

**PERMIT ISSUED****City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0612	Issue Date: <b>JUN 25 2003</b>	CBL: 176 F011001
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Location of Construction: 412 Woodford St	Owner Name: Worcester Jason W	Owner Address: 412 Woodford St	Phone: <b>CITY OF PORTLAND</b>
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: <b>R5</b>

Past Use: Duplex	Proposed Use: Duplex: Replace existing 18'3" x 22'4" garage with 22'6" x 22'4" garage	Permit Fee: \$86.00	Cost of Work: \$8,570.00	CEO District: 3
<b>LEGAL: 2 Residential Dwelling units</b> Proposed Project Description: Replace existing 18'3" x 22'4" garage with 22'6" x 22'4" garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>R3</b> Type: <b>accessory garage</b> <b>BA 1999</b> Signature: <b>JMB 6/24/03</b>
		Signature:		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: kwd	Date Applied For: 06/02/2003	<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..		Special Zone or Reviews <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"/>	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	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: <b>6/24/03</b>		

**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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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/20/2003**Note:**      **Ok to Issue:** ☒

- 1) BEFORE demolishing the original structure you must contact the code enforcement officer to document the location of the existing building and legal nonconforming setback.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/25/2003**Note:**      **Ok to Issue:** ☒

- 1) This approval allows the demolition of the existing garage, however, the existing slab must be inspected for setbacks prior to removal
- 2) This approval requires frost protection of the slab on grade
- 3) Separate permits are required for any electrical work
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

# 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>412-414 Woodford St. PHD, ME 04103</u>			
Total Square Footage of Proposed Structure <u>502.5 sq ft.</u>		Square Footage of Lot <u>7456 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>176</u> Block# <u>F</u> Lot# <u>11</u>		Owner: <u>Jason Worcester</u>	Telephone: <u>450-4739</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jason Worcester</u> <u>PO Box 1771</u> <u>Dover, NH 03821</u>		Cost Of Work: <u>Concrete 3570.00</u> <u>Garage 5000.00</u> Fee: \$ <u>8570.00</u>
Current use: <u>2 car Garage - 2 unit dwelling</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>2 car Garage 2 unit dwelling</u>			
Project description: <u>Build New Garage in place of old one</u> <u>(make 4'3" wider on my house side only)</u>			
Contractor's name, address & telephone: _____			
Who should we contact when the permit is ready: <u>owner - Jason Worcester</u> <u>(207) 450-4739</u> <u>→ call</u>			
Mailing address: <u>412 Woodford St</u> <u>PHD, ME 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>(207) 450-4739</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.

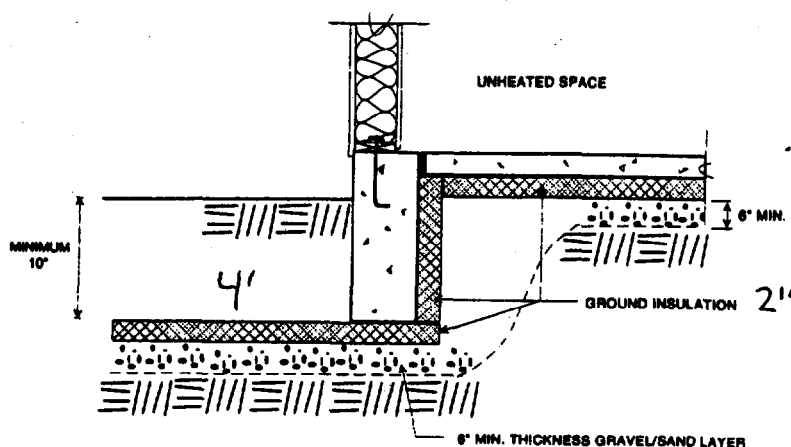
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to accept full responsibility for this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official or designated 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>[Signature]</u>	Date: <u>MAY 20 2003</u> <u>5-19-03</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

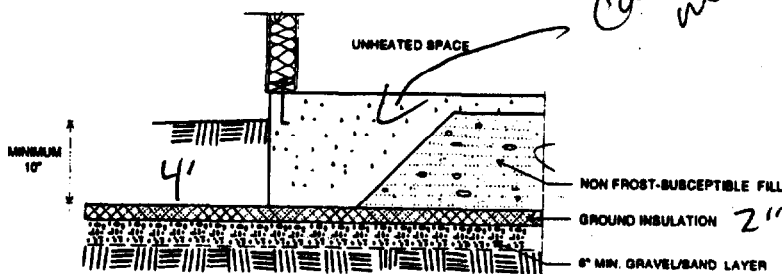
# UNHEATED BUILDINGS

Additional measures are required when using a FPSF on an unheated building. While a drainage layer is only recommended under wing insulation for heated buildings, a 6-inch drainage layer is always required under unheated FPSF designs. Additionally, the horizontal ground insulation extends not only as a wing beyond the perimeter of the building, but continues under the entire unheated portion of the building. This insulation layer can be installed either directly under the slab as shown in Figure 18, or entirely at one level as shown in Figure 19. In either case, the compressive load of the building on the insulation must be determined to compare to the compressive resistance of the foam (see design examples). The horizontal insulation must have a minimum of 10 inches of soil cover.



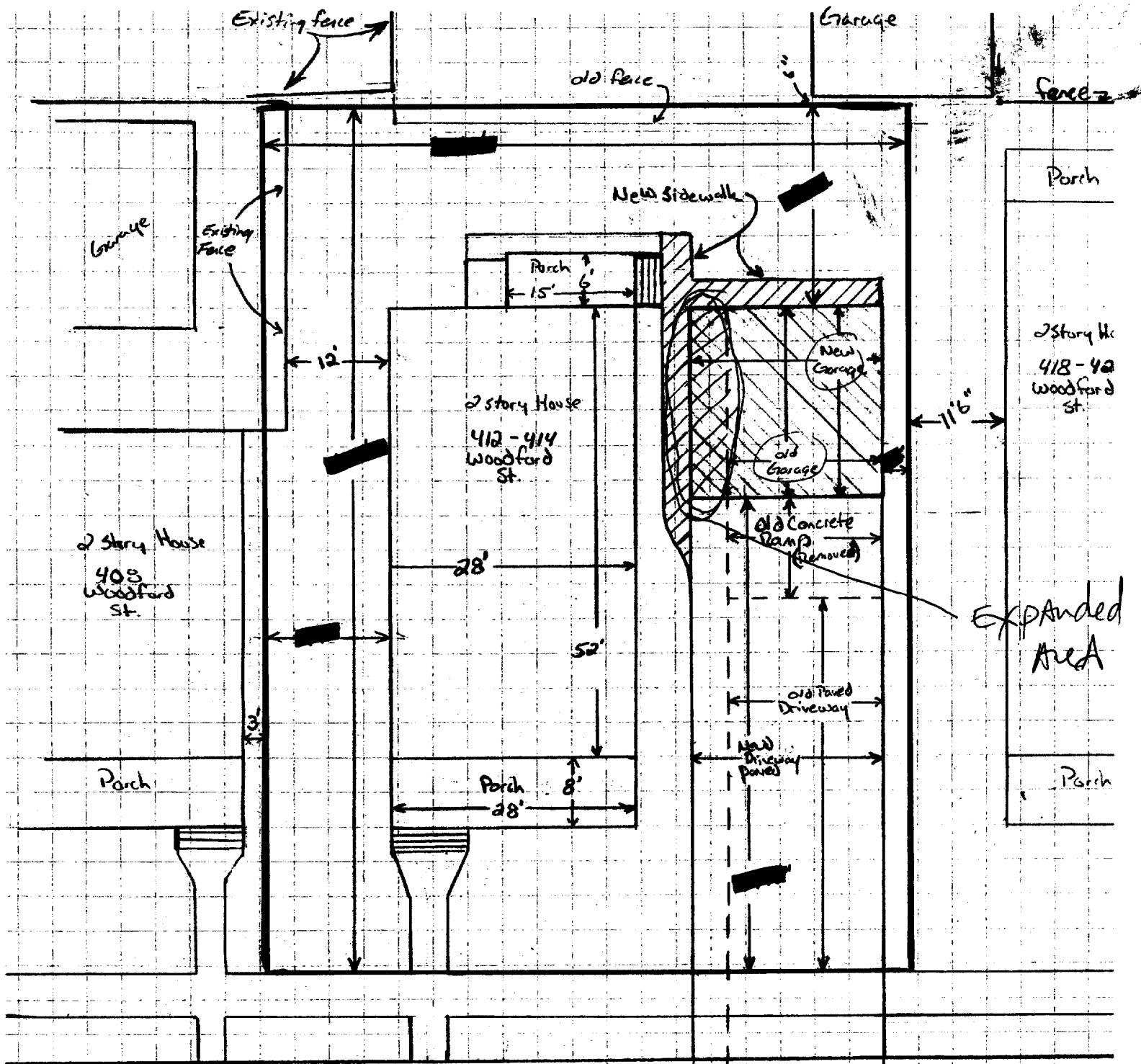
*either method*

Figure 18. FPSF Design for Unheated Space with Independent Slab and Stem Wall.



*can use above method*

Figure 19. FPSF Design for Unheated Buildings with Insulation in Single Plane.



Lot is 100' x 74.56'

← Woodford St →

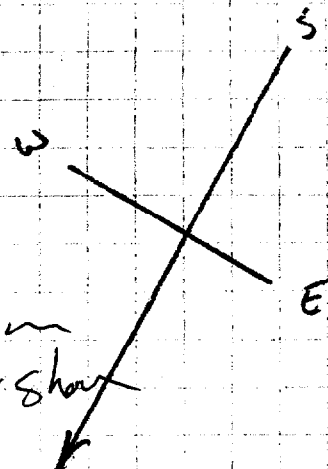
$$7200' \times 40' = 2880$$

R-5 Zone

REAR: 20' req - 23' shown

Front: 20' req - 54' 10" shown

side: existing



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 4852 PAGE 112 COUNTY Cumberland  
PLAN BOOK -- PAGE -- LOT --

ADDRESS: 412-414 Woodfords Street, Portland, Maine

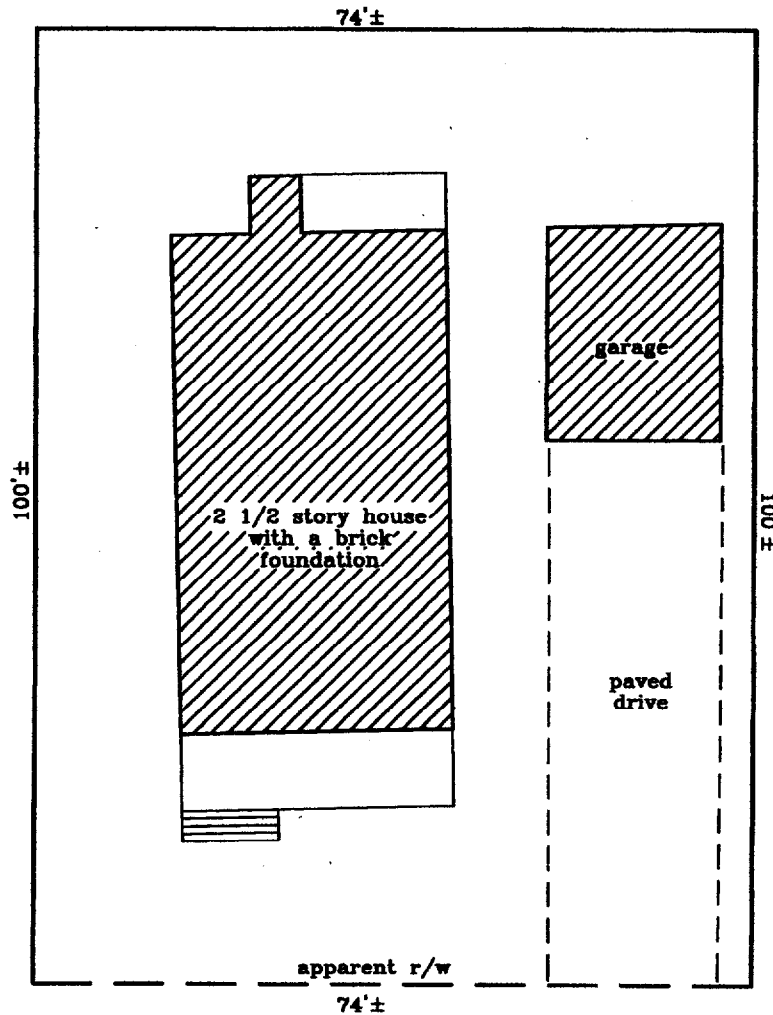
Job Number: 374-58

Inspection Date: 05-23-02

Scale: 1" = 20'

Buyers: Jason Worcester

Sellers: Thomas Delois



Woodfords Street

I HEREBY CERTIFY TO: Guaranty Title, Granite Harbor Mortgage  
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1994

**Livingston - Hughes**

Professional Land Surveyors & Foresters

88 Guinea Road

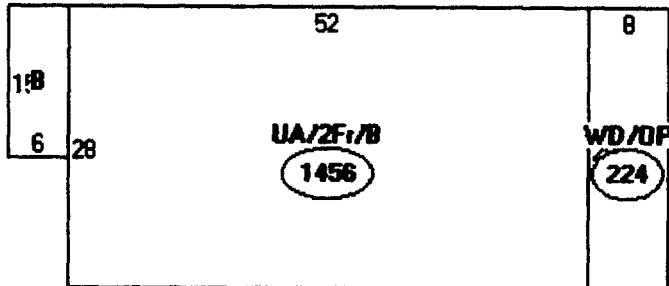
Kennebunkport - Maine 04046

207-987-9761 phone

207-987-4831 fax



Existing gauge



Descriptor/Area

A: UA/2F1/B  
1456 sqft

B: OP/OP  
90 sqft

C: WD/OP  
224 sqft

1770<sup>#</sup>

$$562 = 22.5 \times 22.33$$

2272<sup>#</sup>

coverage

2800<sup>#</sup> Allowed

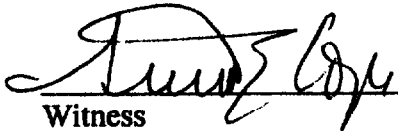


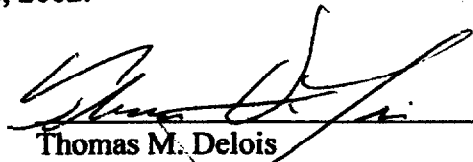
**DEBTOR'S DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that **Thomas M. Delois**, of 201 Royal Road, Pownal, County of Cumberland, State of Maine, for value received, conveys to **Jason W. Worcester**, with a mailing address of 44 Franklin Street, Somersworth, New Hampshire 03878, all of his right, title and interest in the property described in **Schedule A** attached hereto and incorporated herein by reference. This property is conveyed "as-is - where-is," together with all appliances and fixtures.

Grantor herein is a debtor under a Chapter 13 bankruptcy case now pending in the U.S. Bankruptcy Court, District of Maine, (Case Number 01-21607). Pursuant to applicable provisions of the United States Bankruptcy Code and Bankruptcy Rules including but not limited to 11 U.S.C. §§ 363(b) and (f) and § 1303 and Bankruptcy Rules 6004(c) and 9014, the Debtor through counsel provided due notice to all creditors and filed with the Court a MOTION FOR AUTHORITY TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS AND ENCUMBRANCES dated April 23, 2002, which was served on all parties entitled to notice by the Bankruptcy Rules and Local Rule 6004. No objections having been filed and good cause having been presented, the United States Bankruptcy Court approved and authorized the sale at a hearing held on May 15, 2002. The Bankruptcy Court entered its written order approving the sale dated May 17, 2002.

**IN WITNESS WHEREOF** the said Thomas M. Delois has caused this instrument to be signed as a sealed instrument this 6<sup>th</sup> day of June, 2002.

  
Witness

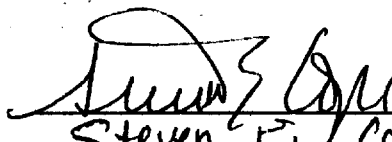
  
Thomas M. Delois  
Grantor

STATE OF MAINE  
County of Cumberland, ss.

June 6, 2002

Personally appeared the above named Thomas M. Delois and acknowledged the foregoing to be his free act and deed.

Before me:

  
Steven E. Cope (Name)  
Notary Public/Attorney at Law

### **SCHEDULE A**

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Woodford Street, City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron in the southerly side of Woodford Street at the northwesterly corner of Lot 120 as shown on Plan of Rosemont made by E. C. Jordan and Company, C. E., and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 29; thence westerly by said Woodford Street seventy-four and fifty-six hundredths (74.56) feet to an iron; thence at right angles with the last described course and parallel with the easterly sideline of Lot 118 on said Plan, one hundred (100) feet to an iron on the division line between lots 118 and 136 shown on said Plan; thence easterly by lots 136 and 135 shown on said Plan seventy-four and fifty-six hundredths (74.56) feet to an iron marking the southwest corner of said lot 120 as shown on said Plan; thence northerly by the westerly sideline of said lot 120 one hundred (100) feet to Woodford Street at the point of beginning; said above described parcel being all of lot 119 and a portion of lot 118 as shown on said Plan.

Being the same premises conveyed to Thomas M. Delois by deed of Mary Evelyn Rogers recorded in the Cumberland County Registry of Deeds at Book 4514, Page 54.



# Bay Side

Paving, Construction  
& Trucking  
774-9511

## PROPOSAL

NAME Jason Worcester 5/15/03  
ADDRESS 412 Woodford St.  
CITY Port, Me. 04103  
PHONE # 450-4739

LOCATION OF JOB Excavation and paving of driveway with the  
estimated sq ft of 1008. Driveway will consist of 1 1/2" of  
binder, 1" surface and stabilization fabric if needed.  
Total cost for work is \$2105.00 Any questions please  
call.

Pouring of concrete slab with the dimensions of 23'x22'  
Slab will consist of 12" hunch, 6" slab, and 12" gravel  
base. Total cost is \$3570.00

Total cost for both jobs is \$5675.00  
If work is to be completed please sign and Thank-you  
return yellow copy.

LABOR \_\_\_\_\_

MATERIALS \_\_\_\_\_

TOTAL \_\_\_\_\_

Authorized  
Signature \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL** - The  
above prices, specifications and conditions are satisfactory  
and are hereby accepted. You are authorized to do the work  
as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

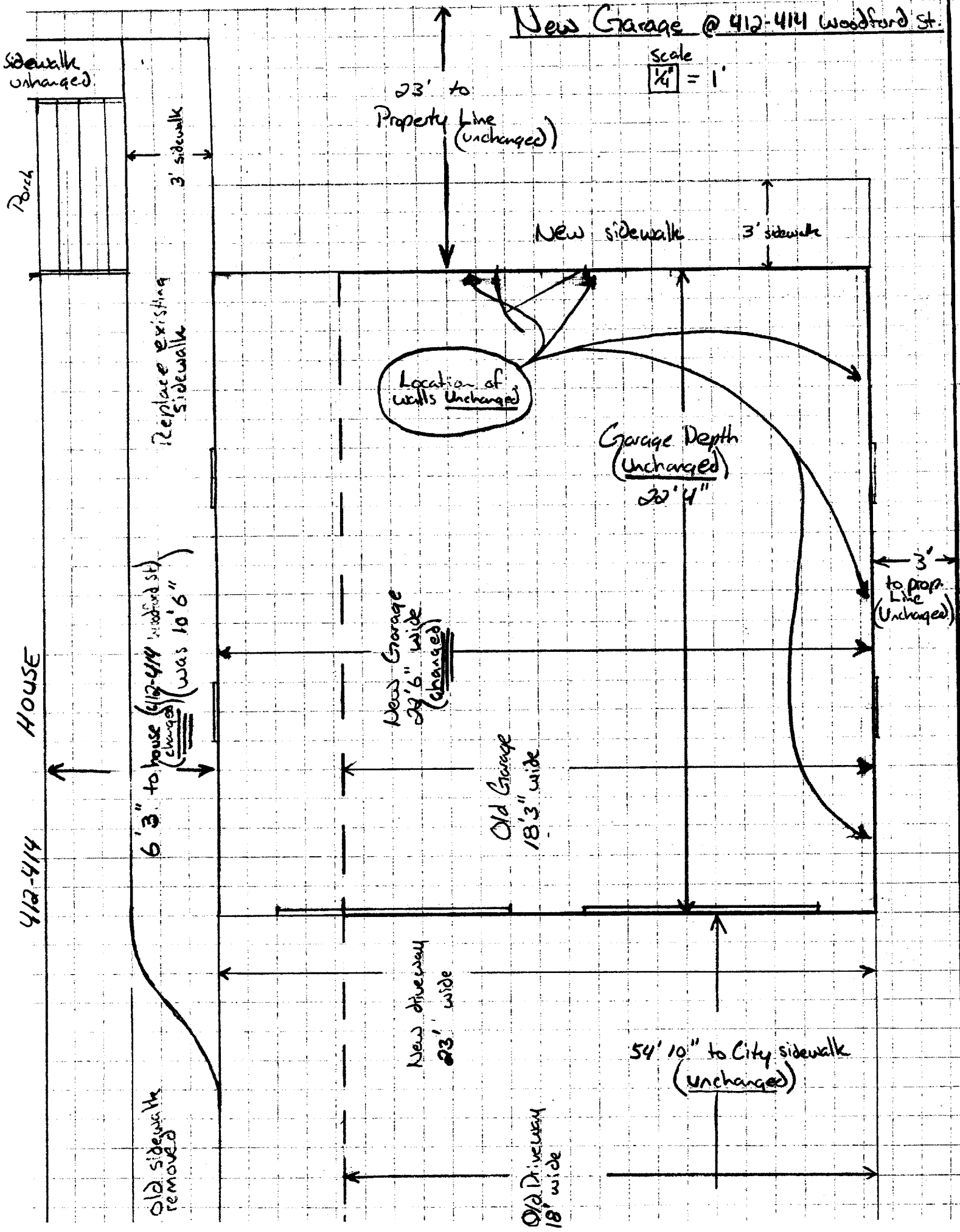
New Garage  
412-414 Woodford St  
Portland ME 04103

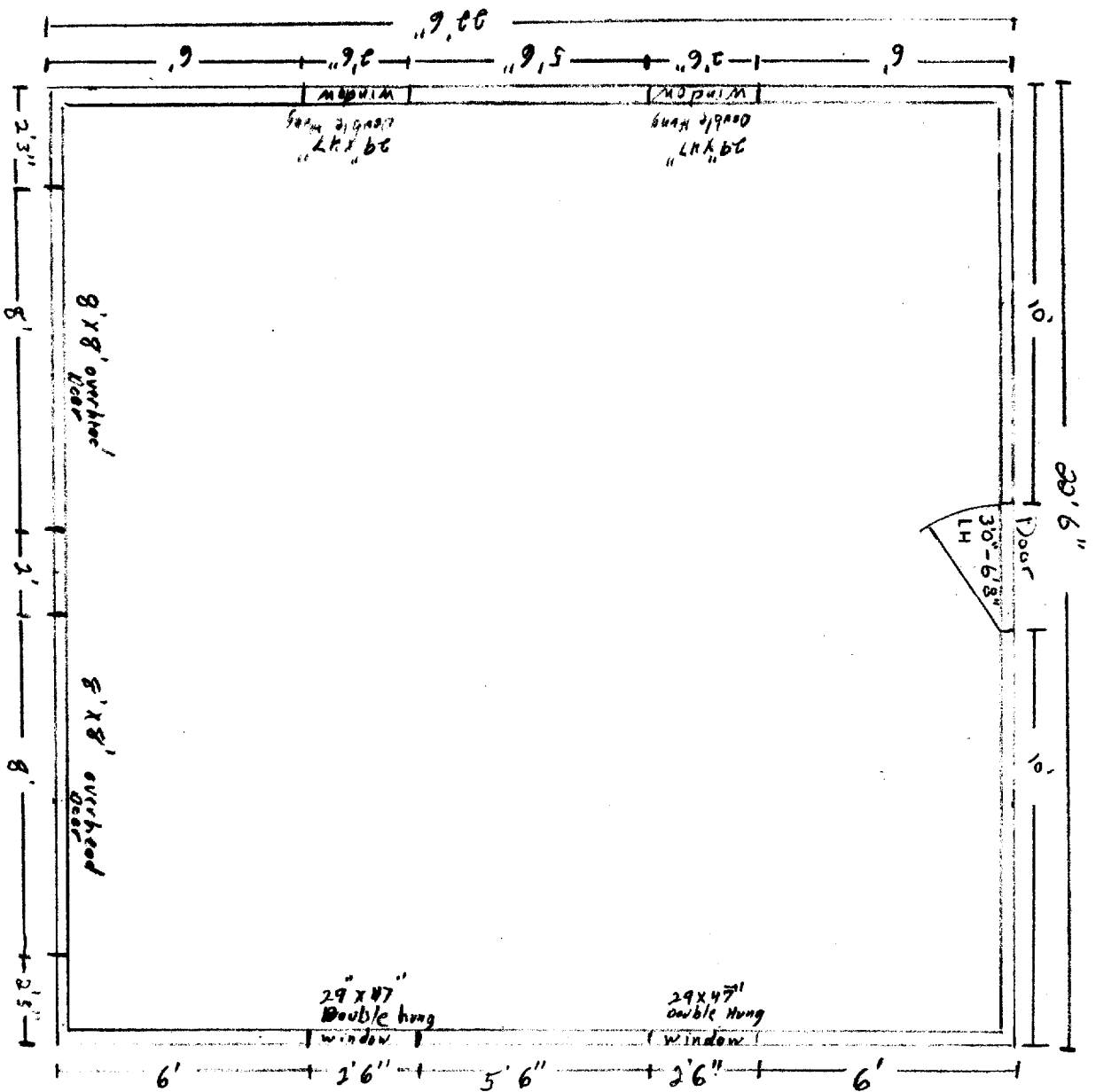
Jason Worcester  
412 Woodford St  
Portland, ME 04103

I plan to remove existing (Metal) Garage, for structural and safety issues. Along with the concrete ramp, floor pad, and sidewalk. Build a new Garage in its place 4'3" wider towards my house only (with the remaining 6'6" between the house and New Garage, put in a 36" sidewalk). I will not be moving any closer to Either of my neighbors property lines (to the South or East). The Garage Walls will be 10' high with an 8/12 pitch not 8' with the shallow pitch. The new Garage will remain a single story high. I will add a 36" sidewalk along the rear from side to side, and a 30" rear door (None Now) in the center. The front overhead doors will remain 8' wide, but the new doors will be 8' high not 6'6". I will add 2 windows to each side (bottle hung).

New Garage @ 412-414 Woodford St.

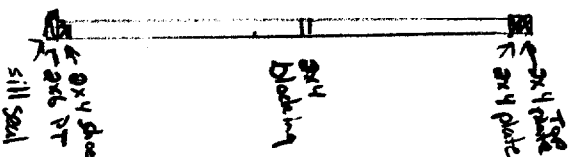
Scale  
 $\frac{1}{4}" = 1'$



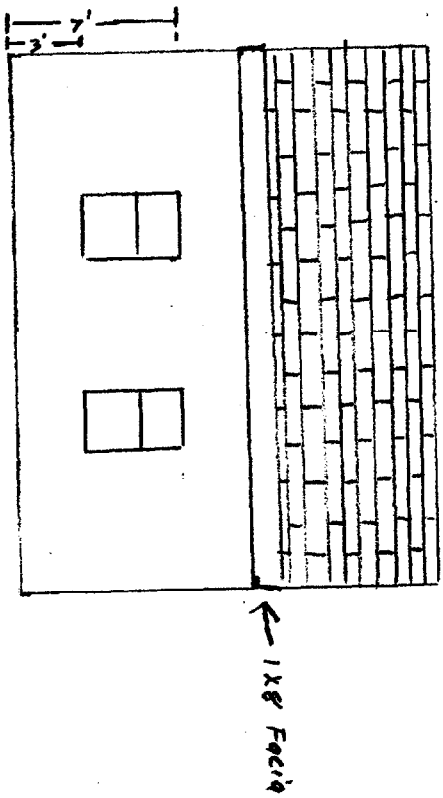


- 2x4 x 10 studs - 2' on center
- 2x6 pt sill plates with sill seal
- 2x4 shoe
- 2x4 plate + top plate
- 2x4 truss's - 2' on center
- 7/16 OSB sheathing on walls
- 5/8 Fir plywood with clips on roof
- Fiberglass roof shingles
- 1/2x6 cedar clapboards
- 2x8 door + window headers doubled with 1/2 ply filler
- 2x4 blocking at 5' on all walls

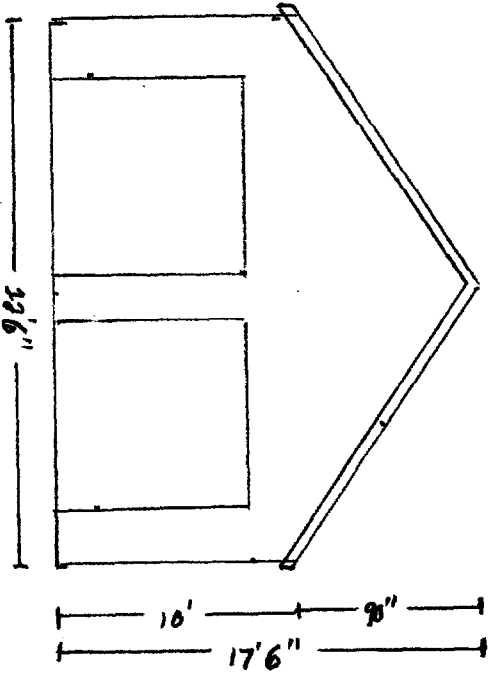
SCALE - 1/4" = 1'



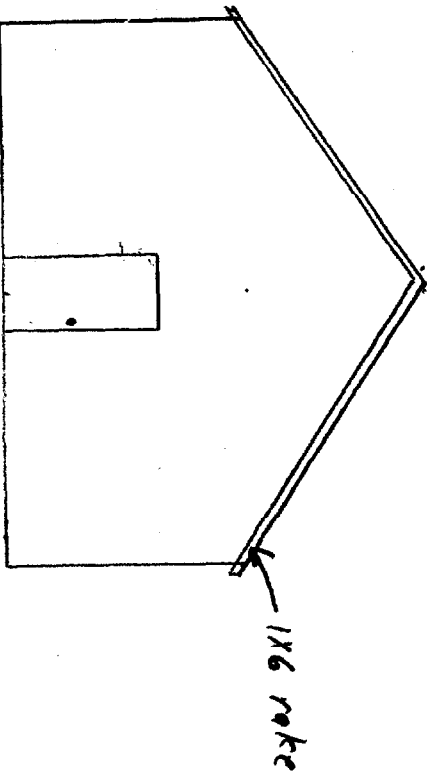
Both sides



Front

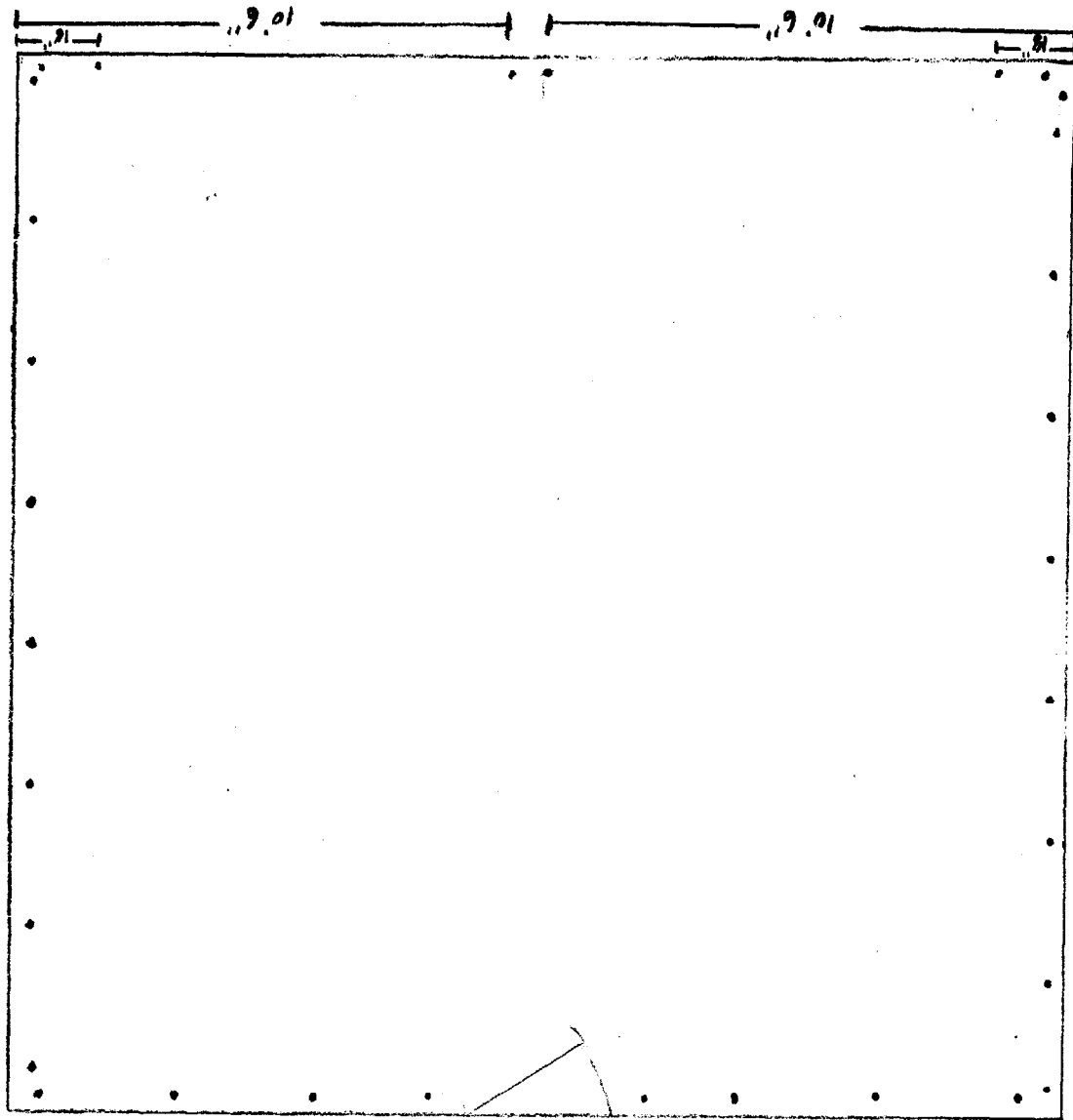


Back



Scale 1/4" = 1' 8/12 roof pitch

Scale  $\frac{1}{4}'' = 1'$



Foundation Plan  
6" reinforced concrete slab  
anchor bolts every 36"









Rear of Garage showing 418-420 Woodford (Background)



← House

Neas River  
Corner  
↓

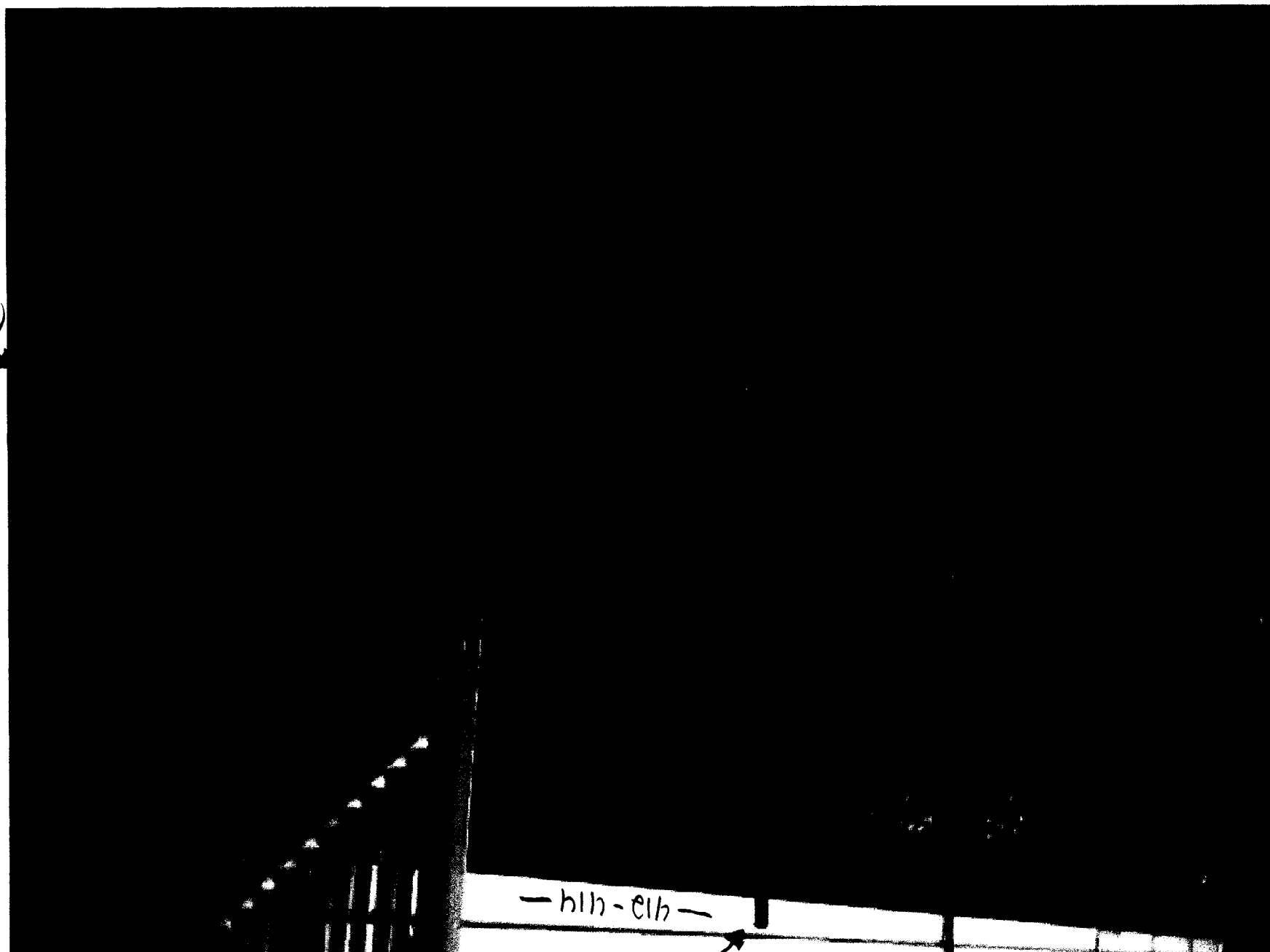
Neas front corner  
at Garage

remove  
old slabs  
& Ramp

Replace  
side walk  
(to be 36" wide)

Replace  
side walk  
to be 36" wide

New  
side walk  
behind garage  
to door in  
center of  
garage



Stairs No change

— 411-414 —

New rear corner  
of garage

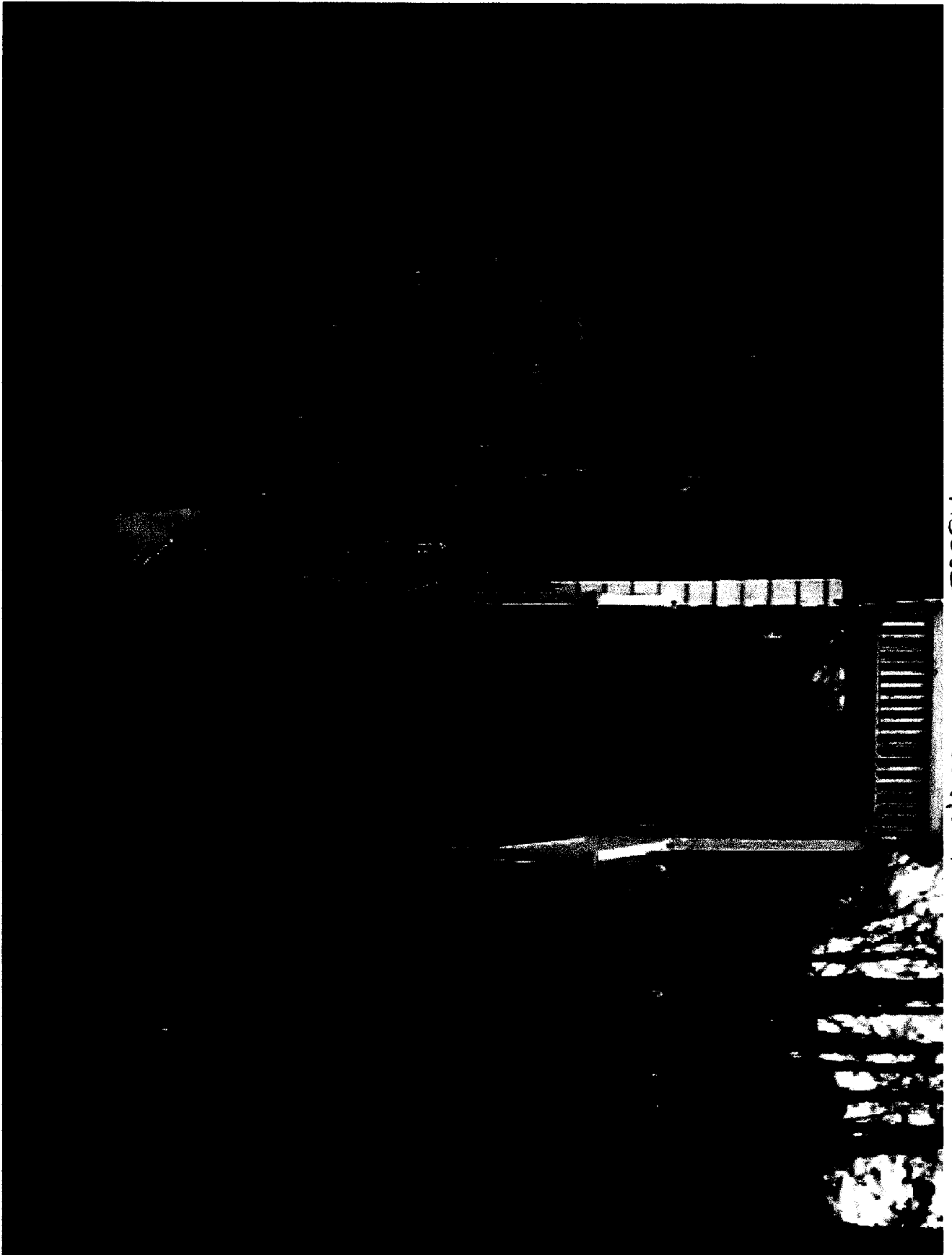
New front corner  
of garage

old corner (will be corner  
of garage. (of New Slab + Garage)

412-414 wood form



New sidewalk  
behind Garage  
(to door in center of Garage)



house + old Garage in line



fence (back yard) (not straight)



(not believed to be property line)  
?

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030612

JUN 25 2003

This is to certify that Worcester Jason W /Owner

has permission to Replace existing 18'3" x 22'4" garage with 22'6" x 22'6" garage

CITY OF PORTLAND

AT 412 Woodford St

176 F011001

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 when permission is procured before this building or part thereof is leased or occupied. CLOSED-IN. HOURS 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

*Jeannie Bourke* 6/25/03  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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 initialzing 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.

JB ~~Pre-construction Meeting~~: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, ~~before~~ any site work begins on any project other than single family additions or alterations.

✓ Footing/Building Location Inspection: Prior to pouring concrete  
NA Re-Bar Schedule Inspection: Prior to pouring concrete  
NA Foundation Inspection: Prior to placing ANY backfill  
✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
NA 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.

NA CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 176-F-11 Building Permit #

03-0612