

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

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

<b>PERMIT ISSUED</b>		Permit No: 02-0801	Issue Date: AUG 12 2002	CBL: 168 C002001
Location of Construction: 716 Washington Ave	Owner Name: Robinson John B	Owner Address: 21 Belmont		Phone: 775-6759
Business Name:	Contractor Name: Applicant	Contractor Address: Portland		Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings		Zone: <b>R-5</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: Demolish Existing Barn and Erect New 20' x 35' Barn		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: <b>ACC</b> Type: <b>5B</b> <i>(WRB)</i> Signature: <i>[Signature]</i>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 07/12/2002	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..		<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"/> <i>ok with conditions</i> Date: <i>8/1/02</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 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>9</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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2-0801

Building

Approved with Conditions

Mike Nugent

08/07/2002

08/01/2002



Mike Nugent

08/07/2002

Owner needs to advise which floor framing option they will be using. MJN

Guard rail must be installed around top of the stair opening and in front of the second floor double door. As per plan.

07/23/2002

gad

08/12/2002

mjn

Application ID Number: 2-0801

Department: Zoning

Status: Denied

Reviewer: Marge Schmuckal

Comments: 21 Belmont - JNR - JUST NOT RIGHT - The application says one thing for an address and the plans show something completely different (Washington Ave) - gave back to Jodine 7/24/02.  
Marge the address is 716 Washington Ave. Owner owns both

Approval Date: 08/01/2002

Issue Date: 07/24/2002

☒ Approved: Name: Marge Schmuckal

Date: 08/01/2002

By: [Redacted]

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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. It is understood that the floor above the garage is for STORAGE only - NOT a living space.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. It is understood that the replacement garage is slightly less in size, including height and slightly further from the property lines.

Issue Date: 07/23/2002

By: gad

Update Date:

08/01/2002

By: mes

02-0801

# 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>21 Belmont St 716 Washington</u>		
Total Square Footage of Proposed Structure <u>700 Sq FT</u>		Square Footage of Lot <u>7828.4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>126</u> Block# <u>I</u> Lot# <u>003</u>	Owner: <u>John B. Robinson</u> <u>21 Belmont St</u> <u>Portland, ME 04101</u>	Telephone: <u>775-6759</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>John B. Robinson</u> <u>21 Belmont St</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>163.00</u>
Current use: <u>BARN Site</u>		
If the location is currently vacant, what was prior use: <u>BARN, same</u>		
Approximately how long has it been vacant: <u>Former site demolished</u>		
Proposed use: <u>Storage</u> <u>25' x 20'5"</u>		
Project description: <u>Replace demolished structure w/ similar Barn 20' x 35'</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Richard P. Bismore</u> <u>call</u>		
Mailing address: <u>161 Tobey Rd</u> <u>New Gloucester, ME 04260</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>926-4984</u> <u>call</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.

Signature of applicant: <u>John Robinson</u>	Date: <u>July 12, '02</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 4<sup>th</sup> floor of City Hall

2-0801

Building

Approved with Conditions

Mike Nugent

08/07/2002

08/01/2002

✓

Mike Nugent

08/07/2002

Owner needs to advise which floor framing option they will be using. MJN

Guard rail must be installed around top of the stair opening and in front of the second floor double door. As per plan.

07/23/2002

gad

08/12/2002

mjn



Application ID Number: 2-0801

Department: Zoning

Status: Denied

Reviewer: Marge Schmuckal

Comments: 21 Belmont - JNR - JUST NOT RIGHT - The application says one thing for an address and the plans show something completely different (Washington Ave) - gave back to Jodine 7/24/02.  
Marge the address is 716 Washington Ave. Owner owns both

Approval Date: 08/01/2002

Drop On Date: 07/24/2002

☒ This is a Public Permit Name: Marge Schmuckal Date: 08/01/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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. It is understood that the floor above the garage is for STORAGE only - NOT a living space.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. It is understood that the replacement garage is slightly less in size, including height and slightly further from the property lines.

Create Date: 07/23/2002 By: gad Update Date: 08/01/2002 By: mes

Delete	Schedule	Add	End	Images	Print Permit	Print C of O	Print Insp
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Prmt	Text193	23416	Constr Type	New	Num1	2
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Permit Nbr	02-0801	Location of Construction	716	Washington Ave	Appl. Date	
Status	Hold	Permit Type	Alterations - Dwellings		Issue Date	
CBL	168 C002001	Territory Nbr	2	Estimated Cost	\$20,000.00	Date Closed

Comment Date	Comment	Add	Delete	Save
08/02/2002	How is this to be used???? Residential Only			
	Name	mjn	Follow Up Date	
				Completed
08/02/2002	How is the second floor double doors being protected? 36" guard with openings less than 4 in			
	Name	mjn	Follow Up Date	
				Completed
08/07/2002	Need Header Details, Fire separation assembly if less than 5 feet from property line and no op What floor option??			
	Name	mjn	Follow Up Date	
				Completed

CreatedBy	gad	CreateDate	07/23/2002	ModBy	mjn	ModDate	08/02
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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>	168 C002001
<b>Location</b>	716 WASHINGTON AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	ROBINSON JOHN B 716 WASHINGTON AVE PORTLAND ME 04103
<b>Book/Page</b>	17596/092
<b>Legal</b>	168-C-2 WASHINGTON AVE 714-718 W KIDDER ST 2-10 7143 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$30,560	\$74,230	\$104,790

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1930	Old Style	1.5	1536	0.164	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	1	1	8	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
SHED-FRAME	1	1987	16X35	C	F

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/02/2002	LAND + BLDING	\$144,000	17596-092
07/23/1993	LAND + BLDING	\$82,500	10842-094

### Picture and Sketch

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
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[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.](#)



# Letter of Transmittal

**Associated Design Partners, Inc.**

80 Leighton Road

Falmouth, Maine 04105

Phone 207-878-1751

Fax 207-878-1788

DATE: July 18, 2002

TO: 

City of Portland 389 Congress Street Portland, ME 04101
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RE: 

Robinson Barn
JOB NO: 02139
SUBM. NO. 1

ATTENTION: 

Building Permits
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GENTLEMEN:

We are sending you the following items:

<input type="checkbox"/>	Shop Drawings
<input type="checkbox"/>	Prints
<input type="checkbox"/>	Specifications
<input checked="" type="checkbox"/>	Plans

<input type="checkbox"/>	Samples
<input type="checkbox"/>	Copy of letter
<input type="checkbox"/>	Change Request
<input type="checkbox"/>	Change Order

COPIES		DESCRIPTION	DATE
1	set	24x36 Construction Drawings	7/18/02
1	set	Plot Plan and Building section prepared by Back Bay Boundry, Inc.	7/18/02
1		Electronic File of Building Plans	7/18/02
1		All Purpose Building Permit Application	7/18/02
1		Check for Building Permit Application	7/18/02

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input type="checkbox"/>	For approval
<input type="checkbox"/>	For your use
<input type="checkbox"/>	As requested
<input type="checkbox"/>	For review and comment

<input type="checkbox"/>	Approved as submitted
<input type="checkbox"/>	Approved as noted
<input type="checkbox"/>	Returned for corrections
<input checked="" type="checkbox"/>	Other

REMARKS:

Please call should you have any questions.

Thank you

COPY TO: 

File
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SIGNED: 

Chris Brown
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Taxes Due

**Close**

20801

07/12/2002

1/2002

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

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

**PERMIT ISSUED**

Permit No: 02-0656	Issue Date: JUN 20 2002	CBL: 168 C002001
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Location of Construction: 716 Washington Ave	Owner Name: Robinson, John	Owner Address: 21 Belmont Street	Phone: 775-6759
Business Name: n/a	Contractor Name: Dimauro, Richard	Contractor Address: 161 Tobey Road New Gloucester	Phone: 2079390203
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Demolitions	Zone:

Past Use: Single Family	Proposed Use: Single Family / Garage Demolition	Permit Fee: \$51.00	Cost of Work: \$4,000.00	CEO District: 2
Proposed Project Description: Garage Demolition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</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: gg	Date Applied For: 06/18/2002	<b>Zoning Approval</b>		
<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: <i>6/20/02</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 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>6/20/02</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

6/20/02 - Discussed rebuilding rights  
w/owner.

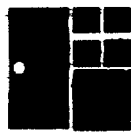
6/24/02 PRE-DEMO insp OK to proceed for

Make

877-0110



**Andersen**



**LORANGER**  
DOOR AND WINDOW

881 FOREST AVENUE  
PORTLAND, MAINE 04103-4107  
TEL: 207-772-2223 FAX: 207-773-3261  
EMAIL: sales@lorangerdoor.com

DATE: Aug 4, 2002 JOB: 716 WASHINGTON AVE - ROBINSON  
Cell-939-0203

## 2nd Slon Rail Detail

top of  
rail 36" - 42"  
from door  
threshold

3-2x6-8'

3-2x6-8'

top of rail  
36" - 42"

2x4"  
1/2"x6"

by Beth

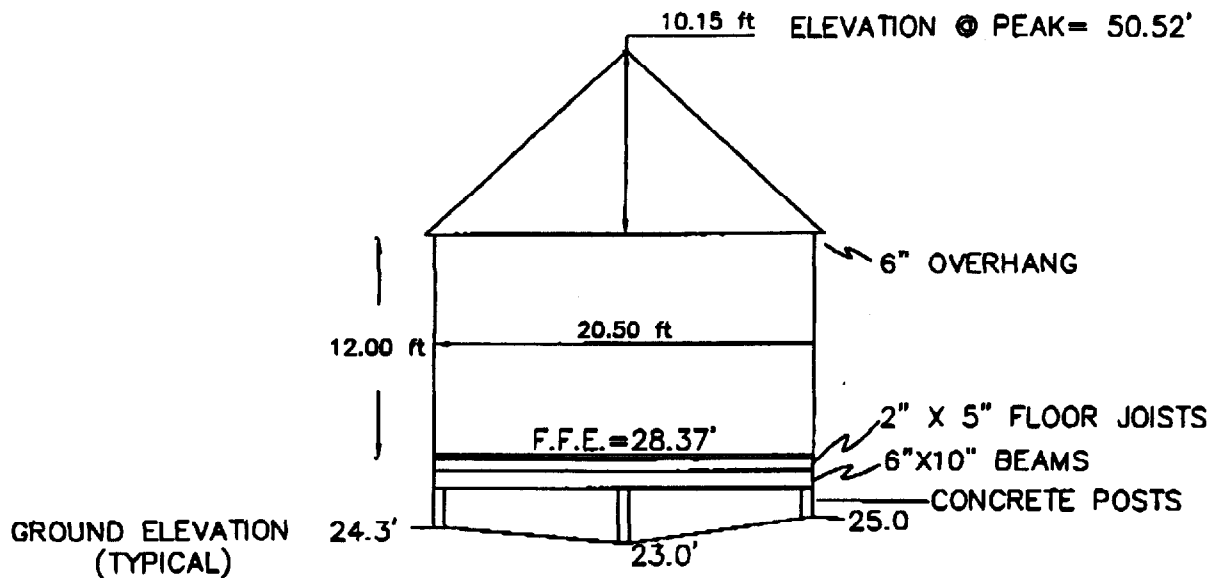
typ.

to door frame

2"x2" spindles 4" OC

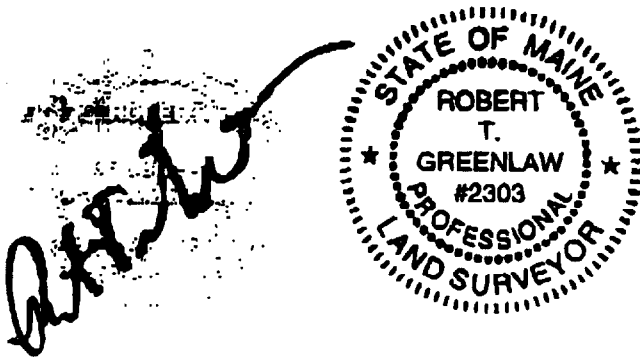
Richard C. DiMarco  
161 Tobey Rd  
New Gloucester, ME  
ph 926-4984

## BARN CROSS SECTION



*New proposal  
is less in  
height*

Back Bay Boundary, Inc. hereby certifies that the dimensions shown hereon are the dimensions of the existing barn as it was measured on or before June 21, 2002.



July 17, 2002

Robert T. Greenlaw, PLS  
Registration #2303  
State of Maine

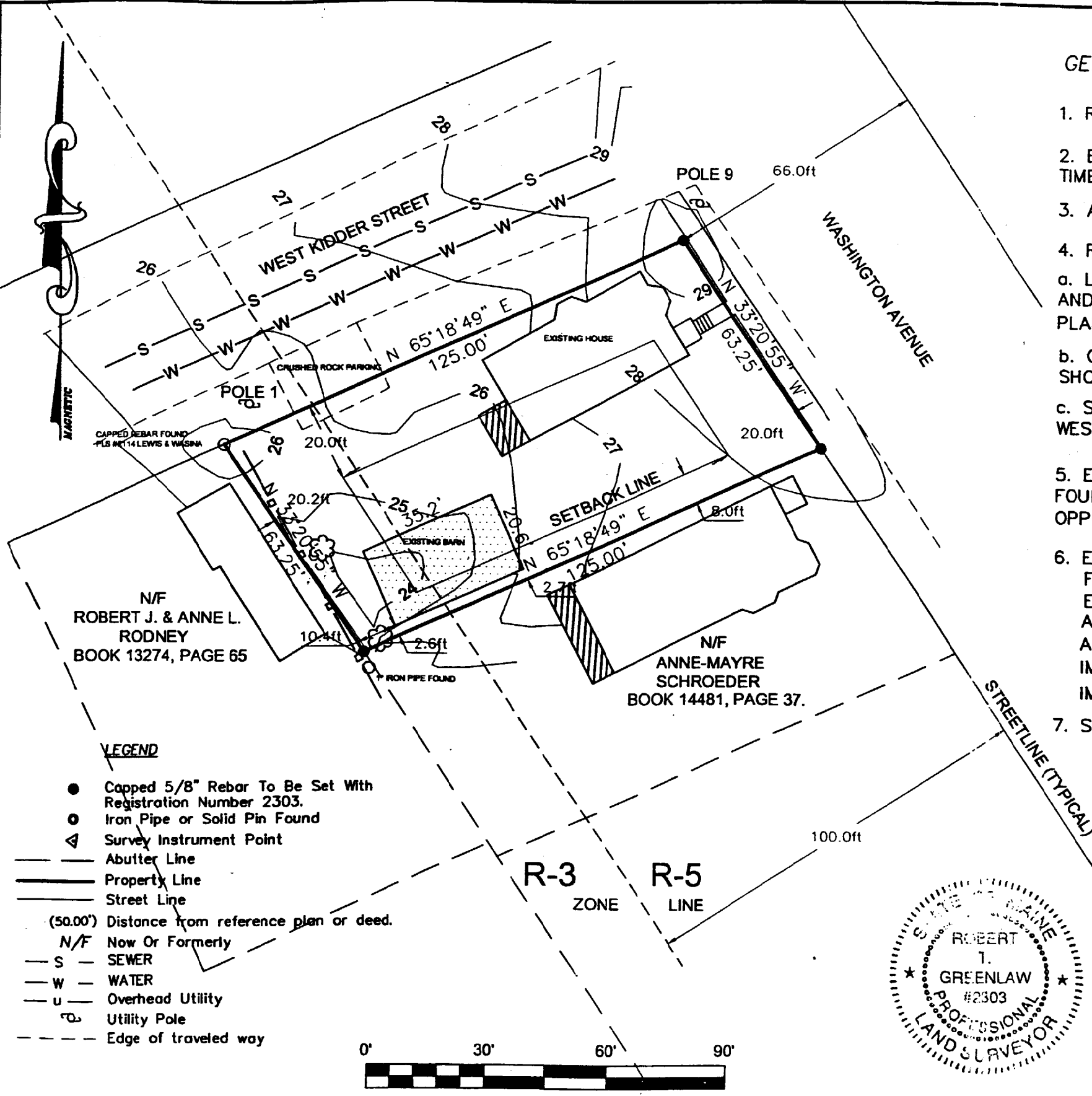
REV. 07-17-02 ADJUSTED ELEVATION OF ROOF

### Existing Barn Dimensions

Prepared by:

Back Bay Boundary, Inc  
65 Newbury Street  
Portland, ME. 04101  
Site: 716 Washington Ave.  
Portland, Maine

Scale: 1"=10'	Date: 06/21/02	LT #
Drawn: RTG	Checked: RTG	Job# 200265



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOHN B. ROBINSON
2. BEARINGS ARE BASED UPON A MAGNETIC OEOERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 7828.4 SQUARE FEET
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. LOT #45 AS SHOWN ON A PLAN DRAWN BY A.P. MARSHALL AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 29.
  - b. CITY OF PORTLAND ASSESSORS PLAN 168, SUBJECT PARCEL SHOWN AS BLOCK C, LOT 2.
  - c. STREETLINE PLANS OF WASHINGTON AVE. AND WEST KIDDER STREET PROVIDED BY THE CITY OF PORTLAND.
5. ELEVATIONS BASED UPON A BOLT SET IN A 3' OFFSET MONUMENT FOUND ON THE EASTERLY SIDELINE OF WASHINGTON AVE. OPPOSITE CUMMINGS STREET. ELEVATION 20.525' CITY DATUM.
6. EXISTING BARN INFORMATION:  
FINISHED FLOOR ELEVATION: 28.37'  
ELEVATION AT PEAK OF ROOF: 48.9'  
AREA OF BARN: 723.6 SQUARE FEET.  
AREA OF LOT: 7828.4 SQUARE FEET.  
IMPERVIOUS AREA: 1919.6 SQUARE FEET  
IMPERVIOUS AREA INCLUDES ALL BUILDINGS, DECKS, STAIRS AND WALKS.
7. SETBACK LINES SHOWN HEREON REFLECT THE R-5 ZONE.

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

*Robert T. Greenlaw*

DATE: JUNE 18, 2002

ROBERT T. GREENLAW P.L.S.  
PRESIDENT BACK BAY BOUNDARY, INC.



EXISTING CONDITIONS PLAN  
AT 716 WASHINGTON AVE. PORTLAND, MAINE

FOR:  
JOHN B. ROBINSON

DRAWN BY: RTG	CHECKED BY: GAS
SCALE: 1" = 30'	DATE: JUNE 17, 2002
JOB NUMBER: 200265-P	SHEET: 1 of 1

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
PROFESSIONAL LAND SURVEYING  
65 NEWBURY STREET  
PORTLAND, MAINE  
207-774-2855 WWW.BACKBAYBOUNDARY.COM FAX 207-781-2010

DRAWER: 2002 NO: 65