

**PERMIT ISSUED**

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

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

Permit No: 03-0291	Issue Date: <b>APR 15 2003</b>	CBL: 140 F006001
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Location of Construction: 31 George St	Owner Name: Hanna James E & Ann C Jts	Owner Address: 31 George St <b>CITY OF PORTLAND</b>	Phone:
Business Name:	Contractor Name: Bauer, Steven	Contractor Address: 32 Fleetwood Portland	Phone: 2077200489
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <b>R-3</b>

Past Use: Single Family dwelling	Proposed Use: Single family dwelling with dormers added.	Permit Fee: \$58.00	Cost of Work: \$5,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>OK</i>	INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>BOCA 99</b> <i>[Signature]</i>	

Proposed Project Description: Add 13' shed dormer to existing 2nd floor finished space.	Signature:	Signature:
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: kwd	Date Applied For: 04/03/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: <b>4/15/03</b>	<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: <b>4/15/03</b>
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**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

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 030291

Please Read Application And Notes, If Any, Attached

# PERMIT

This is to certify that Hanna James E & Ann C Jts/owner, Steven

has permission to Add 13' shed dormer to exist 2nd floor finish space.

AT 31 George St 140 F006001

provided that the person or persons, firm or person 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 when permission is procured before this building or part thereof is occupied or otherwise used-in. HOUR NOT REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. PERMIT ISSUED  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other APR 15 2003  
Department Name

*[Signature]*  
Director, Building & Inspection Services

**CITY OF PORTLAND**

**PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 03-0291	<b>Date Applied For:</b> 04/03/2003	<b>CBL:</b> 140 F006001
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<b>Location of Construction:</b> 31 George St	<b>Owner Name:</b> Hanna James E & Ann C Jts	<b>Owner Address:</b> 31 George St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bauer, Steven	<b>Contractor Address:</b> 32 Fleetwood Portland	<b>Phone</b> (207) 720-0489
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single family dwelling with dormers added.	<b>Proposed Project Description:</b> Add 13' shed dormer to existing 2nd floor finished space.
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 04/15/2003

**Note:** **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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      **Reviewer:** Tammy Munson      **Approval Date:** 04/15/2003

**Note:** **Ok to Issue:**

03-0291

# 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>31 George St 04103</u>		
Total Square Footage of Proposed Structure <u>Same</u>	Square Footage of Lot <u>10,566</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>140</u> Block# <u>F006001</u> Lot#	Owner: <u>James and Ann Hanna</u>	Telephone: <u>774-9217</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>James Hanna 31 George St 04103 774-9217</u>	Cost Of Work: <u>\$5,000</u> Fee: <u>\$58-</u>
Current use: <u>Play room in single family dwelling</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <del>Family Room</del> <u>Family Room in single family dwelling</u>		
Project description: <u>Build 13 foot wide shed dormer.</u>		
Contractor's name, address & telephone: <u>Steven Bauer 22 Fleetwood St. Portland 720-0489</u>		
Who should we contact when the permit is ready: <u>Steven Bauer 720-0489</u>		
Mailing address: <u>22 Fleetwood St. Portland 04102</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>720-0489</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.

APR 3 2003

Signature of applicant: <u>[Signature]</u>	Date: <u>[Stamp]</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

13' wide Shed Dormer  
Here ↷

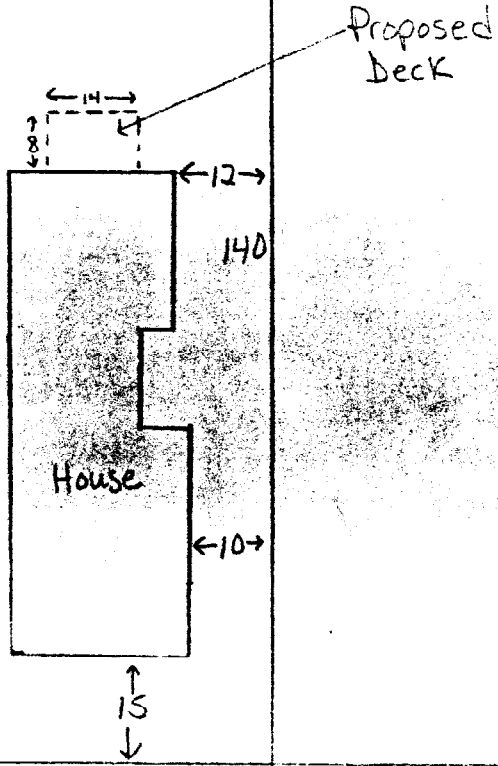


**RECEIVED**

AUG 17 1987

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

138



House

Proposed  
Deck

31 GEORGE STREET

7/2

From the workbench of:

Date:

5/8 plywood  
2x10 joist

Joist hangers

new roof will be completely  
covered in Fiberglas insulation  
+ 1/2" sheetrock  
+ 1/2" gyp

6" height  
2x6 wall

double rafters  
at outside cuts

2x8 rafter

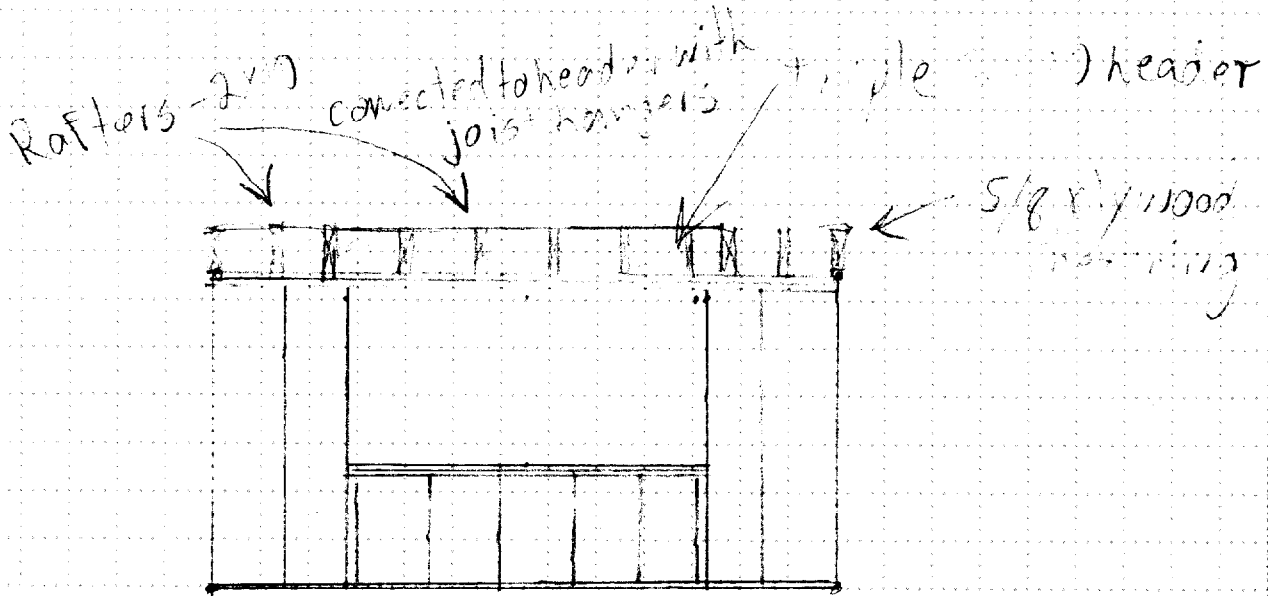
1/2 plywood  
insulation

Vinyl 31 Georgia St. - Cross Section

1/2" sheetrock  
match  
the ground

Black pencil - original finished surface  
Red pencil - new sheetrock

1 square = 1 foot

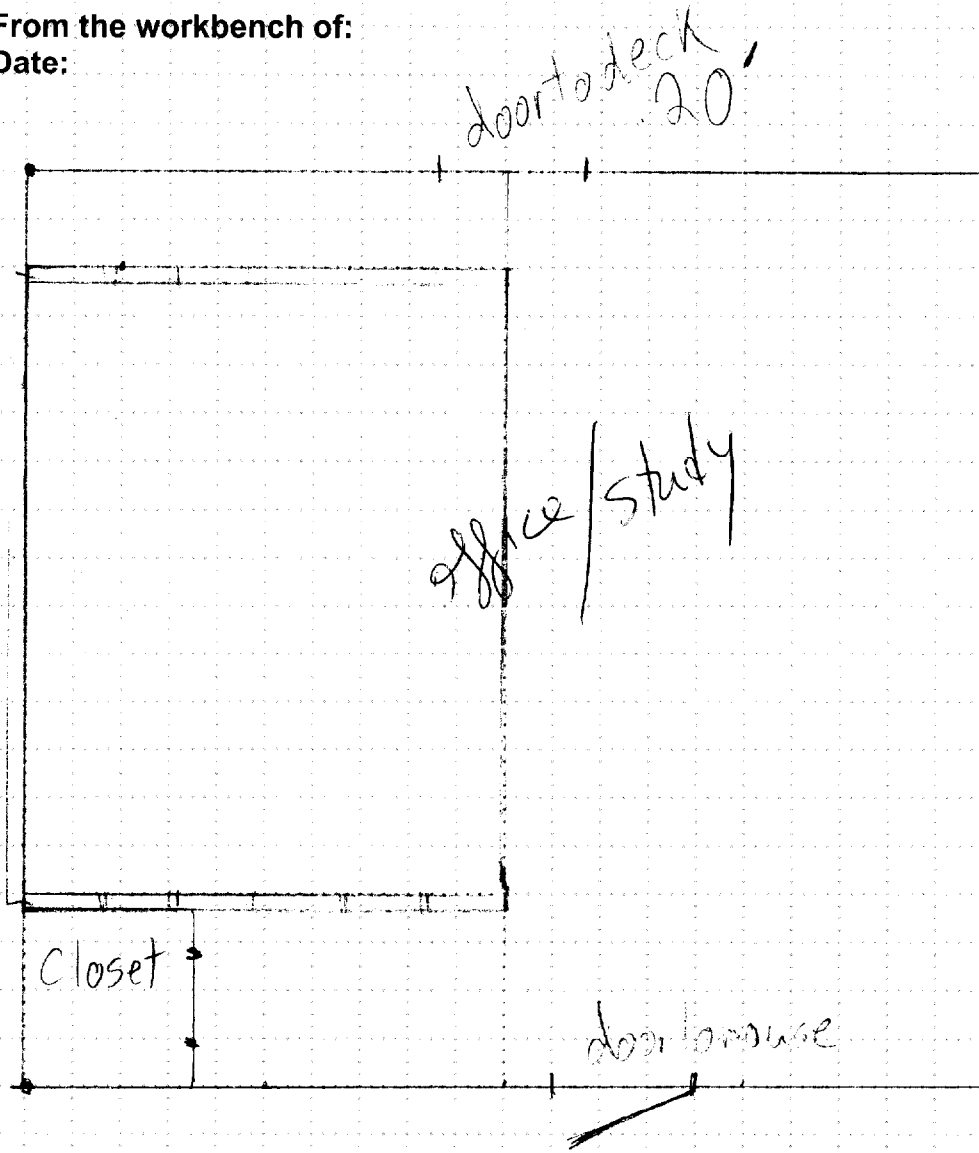


2x6 dormer wall w/ Fiberglass insulation

Window - Anderson TW 2432-3

R.O. 3'4 3/8" x 7'5 3/4"

From the workbench of:  
Date:



1 square = 1 foot

Black lines - existing  
Finished space

Red lines - new shed  
lines

31 George St. Floor plan



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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	140 F006001
<b>Location</b>	31 GEORGE ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	HANNA JAMES E & ANN C JTS 31 GEORGE ST PORTLAND ME 04102
<b>Book/Page</b>	11368/242
<b>Legal</b>	140-F-6-7 GEORGE ST 31  10566 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$46,100	\$80,010	\$126,110

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1886	Old Style	2	2170	0.243	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	2		11	Full Finsh	Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
POOL-PREFAB PLASTIC LINER	1	1982	16X32	C	A

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/01/1994	LAND + BLDING	\$112,000	11368-242
10/26/1993	LAND + BLDING	\$66,250	11050-085

**Picture and Sketch**

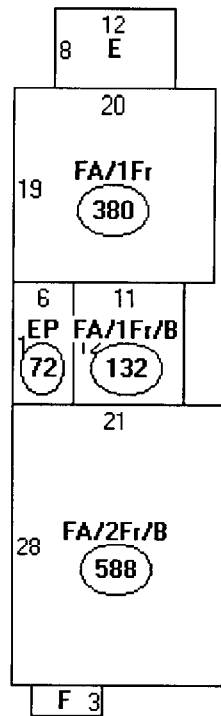
Picture                      Sketch

[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](#).

**New Search!**





- Descriptor/Area
- A: FA/2Fr/B  
588 sqft
  - B: EP  
72 sqft
  - C: FA/1Fr/B  
132 sqft
  - D: FA/1Fr  
380 sqft
  - E: WD  
96 sqft
  - F: 2FBAY/B  
21 sqft

# 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.

\_\_\_\_\_ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

\_\_\_\_\_ **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: There is a \$75.00 fee per 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.**

\_\_\_\_\_ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]*  
Signature of applicant/designee

Date

4/15/03

*[Signature]*  
Signature of Inspections Official

Date

CBL: 140-F-6 Building Permit #: 03-0291

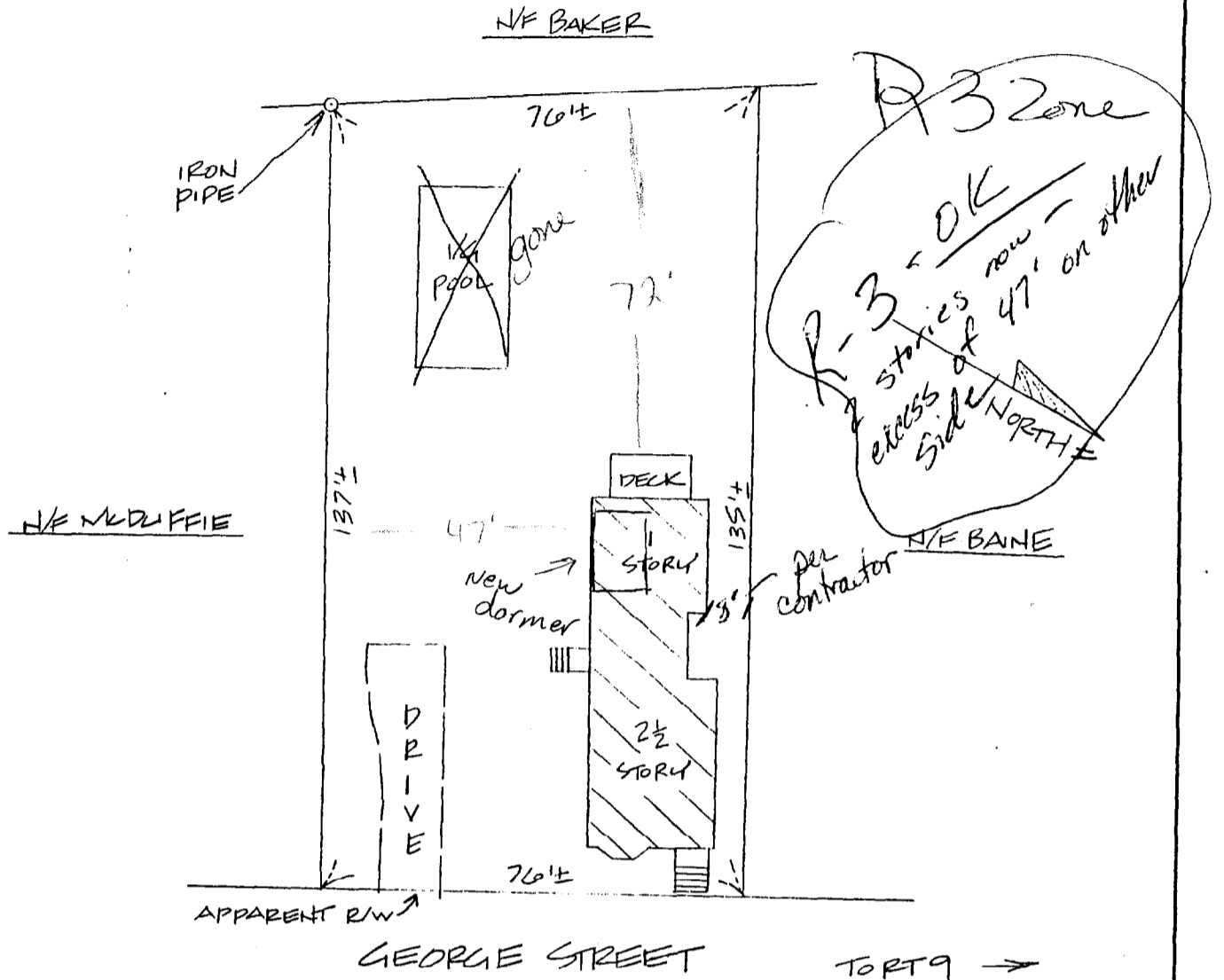
# FOR MORTGAGE LENDER USE ONLY

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) THIS INSPECTION IS TO BE USED BY THE BELOW LISTED TITLE COMPANY AND OR ATTORNEY AND ITS TITLE INSURER FOR MORTGAGE PURPOSES ONLY.

ADDRESS: 31 GEORGE STREET  
PORTLAND, ME

INSPECTION DATE: 3 1 7 1994

SCALE: 1" = 30'



APPLICANT: JAMES & ANN HANNA  
OWNER: DEBRA DOWD  
LENDER: BANK BOSTON MORTGAGE CORP

REQUESTING PARTY: LEETE & LEMIELIX  
ATTORNEY: JAMES R. LEMIELIX  
FILE No. 94682

**TITLE REFERENCES:**

DEED BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
COUNTY: CUMBERLAND

**MUNICIPAL REFERENCE:**

MAP: 140 BLOCK: F LOT: 60  
THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.E.M.A. COMMUNITY MAP NO. 230051 PANEL: 002B ZONE: C DATED: 07 15 1982  
THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

**NADEAU & LODGE**

PROFESSIONAL LAND SURVEYORS  
85 RACKLEFF STREET, PORTLAND, ME. 04103  
TELEPHONE AND FAX: (207) 780-6613

*Ben R. Lodge*

**THIS IS NOT A BOUNDARY SURVEY**

**NOT FOR RECORDING**