

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that CHRISTINE M TOOHEY

Located At 44 TORREY ST

Job ID: 2011-02-497-DRG

CBL: 155 - - D - 008 - 001 - - - -

has permission to Demo existing 21' x21' Barn- build new 24' x 28', slightly relocated, post & beam barn with storage loft 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

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-02-497-DRG

Located At: 44 TORREY

CBL: 155 - - D - 008 - 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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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.
4. The maximum height for a detached structure is 18'. WE received a revised North West Elevation (3/1/11) done on a CAD Program that shows the height of the barn as 17'10 3/4" from grade (49.5'). This permit is being issued with the condition that the height of the barn may not exceed 18' and the height may have to be verified in the field.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, including tempered windows, foundation anchors at 4' O.C., lateral blocking of loft joists and full hanger dimension.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. The loft area is approved for storage only, no occupancy allowed without prior approvals.
5. One graspable handrail with returns is required on the stair @ 34"-38" or a graspable combination guard/handrail at 34" minimum.



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

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

Job No: 2011-02-497-DRG	Date Applied: 2/28/2011	CBL: 155 - - D - 008 - 001 - - - - -	
Location of Construction: 44 TORREY STREET	Owner Name: CHRISTINE M TOOHEY	Owner Address: 44 TORREY ST PORTLAND, ME - MAINE 04103	Phone: 773-9016
Business Name:	Contractor Name: Libby, John	Contractor Address: P.O. Box 258 FREEPORTMAINE04032	Phone: 865-4169
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Single family – demolish existing 21' x 21' barn & build new 24' x 28' garage	Cost of Work: 127000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: HT IRC-2009 Signature: <i>JMB</i> 4/12/11
Proposed Project Description: 44 Torrey – demo old barn & build new barn		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<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"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition</i> <i>shlu</i> <i>ABU</i>	<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: <i>ABU</i>
	<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	PHON
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# Demolition of a Structure Permit Application

Rebuild -

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>44 Torrey St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>24' x 28' = 672 sq'</u>		Square Footage of Lot: <u>75' x 140' = 10,500 sq'</u>
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# <u>Map 155      D      8</u>	Owner: <u>Christine M. Toohy</u>	Telephone: <u>773-9016</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Christine M. Toohy 44 Torrey St. Portland, ME. 207-773-9016</u>	Cost Of Work: \$ <u>127,000</u> Fee: \$ <u>1290</u>
Current legal use: (i.e. garage, warehouse) <u>garage (not used); vacant</u> If vacant, what was the previous use? <u>- barn/garage</u> How long has it been vacant? <u>20+ years</u> Project description: <u>Demolish 21' x 21' barn/garage; rebuild similar structure with foundation, 24' x 28'</u>		
Contractor's name, address & telephone: <u>John Libby, P.O. Box 258 17 Post Rd. Freeport, ME 04032</u> <u>207 865 4169      838-9319 (c)</u>		
Who should we contact when the permit is ready: <u>Christine Toohy</u> Mailing address: <u>44 Torrey St.</u> Telephone: <u>773-9016</u> <u>Portland, ME 04103</u>		

#104

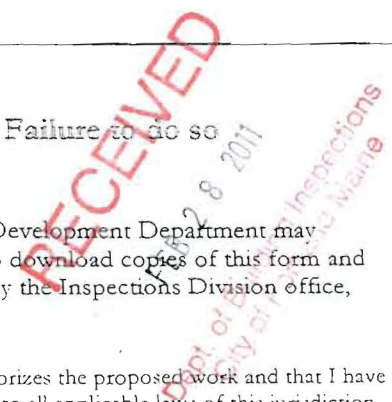
Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

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 of applicant: <u>Christine Toohy</u>	Date: <u>2/28/2011</u>
--	------------------------

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



**Jeanie Bourke - 44 Torrey Street**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** 'Jeanie Bourke' <JMB@portlandmaine.gov>, "Suzanne Hunt(smh@portlandmaine...  
**Date:** 2/23/2011 7:36 AM  
**Subject:** 44 Torrey Street

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Good morning ladies,

Ms Toohy is ok to demo here barn @ 44 Torrey Street.

Please let me know if you have any questions.

barb

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

**Job Summary Report**  
**Job ID: 2011-02-497-DRG**

Report generated on Feb 28, 2011 1:14:50 PM

Page 1

<b>Job Type:</b>	Detached Residential Garages/Sheds	<b>Job Description:</b>	44 Torrey	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	751	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	127,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		CHRISTINE TOOHEY		<i>Property Owner</i>	
		John Libby Construction - John Libby		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Job Valuation Fees	\$1,290.00		\$1,290.00						\$1,290.00

**Location ID: 22008**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
T16940	155 D 008 001		M				-70.278788	43.681816

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				44 TORREY STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R-3				DISTRICT 5	WOODFORDS

**Structure Details**

**Structure: Detached 24' x 28' Barn**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Detached Residential Garages	0			44 TORREY STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

**Permit #: 20111577**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
22008	Detached 24' x 28' Barn	Initialized	Demo 21' x21' Barn- build new 24' x 28' Barn			

**Job Summary Report**  
**Job ID: 2011-02-497-DRG**

Report generated on Feb 28, 2011 1:14:50 PM

<b>Inspection Details</b>								
<b>Inspection Id</b>	<b>Inspection Type</b>	<b>Inspection Result Status</b>	<b>Inspection Status Date</b>	<b>Scheduled Start Timestamp</b>	<b>Result Status Date</b>	<b>Final Inspection Flag</b>		
<b>Fees Details</b>								
<b>Fee Code Description</b>	<b>Charge Amount</b>	<b>Permit Charge Adjustment</b>	<b>Permit Charge Adj Remark</b>	<b>Payment Date</b>	<b>Receipt Number</b>	<b>Payment Amount</b>	<b>Payment Adjustment Amount</b>	<b>Payment Adj Comment</b>



Applicant: Christine Toohy

Date: 3/1/11

Address: 44 Torrey St

C-B-L: 155-D-8

permit # - 2011-02-497

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1880, barn built c. 1850 -

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - demolish existing barn & build new barn 24'x28' (new location to meet code)

Savage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' min. - 38' setback (OK)

Side Yard - 8' 1st story, 1 1/2 stories 8' on right side (OK) - meets setbacks even if 2 story - because can borrow  
14' 2 stories 38' on left side

Projections -

Width of Lot -

Height - 18' max - sheet A-3 shows height

Lot Area - 10,456 sq ft

Lot Coverage Impervious Surface - 35% = 3659.6 sq ft

existing house - 982 sq ft  
proposed barn 672 (24x28)  
1654 sq ft (OK)

Area per Family -

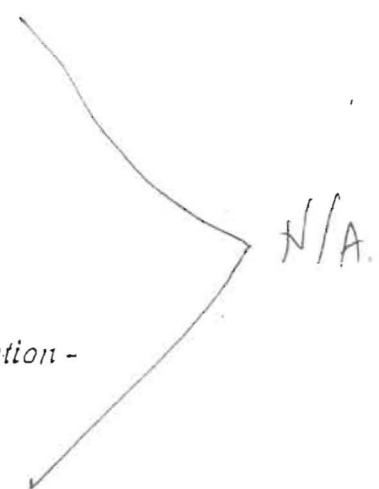
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



Feb. 24, 2011

Hi Joe & Sophia,

This is to serve as a written notice ( required by the city ) that I am demolishing my garage / barn and rebuilding a similar structure. I hope to have the work started in late March.

Thanks,

Christine Toohey

44 Torrey St.

773 - 9016

Feb. 24, 2011

Hi Chris & Andrea,

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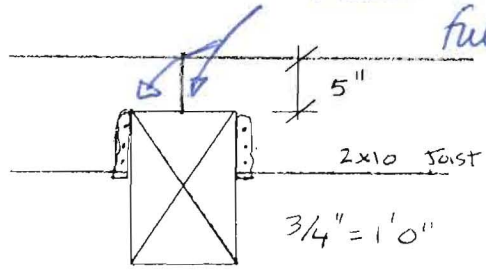
LOFT FLOOR FRAMING

CHRISTINE TOOLEY BARN

1/4" = 1'0" 4/11/11

DRAWN BY: PETER TRUSLOW  
HOUSES + BARNY BY JOHN LIBBY  
CELL 229-5059

4/12/11 - Per Peter T. Lateral block to be installed at each joist & hanger full size per joist dimension. JMB

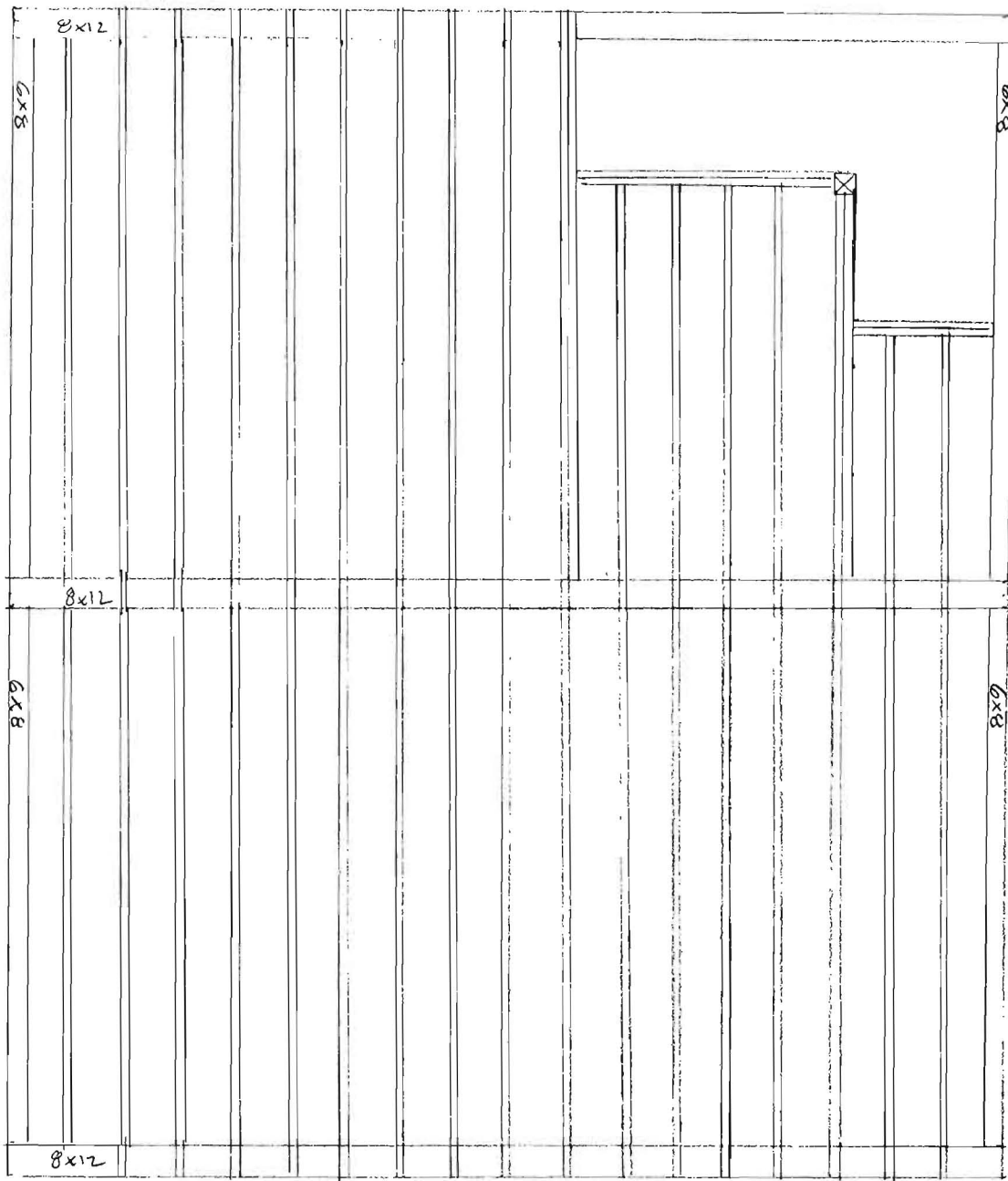


RECEIVED

APR 12 2011

Dept. of Building Inspections  
City of Portland Maine

24'



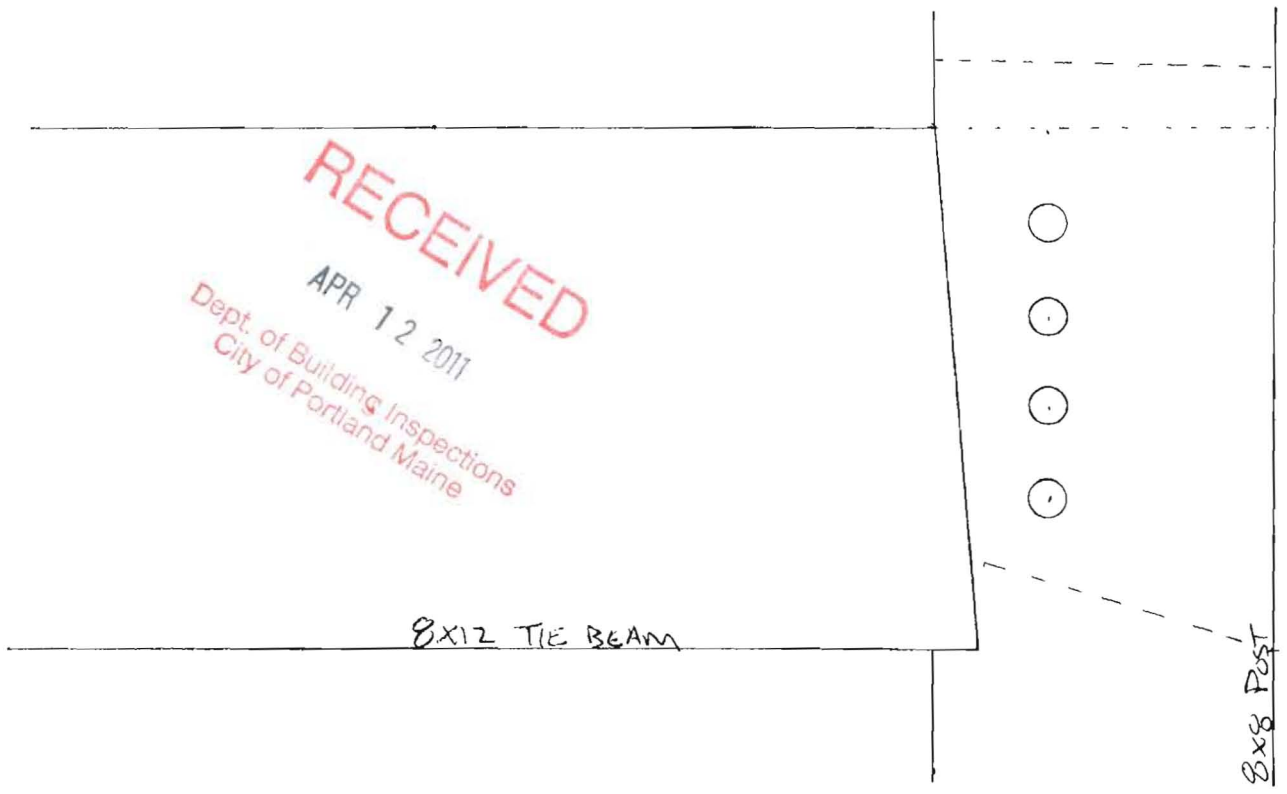
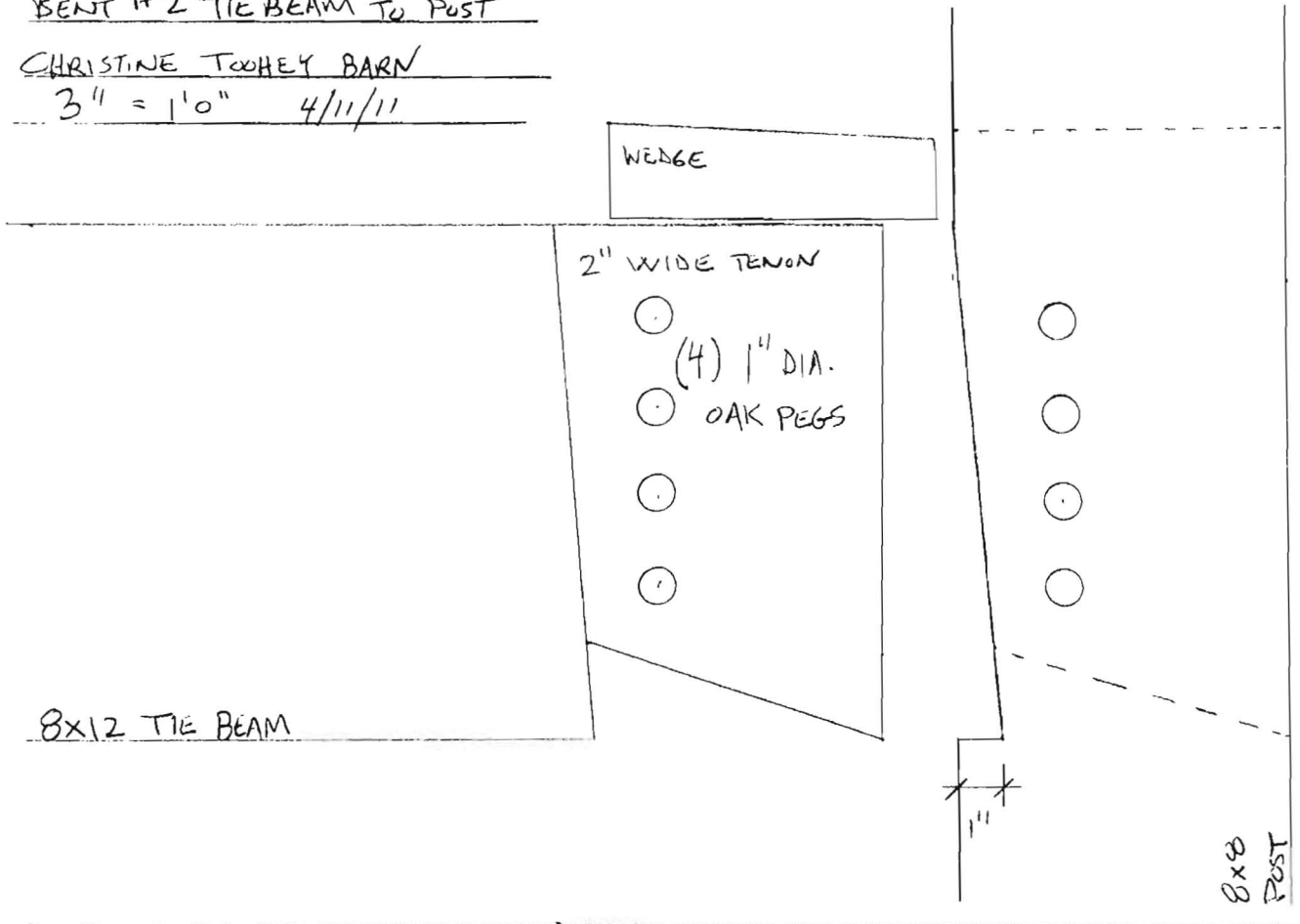
28'

2x10 JOISTS 16" O.C. W/ SIMPSON JOIST HANGERS, 1 EACH JOIST END

BENT #2 TIE BEAM TO POST

CHRISTINE TOOHEY BARN

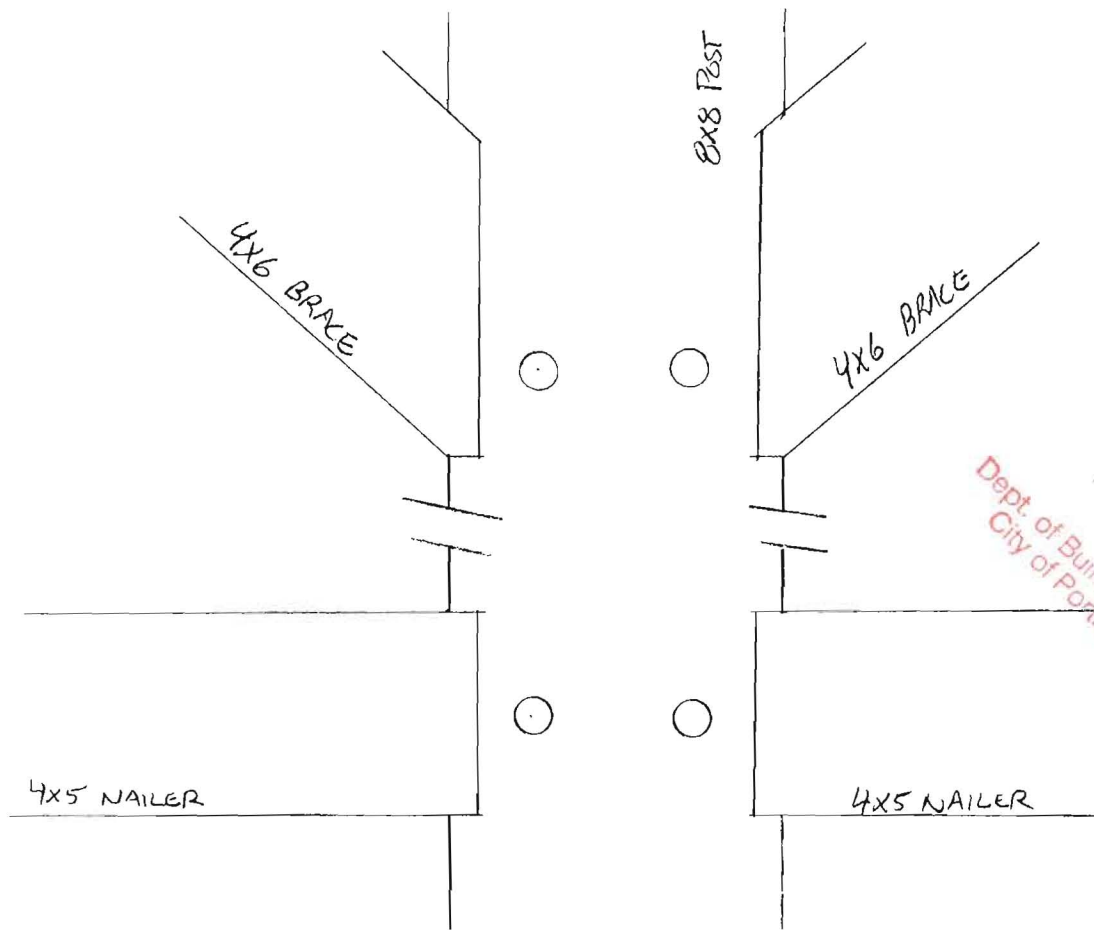
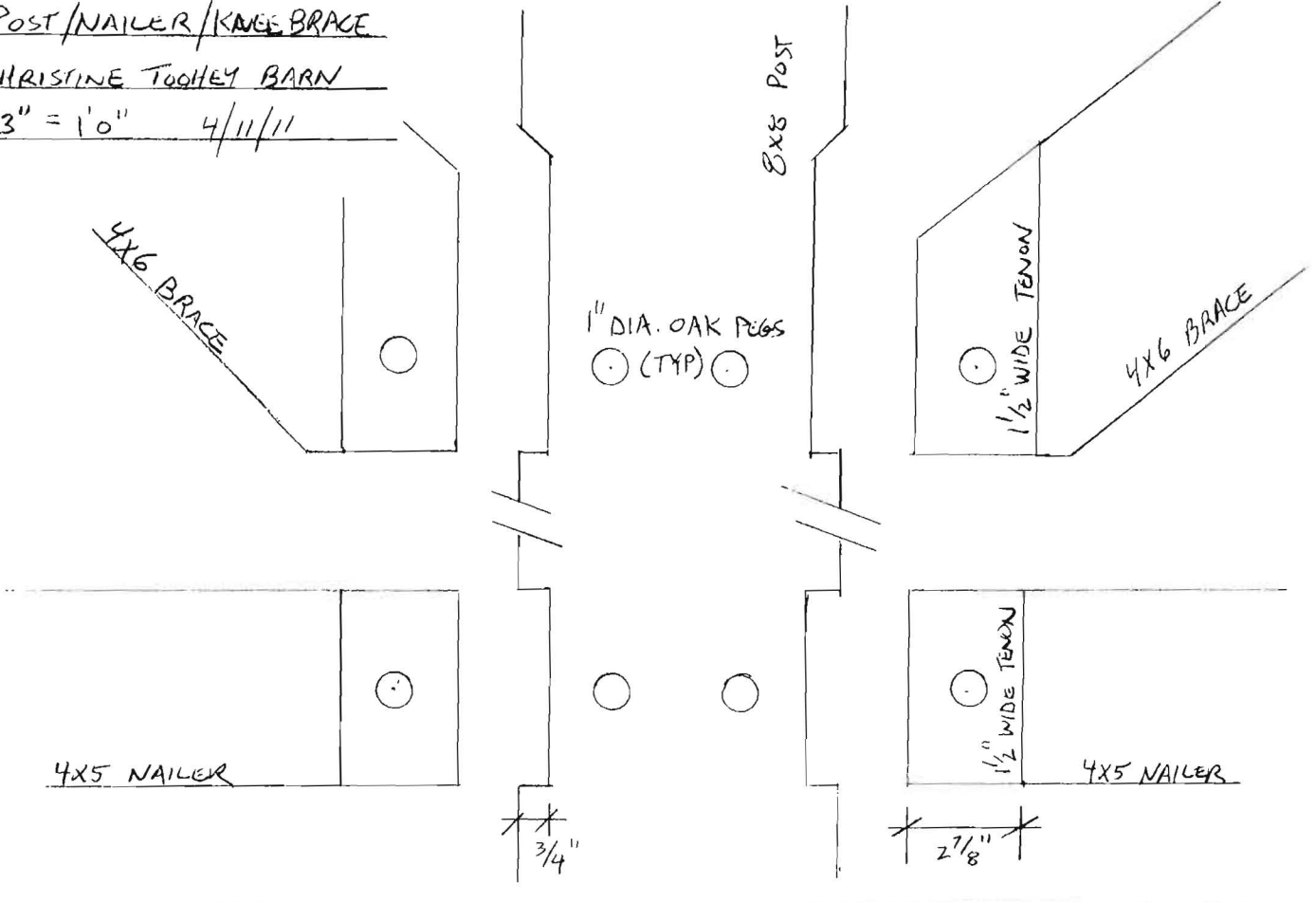
3" = 1'0" 4/11/11



POST/NAILER/KNEE BRACE

CHRISTINE TOOHY BARN

3" = 1'0" 4/11/11



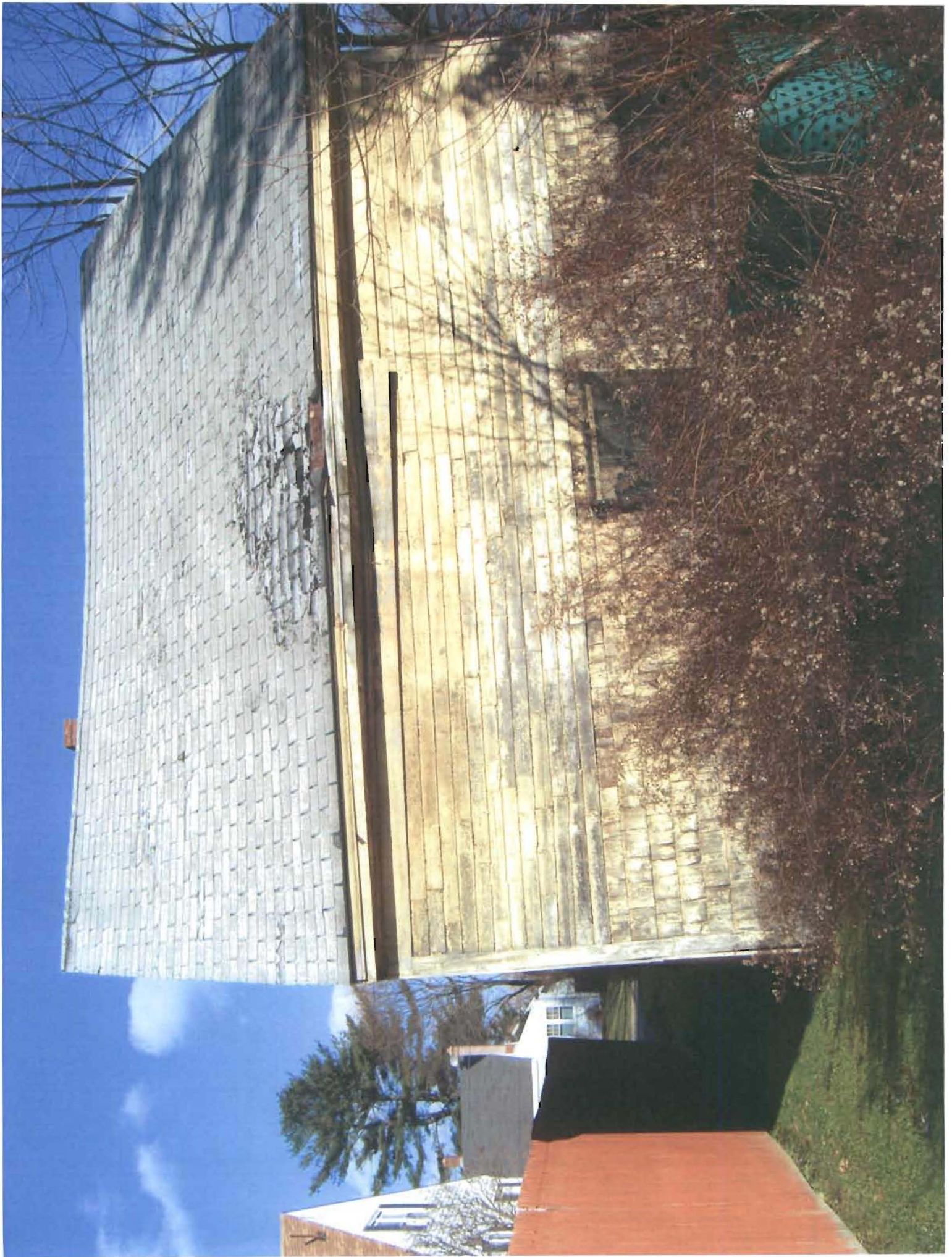
**RECEIVED**  
APR 12 2011  
Dept. of Building Inspections  
City of Portland Maine













# Demolition Call List & Requirements

Site Address: 44 Torrey St

Owner: Christine M. Toohy

Structure Type: barn/garage

Contractor: John Libby

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Colleen 2/18/11 notes on account</u>
Northern Utilities	797-8002 ext 6241	<u>Barbara Marti 2/22/11</u>
Portland Water District	761-8310	<u>Alicia C. 2/22/11 notes on account</u>
Dig Safe - <u>30 day expiration</u> <u>March 29, 2011 exp.</u>	1-888-344-7233	<u># 20111000357 2/28/11</u>

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

DPW/ Traffic Division (L. Cote)	874-8891	<u>L Cote 2/22/11</u> ✓
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C Merritt 2/22/11</u>
Historic Preservation <u>dga@portlandmaine.gov</u>	874-8726	<u>Db Andrews 2/22/11</u> <u>Let's msg</u>
Fire Dispatcher	874-8576	<u>Kevin D. 2/22/11 will call Central</u>
DEP – Environmental (Augusta)	287-2651 <u>252-7751</u>	<u>Sandy Moody 2/24/11</u>

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company - A. Machedo -> don't need

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)  
JFK Federal Building  
Boston, MA 02203

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

Signed: Christine M. Toohy

Date: 2/22/2011

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)

3-4-11 DWM Christine 773-9016 OK But full of  
junk. Structure too dangerous to enter 4' of snow all  
around. 21' x 21'

4-6-11 DWM Christine 773-9016 OK Structure accessible