

City of Portland, Maine - Building or Use Permit Application

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

Permit No.: PERMIT ISSUED 02-0749	CBL: 24 134 F023001
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Location of Construction: 34 Leonard St	Owner Name: Boots Paul M &	Owner Address: 831 North Rd	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: <i>Peter Terry-File</i>		Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Rented home	Proposed Use: Rented home w/two added dormers.	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 3	5405P
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
Signature:	Signature: <i>[Signature]</i>

Proposed Project Description:
Construct 2 gable end dormers on 2nd floor.

to remain single family

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: jmy	Date Applied For: 07/05/2002
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Zoning Approval

- 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 <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>07/12/02</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 Date:
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using 14-136 less than 50% increase

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

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020749

This is to certify that Boots Paul M &/Applicant
has permission to Construct 2 gable end dormer on 2nd fl
AT 34 Leonard St 134 F023001

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. HEAVY 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 _____


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-0749

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.

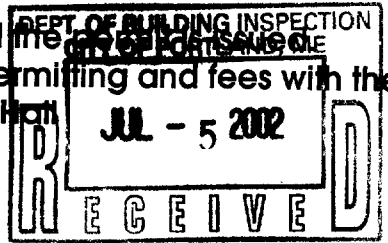
Location/Address of Construction: <u>34 Leonard St.</u>		
Total Square Footage of Proposed Structure <u>no new footage (just dormers)</u>	Square Footage of Lot <u>5363 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>B4</u> Block# <u>F</u> Lot# <u>003</u>	Owner: <u>James Tierney</u>	Telephone: <u>356-4776</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Peter J. Tierney - Fife</u> <u>26 Noyes St.</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>approx 10,000</u> Fee: \$ <u>93-</u>
Current use: <u>rented home</u>		
If the location is currently vacant, what was prior use: <u>rented house</u>		
Approximately how long has it been vacant: <u>1 day (will be vacant month of July only so work can be done)</u>		
Proposed use: <u>rented home</u>		
Project description: <u>Add two European-style gable-end dormers on 2nd floor, raise master bedroom ceiling to cathedral (non structural), add interior trim & replacement windows upstairs</u>		
Contractor's name, address & telephone: <u>Peter J. Tierney - Fife 26 Noyes St. Portland ME 04103 878-8742</u>		
Who should we contact when the permit is ready: <u>Peter R</u>		
Mailing address: <u>26 Noyes St. Portland ME 04103</u>		
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: <u>828-8742</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: Peter J. Tierney Date: 7/1/02

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



Peter Tierney-Fife

26 Noyes St.
Portland, ME 04103
207/828-8742

July 4, 2002

To whom it may concern:

Please find enclosed my application for a work permit to build two small dormers at 34 Leonard Street, in Portland.

I understand that you are short staffed at present – thank you for taking the time to look at this! I need to move my family into the house within the month, including my one-year old twin daughters. Anna and Ellie were born quite prematurely, and continue to be at risk for respiratory complications. For that reason, it is urgent that I begin work on the project immediately, so that they are not exposed unnecessarily to the debris and lead based paint that will be a part of the job.

While waiting for your reply, I will be working on demolition of the inside ceilings and walls (removing plaster and insulation), the addition of non-structural framing members to accommodate the cathedral ceiling planned for the master bedroom, and the removal of siding and exterior trim to accommodate the new dormers.

Thank you for your time and energy. I look forward to hearing from you, and to meeting with you! Please let me know as soon as possible if you need any additional information. I am also happy to make changes based on your expertise. I will be working at 34 Leonard St. most weekdays, 8 to 4, if you would like to stop by at your convenience. My home phone is listed above. Thanks again.

Sincerely,



Peter J. Tierney-Fife

WARRANTY DEED

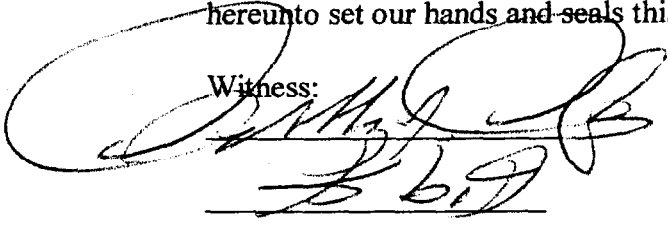
KNOW ALL BY THESE PRESENTS, that Paul M. Boots and Katryn A. Gabrielson, of 831 North Road, North Yarmouth, Cumberland County, State of Maine, for consideration paid, grant to James E. Tierney, of RR 1, Box 670, Lisbon Falls, State of Maine 04252, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the improvements thereon, situate on Leonard Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:


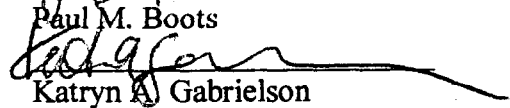
Beginning at a stake on the southwesterly side of Leonard Street distant one hundred ninety-six (196) feet from the intersection of Leonard Street with the southeasterly side of Best Street, said stake being at the easterly corner of Lot No. 71 as shown on a plan made for A. L. Richardson by E. C. Jordan, C. E. in 1874 and recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 40; thence southeasterly by said side of Leonard Street sixty (60) feet to a stake; thence southwesterly at right angles with Leonard Street ninety-two and seventy-eight hundredths (92.78) feet to Lot No. 66 as shown on said plan; thence northwesterly by said Lot No. 66 and Lot No. 67 as shown on said plan, a distance of sixty and forty-six hundredths (60.46) feet to Lot No. 71; thence by said Lot No. 71 northeasterly, at right angles with Leonard Street, eighty-six (86) feet to said southwesterly side of Leonard Street at the point of beginning. Said premises being a portion of Lot No. 72 as shown on the above-mentioned plan.

Meaning and intending to convey the same premises conveyed to the Grantors herein by Jeannette B. Clemons by deed dated November 28, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8571, Page 203.

In Witness Whereof, we, the said Katryn A. Gabrielson and Paul M. Boots, have hereunto set our hands and seals this 1st day of July, 2002.

Witness:



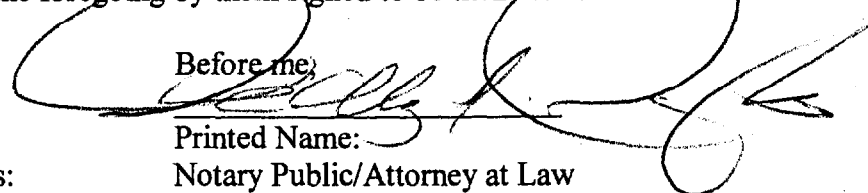

Paul M. Boots

Katryn A. Gabrielson

State of Maine,
Cumberland, SS.

July 1, 2002

Personally appeared the above-named Paul M. Boots and Katryn A. Gabrielson and severally acknowledged the foregoing by them signed to be their free act and deed.

Before me,

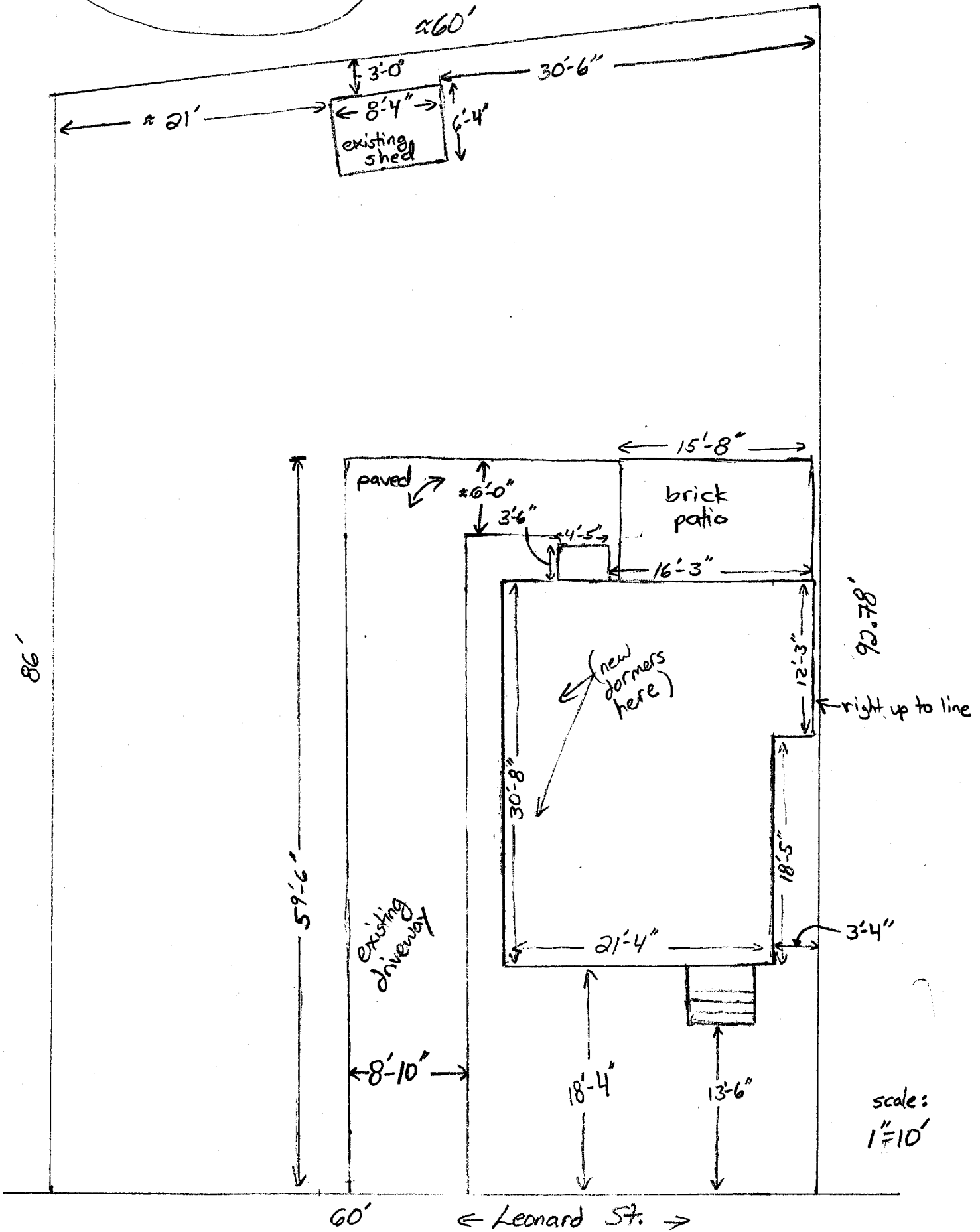


Printed Name:

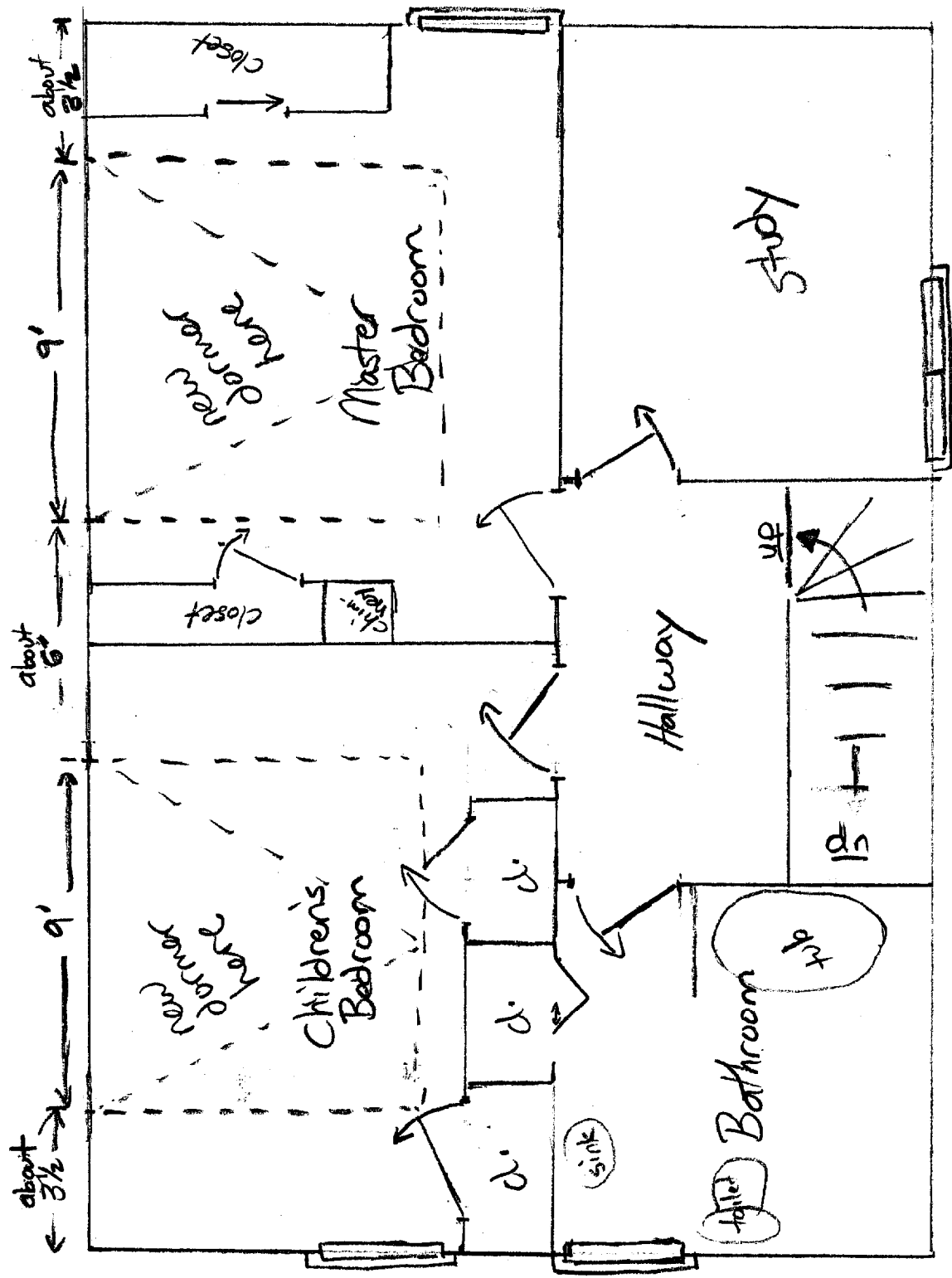
Notary Public/Attorney at Law

My commission expires:

Plot Plan
34 Leonard St.



Floor Plan (2nd floor)

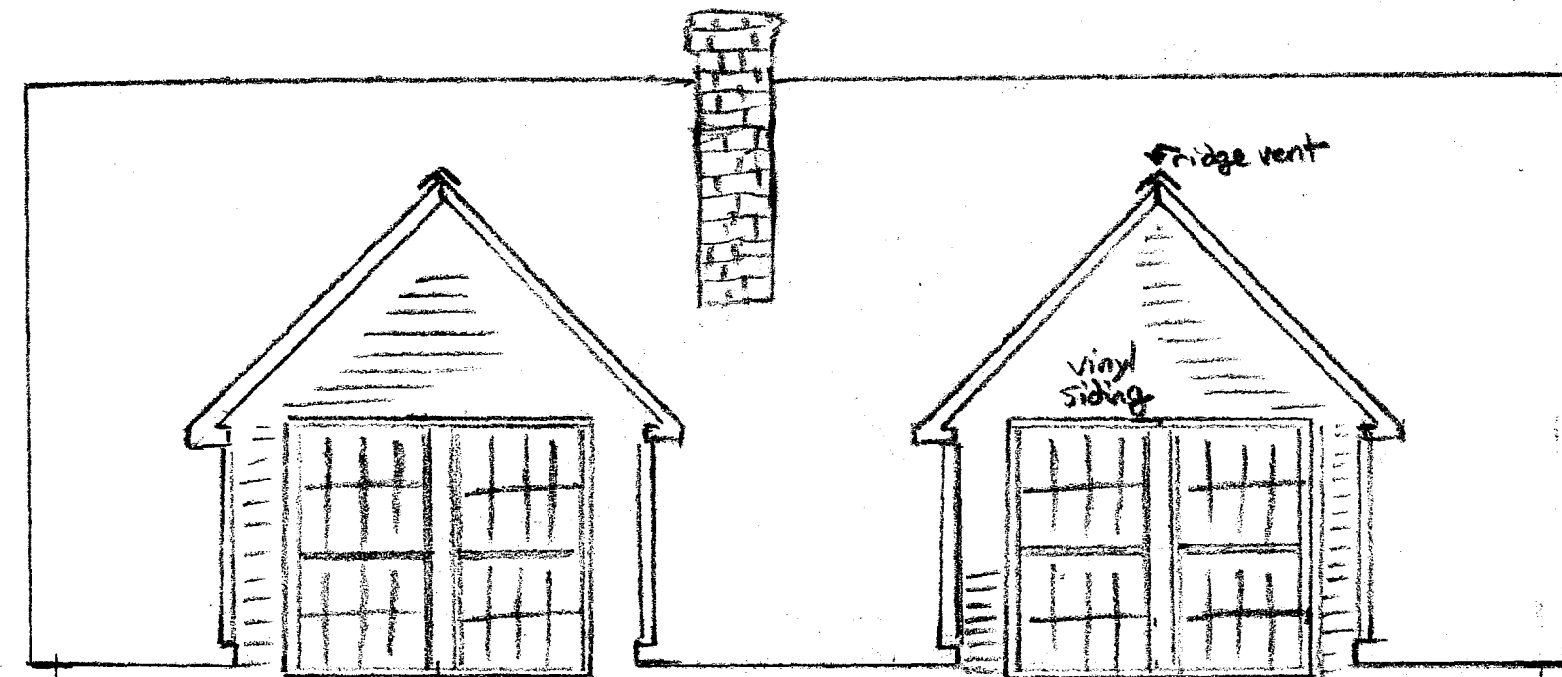


Scale: $\frac{1}{4}'' = 1'$

2nd Floor Plan

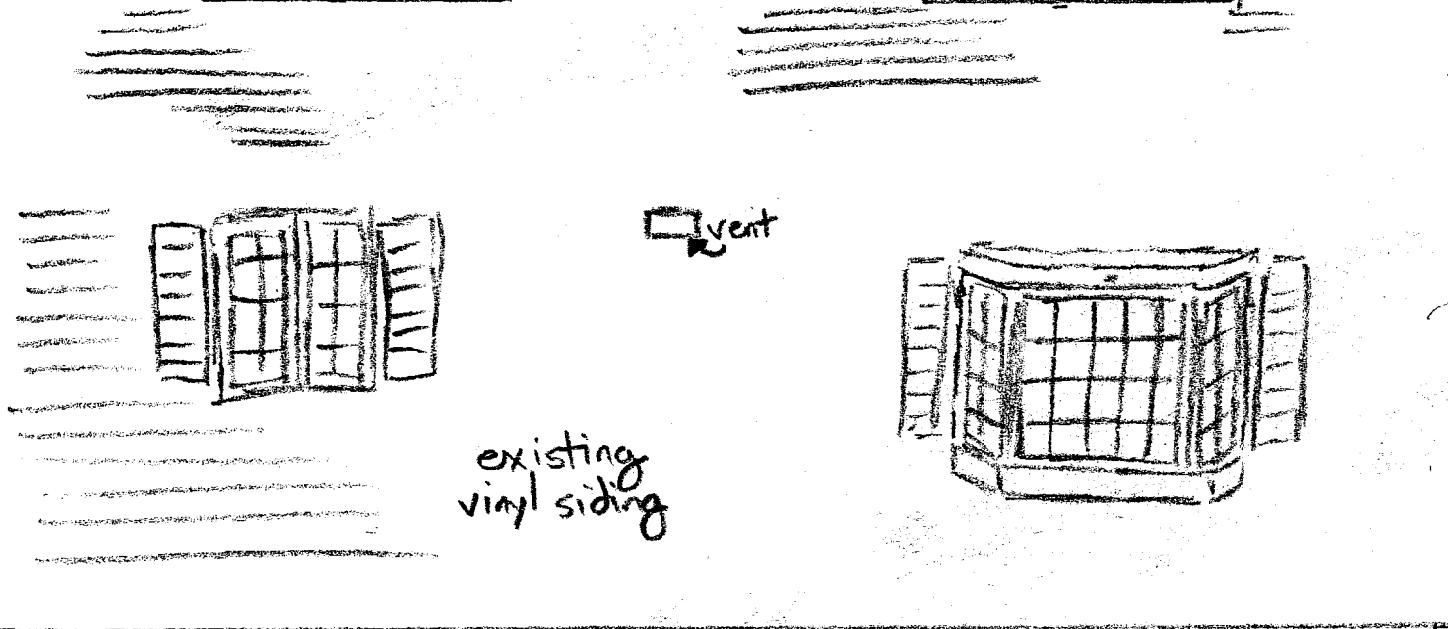
using Section 14-436 less than 50%

Master
Bedroom
this
side



height to
ridge is
approx.
27'

34 Leonard St.
2 New Dormers



back

front

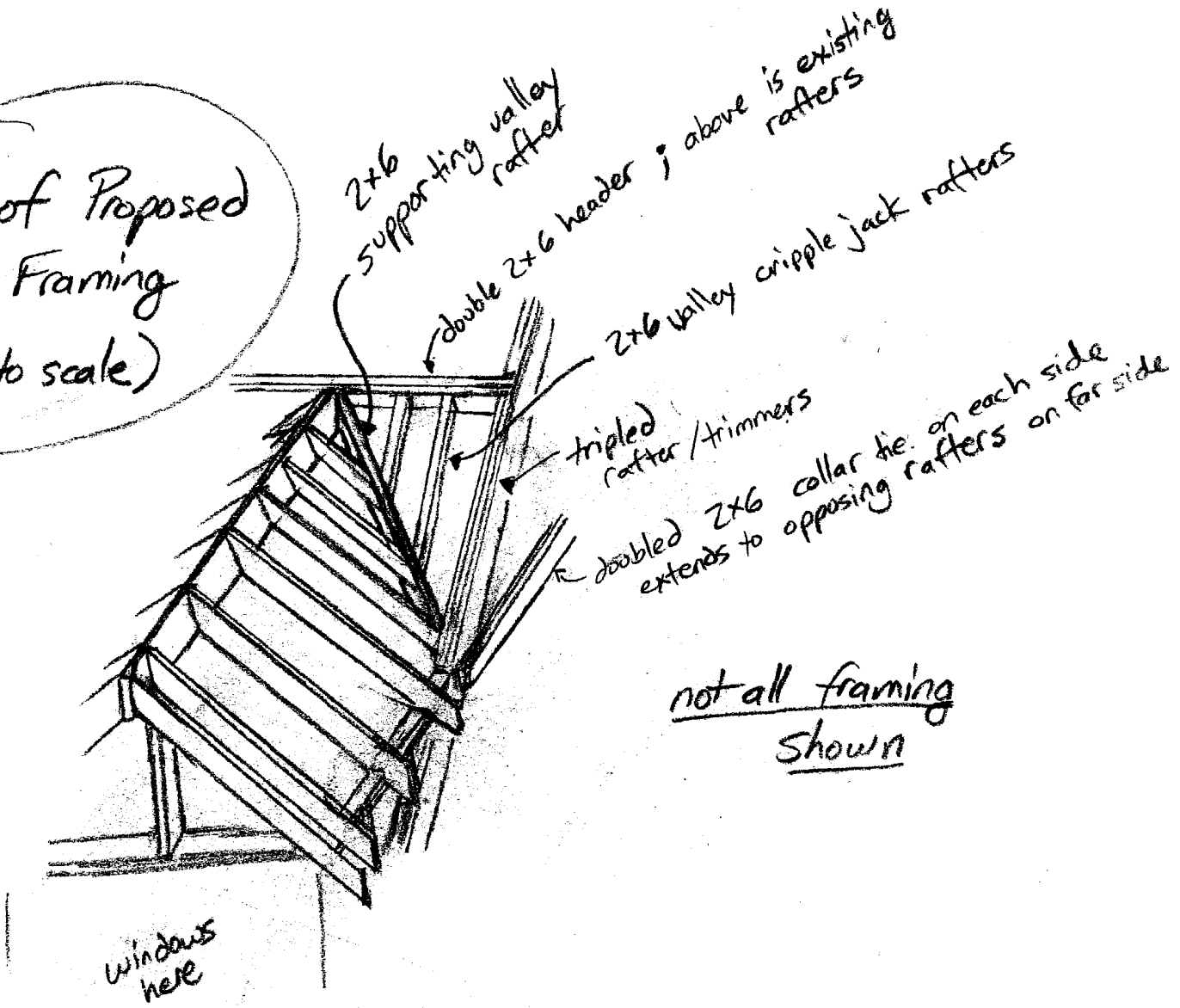


(brick)

30'-8"

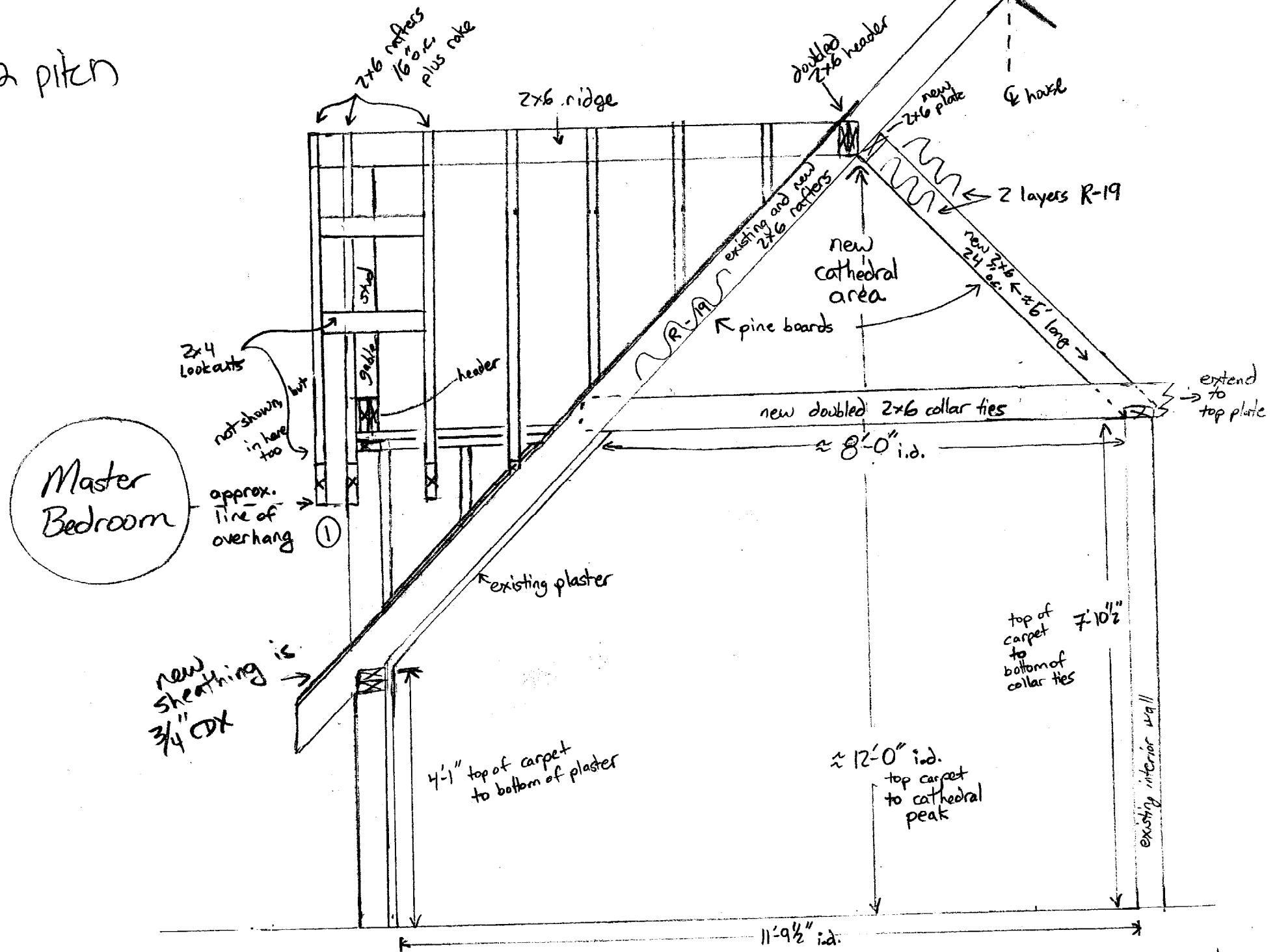
scale
1/4" = 1'

Detail of Proposed Valley Framing
(not to scale)



not all framing
shown

12/12 pitch



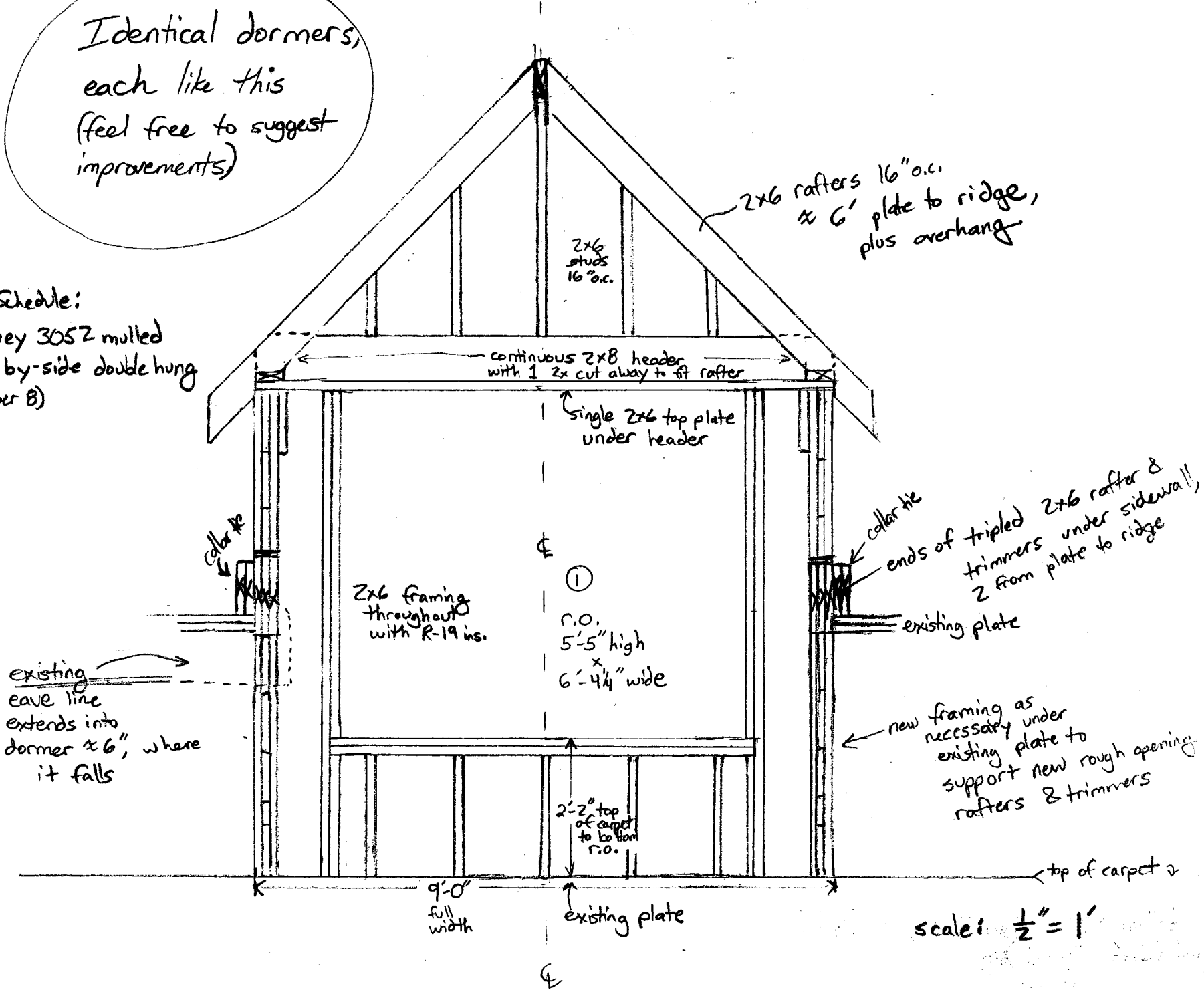
Master Bedroom

scale 1/2" = 1'

Identical dormers,
each like this
(feel free to suggest
improvements)

Window Schedule:

- ① Harvey 3052 mullied side-by-side double hung (8 over 8)



scale: 1/2" = 1'

Children's
Bedroom

Framing the same as master bedroom for dormer but without opening up ceiling to cathedral area along the length of the room. The dormer itself will be cathedral-ed just under the dormer ridge in this room. The existing 1x10" collar ties/ceiling joists will remain in place except where dormer goes; new 2x6 will be added at sides of dormers if necessary.

