

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

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

Permit No: 03-1364	Issue Date: NOV 2 2003	CBL: 111 D001001
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Location of Construction: 58 Deerfield Rd	Owner Name: O'Donnell Jean S	Owner Address: 58 Deerfield Rd CITY OF PORTLAND	Phone: 207-775-1903
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramm Road Limerick	Phone: 2077938629
Lessee/Buyer's Name:	Phone:	Permit Type: Garages - Detached	Zone: R-5

Past Use: single family	Proposed Use: single family - rebuild 23' x 23' non-conforming garage	Permit Fee: \$147.00	Cost of Work: \$13,250.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>SB</i> <i>BOLA 99</i>	

Proposed Project Description: rebuild 23' x 23' non-conforming garage	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: trm	Date Applied For: 11/05/2003	<b>Zoning Approval</b>		
<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>	<b>Special Zone or Reviews</b> <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: <i>11/5/03</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>11/5/03</i>	
	<i>OK under 14-306+ 14-433</i>			

**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

11/6/03 For Demo Portion of Permit -

NO - Power not disconnected yet (1)

02/12/04 Checked setbacks + footings - ok -  
will be within same footprint as previous demolished  
nonconforming garage - ok to pour. JRM

03/02/04 - check d foundation before Backfill -  
no problems seen - weather proofing ok - materials ok -  
ok to Backfill. JRM

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Permit No:

03-1364

Date Applied For:

11/05/2003

CBL:

111 D001001

<b>Location of Construction:</b> 58 Deerfield Rd	<b>Owner Name:</b> O'donnell Jean S	<b>Owner Address:</b> 58 Deerfield Rd	<b>Phone:</b> 207-775-1903
<b>Business Name:</b>	<b>Contractor Name:</b> Pro-Built Garage Builders, Co.	<b>Contractor Address:</b> 98 Cramn Road Limerick	<b>Phone:</b> (207) 793-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Detached	

<b>Proposed Use:</b> single family - rebuild 23' x 23' non-conforming garage	<b>Proposed Project Description:</b> rebuild 23' x 23' non-conforming garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/05/2003

**Note:** ok under 14-385 and 14-433

**Ok to Issue:**

1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

**Dept:** Building      **Status:** Pending

**Reviewer:**

**Approval Date:**

**Note:**

**Ok to Issue:**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND****BUILDING INSPECTION****PERMIT**

Permit Number: 031364

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that O'donnell Jean S/Pro-Built Garage Builders, Co.has permission to rebuild 23' x 23' non-conforming garageAT 58 Deerfield Rd

111 D001001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procedure before this building or part thereof is started or otherwise closed-in. A FOUR NOT REQUIRED.

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

**OTHER REQUIRED APPROVALS**Fire Dept. ISSUED

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other NYN 04 2009

Department Memo

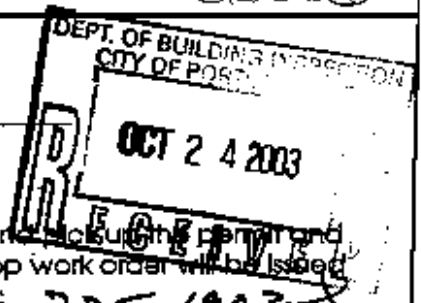
Director - Building &amp; Inspection Services

**CITY OF PORTLAND****PENALTY FOR REMOVING THIS CARD**

# 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 Construction: <u>58 Deerfield Rd</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>D</u> Lot# <u>1</u>	Owner: <u>Jean O'Donnell</u>	Telephone: <u>775-1903</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$15,200.00</u> Fee: \$ <u>13,250.00</u> <del>\$145.00</del>
Current use: <u>garage S/F</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>garage replace 24' x 23' garage 2 car detached</u> Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Steve O'Donnell</u>		
Mailing address: <u>58 Deerfield Rd Portland, Me 04101</u>		
We will contact you by phone when the permit is ready. You must come in 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>775-1903</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: <u>J. O'Donnell</u>	Date: <u>10/12/03</u>
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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 4th floor of City Hall**

Dear Inquiring customer,

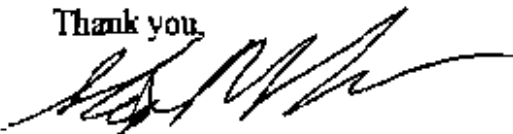
## A Few of Our Most Popular Garages

Thank you for the opportunity to help make a decision on the construction of your garage.

My name is Stephen Rankin. I have been in the construction business since 1977. I have always maintained quality work at a reasonable price. If you are in the process of obtaining estimates on garages, I urge you to take a good look at what I have to offer, for the money, my materials and workmanship cannot be beat. I have hundreds of satisfied customers throughout Maine and New Hampshire.

If you have any questions or if you would like to get together and discuss details more thoroughly, please do not hesitate to call or stop by the Epping office. Our displays are open 24 hours for your convenience, April 1st to November 1st.

Thank you,

  
Stephen P. Rankin



Front gable, 24' x 32'



Front gable, 23' x 24'



Front gable, 20' x 24'



Front gable, 20' x 24'



Front gable, 16' x 20'



Reversed gable, 24' x 24' with loft



Reversed gable, 32' x 24' with loft



Reversed gable, 32' x 24'



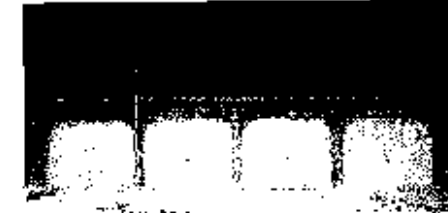
Reversed gable, 32' x 24' with loft



Front gable, 24' x 24' with loft

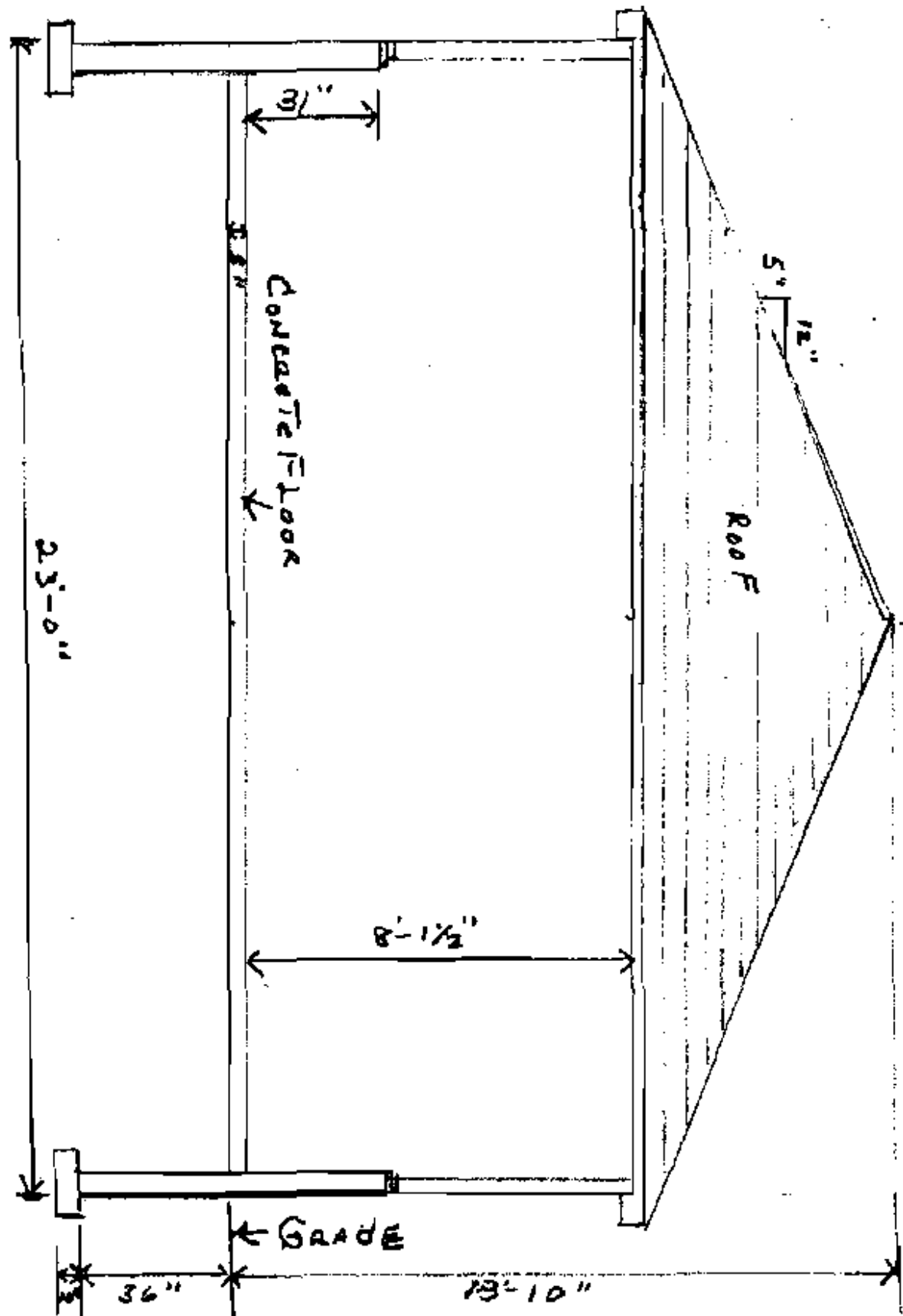


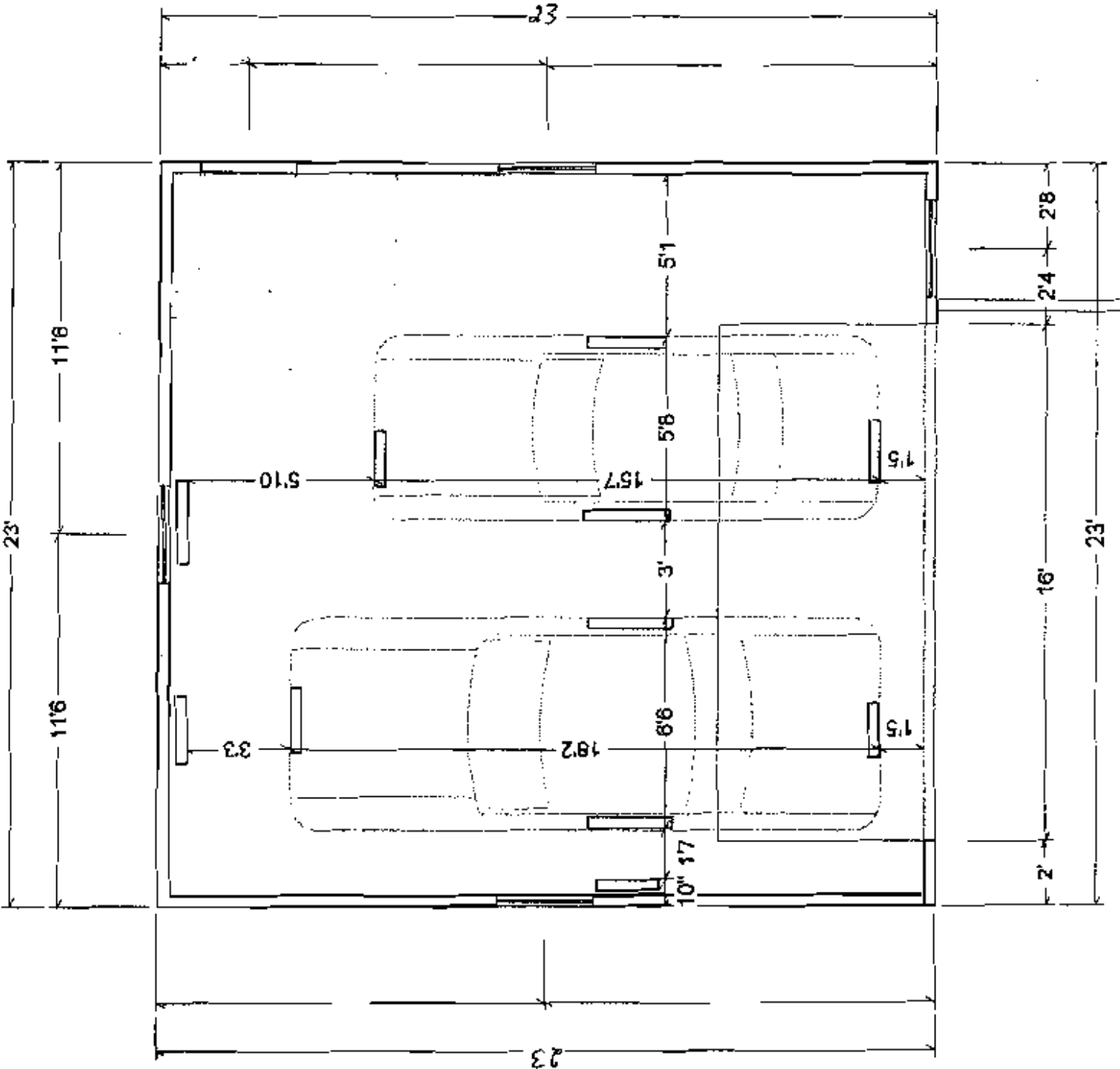
Front gable, gambrel, 24' x 24'



Reversed gable, 42' x 24'

Steve O'Connell

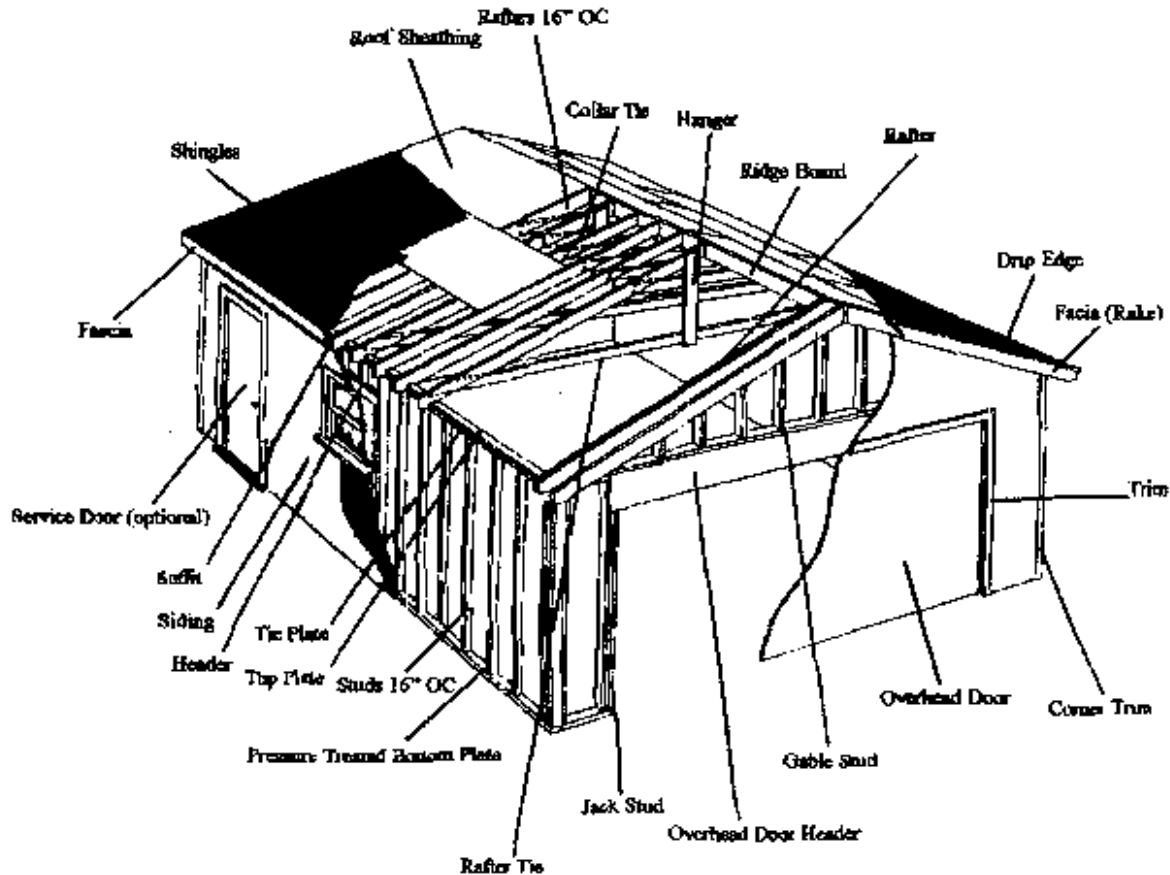






# S. P. Rankin Garages

## Standard 1 Story Plan



Roof Sheathing - 1/2" plywood

Rafters - 2"x 8" 16" O.C.

Collar Tie - 2"x 4"

Hanger - 2"x 4"

Ridge Board - 2"x 10"

Drip Edge - Galvanized

Fascia - Pine

Trim - Pine

Gable Studs - 2"x 4"

Garage Door Header - 2"x 8"

Jack Stud - 2"x 4"

Rafter Tie - 2"x 6" 32" O.C.

Bottom Plate - 2"x 4" Pressure Treated

Studs - 2"x 4" 16" O.C.

Tie Plate - 2"x 4"

Top Plate - 2"x 4"

Window & Service Door Headers - 2"x 8"

Siding - T-111 5/8" Fir

Soffit - AC 3/8" Pine

Shingles - 20 year

Roof Pitch - 5/12

Overhead Doors - Wood or Steel

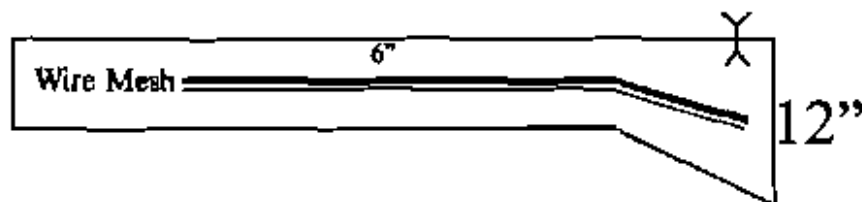
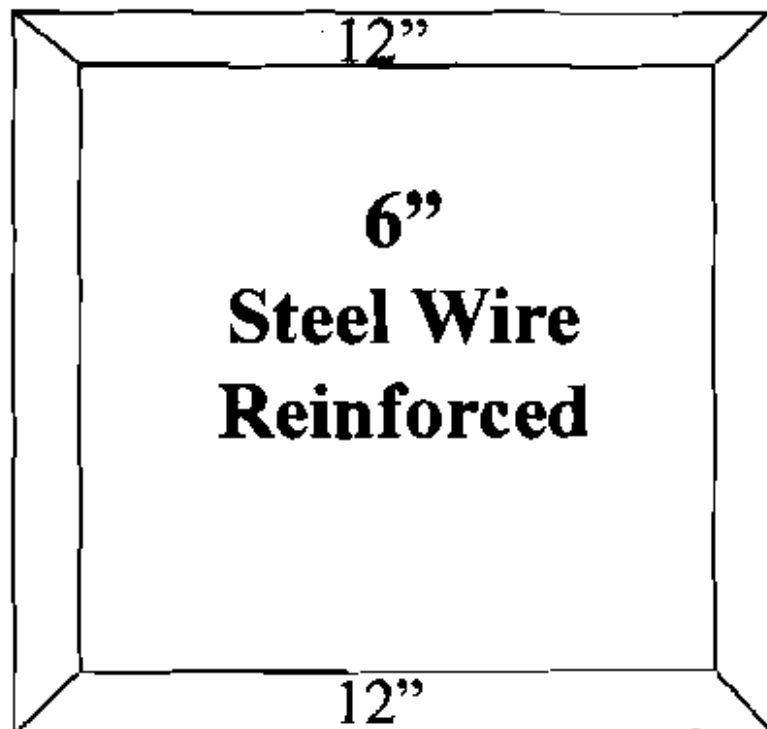
Windows - Double Hung 24" x 32" (optional)

Service Door - Steel Insulated (optional)

*LVL - 16' span*

# Concrete Slab Layout

6" Thick  
12" Edges



Typical cross section to be used on all sides of building.

**S. P. RANKIN**  
Route 125, Epping, NH  
Telephone (NH) #1-800-473-9881

Spring 2003  
Prices are subject to change.

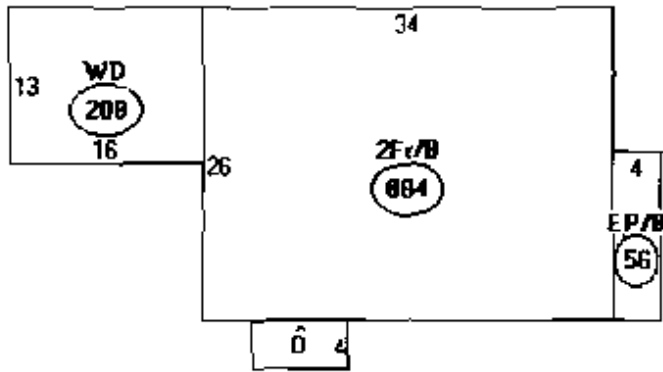
Standard 1 Story Garages Front & Reversed Gables		Garages with 2nd floor Loft Area & Stairway	
14' x 20'	\$ 6,000.00	20' x 20'	\$10,650.00
16' x 20'	\$ 6,300.00	20' x 24'	\$11,550.00
18' x 20'	\$ 6,700.00	24' x <del>24'</del> 23'	\$13,250.00
18' x 24'	\$ 7,100.00	24' x 26'	\$14,300.00
20' x 20'	\$ 7,800.00	24' x 28'	\$14,750.00
20' x 24'	\$ 8,300.00	24' x 30'	\$15,750.00
24' x 24'	\$ 9,200.00	24' x 32'	\$17,250.00
24' x 26'	\$ 9,700.00	24' x 36'	\$18,850.00
24' x 28'	\$10,100.00	<b>Gambrels</b>	
24' x 30'	\$10,400.00	20' x 20'	\$12,950.00
24' x 32'	\$11,050.00	20' x 24'	\$14,950.00
24' x 36'	\$13,700.00	22' x 24'	\$16,450.00
		24' x 24'	\$17,950.00
		24' x 26'	\$19,450.00

### Additional cost to garage

Site preparation	to be determined by on site evaluation
Double Hung Window	\$150.00
Steel Insulated Service Door	\$225.00
Pine Loft Doors for 2nd floor	\$250.00
Loft beam	\$ 75.00
3 car garages	\$475.00 for 3rd door

Above prices include concrete slab & steel insulated overhead garage doors.  
Above prices do not include site preparation, all sites are different.  
Serving Maine & New Hampshire





Designator/Area

- A: 2F/7B  
684 sqft
- B: WD  
208 sqft
- C: EP/7B  
56 sqft
- D: EP  
32 sqft

*garage*  
 1180 / R-5  
 360  
 1940 current

*lot cov.  
 1862.8 Allowed*

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	111 D001001
Location	58 DEERFIELD RD
Land Use	SINGLE FAMILY
Owner Address	O'DONNELL JEAN S 58 DEERFIELD RD PORTLAND ME 04101
Book/Page	13539/70
Legal	111-D-1 DEERFIELD RD 58 & BE. MEADE RD 4657 SF

**Valuation Information**

Land	Building	Total
\$12,190	\$65,570	\$137,760

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1924	Cambrel	2	1768	0.107	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1	2	6	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-8D/CB	1	1930	16X20	C	F

**Sales Information**

Date	Type	Price	Book/Page
07/01/1994	LAND + BLDING		13539-070

**Picture and Sketch**

[Picture](#)      [Sketch](#)

[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.



