

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080242

This is to certify that EVANS MARTIN C & JUDITH EVANS, ITS/Bennett Homehas permission to raise and dormer the roof over the garage to create storage spaceAT 95 CANCO RD

L 141 E019001

APR - 2 2008

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is used or service is rendered. NO OTHER NOTICES 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. Kelly 3/31/08
 Director - Building & Inspection Services

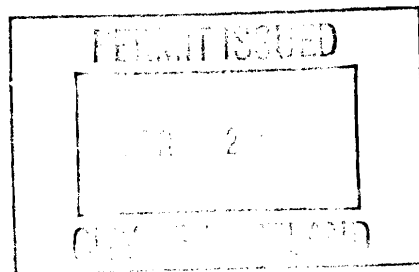
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0242	Issue Date:	CBL: 141 F019001
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Location of Construction: 95 CANCO RD	Owner Name: EVANS MARTIN C & JULIA H E	Owner Address: 95 CANCO RD	Phone:
Business Name:	Contractor Name: Bennett Homes	Contractor Address: 193 Rochester St. Westbrook	Phone: 2076322445
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3
Past Use: Single Family Home	Proposed Use: Single Family Home - raise & dormer the roof over the garage to add storage space above the garage.	Permit Fee: \$80.00	Cost of Work: \$6,000.00
Proposed Project Description: raise and dormer the roof over the garage to create storage space		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003
		Signature:	Signature: <i>jm</i> 3/31/08
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: 03/14/2008	Zoning Approval		
<ol style="list-style-type: none"> 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 <i>using section 14-436(a) adding 140.5sf or 23% to cf allowable sq ft increase</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"/> Date: <i>3/28/08</i> <i>ABM</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: <i>ABM</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
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.

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.

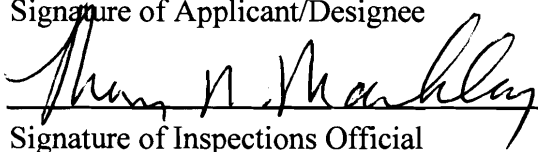
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

4-3-08
Date



Signature of Inspections Official

5/2/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0242	Date Applied For: 03/14/2008	CBL: 141 F019001
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Location of Construction: 95 CANCO RD	Owner Name: EVANS MARTIN C & JULIA H E	Owner Address: 95 CANCO RD	Phone:
Business Name:	Contractor Name: Bennett Homes	Contractor Address: 193 Rochester St. Westbrook	Phone (207) 632-2445
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - raise & dormer the roof over the garage to add storage space above the garage.	Proposed Project Description: raise and dormer the roof over the garage to create storage space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/28/2008

Note: House not meet setbacks or lot area per dwelling unit. Using section 14-436(a), 50% of first floor footprint is **Ok to Issue:**
617 sf. Adding 142.5 sf or 23% of allowable increase.

- 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:** 03/31/2008

Note: **Ok to Issue:**

- 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.

Comments:

3/18/2008-amachado: Left message for Dave Bennett. Project description is unclear. Not all of the existing footprint of the area connecting the garage to the house is permitted and the proposed addition is increasing the roof line beyond what is allowed by section 14-436(a). I need to see scalable cross sections of the existing garage and the existing "breezeway" to see the existing roof and space.

3/19/2008-amachado: Spoke to Dave Bennett. He will come in this afternoon so we can talk about how he might expand the second floor staying within the requirements of section 14-436(a).

3/28/2008-amachado: Dave brought in revised plans that meet the criteria of section 14-436(a).

3/28/2008-amachado: In reviewing the permit, the files show that a 5' x 6' addition was added to the rear of the section connecting the garage to the house. There is no record of a permit for this addition. The owner needs to bring the building into compliance. See letter.



General Building Permit Application

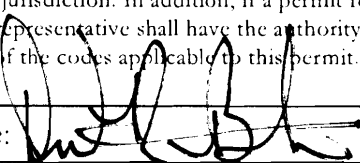
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>95 CANCO ROAD, PORTLAND ME.</u>		
Total Square Footage of Proposed Structure/Area <u>260 S.F.</u>		Square Footage of Lot <u>5,251.60 SF.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>141-F-019</u>	Applicant * must be owner, Lessee or Buyer * Name <u>MARTIN & JULIA EVANS</u> Address <u>95 CANCO RD</u> City, State & Zip <u>PORT ME 04103</u>	Telephone: <u>899-3126</u>
Lessee/DBA (If Applicable) <u>MAR 14 2008</u>	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>6000.00</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? <u>N/A.</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>roof</u> Project description: <u>REMOVE EXIST GARAGE & BREEZEWAY & CONSTRUCT 5' KNEE WALL & NEW ROOF. UNFINISHED SPACE.</u> <u>New description - revised 3/27/08 - raise garage roof & dormer on side breezeway unchanged</u>		
Contractor's name: <u>BENNETT HOMES</u>		
Address: <u>3 WHEELER LANE</u>		
City, State & Zip <u>LIMINGTON ME 04049</u>		Telephone: <u>603-2445</u>
Who should we contact when the permit is ready: <u>CONTRACTOR</u>		Telephone: _____
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, 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:  Date: 3-13-08

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

March 26, 2008

Bennett Homes
3 Wheeler Lane
Limington, ME 04049

MAR 27 2008

City of Portland

RE: Martin and Julia Evans
95 Canco Road
Portland, ME 04043

Dear Staff:

Enclosed please find all necessary information for the above referenced project.

Martin and Julia Evans are seeking a building permit for a 213s.f. storage room addition above their existing garage at their residence. Based on the 50% expansion rule under section 4-436-A^{14-1566A} of the City of Portland's ordinance.

Calculations as follows for dormer.

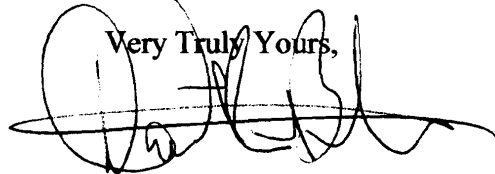
Existing $11.16' \times 19.16' = 213.8sf$ ^{50% of whole first floor} Proposed $17.83' \times 5.58' = 99.49sf$

area that is being added beyond existing 4' high kneewalls
50% expansion is 50% of 1st floor footprint.

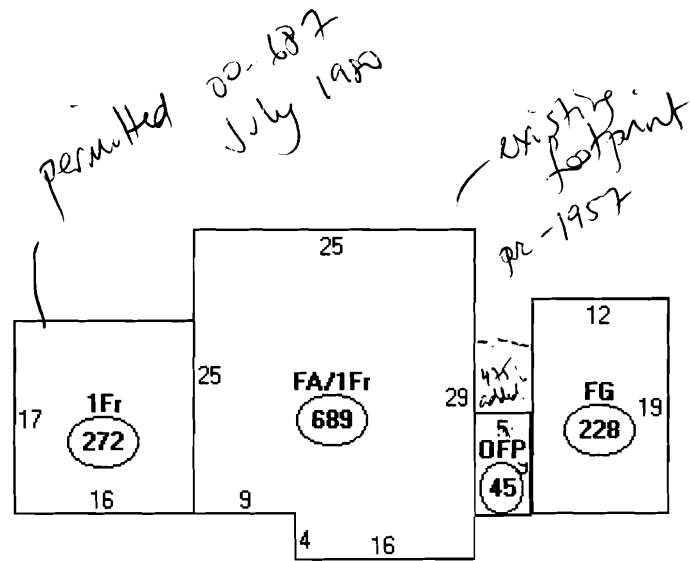
$99.49sf / 213.8sf = .46$ or 46% expansion.

In closing, we hope this meets all of the city's requirements and look forward to working with the staff on any questions or comments they may have

Very Truly Yours,



David Bennett
Bennett Homes



Descriptor/Area

- A: FA/1Fr
689 sqft
- B: 1Fr
272 sqft
- C: OFP
45 sqft
- D: FG
228 sqft

- 1234 φ
53% = 617 increase
allowed.

July 7, 2007

Martin & Julia Evans
95 Canco Road
Portland, Maine 04103

RE: Additions and renovations
to 95 Canco Road

To Whom it May Concern:

I, Martin Evans, authorize David Bennett, of Bennett Homes, to act as my agent for the above referenced project.

Very truly yours,

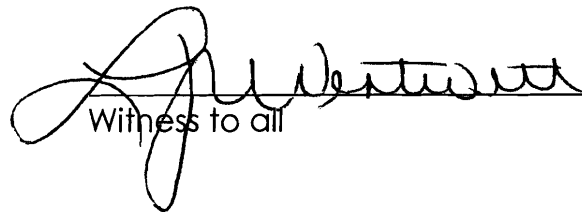
A handwritten signature in black ink, appearing to read "Martin Evans", written in a cursive style.

Martin Evans

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That I/we **Nebojsa Simatovic** of the City/Town of Portland in the State of Maine, for consideration paid, grant(s) to **Martin C. Evans and Julia H. Evans** whose mailing address is 68 Ledge Farm Road, Nottingham, New Hampshire 03290, as Joint Tenants, with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 5th day of July, 2005.

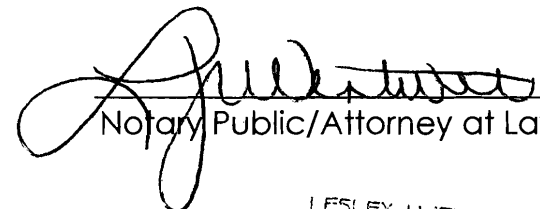

Witness to all


Nebojsa Simatovic

State of Maine
Cumberland, ss.

July 5, 2005

Personally appeared before me the above named **Nebojsa Simatovic** and acknowledged the foregoing instrument to be his/her/their free act and deed.


Notary Public/Attorney at Law

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2006

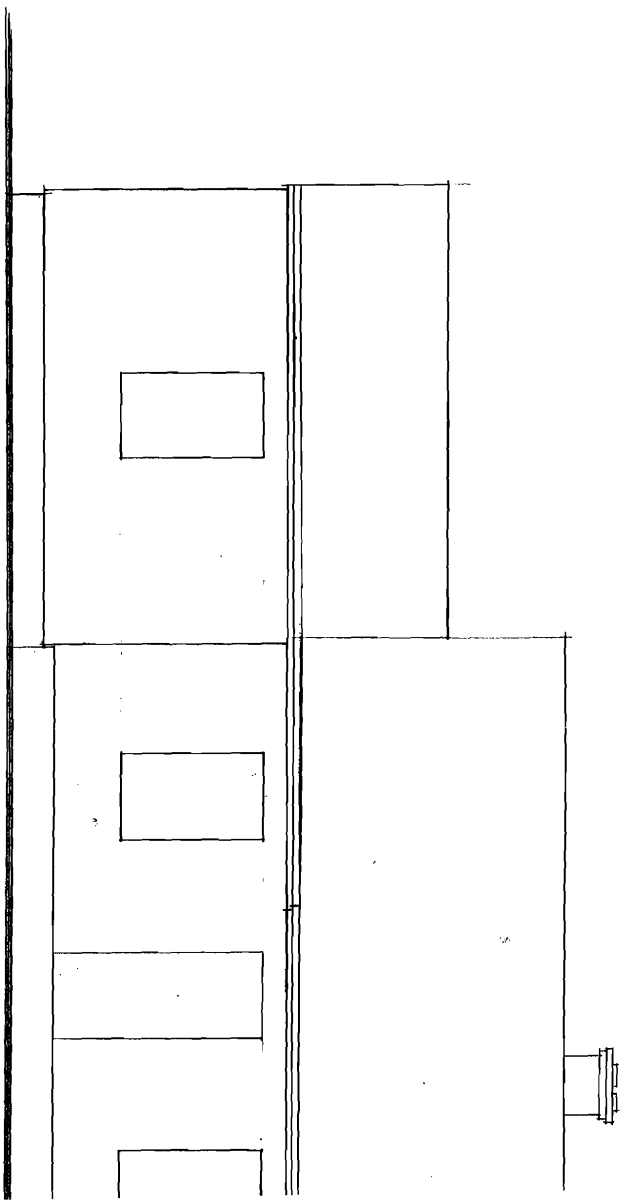
EXHIBIT A
(DEED)

A certain lot or parcel of land, with the buildings thereon, situated at "Woodfords Park" so-called, in the City of Portland, County of Cumberland and State of Maine, and being lot numbered forty-four (44), as shown on a map or plan of Woodfords Park dated October 1919, by Percy H. Richardson, C.H., and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 32, to which reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Michael p. Clapp to Nebojsa Simatovic dated June 30, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15582, Page 263.

Reviewed and Approved: N.S. _____

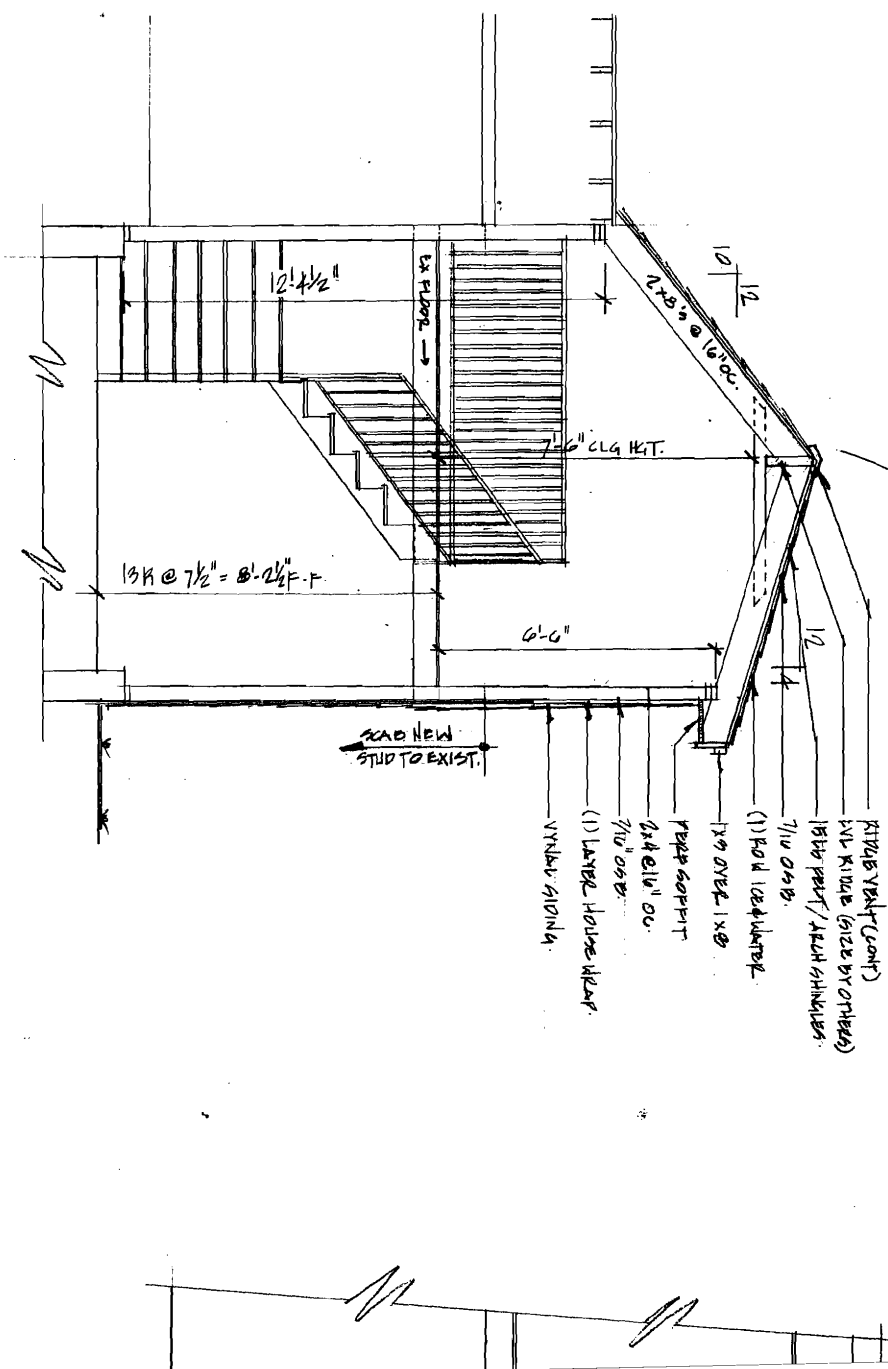
FRONT ELEVATION
— 95 CANCO RD. — PORT



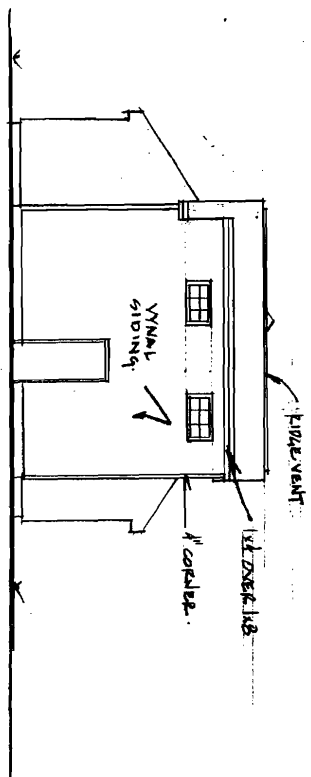
85-1
2

- BUILDING SECTION - 3'-6" = 1'-0" =

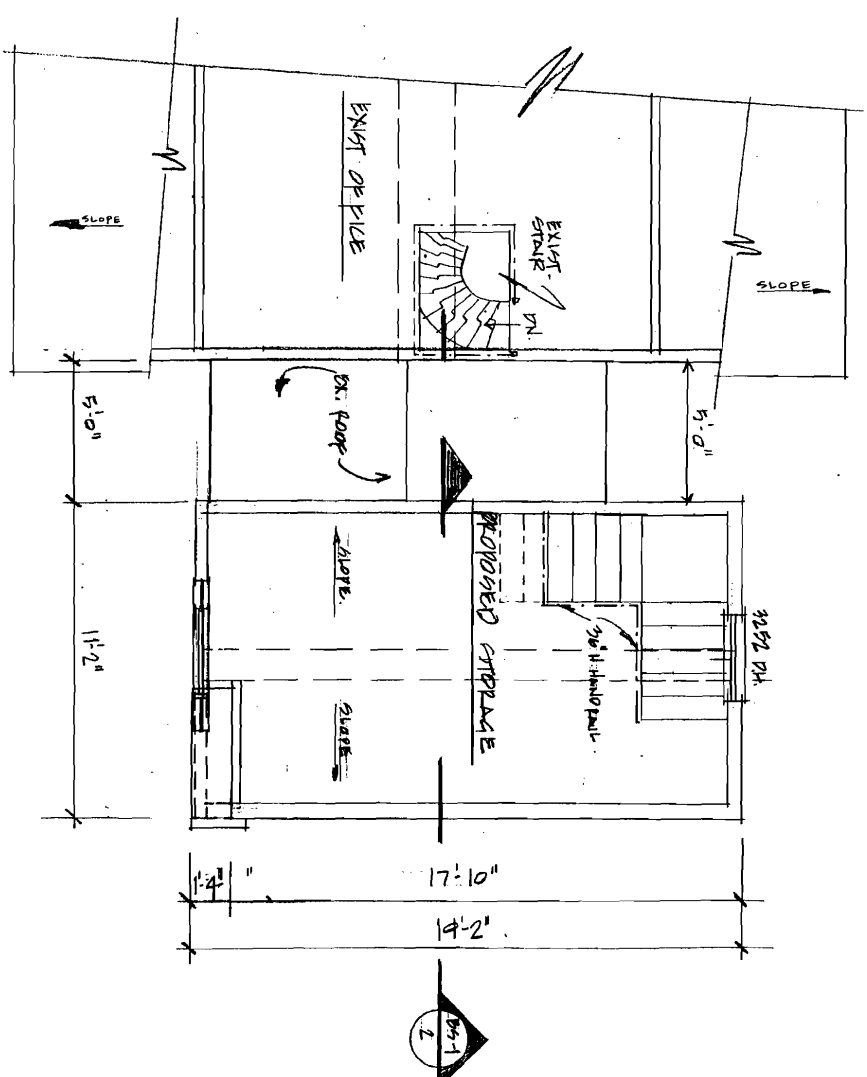
= EXIST



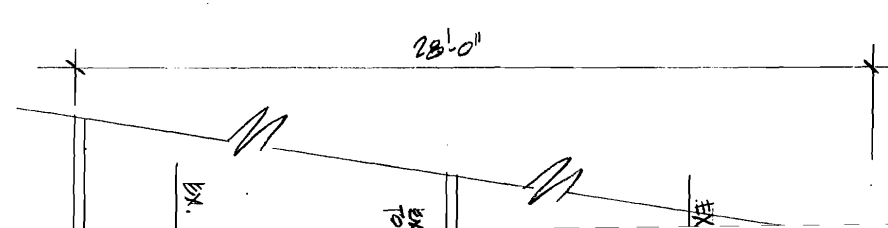
total over on second floor
is 179.5 (10.5 x 16)



RIGHT SIDE ELEVATION 18'-10"



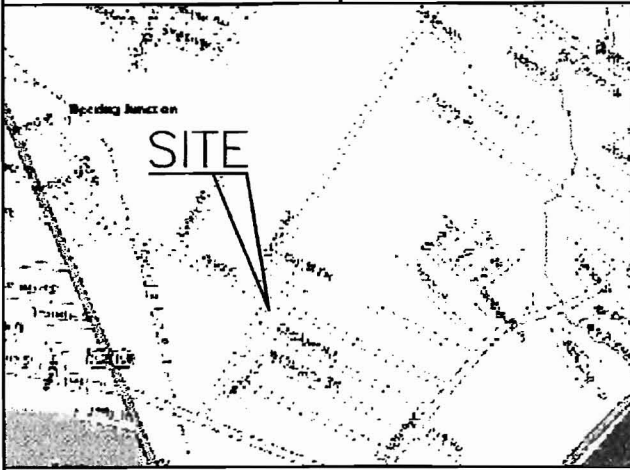
SECOND FLOOR = 14'-11-0"



FIRST

Section 14-436(2)

SITE LOCATION MAP:

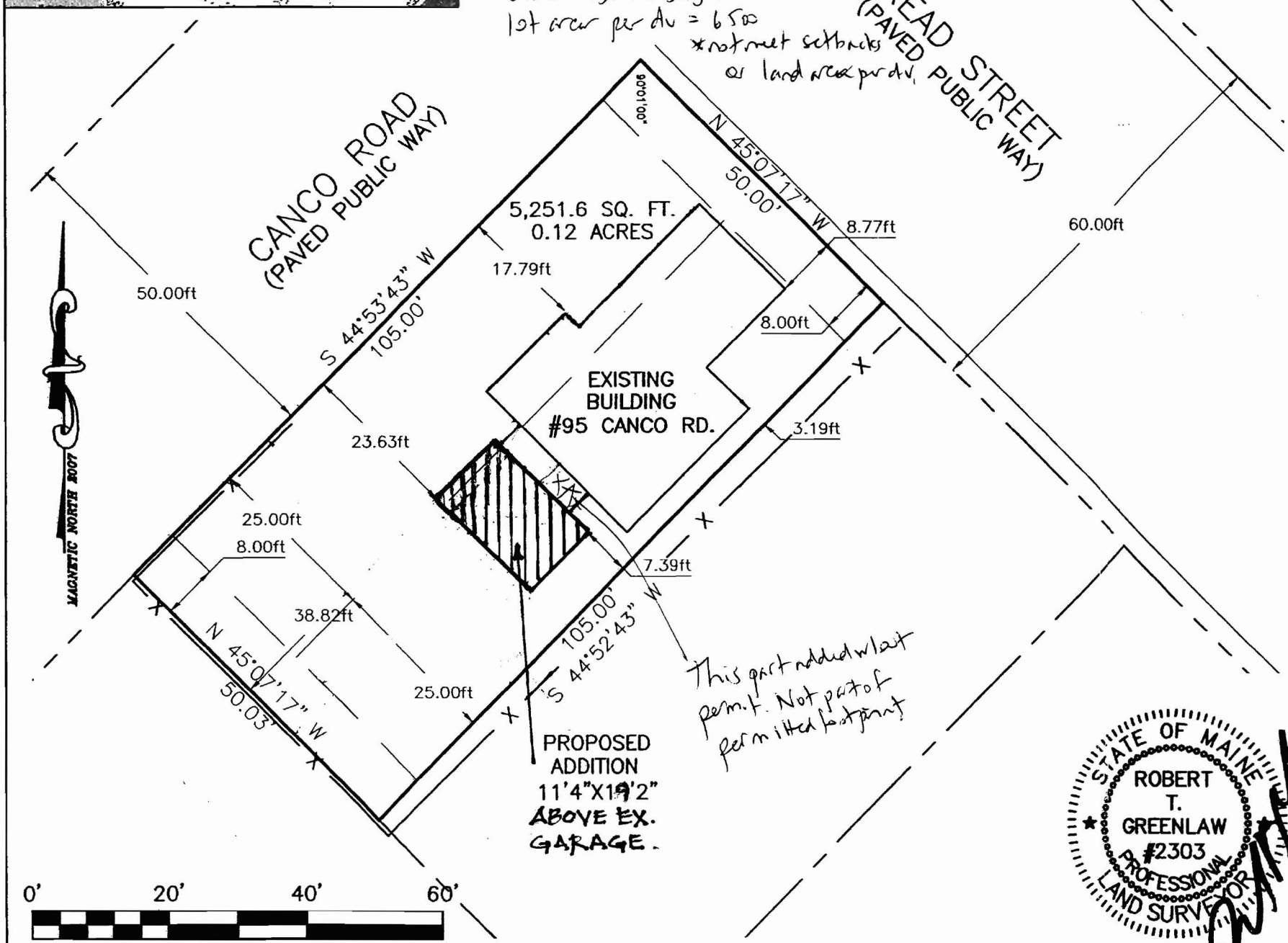


lot size - 5251.6 ϕ
 front 25' req. - 17.79' given

permitted foot print = 1234 ϕ
 50% = 617 ϕ
 adding - 142.5 ϕ
 23%

APR - 1 2008

rear 25' req. - 3.19' given
 side ~~11' req.~~ - 8.77' given
 lot area per du = 6500
 *not meet setbacks
 or land area per du



- GENERAL NOTES:**
- RECORD OWNER 22845 PAGE 92 A (C.C.R.D.).
 - BEARINGS ARE THIS SURVEY, UTIL LIETZ SOKKISHA HAND-HELD MAGNI
 - AREA OF SUBJE
 - REFERENCE IS
 - CITY OF I RETRACED 4/13/6
 - "PLAN OF GOODRICH HOMEST CARLETON F. FOSS PLAN BOOK 16 PA
 - CITY OF I 1-22-29, AND CA
 - THERE WERE NO BENEFITING SUBJE
 - ZONING: R-3 - MINIMUM LO MINIMUM AR MINIMUM STI MINIMUM YA FRONT - SIDE - ON SI MAXIMUM LC MINIMUM LO MAXIMUM BL

LEG

- CRF \odot Capl
- IPF \circ Iron
- (50.00') Dist
- plan
- N/F Now
- Z - Indic
- σ Utilit
- E - Over
- - - Abul
- - - Prop
- - - Stre

This part added w/out perm. Not part of permitted footprint

**PROPOSED ADDITION
 11'4" X 19'2"
 ABOVE EX. GARAGE.**



SURVEYORS ST

I HEREBY CERTIFY I FOR PROFESSIONAL 2001 WITH THE FOL

- NO WRITTEN REP
- NO NEW DESCRIF
- NO NEW CORNER

ROBERT T. GREENLAW
 V. PRESIDENT BACK

