

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 041452

PERMIT ISSUED NOV 17 2004 CITY OF PORTLAND

This is to certify that Roak Leigh A /Leigh Roak has permission to Demolition of sunporch to add on Addition to include Bedroom Bath and Kitchen AT 937 Washington Ave L 171 A004001

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 enclosed-in. HOUR 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

Handwritten signature and date 11/16/04 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: 04-1452	Issue Date: NOV 17 2004	CBL: 171 A004001
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Location of Construction: 937 Washington Ave	Owner Name: Roak Leigh A	Owner Address: 937 Washington Ave	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Leigh Roak	Contractor Address: 937 Washington Ave Portland	Phone: 2077726643
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: <del>Single Family</del> Demolition of sunporch to add an Addition to include Bedroom, Bath and Kitchen <i>two family change of use</i>	Permit Fee: \$366.00	Cost of Work: \$30,000.00	CEO District: 4
Proposed Project Description: Demolition of sunporch to add an Addition to include Bedroom, Bath and Kitchen		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>R-3</i> Type <i>SE</i> <i>IRC 2003</i>	
		Signature	Signature	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 09/28/2004	<b>Zoning Approval</b>	
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<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption approved</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/1/04</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:
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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

<b>Permit No:</b> 04-1452	<b>Date Applied For:</b> 09/24/2004	<b>CBL:</b> 171 A004001
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<b>Location of Construction:</b> 937 Washington Ave	<b>Owner Name:</b> Roak Leigh A	<b>Owner Address:</b> 937 Washington Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leigh Roak	<b>Contractor Address:</b> 937 Washington Ave Portland	<b>Phone</b> (207) 772-6643
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	

<b>Proposed Use:</b> two Family - Demolition of sunporch to add an Addition to include Bedroom, Bath and Kitchen	<b>Proposed Project Description:</b> Demolition of sunporch to add an Addition to include Bedroom, Bath and Kitchen - change of use from one to two D.U.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/05/2004

**Note:** was given to r.plan. Rvr - permit is to add an additional dwelling unit - spoke w/owner and explained the time frame and told them to file site plan exemption. Tm 11/5/04 received signed of site plan exemption and a plot plan showing parking for three cars

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a two (2) family dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/16/2004

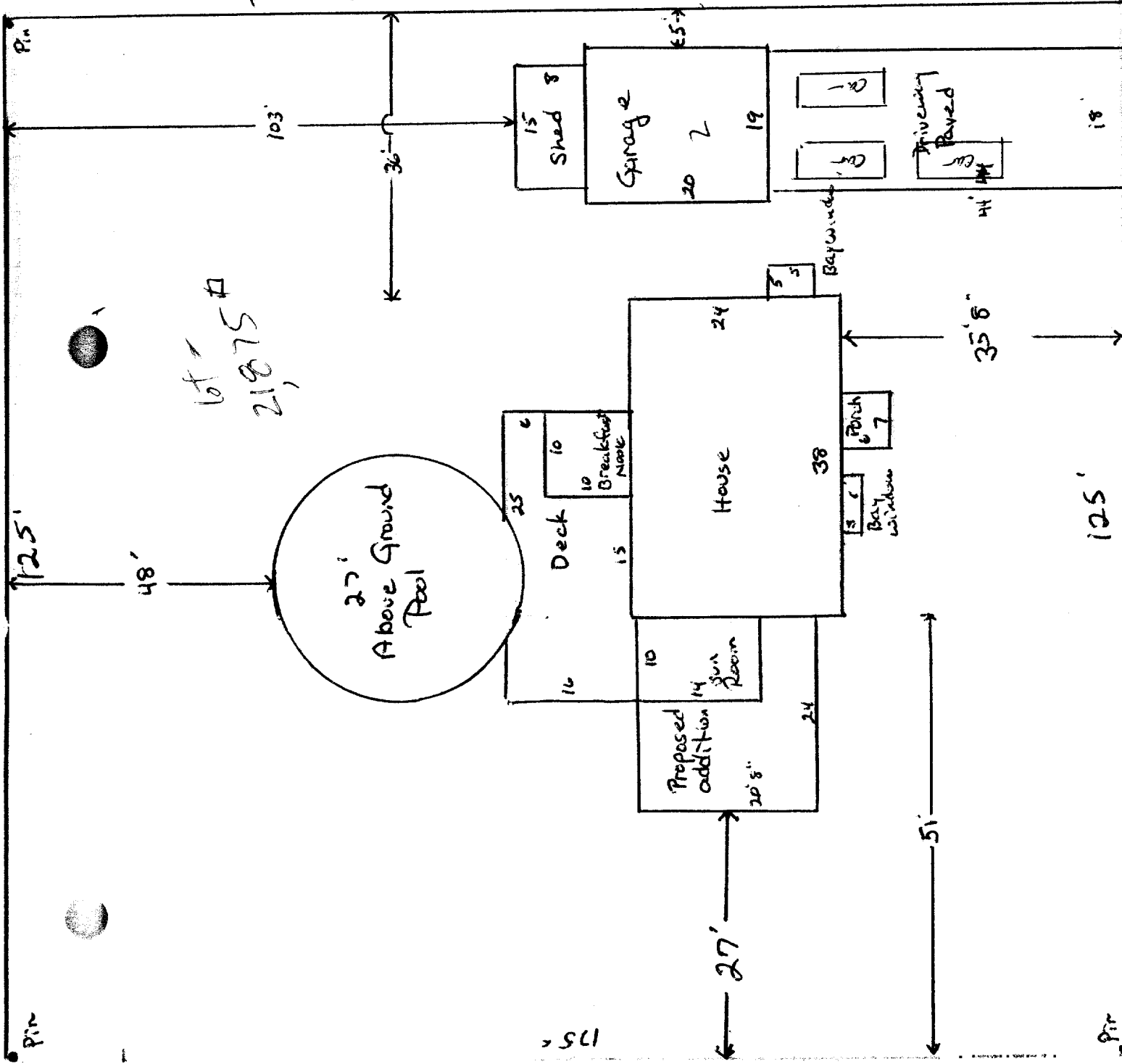
**Note:** **Ok to Issue:**

- 1) As discussed, there must be a 1 hour rated enclosure maintained between the existing basement and the new basement area.
- 2) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heating.

11/10/04-tmm: need details on firewall seperation, damp proofing/drainage of foundations, access to basement, size and spacing of pins attaching new structure to old. Called owner and left message.

11/10/04-tmm: spoke w/owner and went over all required.

11/16/04-tmm: owner resubmitted plans, reviewed them, discussed items with owner - ok to issue.



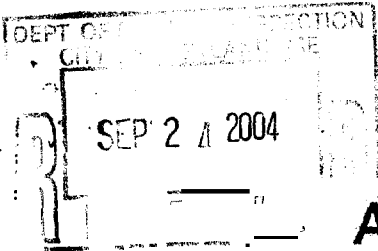
R-5  
 Front: 20' min - 35' + 8' shown  
 Rear: 20' min - 48' + 8' shown  
 Side: 1 story - 8' min - 27' + 8' shown  
 Height: less than MAX 35' shown  
 937 Washington Ave.

175  
 772-6643  
 Leigh Rock  
 172 D.U. - 3,000 #/unit reg  
 21,875 # OK  
 Pkg - 2 extra spaces req'd 35' shown  
 lot coverage < 40% OK  
 PAVEMENT Zone X

lot #  
 21875 #

175

Pin



# All Purpose Building Permit Application

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

Location/Address of Construction: <u>937 Washington Ave, Portland</u>		
Total Square Footage of Proposed Structure <u>498 ft<sup>2</sup></u>	Square Footage of Lot <u>21,875 ft<sup>2</sup></u>	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# <u>71</u> Block# <u>A</u> Lot# <u>04 1</u>	Owner: <u>Leigh Roak</u>	Telephone: <u>772-6643</u>
Lessee/Buyer's Name (If Applicable) <u>-</u>	Applicant name, address & telephone: <u>Roak Portland 937 Washington 772-6643</u>	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>291.00</u> <u>190 75.00</u>
Current use: <u>Residential Single Family</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Addition to current residence</u>		
Project description: <u>Bedroom, Bath, Kitch. Demolish/Replace Sunporch</u>		
Contractor's name, address & telephone: <u>Leigh Roak, 937 Washington Ave, Portland 772-6643</u>		
Who should we contact when the permit is ready: <u>Leigh Roak</u>		
Mailing address: <u>937 Washington Ave, Portland, 04103</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>772-6643</u>		

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>Leigh Roak</u>	Date: <u>9-24-04</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

CH# 908

Leigh Road  
 937 Washington Ave  
 Portland, Me

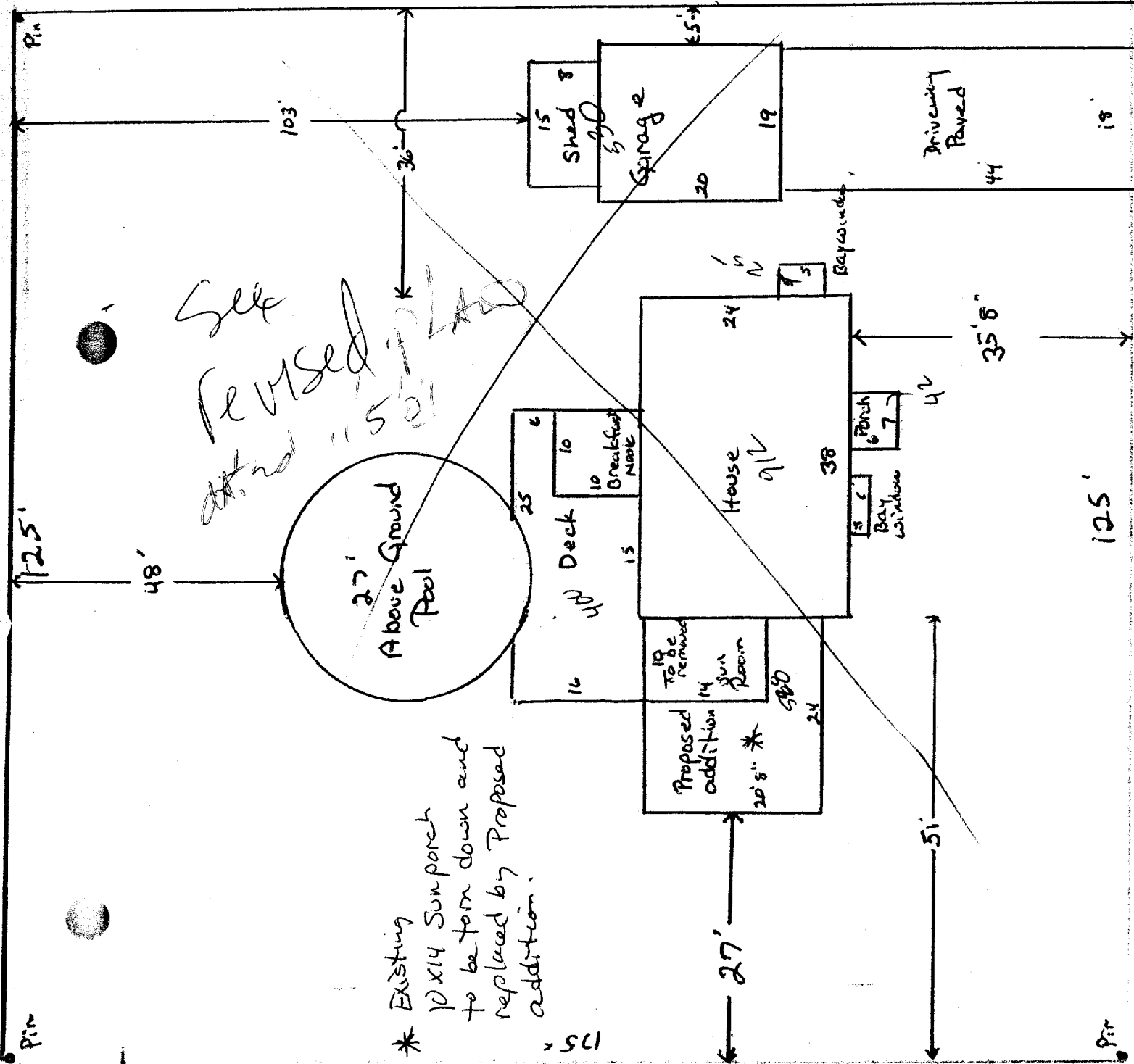
2.5' - 20'  
 front yard

SIDE YARD

175'  
 Lot Cov  
 4000

8520 sq ft  
 Allowed

2497 sq ft  
 Allowed  
 6213 sq ft



SEE  
 REUSED  
 ATTACHED

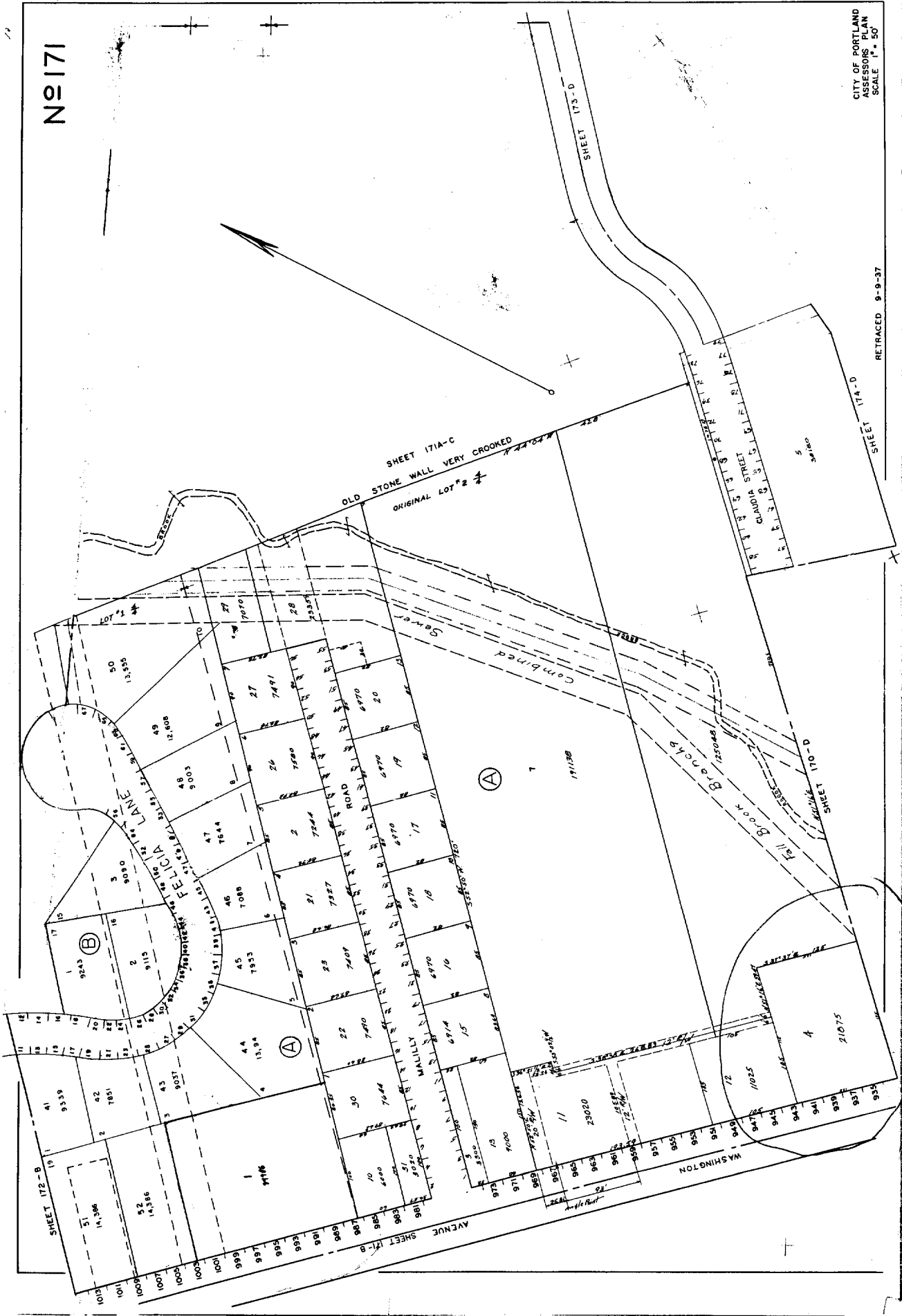
\* Existing 10x14 Sun porch to be torn down and replaced by Proposed addition.

175'

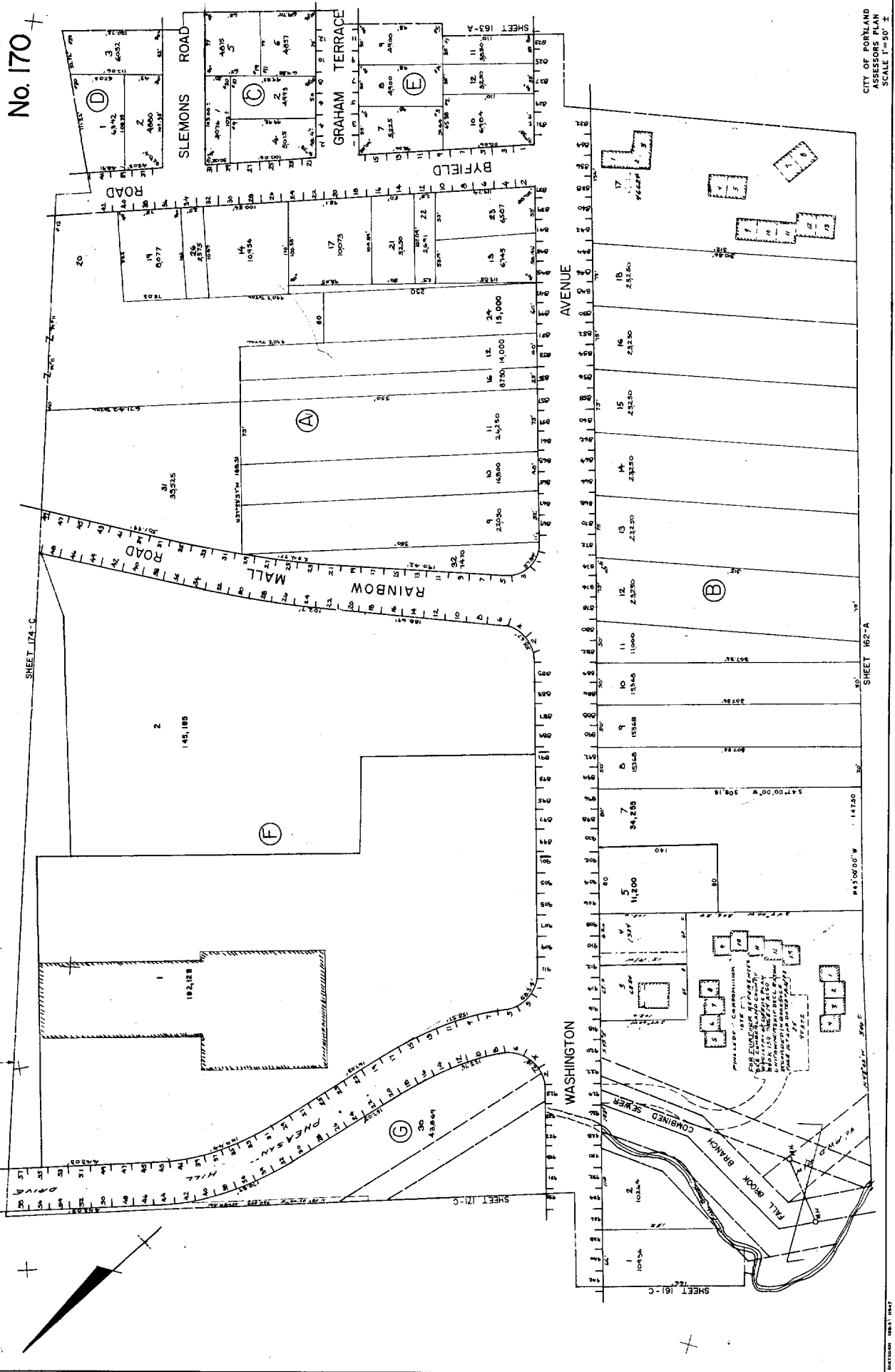
No 171

CITY OF PORTLAND  
ASSESSOR'S PLAN  
SCALE 1" = 50'

RETRACED 9-9-37



No. 170



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1"=50' ±

DATE: JAN 1 1967



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 3
<b>Parcel ID</b>	171 A004001
<b>Location</b>	937 WASHINGTON AVE
<b>Land Use</b>	SINGLE FAMILY
 <b>Owner Address</b>	 ROAK LEIGH A 937 WASHINGTON AVE PORTLAND NE 09303
 <b>Book/Page</b>	 17586/075
<b>Legal</b>	171-A-9 WASHINGTON AVE 935-941  21875 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$43,790	\$98,590	\$142,380

**Property Information**

<b>Year Built</b> 3900	<b>Style</b> Colonial	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1967	<b>Total Acres</b> 0.502		
<b>Bedrooms</b> 9	<b>Full Baths</b> 1	<b>Half Baths</b> 3	<b>Total Rooms</b> 9	<b>Attic</b> Unfin	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1900	18X20	C	A
SHED-FRANE	1	1900	8X15	D	A

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/03/2002	LAND + BLDING	\$72,522	17586-75
07/32/1998	LAND + BLDING		14026-072

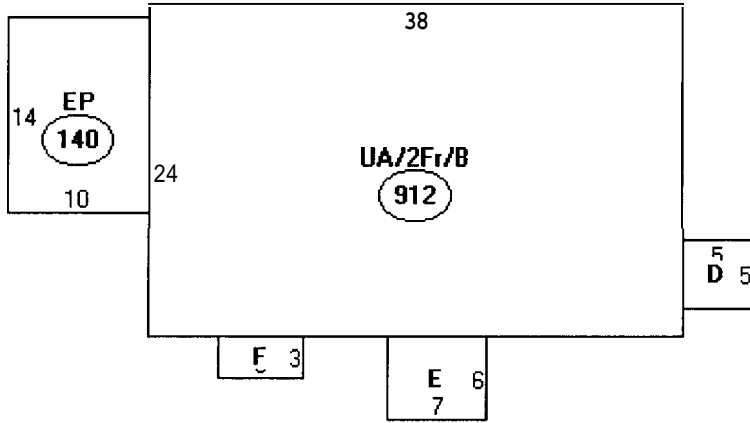
**Picture and Sketch**

[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: UA/2Fr/B  
912 sqft

E: EP  
140 sqft

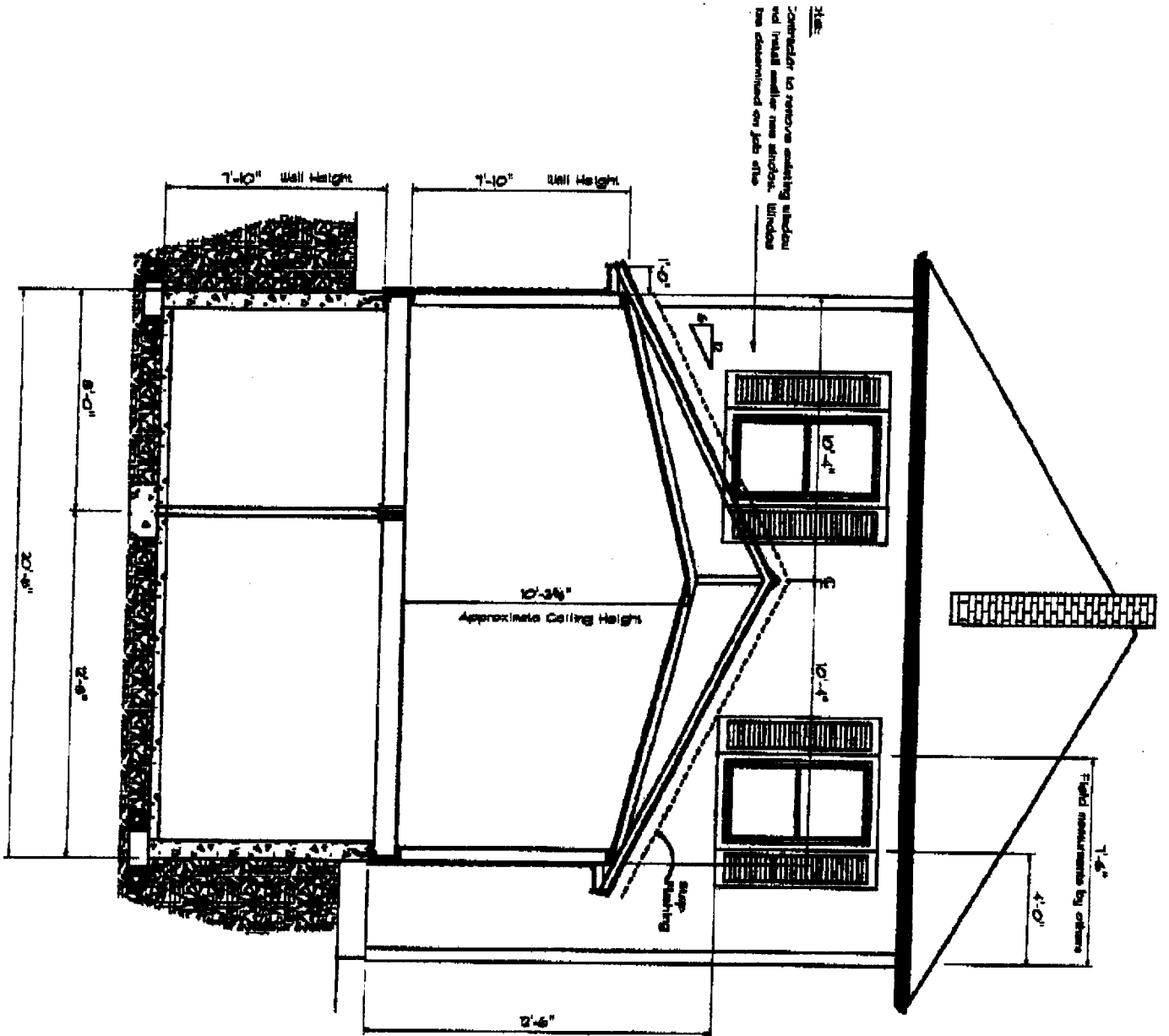
C: 1Fr  
100 sqft

D: FBAY/B  
25 sqft

E: OFP  
42 sqft

F: FBAY/B  
18 sqft





Material Specs:

Roof System:

Asphalt shingles (architectural)  
 Drypack to eaves & rakes  
 Ins & water vapor protection & serve  
 3/8" T&G Advantech roof sheathing  
 Trusses 20' o.c.

Exterior Wall:

Cinder clypeocorals siding & 4" exposure  
 Tyvek house wrap or equivalent  
 7/8" OSB sheathing  
 2x6 studs @ 16" o.c.  
 4" (R-13) insulation  
 1/2" sheetrock with 4 coating

Floor System:

3/4" T&G Advantech sub-floor  
 2x10 Joist @ 16" o.c.  
 3-2x12 Girders with 2x4 L  
 3-1/2" Steel Lally Col  
 2x6 Pressure treated sills

DEPT OF PUBLIC WORKS

SEP 21 2004

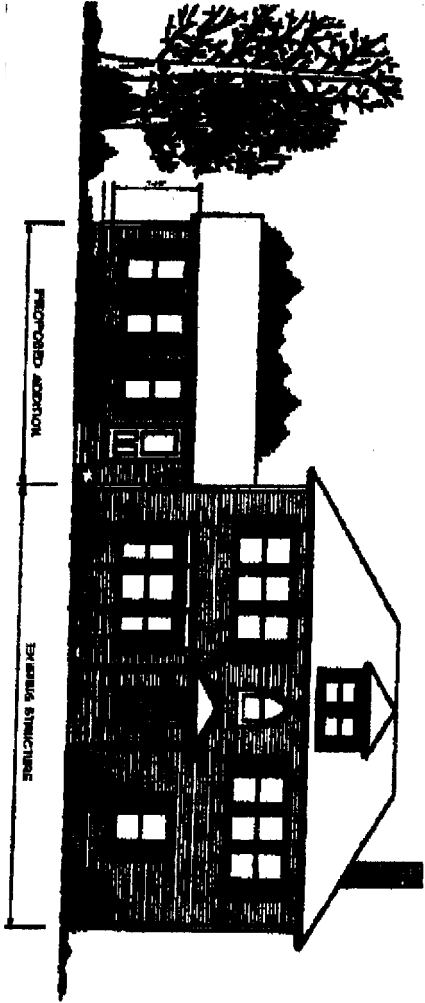
Notes: Owner to check utility compliance with local codes.

28728-0' Addition

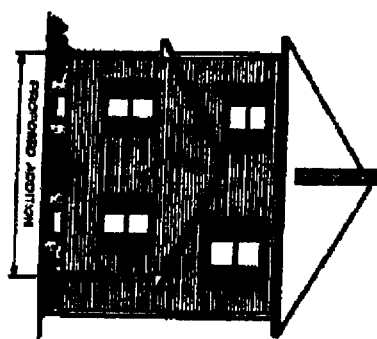
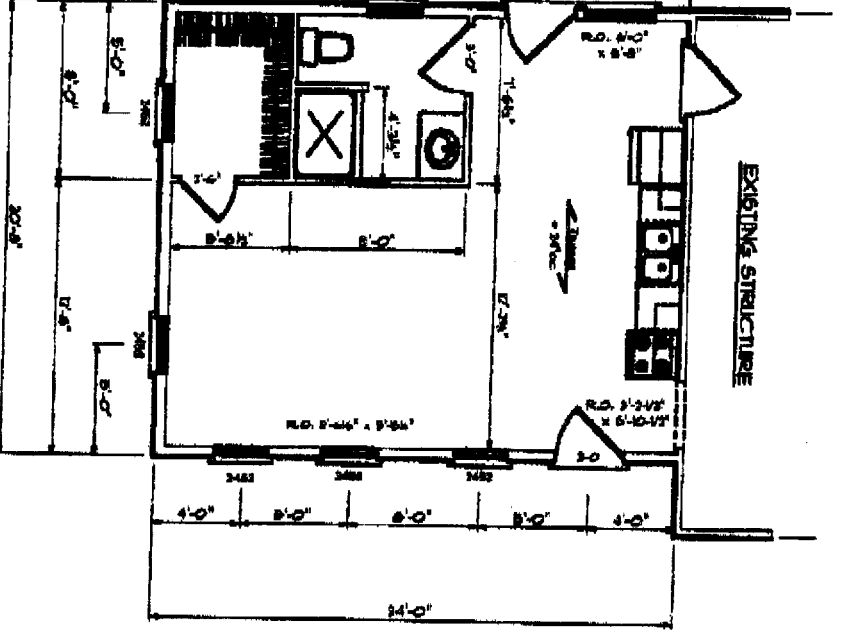
Plan No: Ladd & Todd Book

Drawn by: Wayne Stevens

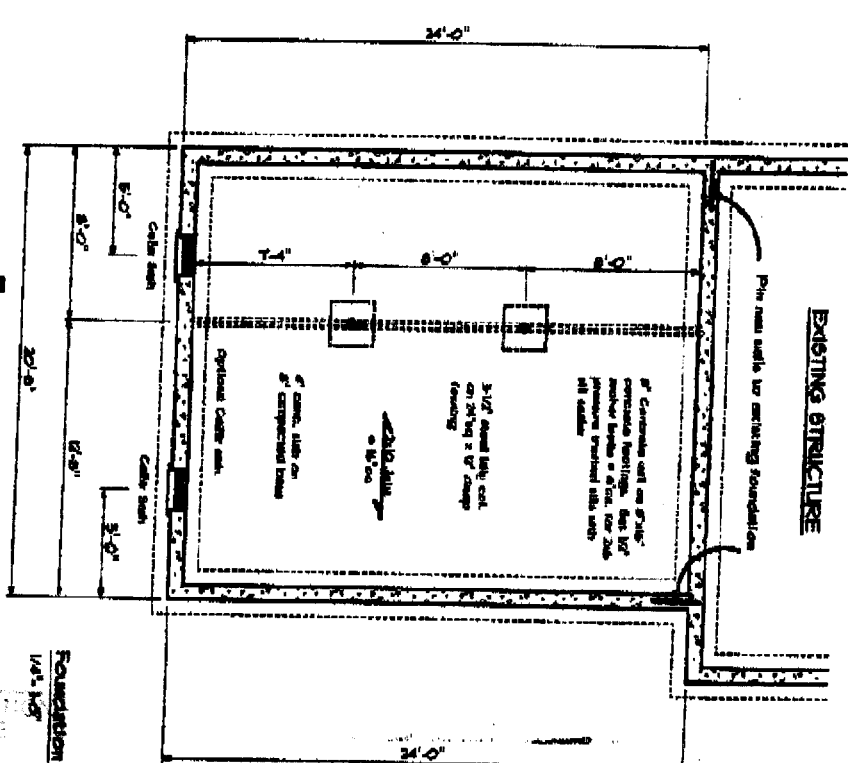
1/4" = 1'0"



1/4" = 1'0"



Side View  
1/4" = 1'0"



Foundation P  
1/4" = 1'0"

DEPT OF PLANNING & ZONING  
CITY OF PORTLAND

SEP 21 2004

Make Owner to check plan compliance with local codes	
<b>Zick's Addition</b>	
Form No:	
<b>Legal &amp; VMA Book</b>	
Drawn by:	Wayne Perzels



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Leigh A Roak  
 Applicant  
937 Washington Ave  
 Applicant's Mailing Address  
207-772-6643  
 Consultant/Agent/Phone Number

Roak addition  
 Application Date  
937 Washington Ave  
 Project Name/Description  
 Address of Proposed Site

CBL: \_\_\_\_\_

### Description of Proposed Development:

Addition of Room 20'8" x 24' to existing house.  
Room to have bathroom + kitchenette  
New D.U.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523(4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<del>No</del> YES	✓
Yes	✓
yes: No curb cut	✓
Yes	✓
3 extra spaces home on existing pavement No additional parking	✓
No	✓
Yes	✓
Yes	✓