

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071227

This is to certify that MENCHEN JACQUELIN E Job Penn holder

has permission to Demolition of existing garage and rebuild new 1 1/2 story garage

AT 64 MURRAY ST

PERMIT ISSUED

MAY 15 2008

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.
 HOURLY 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

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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- 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.

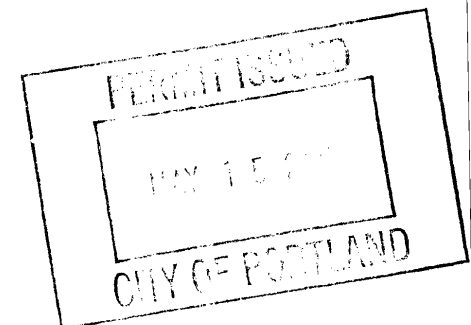
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Mitchell M... ..
Signature of Applicant/Designee

Date

[Signature]
Signature of Inspections Official

5-15-08
Date



City of Portland, Maine - Building or Use Permit Application

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

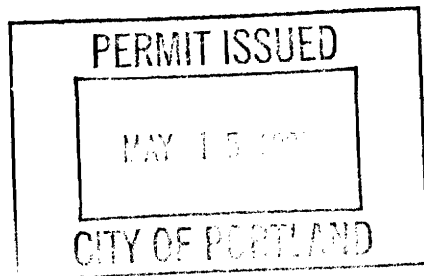
Permit No: 07-1227	Issue Date:	CBL: 160 B021001
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Location of Construction: 64 MURRAY ST	Owner Name: MENCHEN JACQUELINE E	Owner Address: 64 MURRAY ST	Phone:
Business Name:	Contractor Name: Bob Penney Jr. Builder	Contractor Address: 6 Miller Creek Brunswick	Phone 2073731144
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Demolition of existing garage and rebuild new 1 1/2 story garage	Permit Fee: \$550.00	Cost of Work: \$53,000.00	CEO District: 4
Proposed Project Description: Demolition of existing garage and rebuild new 1 1/2 story garage - 24' x 28'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3/U Type: SB <i>TRC 2003</i> Signature: <i>[Signature]</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: Idobson	Date Applied For: 09/28/2007	Zoning Approval
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<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 checked="" type="checkbox"/> Shoreland <i>stream protection</i> <input type="checkbox"/> Wetland <i>-15% increase in flex area</i> <input type="checkbox"/> Flood Zone <i>-rebuild building less volume in</i> <input type="checkbox"/> Subdivision <i>stream protection</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/22/09 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 <i>ABM</i> Date: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1227	Date Applied For: 09/28/2007	CBL: 160 B021001
-----------------------	---------------------------------	---------------------

Location of Construction: 64 MURRAY ST	Owner Name: MENCHEN JACQUELIN E	Owner Address: 64 MURRAY ST	Phone:
Business Name:	Contractor Name: Bob Penney Jr. Builder	Contractor Address: 6 Miller Creek Brunswick	Phone (207) 373-1144
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Demolition of existing garage and rebuild new 1 ½ story garage	Proposed Project Description: Demolition of existing garage and rebuild new 1 ½ story garage (24' x 28')
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/22/2008

Note: Part of existing garage is within stream protection. Rebuilt garage is adding 96 sf to the floor area within stream protection which is a 15% increase in floor area (using 48% of allowable 30% increase). The rebuilt garage is not going to be as high, so the actual volume in stream protection is decreasing 82.5 cubic feet. **Ok to Issue:**

- 1) The rebuilt garage may not be built any closer to the stream than the footprint of the exiting garage.
- 2) The height of the rebuilt garage cannot exceed 18' from grade to the midpoint between the eaves and the highest point of the pitched roof.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tammy Munson **Approval Date:** 05/13/2008

Note: **Ok to Issue:**

- 1) The 2nd floor space is approved for storage only. It is NOT approved as habitable (living) space.
- 2) As discussed during the review process, ballusters or horizontal rails must be spaced with less than a 4" opening between each.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) 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.

Comments:

10/29/2007-amachado: Spoke to Jacquelin Menchen. Lot is in stream protection. Existing footprint is close to the line. Need picture of existing garage/barn that is being demolished. Need survey that shows the footprint of the existing garage and the proposed increase in the footprint. Also need 75' line located from high water line to see if structure is in stream protection zone. Also, proposed garage is over the maximum height of 18'.

11/5/2007-amachado: Spoke to Jackie Menchen. She had called asking about the status of her permit. I told her again that I needed a survey by a licensed professional locating the existing structures and the 75' setback from the high water mark. I also told her that we needed a picture of the existing structure and new plans that showed the new garage meeting the 18' max. height.

4/16/2008-amachado: The Menchens brought in a stamped site plan that shows the addition to the garage. They also brought in the cross-section that shows the volume of the existing barn. Still need the plans for the 24' x 28' garage.

Location of Construction: 64 MURRAY ST	Owner Name: MENCHEN JACQUELIN E	Owner Address: 64 MURRAY ST	Phone:
Business Name:	Contractor Name: Bob Penney Jr. Builder	Contractor Address: 6 Miller Creek Brunswick	Phone (207) 373-1144
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
4/22/2008-amachado: Received new cross section of new garage on 4/18/08.			



General Building Permit Application

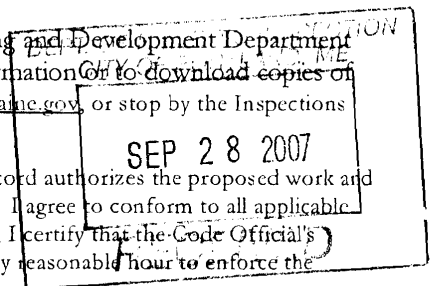
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>64 Murray St</u>		
Total Square Footage of Proposed Structure/Area <u>672 sq Ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>160</u> Block# <u>B</u> Lot# <u>31</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Jacquelin Menchen</u> Address <u>64 Murray St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-773-5974</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>53,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>550.00</u>
Current legal use (i.e. single family) <u>non Commercial - Personal Use</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>L w talking down existing garage, & rebuilding new 1 1/2 story garage 28x24, 2nd story is storage only.</u>		
Contractor's name: <u>Bob Penney Jr, Builder</u>		
Address: <u>6 Miller Creek</u>		Telephone: <u>837-5622</u>
City, State & Zip <u>Brunswick Me. 04091</u>		Telephone: <u>373-1144</u>
Who should we contact when the permit is ready: <u>Bob Penney Jackie Menchen</u>		Telephone: <u>837-5622</u>
Mailing address: <u>64 Murray St., Portland ME 04103</u>		<u>773-5974</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: Jacquelin Menchen Date: 9-27-07

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



Demolition Call List & Requirements

Site Address: 64 Murray St.

Owner: Michael Munchen

Structure Type: Wood

Contractor: Bob Penny Jr. Builder

Utility Approvals

Central Maine Power

Number

1-800-750-4000

Contact Name/Date

Trace 9/27/07

Northern Utilities

797-8002 ext 6241

Mark Allen 9/27/07

Portland Water District

761-8310

Dave 9/27/07

Dig Safe

1-888-344-7233

Lisa E. 9/27/07

2007 390 8776

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

DPW/ Traffic Division (L. Cote)

874-8891

L. Cote 9/27/07

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

C. Merritt 9/27/07

Historic Preservation

874-8726

Bob Anderson 9/27/07

Fire Dispatcher

874-8576

Jim 9/27/07

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta)

287-2651

Sandy Moody

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: Robert E. Penny Jr.

Date: 9/27/07



*Fixed
9/27/07
Time 7:30 PM
Rkt 5/10/07*

Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta, Me 04333-0017
 Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this "Building Demolition Notification Form" prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? yes no no inspection or survey required (post-1980 2-4 unit)

property address: 64 Murray St. Portland, Me 04103	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: non-attached garage
asbestos survey performed by: (name & address) n/a	asbestos inspection performed by: (name of licensed Asbestos Consultant) n/a
telephone:	telephone:
property owner: (name & address) Michael Menchen	demolition contractor: (name & address) Albert Bladstone Pownal, Me
telephone: 207-778-5974	telephone: 888-2252
demolition start date: Pending Permit approval	demolition end date: Pending Permit approval

Robert Penney Jr
 Notification Submitted by: (please print)

9-27-07
 Date Submitted

Help save Maine fisheries – Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

Applicant: Jacquelin Menden

Date: 4/17/08

Address: 64 Murray Street

C-B-L: 160-13-21
permit # 07-1227

CHECK-LIST AGAINST ZONING ORDINANCE

Date - demo existing ~~barn~~^{garage} - moved to location 1956. - build expanded barn

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - demo 24'x20' ~~barn~~^{garage} - rebuild 24'x28' using existing footprint, etc

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 40' scaled ok

Rear Yard - 25' min - 46' scaled ok

Side Yard - 8' min - 55' scaled on right ok

Projections -

Width of Lot -

Height - 18' detached structure - scales @ 17.25 from bottom of slab.

Lot Area - 6500[±] min - 37,835[±]

Lot Coverage Impervious Surface - 35% = 13,243.65[±] ok

Area per Family - 6500[±]

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - ~~barn~~^{part of} existing ~~barn~~ garage located in stream protection

Flood Plains -

- floor area is increasing 96[±] which is 15% increase in floor area (using 48% of allowable 30% increase)

- ~~barn~~ new building is not as high - 82.8 cu. feet decrease in volume in stream protection

64 Murray St

existing floor area with stream protection

$$1st\ floor\ 24 \times 13.75 = 330$$

$$2nd\ floor\ 24 \times 13.75 = 330$$

$$\underline{660\ \#}$$

$$756 - 660 = 96\ \# \text{ increase in floor area}$$

$$\frac{96}{660} = 15\% \text{ increase in floor area}$$

$$30\% \text{ of } 660 = 198\ \#$$

$$\frac{198}{96} = 48\% \text{ of allowable } 30\% \text{ increase}$$

existing volume with stream protection

$$13.75 \times 14.42 \times 24 = 4758.6$$

$$\frac{1}{2} (20 \times 8.33 \times 24) = 1999.2 = 999.6$$

$$3.75 \times 5.2 \times 24 = 468$$

$$\frac{1}{2} (7.5 \times 3.13 \times 24) = 281.7 = 140.85$$

$$\text{total volume} = 6367.05$$

proposed volume with stream protection

$$13.5 \times 10 \times 28 = 3780$$

$$\frac{1}{2} (24 \times 12 \times 28) = 4032 = 2016$$

$$3.75 \times 1.5 \times 11.25 \times 28 = 472.5$$


$$\frac{1}{2} (3 \times 7.5 \times 28) = 315 = 157.5$$

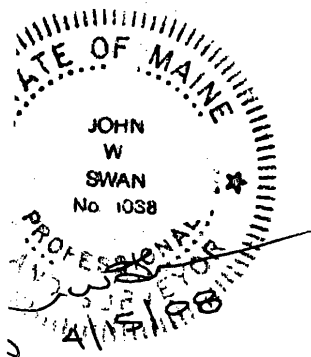
$$\text{total volume} = 6284.25$$

$$6367.05 - 6284.25 = 82.8$$

82.8 cu " decrease in volume because rebuilt building is not as high.

APR 16 2008

REV. 1	04-15-08	ADDED PROPOSED GARAGE	
PLAN OF LAND ON #64 MURRAY STREET, PORTLAND, MAINE MADE FOR JACQUELIN MENCHEN #64 MURRAY STREET, PORTLAND, MAINE			
 OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drwn By	RES	Date	Job No.
Trace By	RWC	MARCH 24, 2008	2008-041 P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1

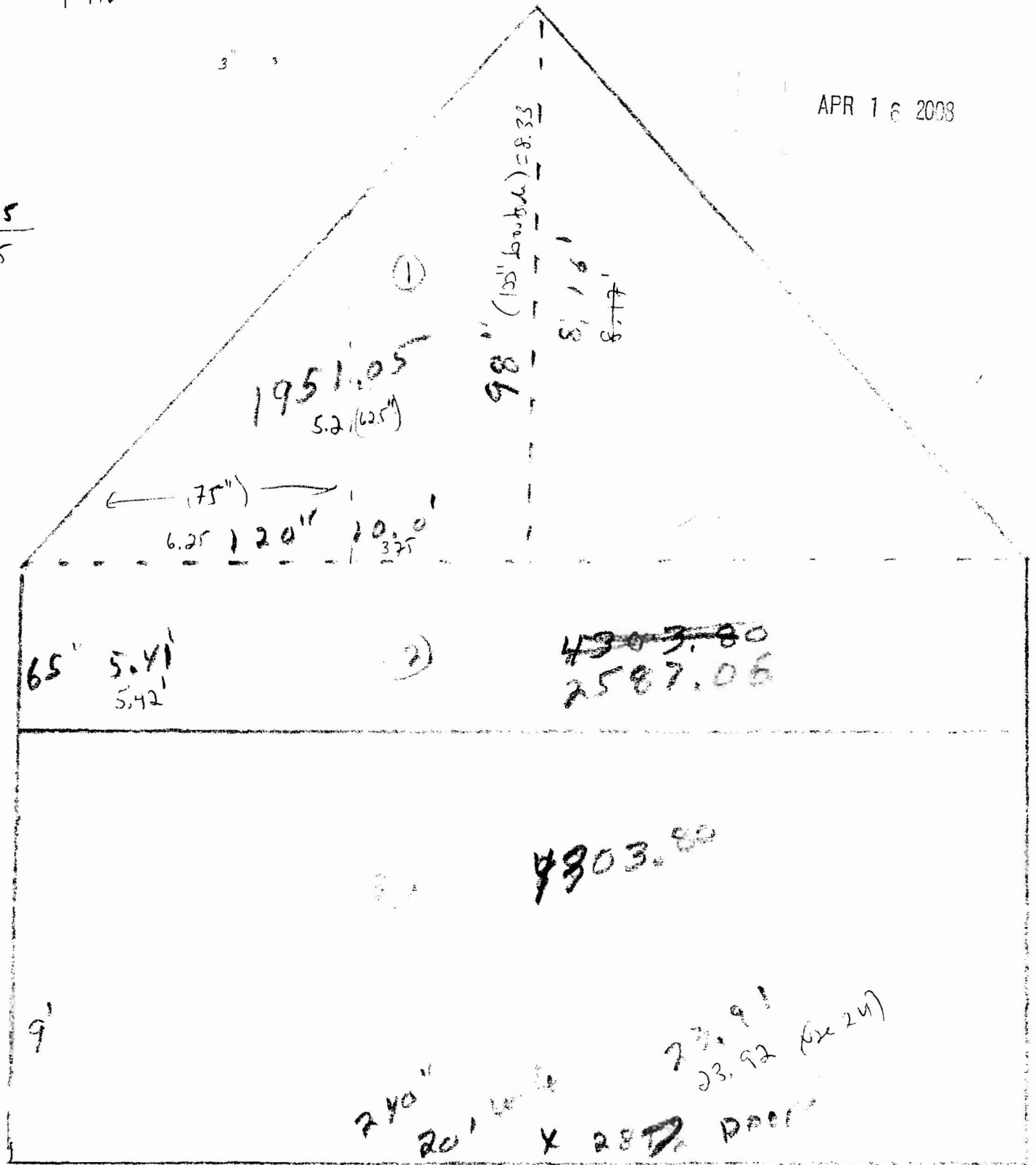


10/11

10
10
10
10
10
10
2.5
62.5

3"

APR 16 2008



3841.91

60 Feet

existing garage 20' X ~~10'~~
X 23.92'

Existing barn

From: Mike Murray
To: Ann Machado
Date: 4/7/2008 2:45:06 PM
Subject: 64 Murray Street

Hi Ann:

Councilor Leeman was contacted by the owner of 64 Murray St., Mrs. Menchen, who is in the process of applying for permits to re-construct a garage on her property. I spoke with Mrs. Menchen, and she is somewhat confused about the process. She mentioned that they are going to demolish the old garage, move the new garage closer to her residence, and now she needs to have a calculation of volume of the new garage vs. the old garage. Her concern to Councilor Leeman, who has given me this to deal with, is if there are any other hurdles to jump over, and if so, could they be listed out so that she (Mrs. Menchen) will have some idea of time line and process.

If you would like to speak about this, I can come up to your office, or I can be reached at 756-8288.

Thanks.

Mike Murray
Neighborhood/Island Administrator
City of Portland
389 Congress Street
Portland, ME 04101

left message @ 8:15 4/8/08

4/8/08 Met w/ Mike. He will get the contractor to call me.

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

Card Number	1 of 1
Parcel ID	160 B021001
Location	64 MURRAY ST
Land Use	SINGLE FAMILY
Owner Address	MENCHEN JACQUELIN E 64 MURRAY ST PORTLAND ME 04103
Book/Page	15883/202
Legal	160-B-21 TO 24 162-F-18 TO 24 MURRAY ST 56-72 ROSEDALE ST 37839 SF

Current Assessed Valuation

Land	Building	Total
\$95,200	\$125,300	\$220,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1927	Old Style	2	1512	0.869	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE - WD/CB	1	1960	20X22	B	F
SHED - FRAME	1	1980	6X6	C	F
SHED - FRAME	1	1970	12X16	C	A

Sales Information

Date	Type	Price	Book/Page
12/05/2000	LAND + BLDING		15883-202

Picture and Sketch

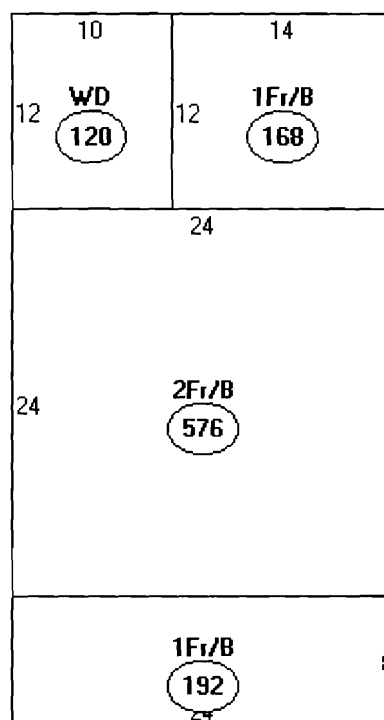
[Picture](#) [Sketch](#) [Tax Map](#)

[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!



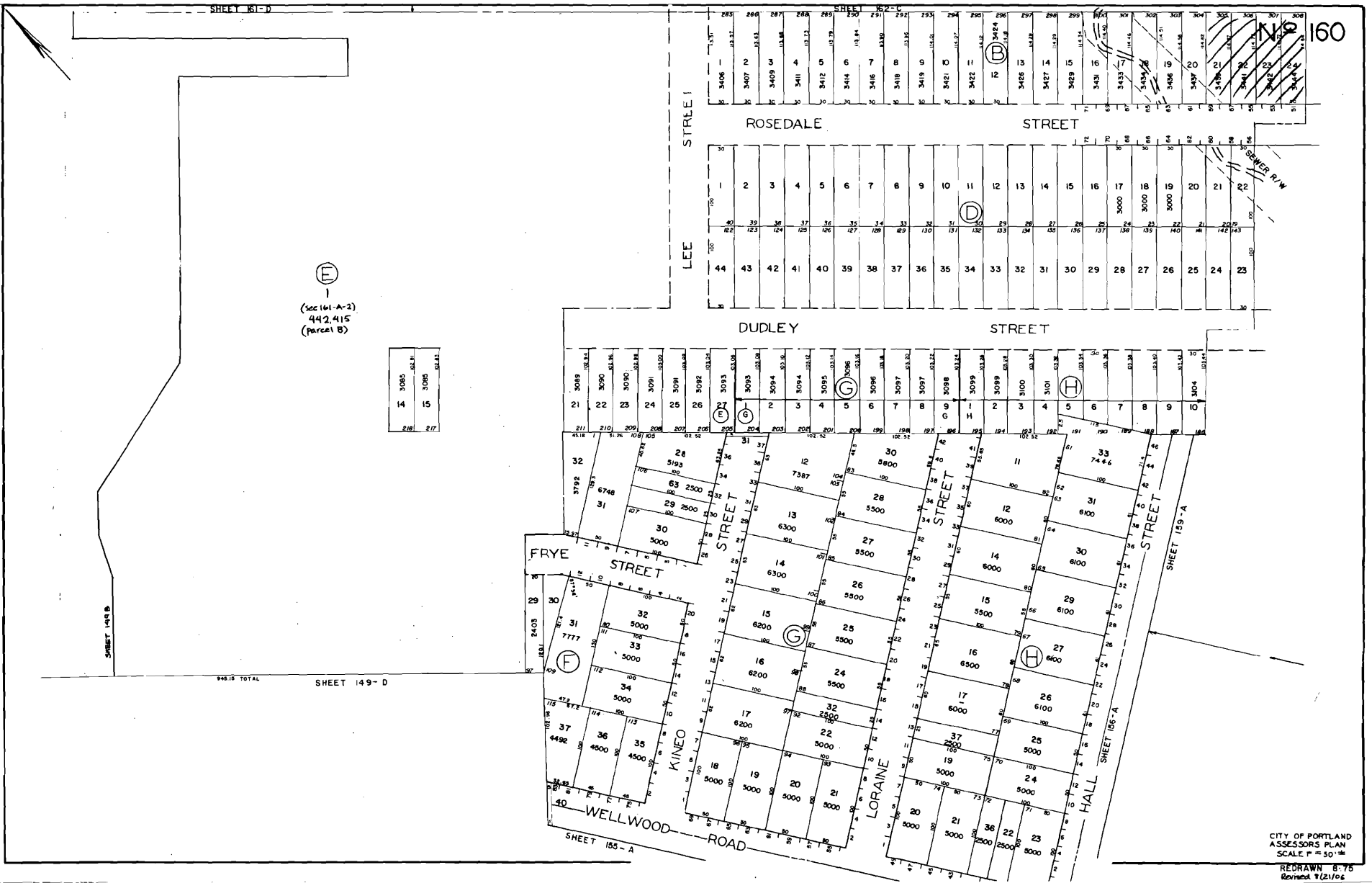
Descriptor/Area

A: 2Fr/B
576 sqft

B: WD
120 sqft

C: 1Fr/B
168 sqft

D: 1Fr/B
192 sqft

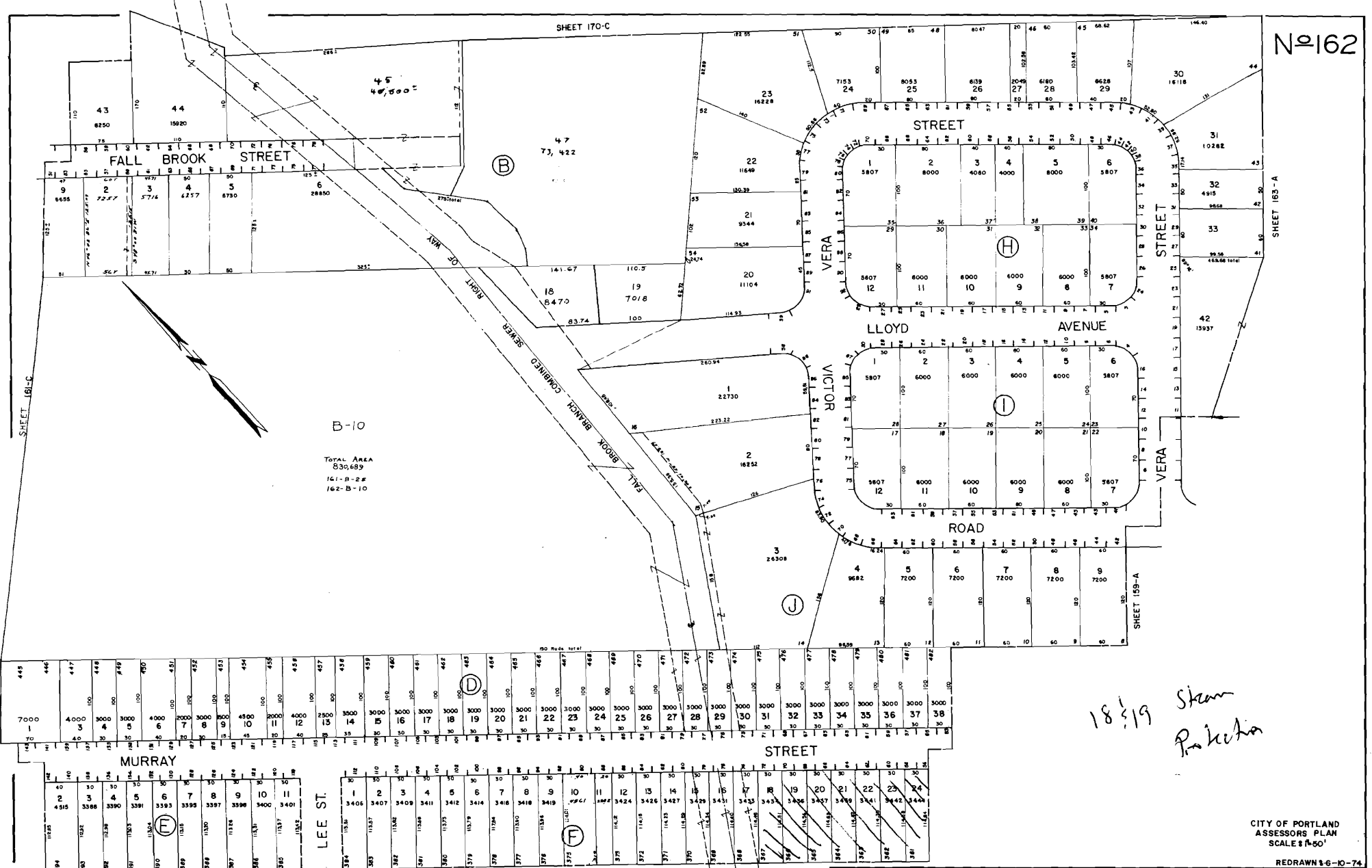


(Sec 161-A-2)
442,415
(parcel B)

3085	3086
14	15
218	217

CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 50'
RE-DRAWN 8-75
Revised 1/21/06

N^o162



B-10
TOTAL AREA
836,689
161-B-2-F
162-B-10

18:19 Steam
Production

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50'
REDRAWN 16-10-74

Job name:

Michael Menchen

64 Murry st.

Portland Me 04103

(P) 773-5974

Proposed.

Contractors name:

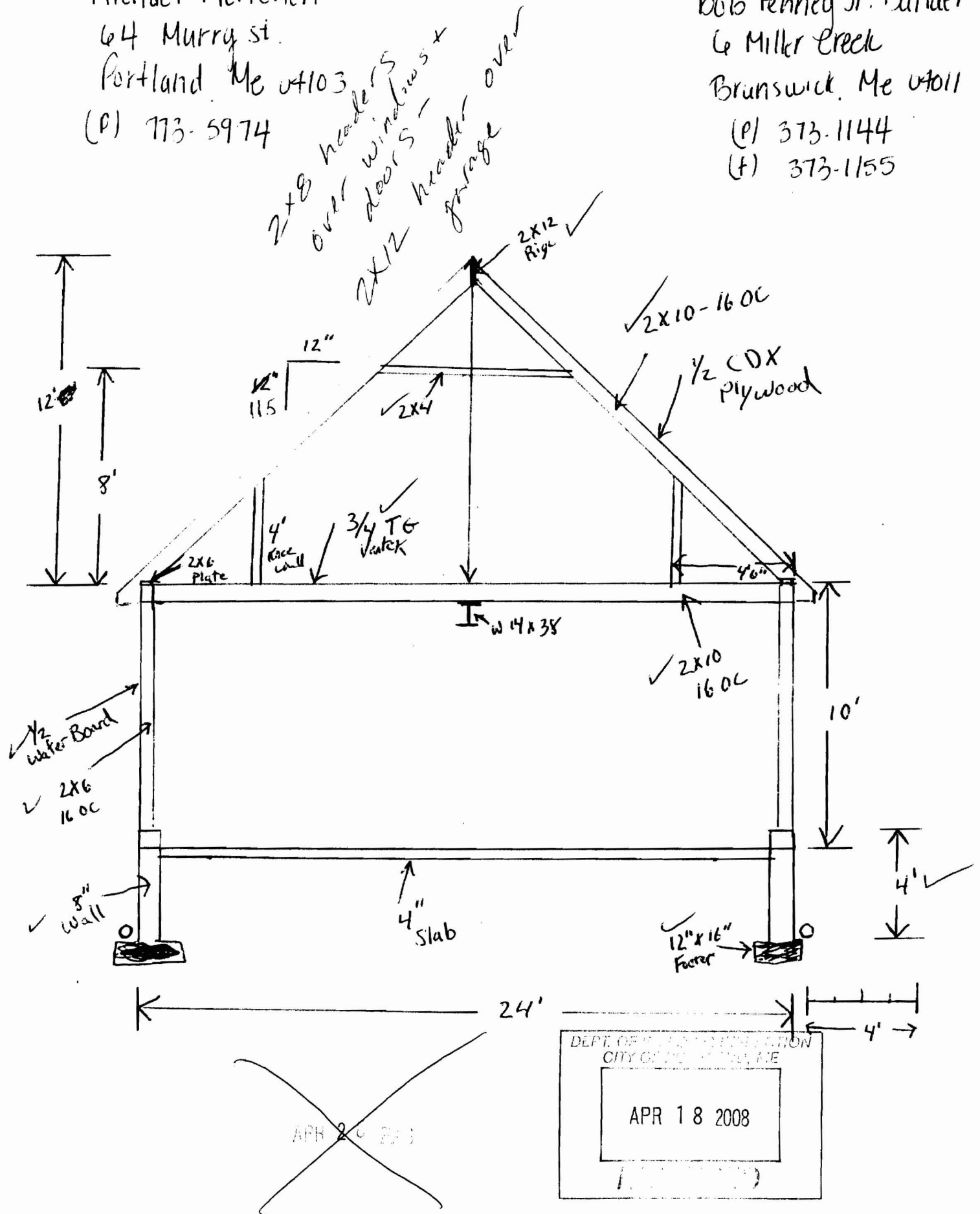
Bob Penney Jr. Builder

6 Miller Creek

Brunswick, Me 04011

(P) 373-1144

(F) 373-1155



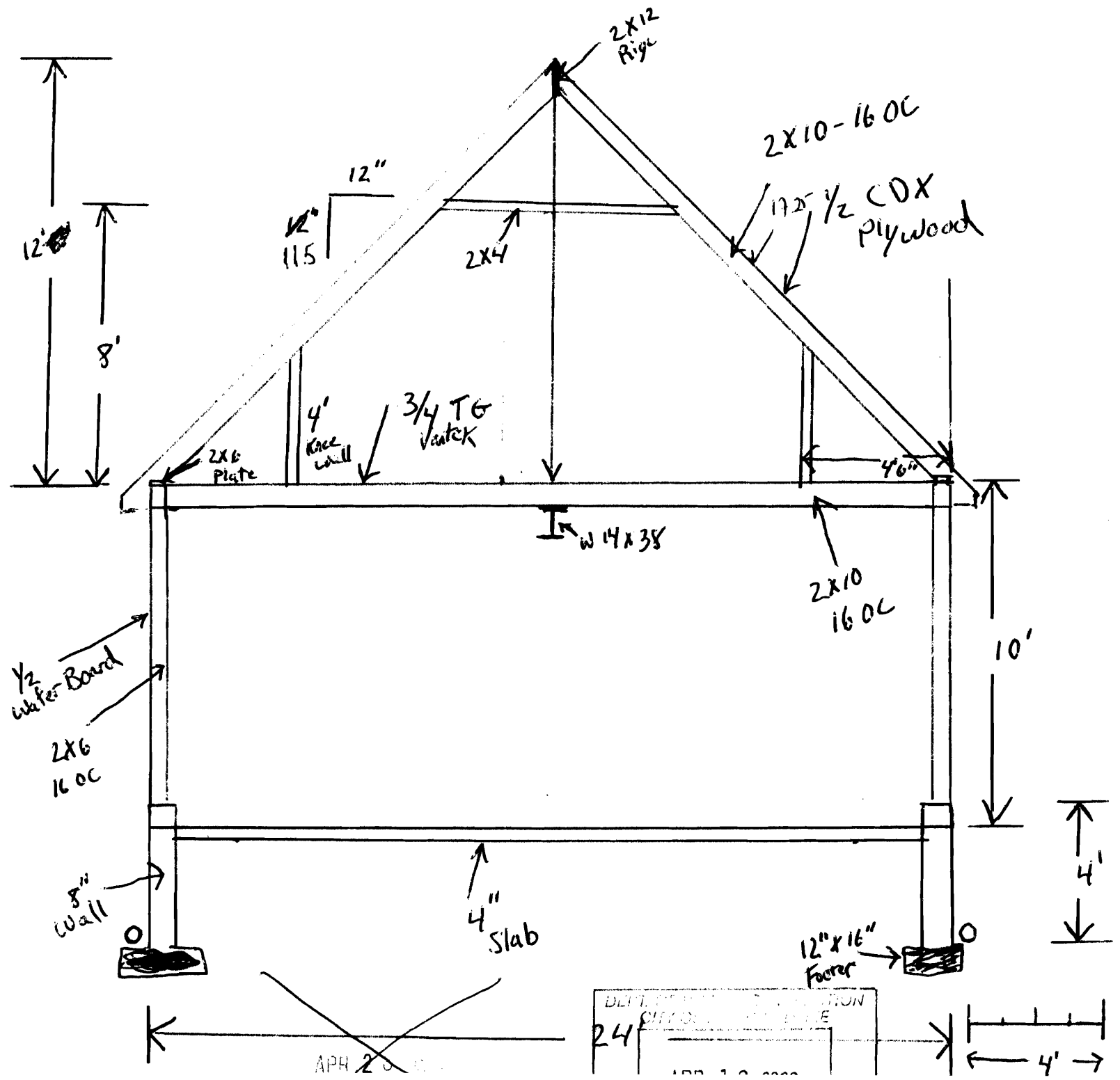
Job name:

Proposed

Contractors name:

Michael Menchen
64 Murry st.
Portland Me 04103
(P) 773-5974

Bob Penney Jr. Builder
6 Miller Creek
Brunswick, Me 04011
(P) 373-1144
(F) 373-1155



AVE.

IRON
ROD FOUND

S35°44'15"W
229.68'

SETBACK LINE

SETBACK LINE

PAVED DRIVE

N/F
MARGUERITE CLARK
REF. 2405/53
2446/235

EXISTING GARAGE
TO BE REMOVED

DECK

#64
EXISTING HOUSE

SETBACK LINE

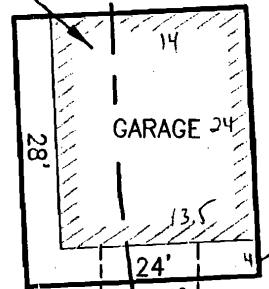
114.
S35°44'

SHED

N54°

9'

75'
FROM HI



GRAVEL

SHE

210.00'
S54°16'40"E

MURRAY STREET

PAVED - PUBLIC 50' WIDE

