

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

**PERMIT ISSUED**

**APR 28 2005**

Permit Number: 050490

**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

This is to certify that Dickinson William C/Travis Sube  
 has permission to Build a 4' x 12' bumpout with 1st floor expansion 6'-3" x finished dormer  
 AT 16 Winding Way 085 J036001

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 written permission procured before this building or part thereof is altered or closed-in. **HEAR 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 4/28/05*  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

*Expired*

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

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

**PERMIT ISSUED**

Permit No: 05-0490	Issue Date: <b>APR 28 2005</b>	City: 085 JCB6001
Owner Address: 16 Winding Way	Phone: 831-588-5839	
Contractor Address: Portland	Phone: 207-939-6572	

Location of Construction: 16 Winding Way	Owner Name: Dickinson William C
Business Name:	Contractor Name: Travis Berube
Lessee/Buyer's Name	Phone:

Past Use: Single Family	Proposed Use: Single Family w/4' X 12' bumpout with 2nd floor expansion & a 6'-3" x 10' shed dormer
Proposed Project Description: Build a 4' x 12' bumpout with 2nd floor expansion & a 6'-3" x 10' shed dormer	

Permit Fee: \$219.00	Cost of Work: \$22,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>IRC-2003</b> Signature: <b>JMB 4/28/05</b>	
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: 04/28/2005	<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>3. 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: <b>JMB 4/28/05</b></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: <b>JMB</b></p>
	<p><i>Sec. 14-436 allows 50% expansion</i></p>		

**Expired**

**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> 05-0490		<b>Date Applied For:</b> 04/28/2005	<b>CBL:</b> 085 J036001
<b>Location of Construction:</b> 16 Winding Way	<b>Owner Name:</b> Dickinson William C	<b>Owner Address:</b> 16 Winding Way	<b>Phone:</b> 831-588-5839
<b>Business Name:</b>	<b>Contractor Name:</b> Travis Berube	<b>Contractor Address:</b> Portland	<b>Phone:</b> (207) 939-6572
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> Single Family w/4' X 12' bumpout with 2nd floor expansion & a 6'-3" x 10' shed dormer		<b>Proposed Project Description:</b> Build a 4' x 12' bumpout with 2nd floor expansion & a 6'-3" x 10' shed dormer	

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/28/2005**Note:**      **Ok to Issue:** 

- 1) Approved using Sec. 14-436 for a 50% expansion. This 2nd floor expansion and dormer equals 374.5 sf of a possible 678 sf.
- 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/28/2005**Note:**      **Ok to Issue:** 

- 1) BEFORE ANY WORK BEGINS, AN EXISTING FOUNDATION PLAN MUST BE SUBMITTED FOR REVIEW AND ANY NEW STRUCTURAL PROPOSALS
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heating.

# 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.

<i>Win</i>		<i>Peak's Island</i>	
Total Square Footage of Proposed Structure <i>329 square feet</i>		Square Footage of Lot <i>7,159</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>185</i> Block# <i>JT</i> Lot# <i>36</i>	Owner: <i>Bill Dickinson</i>	Telephone: <i>833-1155-8888 - 558-3399</i> <i>207-777-7666 - 552-0199</i>	
Lessee/Buyer's Name (If Applicable) <i>N/A</i>	Applicant name, address & telephone: <i>Bill Dickinson</i> <i>16 Win King Rd</i> <i>207-777-7666 - 552-0199</i>	Cost Of Work: \$ <i>2210</i> Fee: \$ <i>219.00</i>	
Current use: <u><i>dwellng SF</i></u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: _____			
Project description: <i>4x42 ramp out w/ 2nd fl floor expansion off 110' Street Dr area</i>			
Contractor's name, address & telephone: _____			
Who should we contact when the permit is ready: _____			
Mailing address: _____			
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: _____			

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: <i>Bill Dickinson</i>	Date: <i>4/12/05</i>
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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

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	085 J036001
Location	16 WINDING WAY
Land Use	SEASONAL
Owner Address	DICKINSON WILLIAM C 16 WINDING WAY PEAKS ISLAND ME 04108
Book/Page	13578/148
Legal	85-J-3b WINDING WAY ORWAY AVE PEAKS ISLAND 7359 SF

*IR-2*

*#050490*

**Current Valuation Information**

Land	Building	Total
\$34,340	\$45,780	\$807120

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$178,200	\$77,500	\$255,700	\$167,910

**Property Information**

<b>Year Built</b> 3950	<b>Style</b> Old Style	<b>Story Height</b> 3.5	<b>Sq. Ft.</b> 1190	<b>Total Acres</b> 0.164		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Pier/slab	

**Outbuildings**

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

<b>Date</b> 03/01/3998 09/01/1994	<b>Type</b> LAND + BLDING LAND + BLDING	<b>Price</b> \$106,000 \$83,000	<b>Book/Page</b> 133786-198 11633-078
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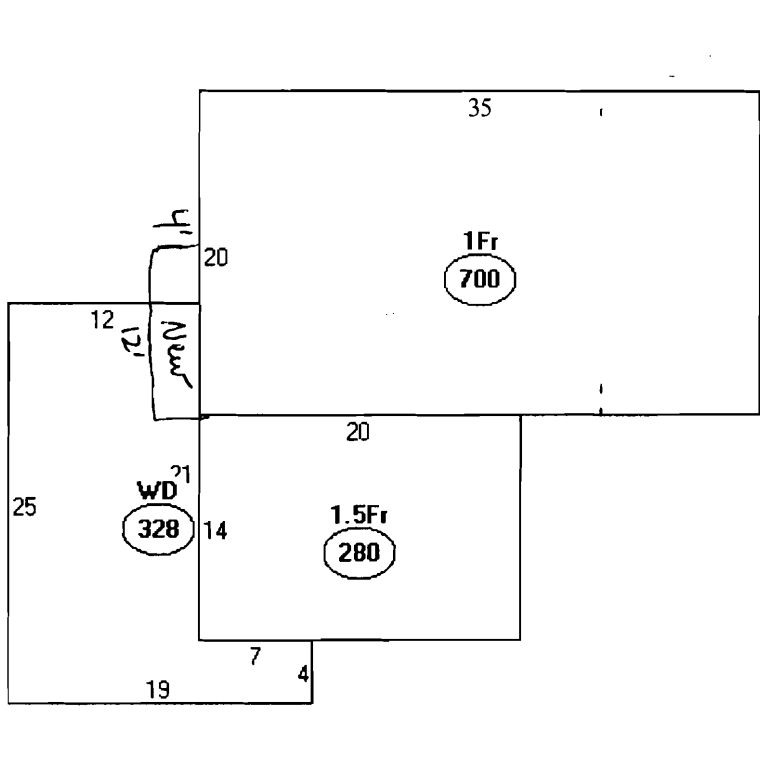
**Picture and Sketch**

Picture	Sketch	Tax Map
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*Ridge Beam  
&  
Foundation  
Plan*

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.

Click [here](#) to view comparable sales or below to view by:



Descriptor/Area

- A: 1.5Fr  
280 sqft
- B: WD  
328 sqft
- C: 1Fr  
700 sqft

1,308  
48 New addition

1,356

Lot coverage  
OK

Lot 7159 SF  
legal non-conforming  
14-436 = 50% expansion

7159  
x 20%  
-----  
1,431.8

1,356  
x 50%  
-----  
678 SF

2nd Floor  
Dormer  
26' x 12' = 312  
10' x 6.25' = 62.5  
-----  
374.5 SF

OK



1

10'



4/12 pitch

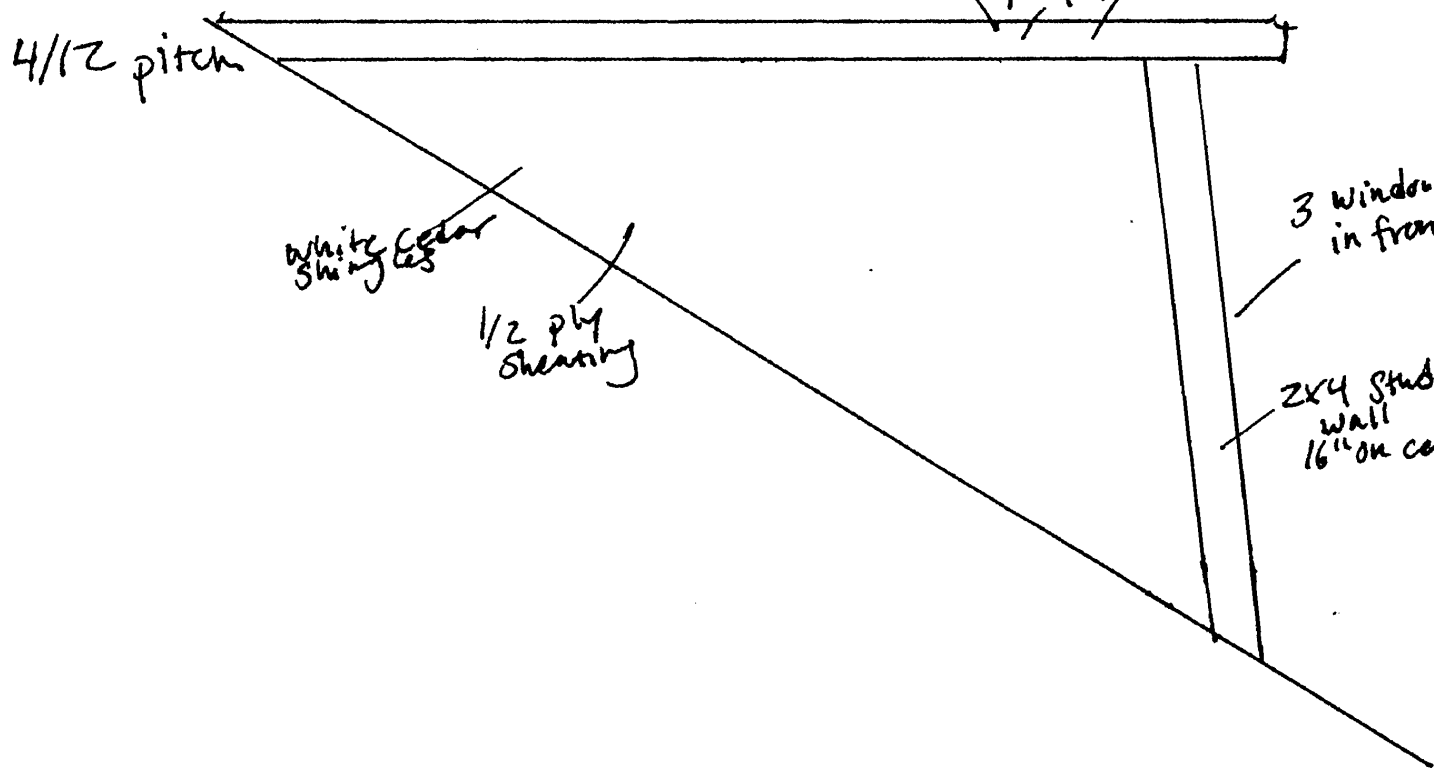
25 year Asphalt  
Weather Shield  
1/2 Ply Sheathing  
2x8 Rafters  
16" on center

White Cedar  
Shingling

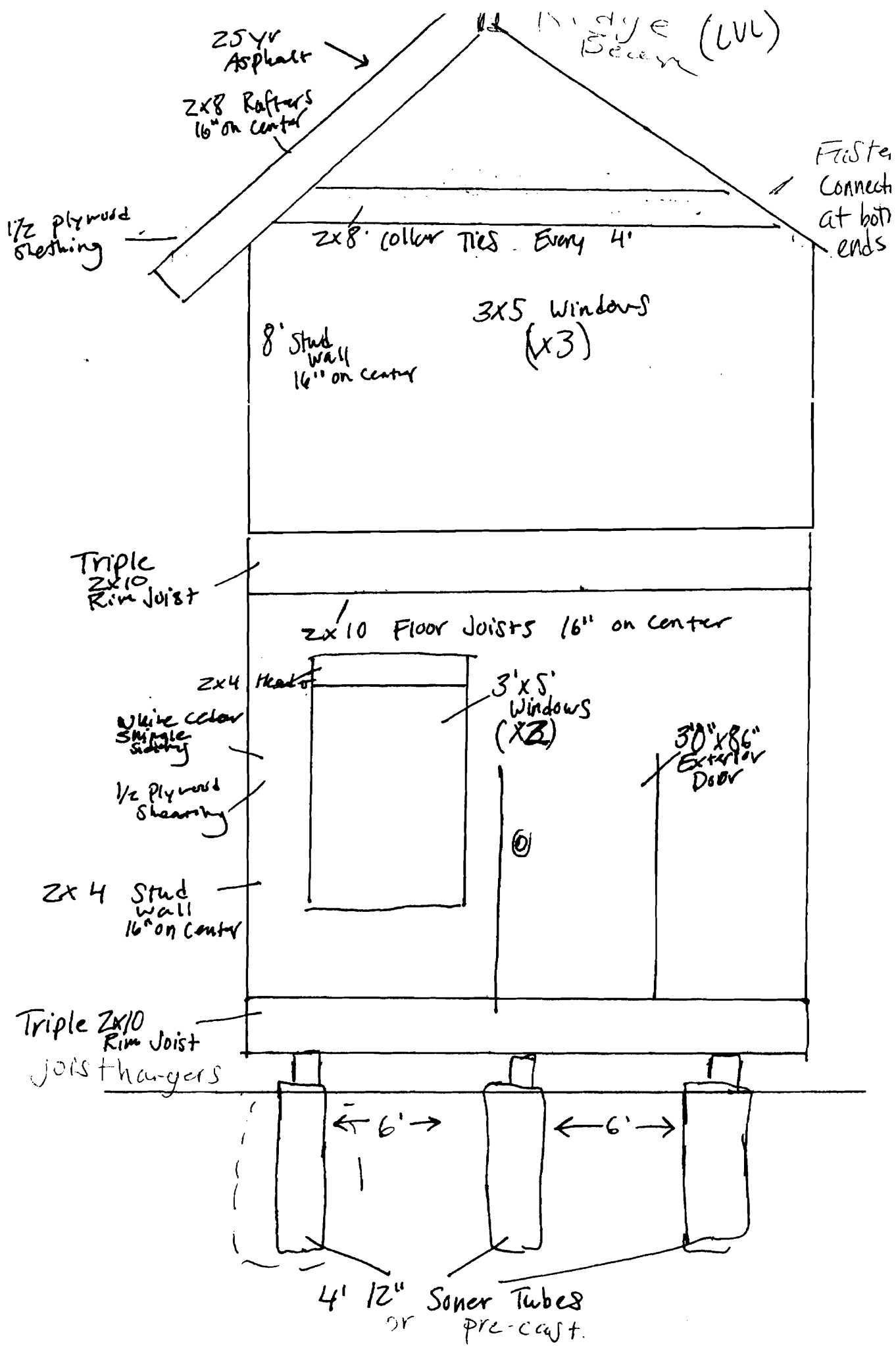
1/2 Ply  
Sheathing

3 Windows  
in front

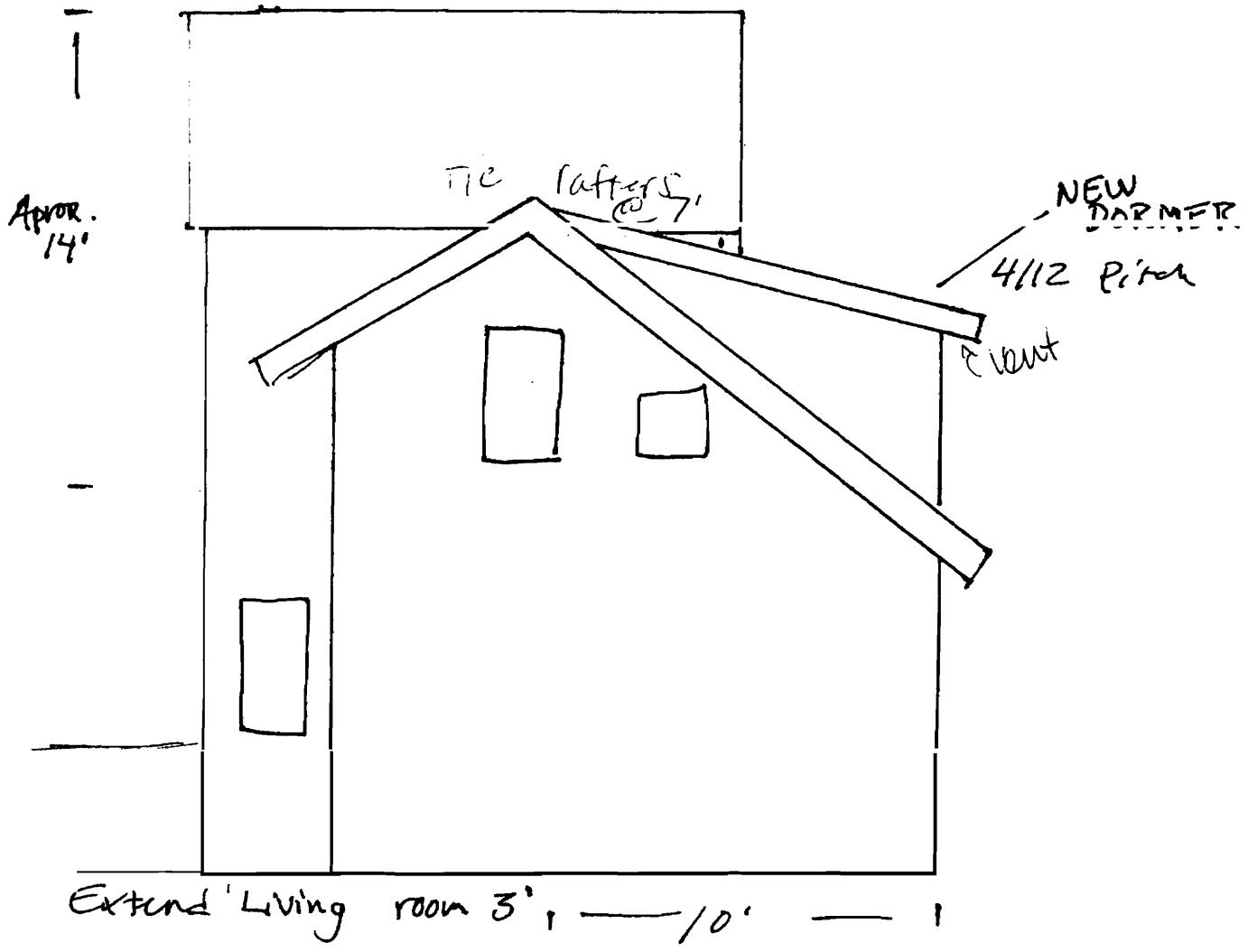
2x4 Stud  
Wall  
16" on center

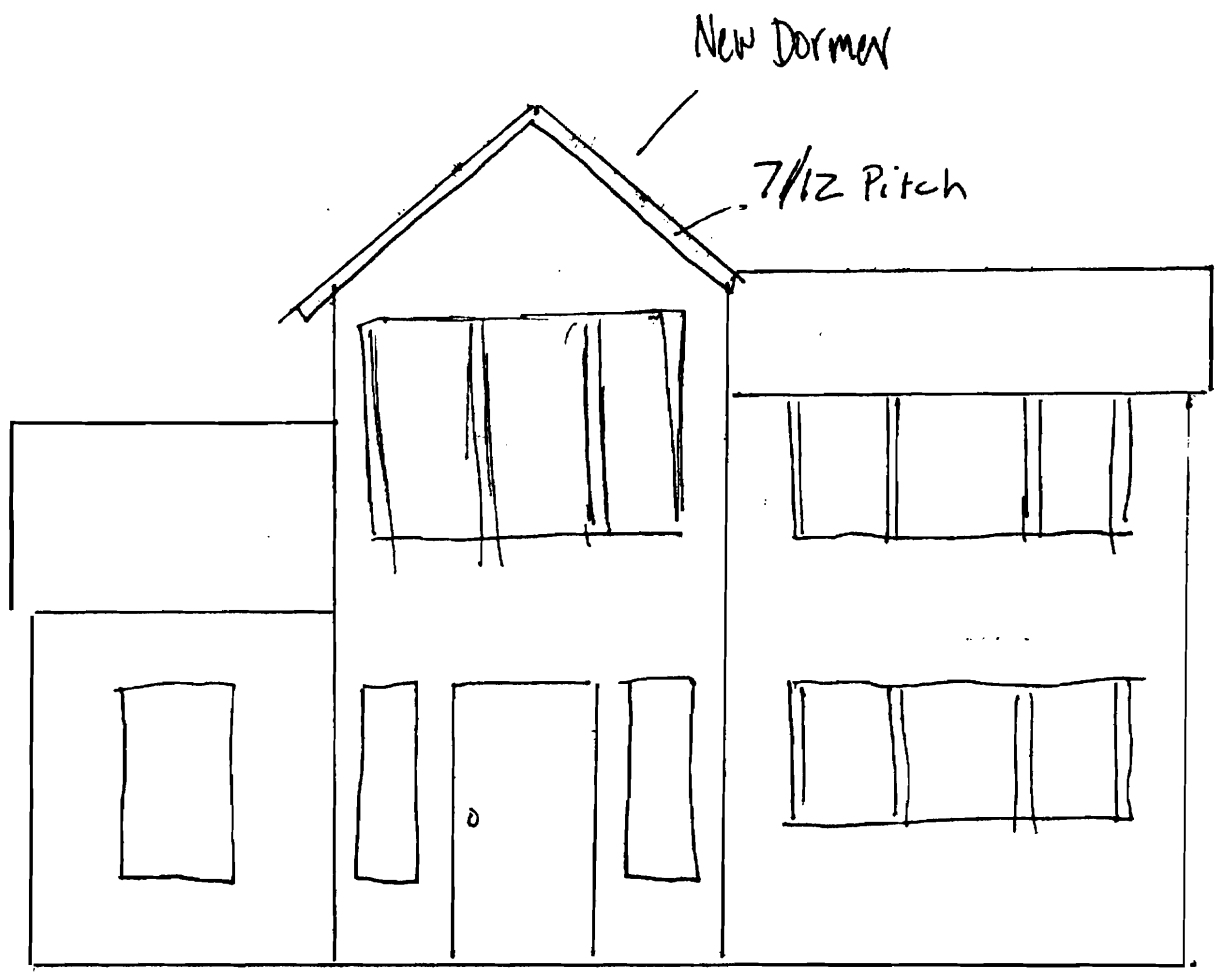






New Dorner





New Dormer

7/12 Pitch

Extension of Living Room  
12'

# 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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: This is not a 5680 fee 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.

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

[Signature] 4/28/05  
Signature of Applicant/Designee Date  
[Signature] 4/28/05  
Signature of Inspections Official Date

CBL: 85-J-36 Building Permit #: 05-0490