

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that LEONARD, J BRENNAN

Located At 105 FESSENDEN ST

Job ID: 2012-03-3470-ALTR

CBL: 117- B-025-001

has permission to re-build an 18 by 20 foot unattached garage (Single Family Residence).  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

04/06/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer


THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD


CLOSED  
5-21-12  
  
No C of O  
Necessary

# SCANNED

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

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

Job No: 2012-03-3470-ALTR	Date Applied: 3/9/2012	CBL: 117- B-025-001	
Location of Construction: 105 FESSENDEN ST	Owner Name: SUE & LEONARD J BRENNAN	Owner Address: 105 FESSENDEN ST PORTLAND, ME 04103	Phone:  772-0820
Business Name:	Contractor Name: Gerald Muto Inc,	Contractor Address: 115 Raymond Road, Brunswick, ME 04011	Phone: 751-4382
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG DEMO & REBUILD	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to demo existing 18' x 20' garage and replace with new 18' x 20'	Cost of Work: \$20,000.00	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: R3 Type: SB MUBEC  Signature: 
Proposed Project Description: Demo existing 18' x 20' garage & replace 18' x 20'		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Mjn <input type="checkbox"/> MM Date: <u>3/12/12</u>	<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 Dist 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: 
	<b>CERTIFICATION</b>		

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

Existing Garage e Front 18'-4" wide  
Side 20'-4" deep

SET BACK  
- from R. Fence 59" (wood picket) ✓  
- from rear fence 8" (to mt. chainlink)

Height to drip edge - 8'-8"  
pitch 4/12 ±

5-1-12 DWM John 329-7596 Jerry 751-4382 close-in OK

5/21/12 Final OK

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Pre-Demolition
  2. Footings/Setbacks prior to pouring concrete
  3. Close In Elec/Frame prior to insulate or gypsum
  4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3470-ALTR

Located At: 105 FESSENDEN ST

CBL: 117- B-025-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
3. 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.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
5. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1, see below.
3. Detached garages accessory to a dwelling located within 2 feet of a lot line are permitted to have roof eave projections not exceeding 4 inches.
4. Note: Contractor stated Two (2) 2 X 6 inch headers will be used for the side entry door opening. Final Truss specifications will be sent to this Office prior to construction. **The Truss/ Roof projection Fire-Resistance-Rating shall include the underside of the eave projection. The roof eave shall not extend over the property line.**

5.

**TABLE R302.1  
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	(Not fire resistance rated)	0 hours	≥ 5 feet
Projections	(Fire resistance rated)	1 hour on the underside	≥ 2 feet to 5 feet
	(Not fire resistance rated)	0 hours	5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.  
N/A = Not Applicable

2012 03 3470

66



# General Building Permit Application *P-5*

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>105 FESSENDEN ST PORTLAND MAINE</u>		
Total Square Footage of Proposed Structure/Area <u>360 ft<sup>2</sup> (18'x20' GARAGE REPLACEMENT)</u>	Square Footage of Lot <u>6581 ft<sup>2</sup></u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>B</u> Lot# <u>25</u>	Applicant: (must be owner, lessee or buyer) Name <u>GERALD MUTO INC</u> Address <u>115 RAYMOND ROAD</u> City, State & Zip <u>BRUNSWICK MAINE 04011</u>	Telephone: <u>207-751-4382</u>
Lessee/DBA <u>MAR 09 2012</u> <i>RECEIVED</i> <i>Dept of Building Permits</i>	Owner: (if different from applicant) Name <u>SUE &amp; LEONARD BRENNAN</u> Address <u>105 FESSENDEN ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Cost of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>1</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE &amp; REPLACE GARAGE (EXISTING) 18' X 20'</u>		
Contractor's name: <u>GERALD MUTO</u>		Email: <u>MUTOJ@COMCAST.NET</u>
Address: <u>115 RAYMOND ROAD</u>		Telephone: <u>751-4382</u>
City, State & Zip: <u>BRUNSWICK MAINE 04011</u>		Telephone: <u>751-4382</u>
Who should we contact when the permit is ready: <u>CONTRACTOR</u>		Telephone: <u>751-4382</u>
Mailing address: <u>SAME</u>		

**Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.**

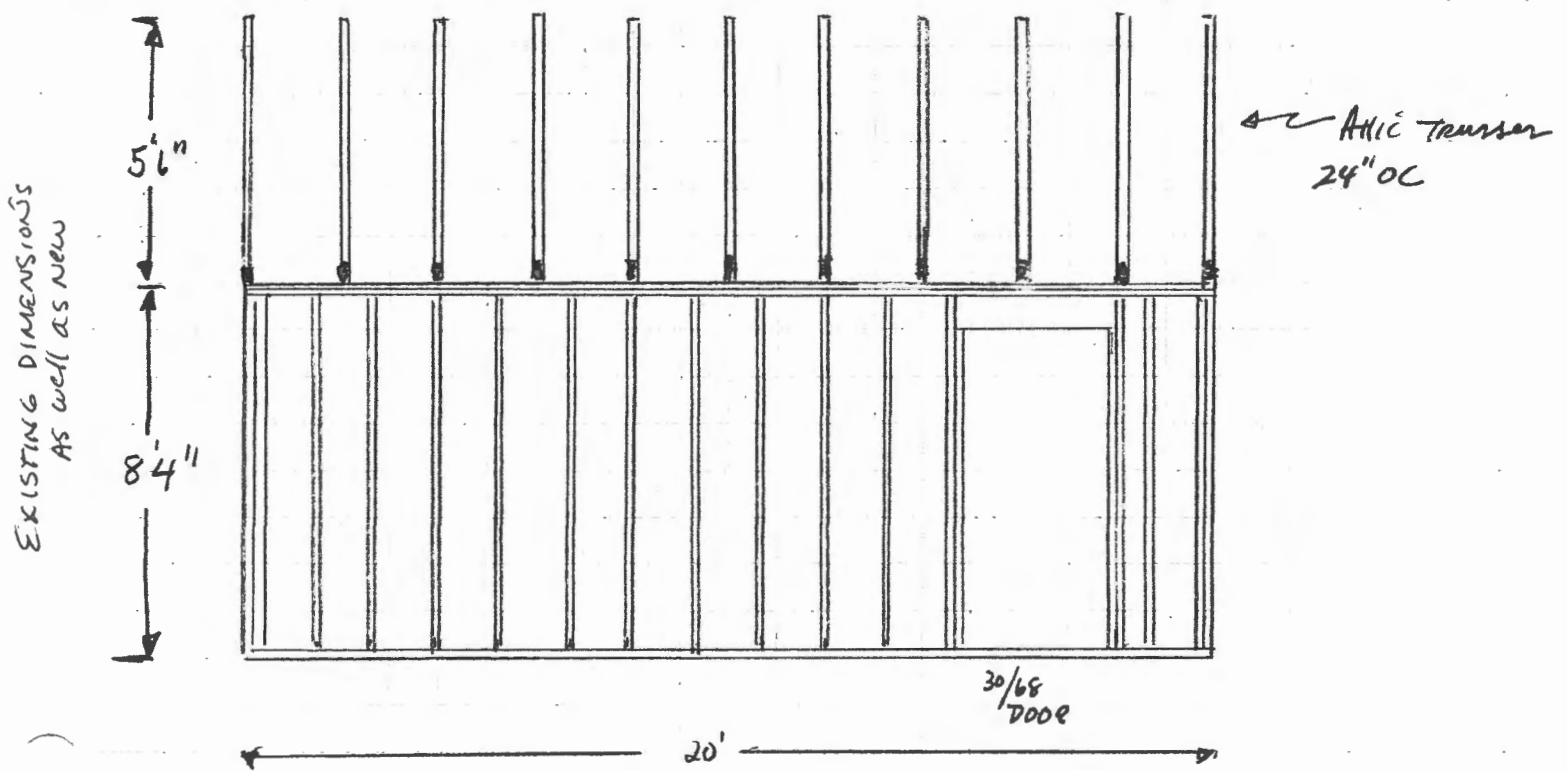
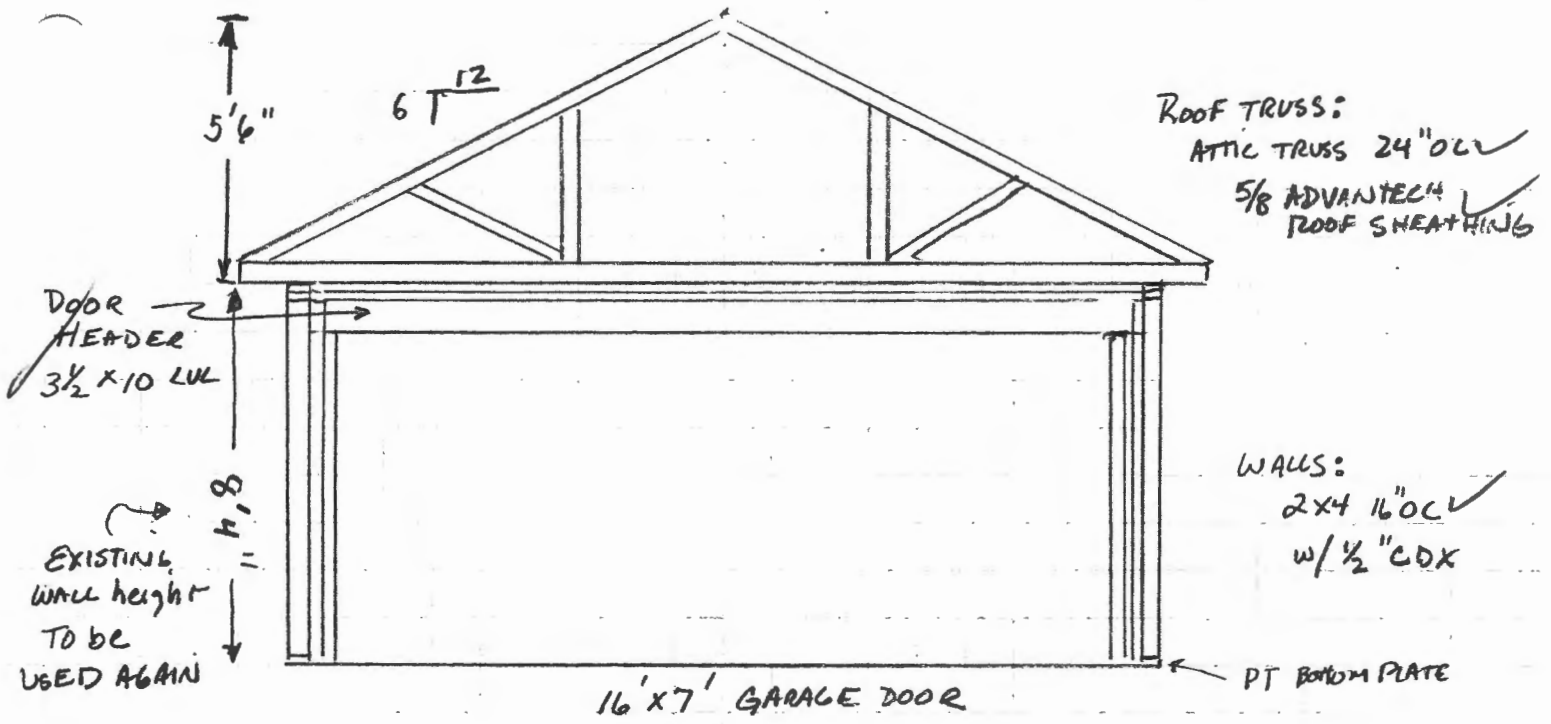
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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: Gerald A Muto Date: March 9, 2012

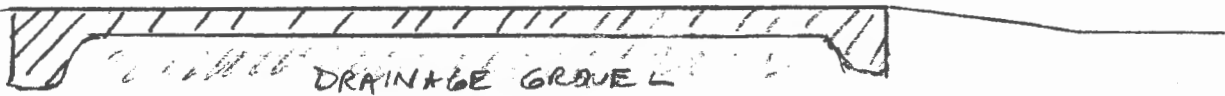
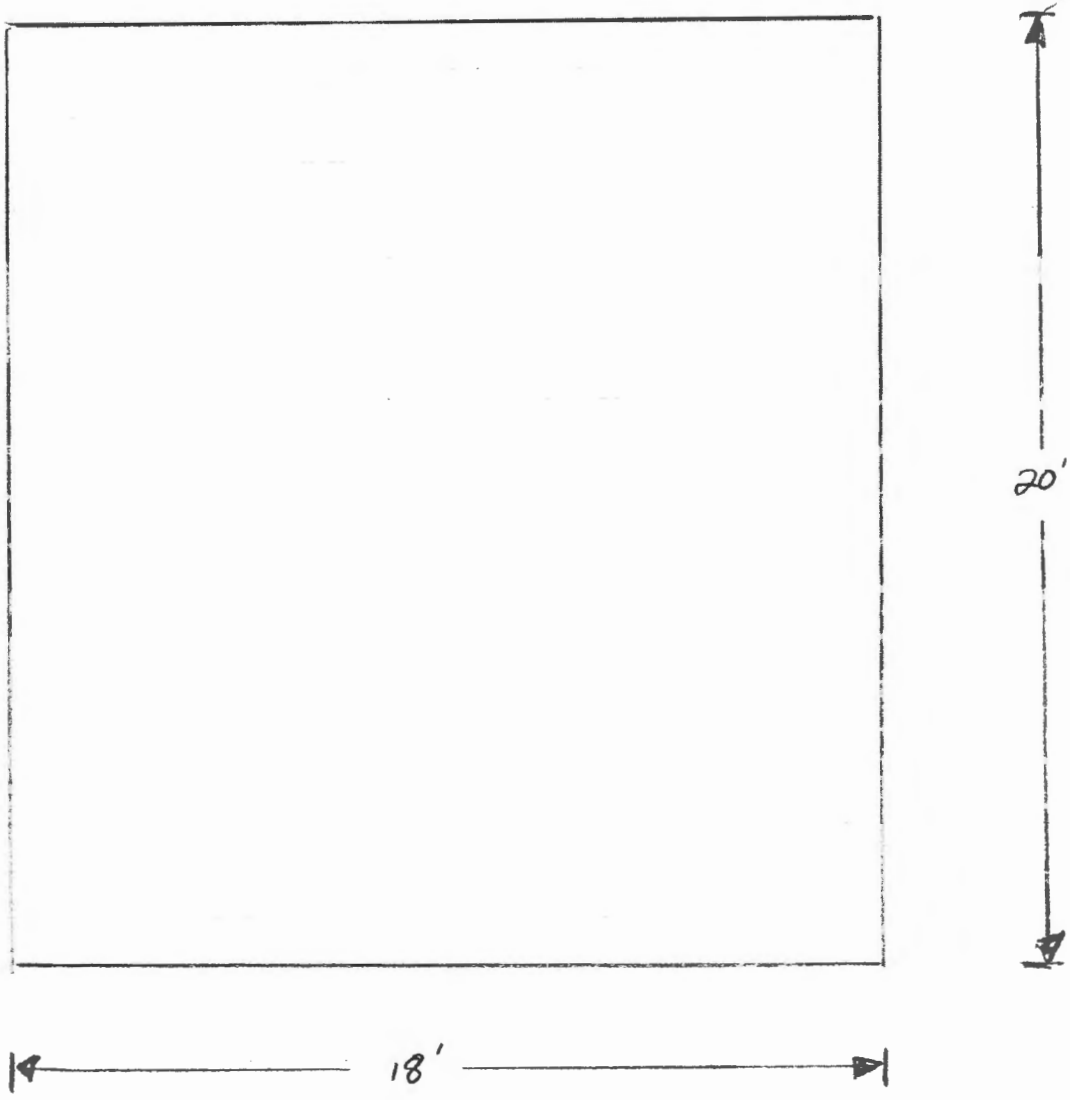
**This is not a permit; you may not commence ANY work until the permit is issued**

# CROSS SECTION FRAMING DETAILS NEW





FOUNDATION - SLAB ON GRADE

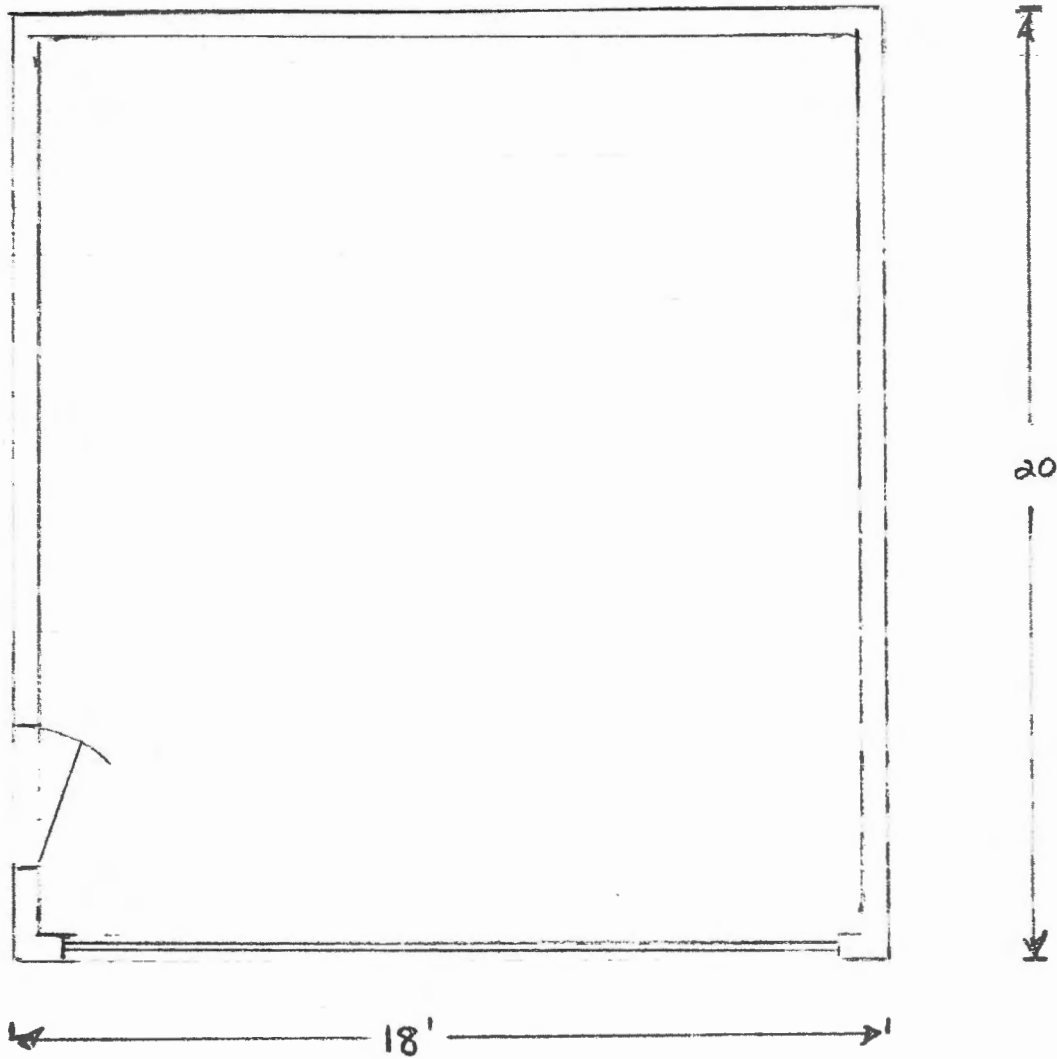


MONOLITHIC SLAB ON GRADE

SCALE  $\frac{1}{4}'' = 1'$

SOE E. LEONARD BRENNAN  
105 FESSENDEN ST  
PORTLAND, ME 04103

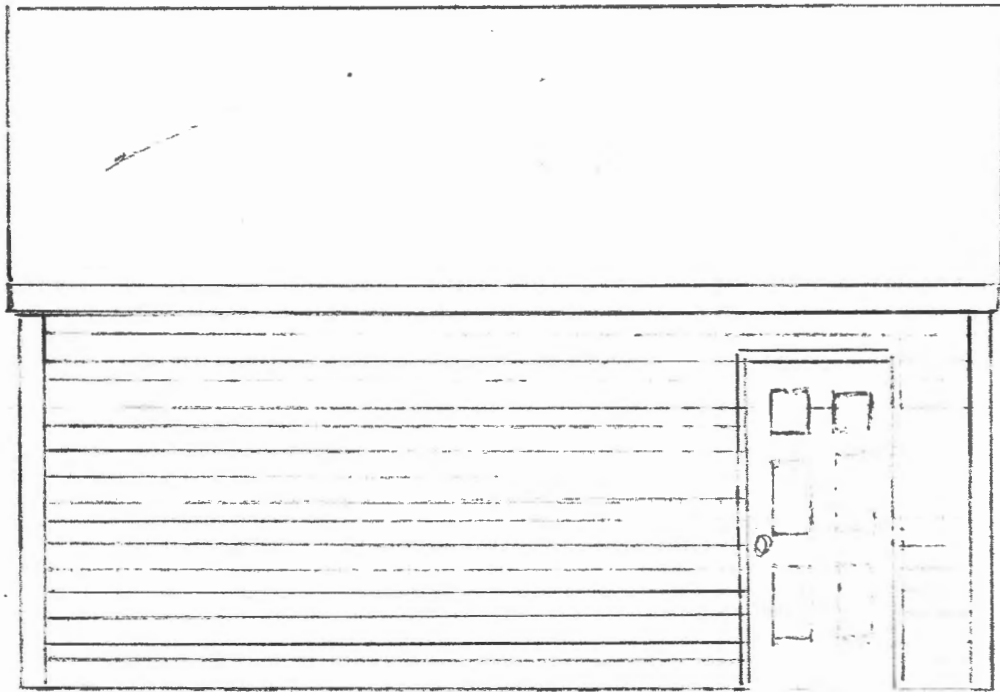
GERALD AUTO INC  
115 RAYMOND JC ROAD  
BRUNSWICK, ME 04001



GARAGE Replacement

SUE & LEONARD BRANNAN  
105 Fessenden Street  
PORTLAND, Maine 04103

CONTRACTOR  
GERALD MUTO, INC.  
115 RAYMOND ROAD  
BRUNSWICK, MAINE 04011



————— 20' —————

EAST & WEST ELEVATION

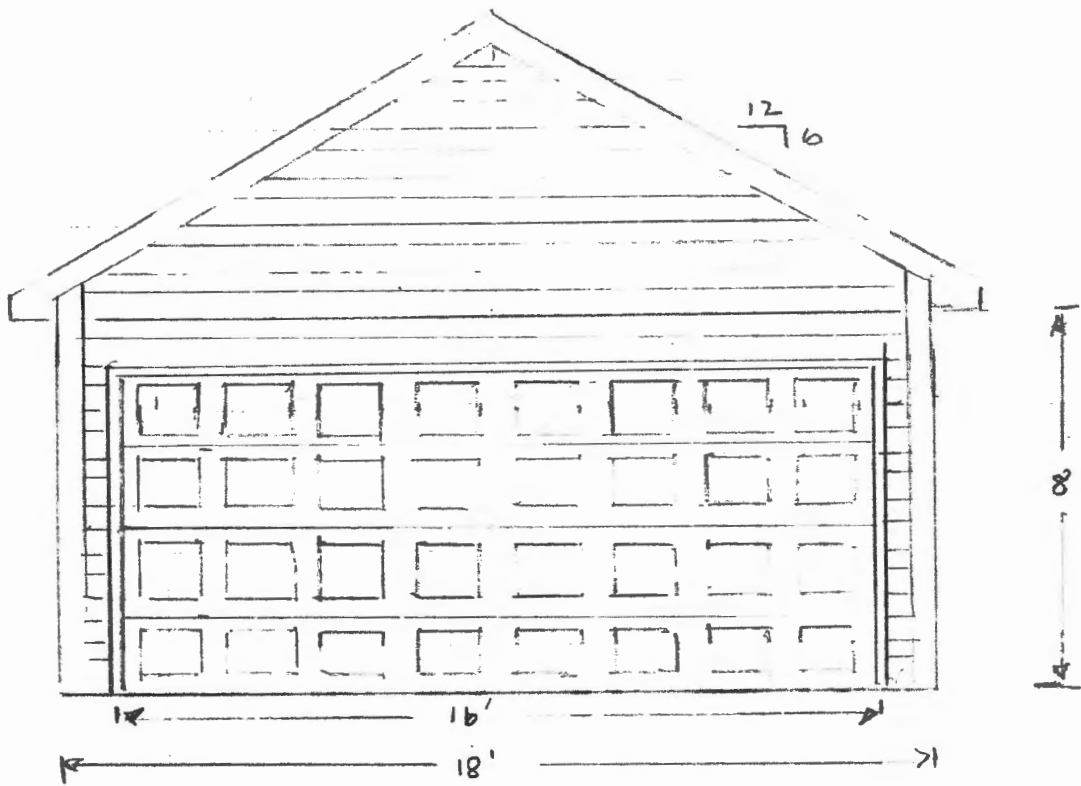
(NO DOOR OR WINDOW ON OTHER SIDE)

OWNER:

SUE & LEONARD BERMAN  
105 Fessenden ST.  
PORTLAND, NE 68103

CONTRACTOR:

GERALD MUTO INC  
115 RAYMOND L.  
BRUNSWICK, NE 68011



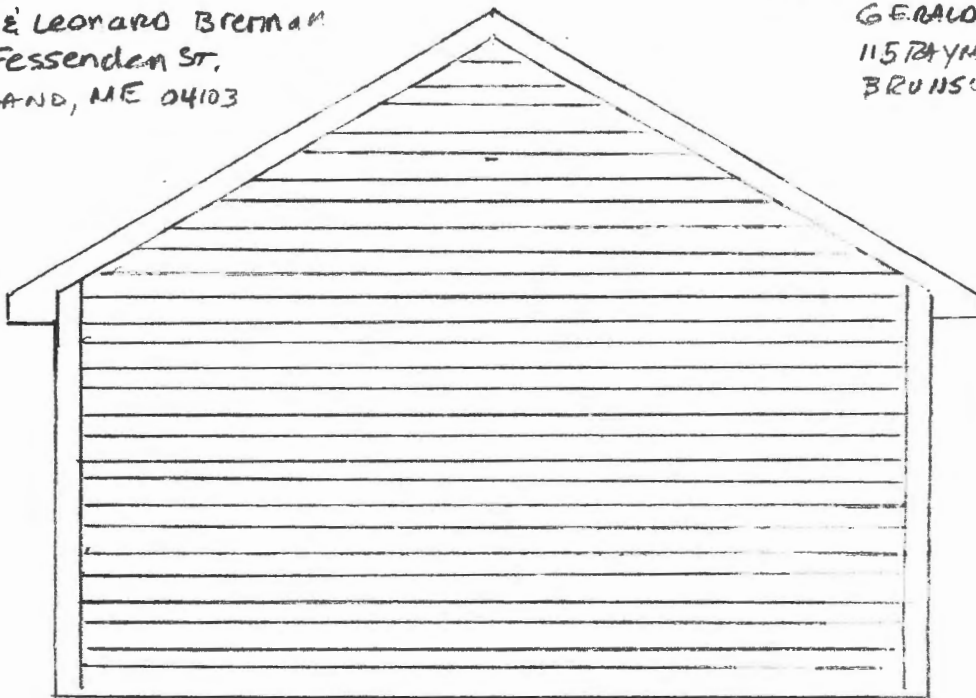
FRONT ELEVATION

Owner:

SUE & LEONARD BRENNAN  
 105 Fessenden St.  
 PORTLAND, ME 04103

CONTRACTOR:

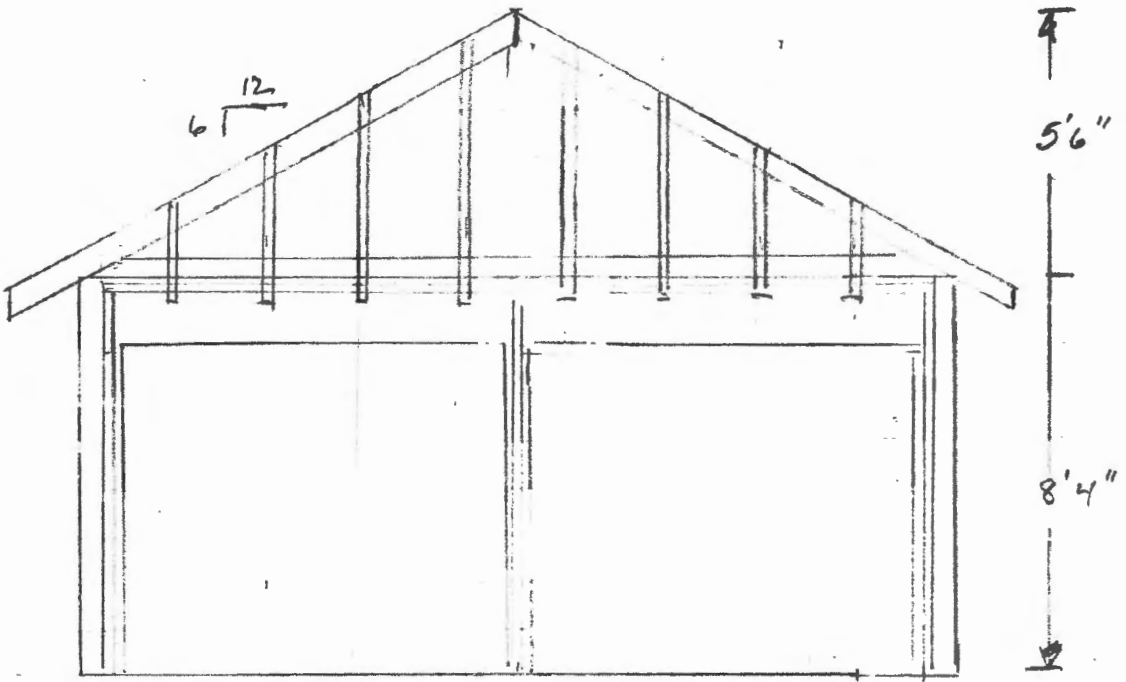
GERALD HUTO, INC.  
 115 RAYMOND RD.  
 BRUNSWICK, ME 04011



REAR ELEVATION

# EXISTING GARAGE

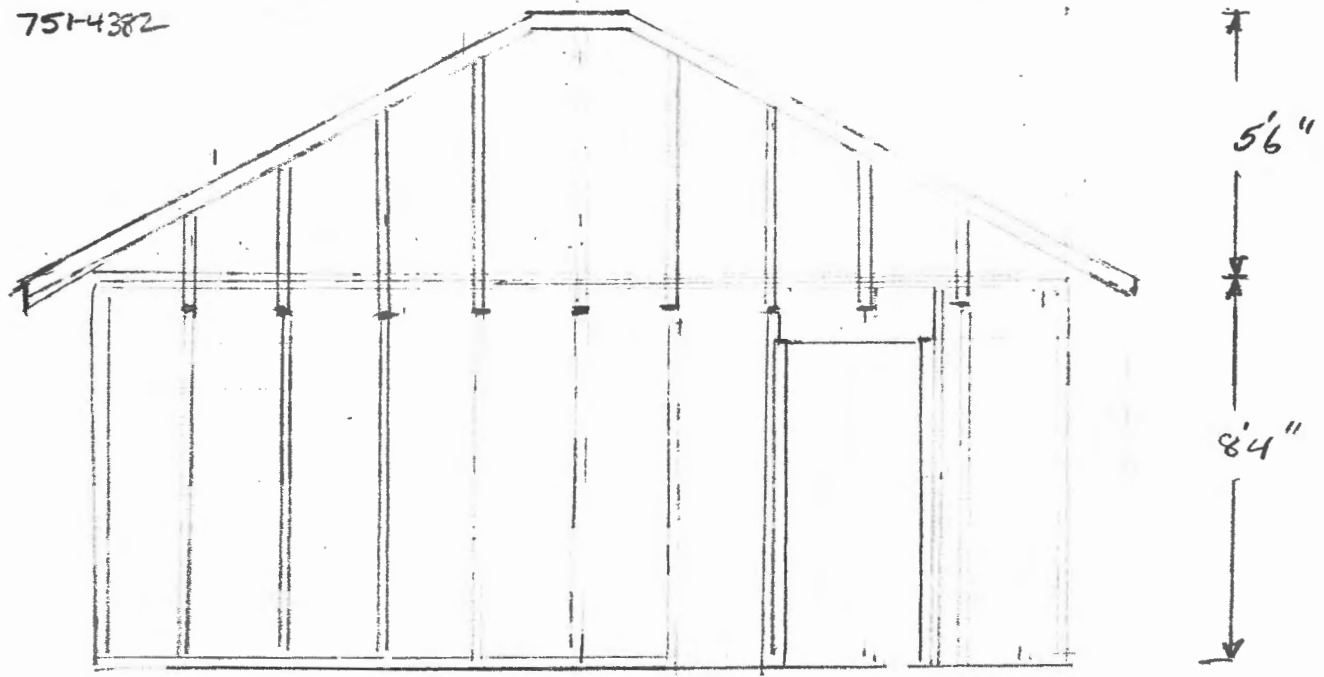
## FRAMING DETAILS



18'

GERALD AUTO INC  
115 RAYMOND ROAD  
BRUNSWICK ME 04011  
751-4382

EXISTING GARAGE  
105 FESSENDEN ST  
PORTLAND ME 04103



20'

From: "Monti, Barbara" <monti@unitil.com>  
Subject: **105 Fessenden St demo sign off**  
Date: March 8, 2012 11:04:15 AM EST  
To: Donald McPherson <dmcpherson@portlandmaine.gov>, Jeanie Bourke <jmb@portlandmaine.gov>, Jonathan Rioux <jrioux@portlandmaine.gov>  
Cc: "mutoj@comcast.net" <mutoj@comcast.net>  
▶ 1 Attachment, 0.8 KB

Good morning all,

Mr Muto is all set with us to demo the garage at this location. Gas service to the house was cut off 07/10/2010 and there is no gas service to the garage.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Visa, Check Number: 67632

**Tender Amount:** 220.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 3/9/2012

**Receipt Number:** 41595

## Receipt Details:

Referance ID:	5526	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-03-3470-ALTR - Demo existing 18' x 20' garage & replace 18' x 20'			
Additional Comments:			

Thank You for your Payment!

Brennan Garage

Abutters to

105 Fessenden Street  
Portland, Maine 04103

117 B008

TW & Laurie Williamson  
97 Fessenden Street  
Portland, Maine 04103

117 B001

James Duplissie  
70 Winnocks Neck Road  
Scarborough, Maine 04074

Owner of 113 Fessenden Street

117 B002

Noriko & Stephen Feeney  
283 Deering Avenue  
Portland, Maine 04103

117 B003

Heath Huston & Jennifer Googins Huston  
287 Deering Avenue  
Portland, Maine 04103

117 B007

Steven Winchele  
113 Glenwood Avenue  
Portland, Maine 04103

Owner of 102 Pitt Street



March 7, 2012

TW & Laurie Williamson  
97 Fessenden Street  
Portland, Maine 04103

Dear TW and Laurie,

I have been asked by Sue and Leonard Brennan, of 105 Fessenden Street, Portland, to inform you that they plan to replace their existing garage.

The work would take place in April/May, and take approximately 4 weeks from start to finish. Work would be on weekdays between the hours of 7:30 am and 4:30 pm.

Please feel free to contact me with any questions. You can reach me at [mutoj@comcast.net](mailto:mutoj@comcast.net), or by phone (207-751-4382).

Sincerely,

Gerald Muto

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[Home](#) | [Registration](#) | [City](#) | [u=11](#) | [Services](#) | [Calendar](#) | [Links](#)

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

<b>CBL</b>	117 B025001
<b>Land Use Type</b>	SINGLE FAMILY
<b>Property Location</b>	105 FESSENDEN ST
<b>Owner Information</b>	BRENNAN LEONARD J & SUSAN H JTS 105 FESSENDEN ST PORTLAND ME 04103
<b>Book and Page</b>	
<b>Legal Description</b>	117-B-25 FESSENDEN ST 103-105 6581 SF
<b>Acres</b>	0.151

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	16452	<b>OWNER OF RECORD AS OF APRIL 2011</b> BRENNAN LEONARD J & SUSAN H JTS 105 FESSENDEN ST PORTLAND ME 04103
<b>LAND VALUE</b>	\$87,900.00	
<b>BUILDING VALUE</b>	\$180,400.00	
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$258,300.00	
<b>TAX AMOUNT</b>	\$4,721.72	

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



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**Building Information:**

	<b>Building 1</b>
<b>Year Built</b>	1895
<b>Style/Structure Type</b>	OLD STYLE
<b># Stories</b>	2
<b>Bedrooms</b>	5
<b>Full Baths</b>	2
<b>Total Rooms</b>	10
<b>Attic</b>	UNFIN
<b>Basement</b>	FULL
<b>Square Feet</b>	2085

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



**Outbuildings/Yard Improvements:**

	<b>Building 1</b>
<b>Year Built</b>	1948
<b>Structure</b>	GARAGE-WD/CB
<b>Size</b>	18X20
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

**New Search!**



JERRY MUTO 751-4382 GERALD MUTO INC

# Demolition Call List & Requirements

Site Address: 105 FESSENDEN STREET  
PORTLAND, ME 04103

Owner: SUE & LEONARD BRENNAN

Structure Type: GARAGE (18'x20')

Contractor: GERALD MUTO INC.

## Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	3/8 "April" - General office Maine <small>CMP DOES NOT GIVE OUT LAST NAMES</small>
Unitil	1-207-541-2533	3/8 "Barbara" (email attached)
Portland Water District	761-8310	3/8 "Jared"
Dig Safe	1-888-344-7233	3/8 SANDY - DIG SAFE #20121005597

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	3/8 Eddy Aceto / Kevin Thomas <small>LULLY NO LONGER WORKS THERE</small>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	3/8 John Emerson 874-8468
Historic Preservation	874-8726	NA
DEP - Environmental (Augusta)	287-2651	3/8 JAMIE TANSEY <small>756-8291</small>

## Additional Requirements (287-7826)

- 1) Written notice to adjoining owners **MAILED 3/8/12**
- 2) A photo of the structure(s) to be demolished **INCLUDED**
- 3) A plot plan or site plan of the property **INCLUDED**
- \* 4) Certification from an asbestos abatement company **NA**
- 5) Electronic files in pdf format are also required in addition to hard copy **INCLUDED**

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
 US EPA Region I (SEA) **NA**  
 JFK Federal Building  
 Boston, MA 02203

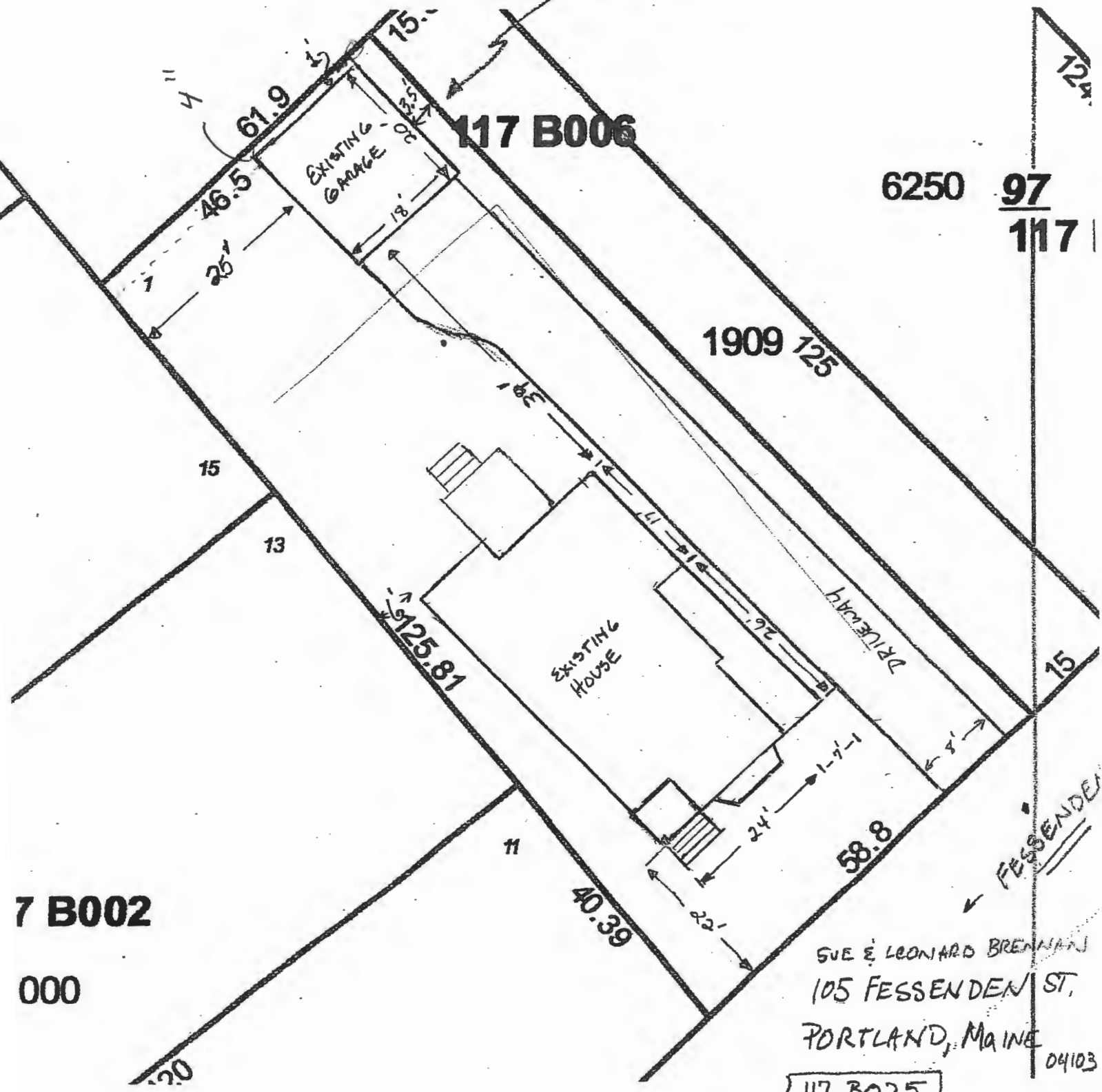
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Gerald A Muto

Date: March 8, 2012

or more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

EXISTING GARAGE  
TO be Replaced



6250 97  
117

1909 125

15

13

125.81

EXISTING HOUSE

58.8

FESSENDEN

7 B002

000

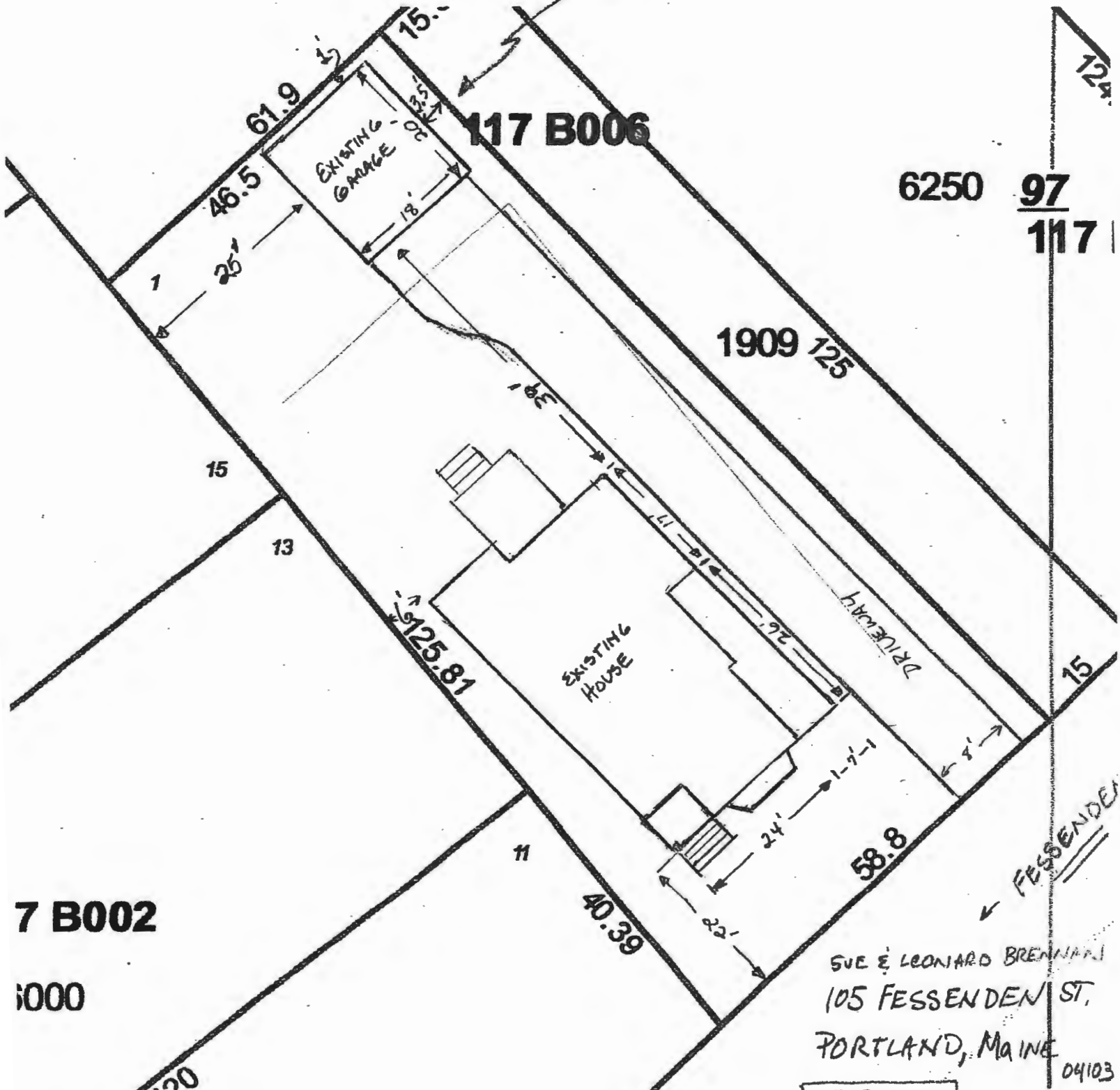
11

40.39

SUE & LEONARD BRENNAN  
105 FESSENDEN ST,  
PORTLAND, MAINE  
04103

117 B025

EXISTING GARAGE  
→ To be Replaced



**117 B006**

6250  $\frac{97}{117}$

1909 125

**7 B002**

0000

EXISTING HOUSE

58.8

40.39

SUE & LEONARD BRENNAN  
105 FESSENDEN ST,  
PORTLAND, MAINE 04103

**117 B025**

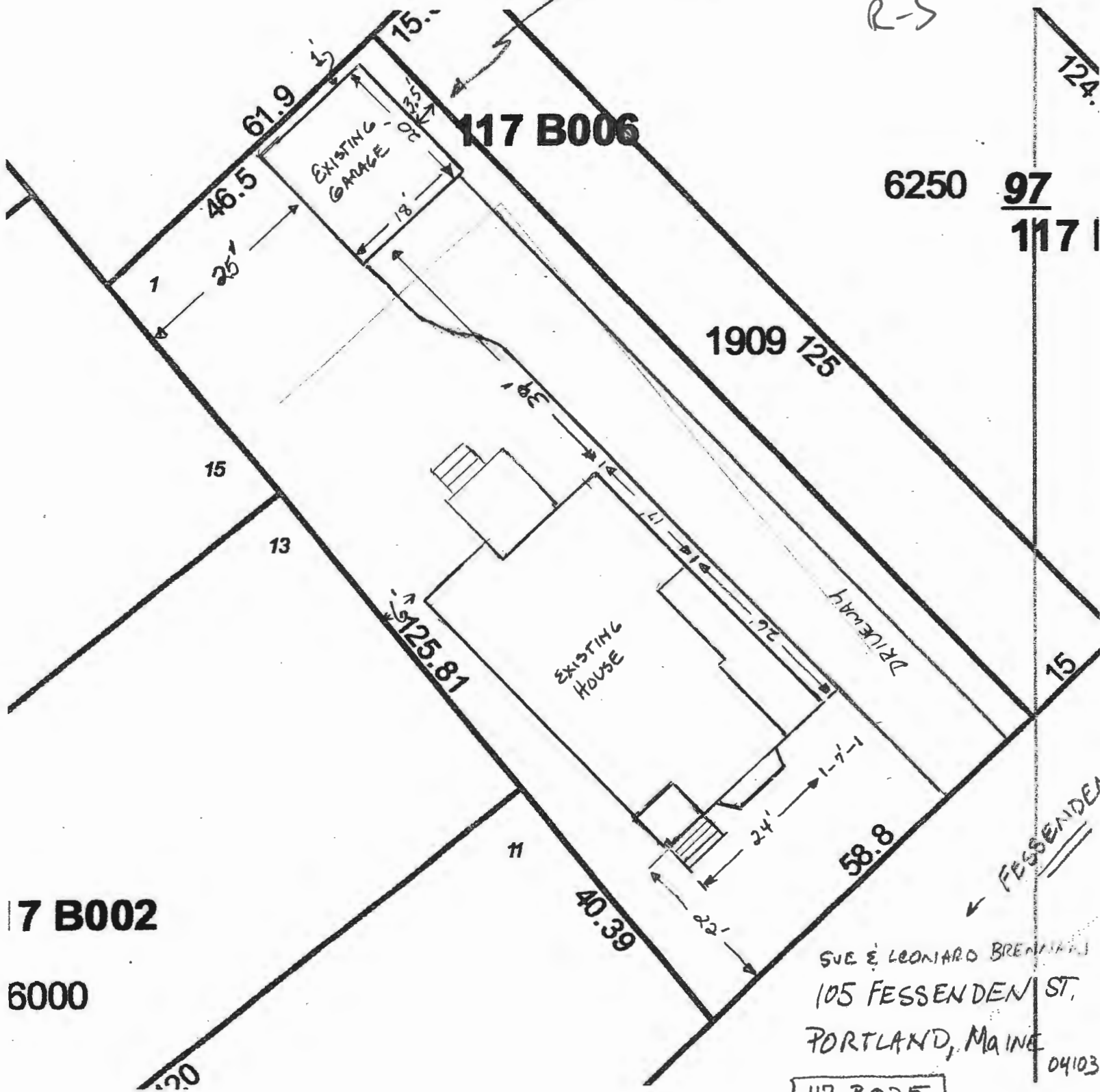
Owner:  
Sue and Leonard Brennan  
105 Fessenden Street  
Portland, Maine 04103

Contractor:  
Gerald Muto, Inc.  
115 Raymond Road  
Brunswick, Maine 04011 207-751-4382



EXISTING GARAGE  
To be Replaced

R-5



SUE & LEONARDO BRENNAN  
105 FESSENDEN ST.  
PORTLAND, MAINE 04103