

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 080922

PERMIT ISSUED

11/13 2 9 2008

CITY OF PORTLAND

This is to certify that LAWLER-DEBORAH ANN Robert Robner
 has permission to Single Family Home - Remove existing porch rear home, build new 5' x 32'6" addition; new shed dormer, repl
 AT 116 PARSONS RD 139 K014001

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 procured before this building or part thereof is started or otherwise closed-in. 24 HOUR NOTICE 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

Thomas M. Markley 8/26/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0922	Issue Date:	CBL: 139 K014001
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Location of Construction: 116 PARSONS RD	Owner Name: LAWLER DEBORAH ANN	Owner Address: 116 PARSONS RD	Phone:
Business Name:	Contractor Name: Robert Rohner	Contractor Address: 152 Bolton Street Portland	Phone 2072726128
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

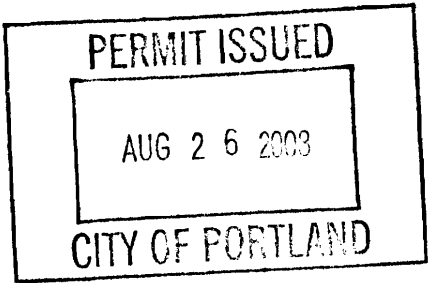
Past Use: Single Family Home	Proposed Use: Single Family Home - Remove existing porch rear of home, build new 5' x 32' addition, new shed dormer, replace all windows, interior & exterior renovations	Permit Fee: \$1,580.00	Cost of Work: \$156,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: Single Family Home - Remove existing porch rear of home, build new 5' x 32' addition, new shed dormer, replace all windows, interior & exterior renovations <i>1 story garage</i>	Signature: <i>Jm 8/26/03</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: ldobson	Date Applied For: 07/29/2008	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>using section 14-436(A) to add dormer 6'6" of e. boundary 80%</i> <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"/> <i>OK w/ conditions</i> Date: 8/14/03	<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:	<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>ABW</i> Date:



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

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X Robert [Signature]
Signature of Applicant/Designee

9/26/08
Date

Thomas H. MacBeeley [Signature]
Signature of Inspections Official

9/26/08
Date



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>116 PARSONS ROAD PORTLAND MAINE</u>		
Total Square Footage of Proposed Structure/Area <u>162.5</u>	Square Footage of Lot <u>6500</u> #137 <u>6510</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>139</u> Block# <u>K</u> Lot# <u>412 14</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DEBORAH A LAWLER</u> Address <u>187 HAMILTON AVE</u> City, State & Zip <u>PRINCETON N.J</u> <u>08540</u>	Telephone: <u>609-497-4696</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>156,400</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE EXISTING SCREEN PORCH. AT BACK OF HOUSE</u> <u>BUILD NEW 5' X 32'6" ADDITION FOR KITCHEN & DINING ROOM</u> <u>EXTENSION. ADD NEW SHED DORMER 2ND FL AT GARAGE.</u> <u>REPLACE ALL WINDOWS - NEW SIDING. CHANGE INTERIOR DOOR LOCATIONS</u> <u>UPDATE ALL MECHANICALS, ELECTRIC, PLUMBING HEATING SYSTEM</u>		
Contractor's name: <u>ROBERT J KOHNER</u> Address: <u>152 BOLTON ST</u> City, State & Zip <u>PORTLAND ME 04102</u> Telephone: <u>775-5390</u> Who should we contact when the permit is ready: <u>ROBERT KOHNER</u> Telephone: <u>272-6128</u> Mailing address: <u>152 BOLTON ST PORTLAND ME 04102</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, 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: Robert Kohner Date: 7/28/08

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: 08-0922	Date Applied For: 07/29/2008	CBL: 139 K014001
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

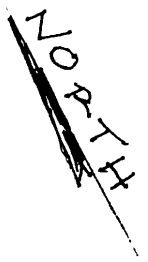
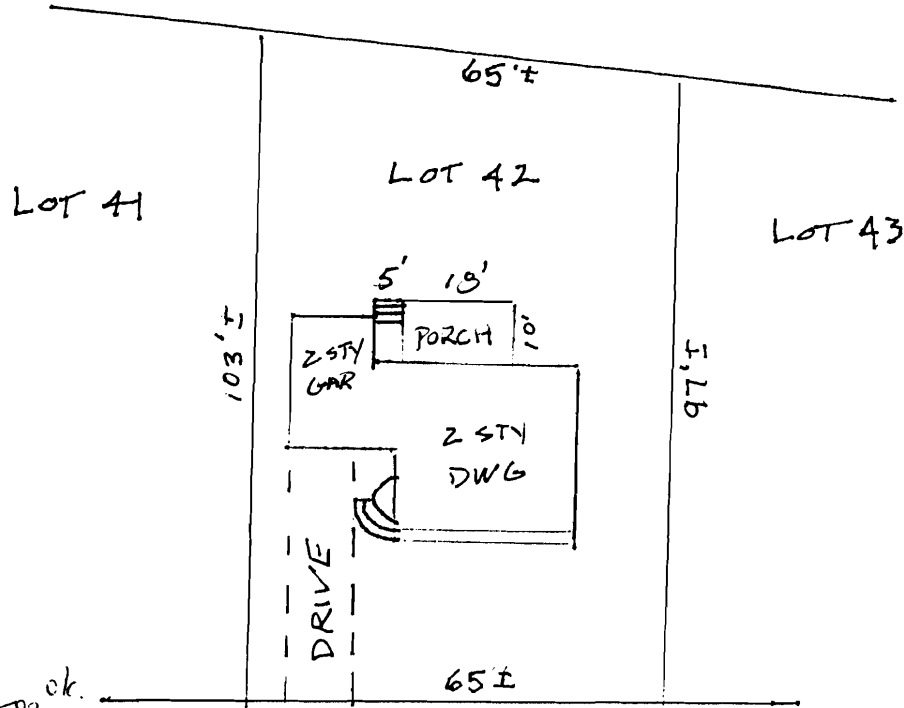
Proposed Use: Single Family Home - Remove existing porch rear of home, build new 5' x 32' one story addition, new shed dormer on garage, replace all windows, interior & exterior renovations	Proposed Project Description: Single Family Home - Remove existing porch rear of home, build new 5' x 32'6" addition, new shed dormer on garage, replace all windows, interior & exterior renovations
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/14/2008
Note: Using section 14-436(b) for dormer on garage. 80% is 995.2 sf. Adding 56.52 sf of floor area which is 6% of allowable 80% increase. Ok to Issue: <input checked="" type="checkbox"/>			
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
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: Tom Markley	Approval Date: 08/26/2008
Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

116 PARSONS ROAD
PORTLAND MAINE

EXISTING



R3

lot size 6510

land area per dw = 6500 ok.

front 25' req. - N/A

rear 25' req. - 39' given

side 2 story - 14' req. - 14' given
1 story 8' req.

lot coverage = 35% = 2278.5

Ok 1244 proposed
LOT 41

dormer on garage.

- not meet side setback 8'

Section 14-436(b)
can increase 60%

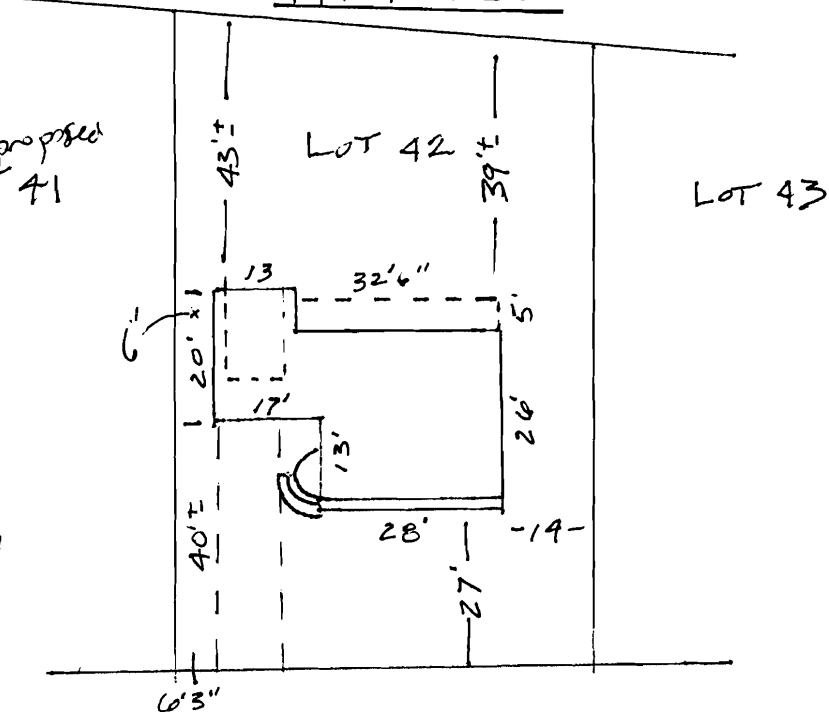
1st floor footprint: 1244
80% = 995.2

dormer adding: 9.42' x 6' = 56.52

using 6% of allowable 60% increase.

PARSONS ROAD

PROPOSED



PARSONS ROAD

FOR MORTGAGE LENDER USE ONLY

ALL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS ACTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL THEORETICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ANOTHER'S DEEDS.

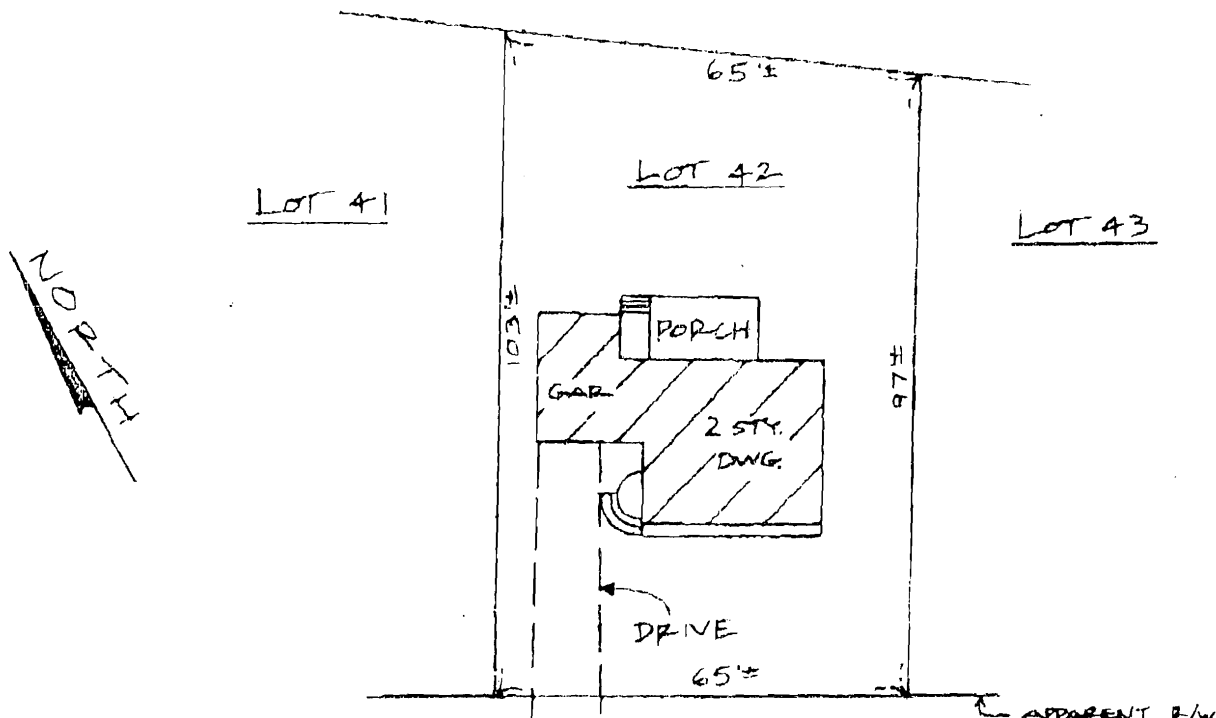
REV. 08/18/07

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE

ADDRESS: 116 Parsons Road
Portland, Maine

INSP. DATE: 9/27/2007

SCALE: 1"=30'



TO
OCEAN AVE.

PARSONS ROAD

TEB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Deborah Lawler

FILE#: 20720699

OWNER: Dinsmore & Dimauro

CLIENT#: 3003-07

LENDER: _____

REQ. PARTY: Barter Title Company

ATTORNEY: _____

TITLE REFERENCES: COUNTY: Cumberland

DEED BOOK: 22650 PAGE: 288

PLAN BOOK: 35 PAGE: 57 LOT: 42

MUNICIPAL REFERENCE:

MAP: 139 BLOCK: K LOT: 14

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No 230051 PANEL: 0007C ZONE: X DATE: 12/8/1998

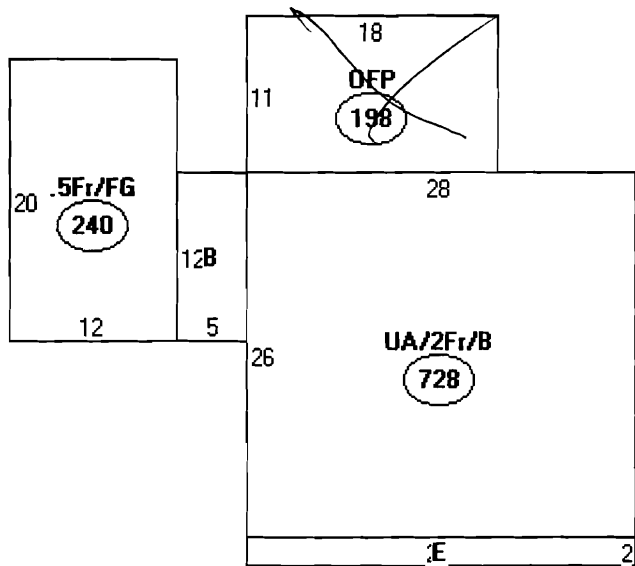
THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC
Professional Land Surveyors

[Signature]
9-27-07

918 BRIGHTON AVE. PR. (207) 878-7870
PORTLAND, ME. 04102 F. (207) 878-7871
THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING



Descriptor/Area

A: UA/2Fr/B
728 sqft

B: 1.5Fr/B
60 sqft

C: .5Fr/FG
240 sqft

D: ~~DFP~~
~~198 sqft~~

E: FOH
56 sqft

= 1084

$$5 \times 32 = 160$$

1244



pitch of existing roof of serv.

existing is