot print
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/04/2006**Note:** **Ok to Issue:**

- 1) This house is located within the shoreland zone. You may only replace or repair what is in the existing footprint.
- 2) 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:** Tammy Munson **Approval Date:** 05/11/2006**Note:** **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 3) Separate permits are required for any electrical, plumbing, or heating.

IR 2

Front 30' req.

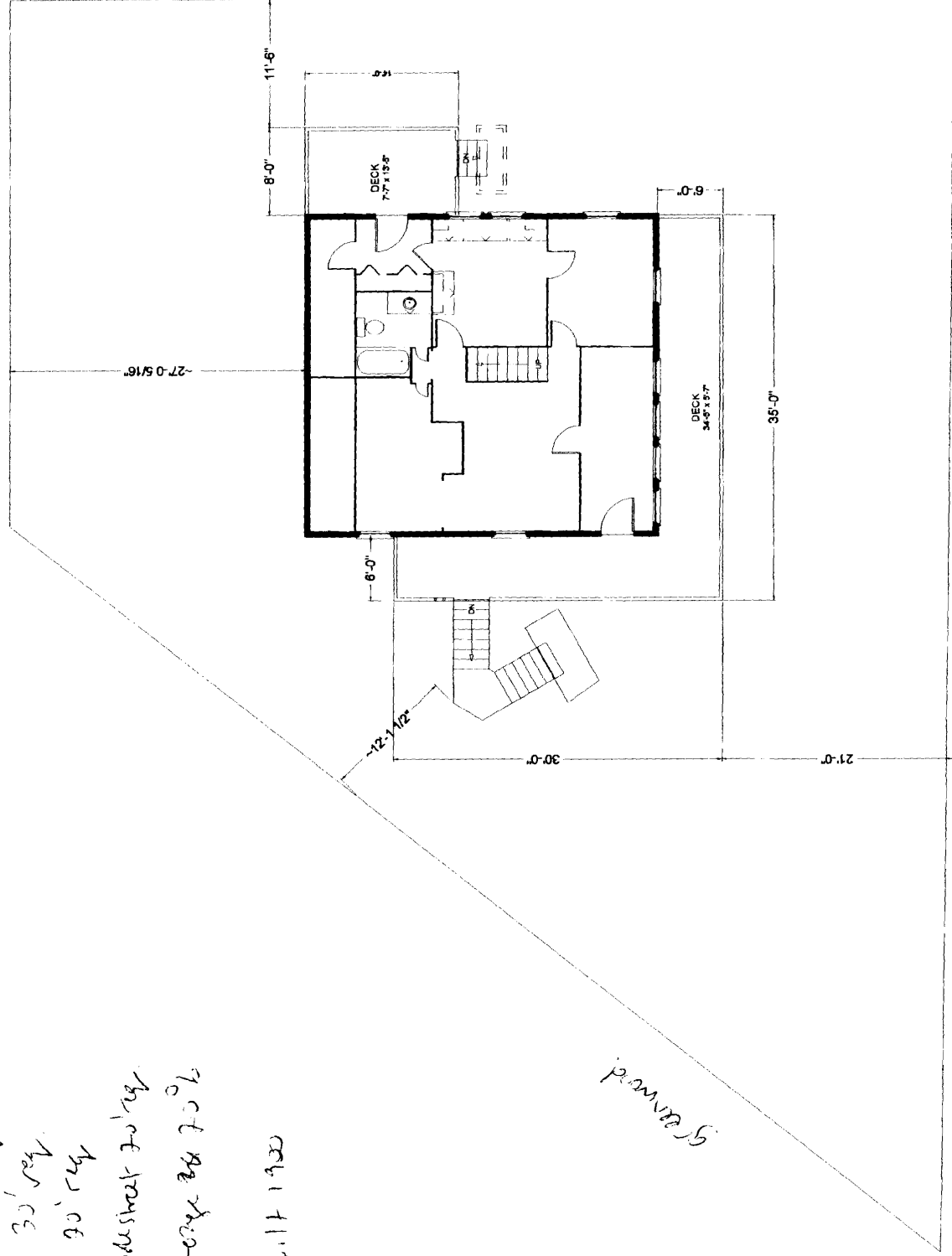
rear 30' req.

Side 30' req.

Side / sidewalk 70' req.

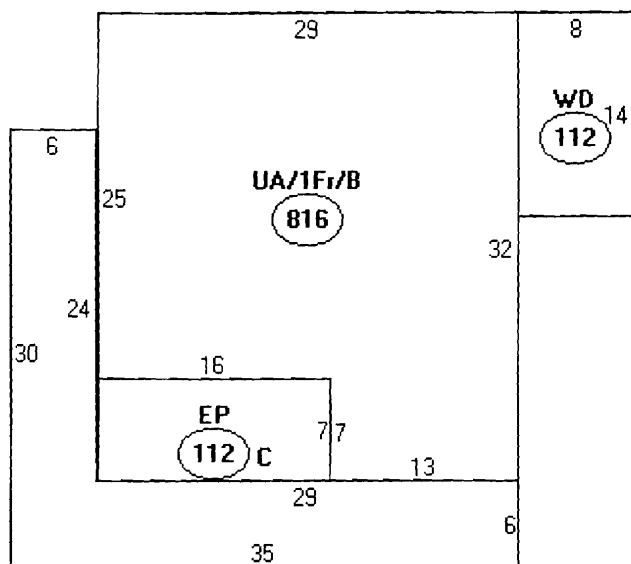
lot coverage 28% 70' h

house built 1920



garage

Torrington



Descriptor/Area

A: UA/1Fr/B
816 sqft

B: WD
112 sqft

C: EP
354 sqft

D: EP
112 sqft

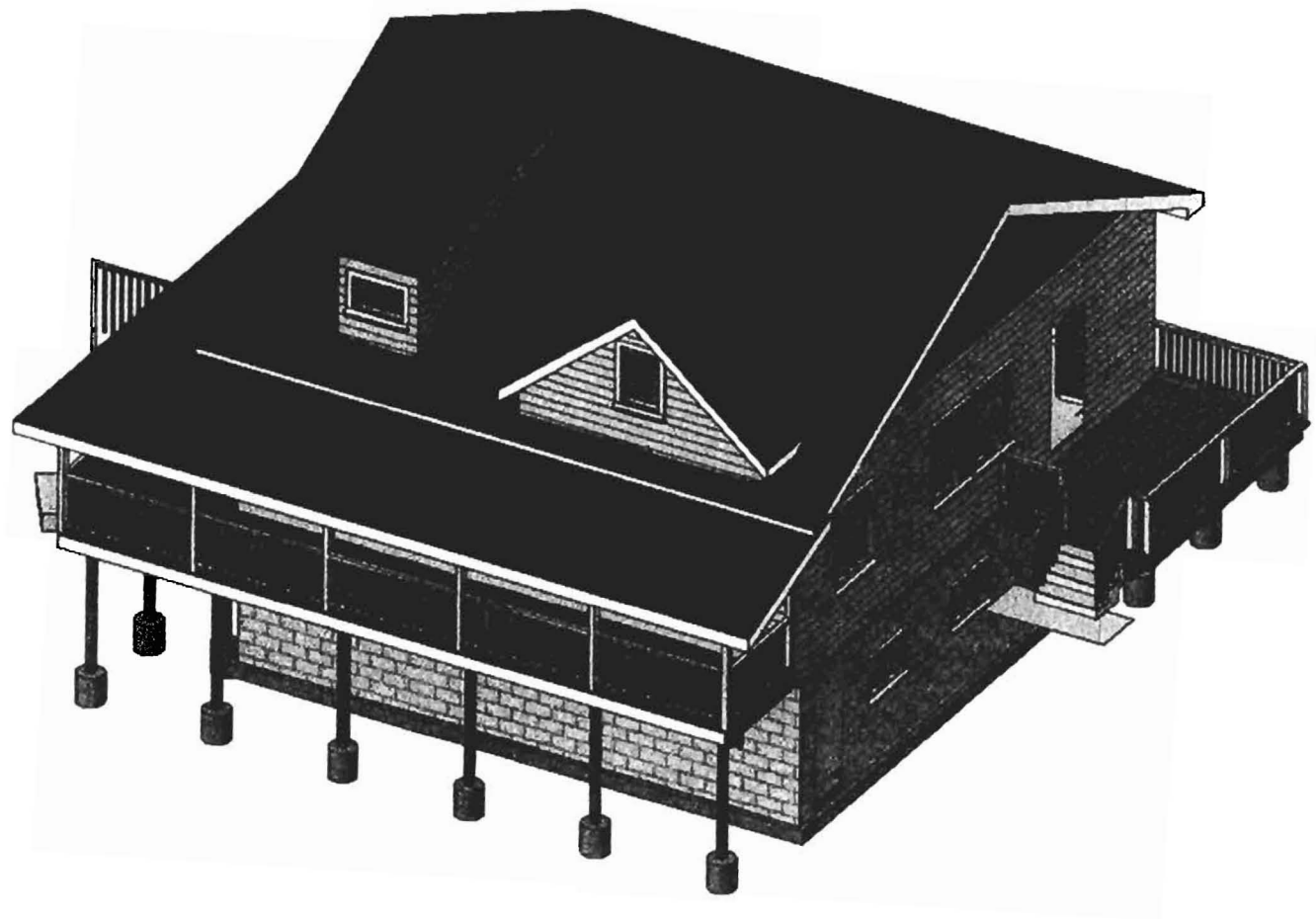
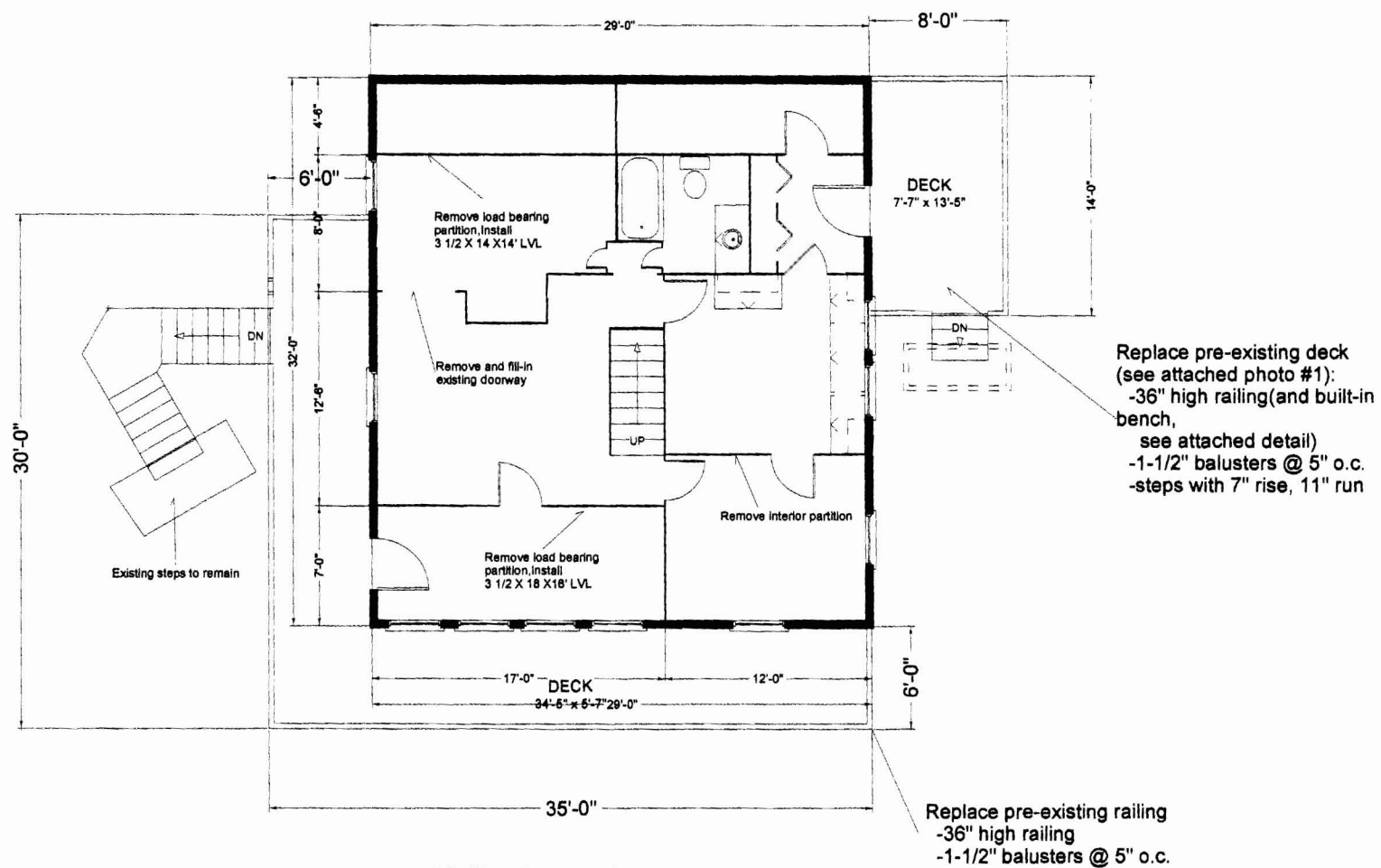




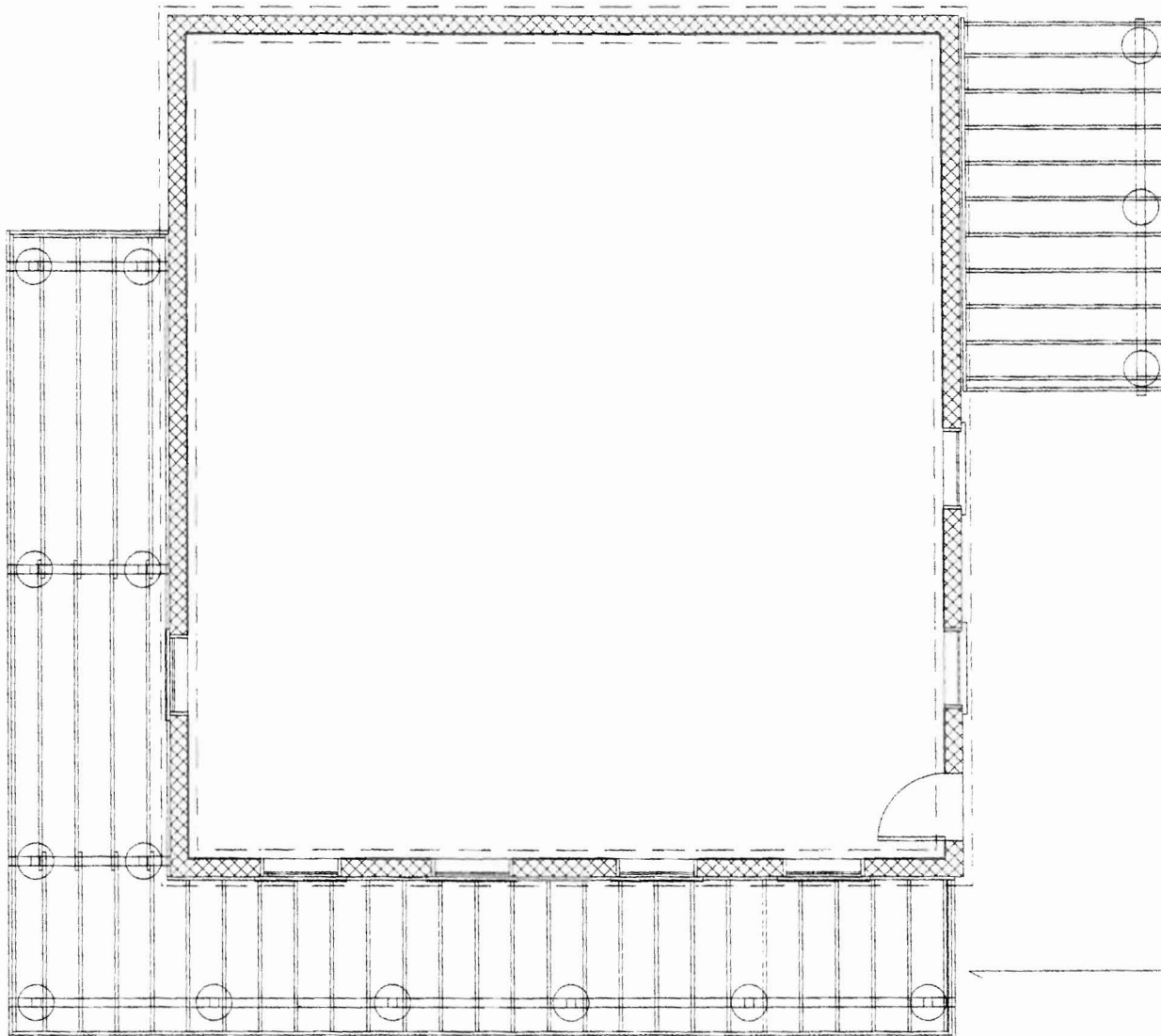
PHOTO # 2



PHOTO #1

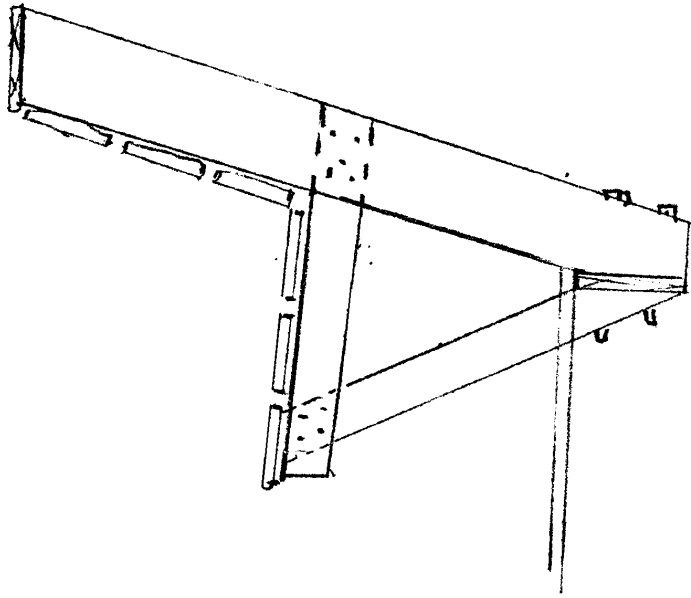


38 Torrington Avenue
 Peaks Island, Maine



-2X6 PT joists@16"oc
 -8" Dia cc piers 48" deep or
 pinned to ledge
 -4X6 PT beam
 -Ledger 1/2" Dia bolted to rim
 joist @ 16"oc

- Replace deteriorated porch
 posts and
 footings to correct improper
 load paths
 (see attached photo #2).
 - Concrete footings to 48"
 bellow grade
 or pinned to ledge
 - Existing framing to remain



PROPOSED BENCH

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	084 S006001
Location	38 TORRINGTON AVE
Land Use	SEASONAL
Owner Address	ASHTON RICHARD & PATRICIA ASHTON JTS 50 SILVERHILL RD MILFORD MA 01757
Book/Page	23587/192
Legal	84-S-6 TORRINGTON AVE GREENWOOD ST PEAKS ISLAND 4568 SF

IR2
Shorland

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$135,900	\$34,010	\$169,910

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$200,700	\$50,700	\$251,400

* 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	
1900	Cottage	1	816	0.105	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1	1		4	Unfin	Part

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
01/12/2006	LAND + BLDING	\$340,000	23587-192

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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

